

CLARK COUNTY LAW ENFORCEMENT CENTER

FEASIBILITY STUDY | August 2016

The Problem



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Purpose of Study

Recognizing that the existing Clark County Law Enforcement Center is inadequate to meet the Sheriff's Office current jail and associated program area needs both from a capacity and building condition standpoint, Clark County commissioned DLR Group to work with the Clark County Sheriff's Office to study and prepare recommendations for renovation and expansion options for the facility. The primary purpose of the study was to determine the feasibility of renovation and expansion of the existing facility that would address significant capacity deficiencies along with remedying operational challenges currently associated with maintaining inmate and staff safety in the existing facility.

This study resulted in a recommended site master plan that includes both renovation of the existing facility and an expansion of the facility with new construction that fully meets the Clark County Sheriff's Office Law Enforcement Center operational and program requirements. The recommended master plan establishes the optimal renovation and new construction strategy for investment in an improved facility for jail and associated programs on Clark County's Downtown Campus. The study also includes two Phase 1 Project scope options for consideration. Either option will allow the County to make significant progress toward meeting its jail and Sheriff's Office program requirements while ensuring that the full build out of the preferred master plan can be completed in later project phases.

Study Approach

DLR Group, in partnership with Sheriff's Office staff, worked over a six month period from March 2016 through August 2016 to prepare the recommendations that are documented in this Law Enforcement Center Feasibility Study. The study approach included four primary outcomes:

- Existing Facility Assessment
- Recommended Space Program Requirements based on Operational Needs and Projected Jail Populations
- Recommended Site Master Plan
- Two Phase 1 Project Options

Existing Facility Assessment

Architectural and engineering technical experts examined the existing main jail facility to determine its current condition and to make recommendations for its renovation and “highest and best use” as part of a facilities master plan. The detailed assessment report is attached as part of the appendix to this document. The assessment team determined that the existing building structure and exterior enclosure are fundamentally sound and can provide a good foundation for an adaptive reuse and renovation of the building. The assessment team also determined that all of the building systems including plumbing, electrical, air handling and interior ductwork, and interior walls and ceilings have reached the end of their useful life and need to be replaced. The team recommended that the master plan design show how best to reuse the existing building structure and enclosure “shell” by constructing new interior systems, spaces, and finishes within the existing building that best respond to the space and operational program requirements while maximizing the potential of the spaces available in the existing building.



Program Requirements

DLR Group's program development experts worked with Clark County Sheriff's Office staff to establish space and operational program recommendations that document capacity and operational requirements in a form that can be translated into a facility master plan. The recommendations were derived from extensive interviews with Sheriff's Office staff, review of County and jail population statistics and projections, and incorporation of current jail "best practices" for staff and inmate safety. In addition to developing requirements for existing campus functions, the program development team also incorporated County requests for program consolidation efficiencies:

- Moving Jail Work Center functions to the downtown campus
- Consolidating Clark County District Court Probation Services on the downtown campus
- Adding community services to the downtown campus to support the Jail Work Center and other associated at risk populations

The detailed program requirement report is attached as part of the appendix to this document. The recommended site master plan that is included in this Feasibility Study Report is a direct response to the recommended program requirements that were developed with the Clark County Sheriff's Office as documented in this Feasibility Study.

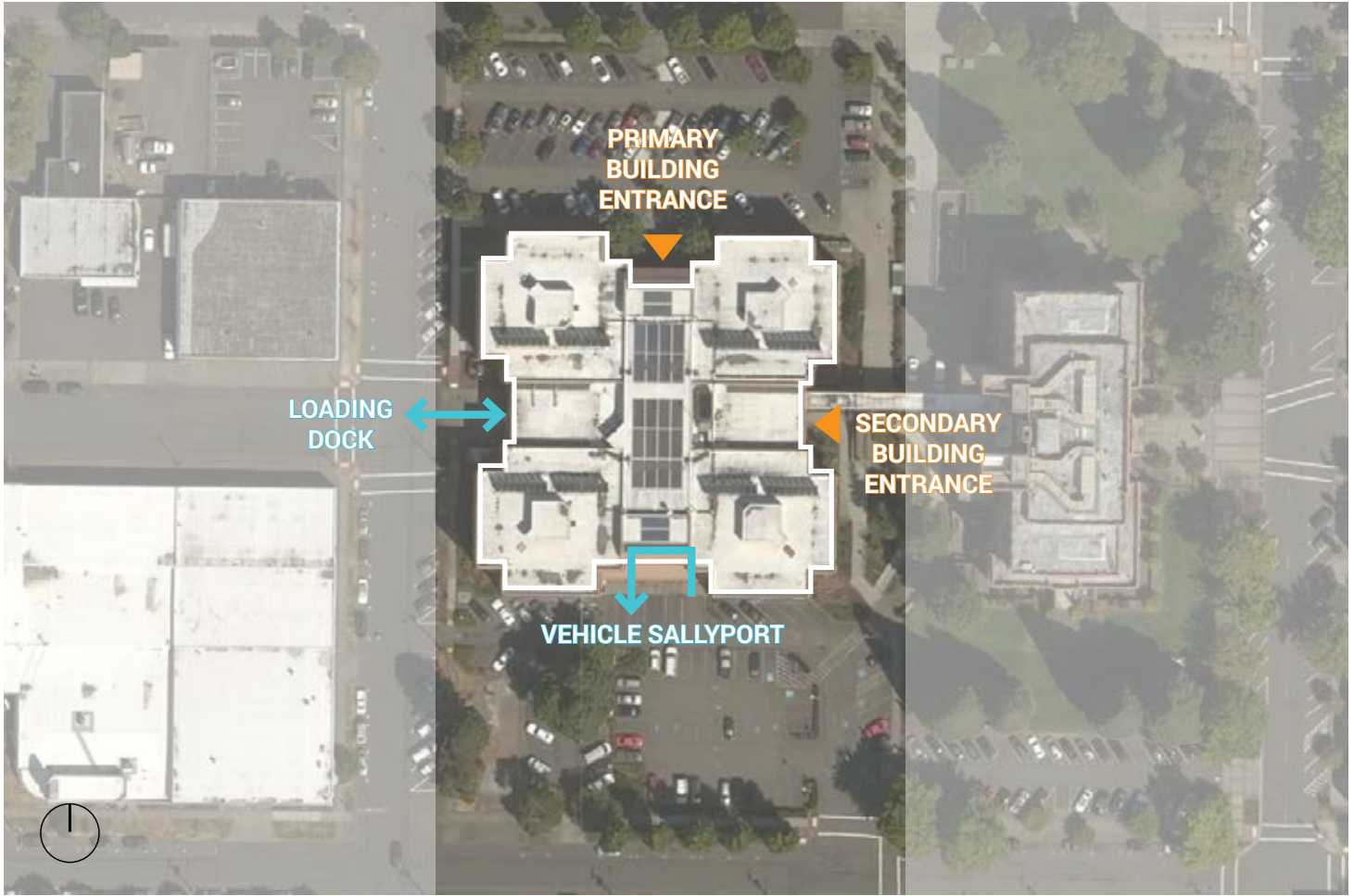
Site Location



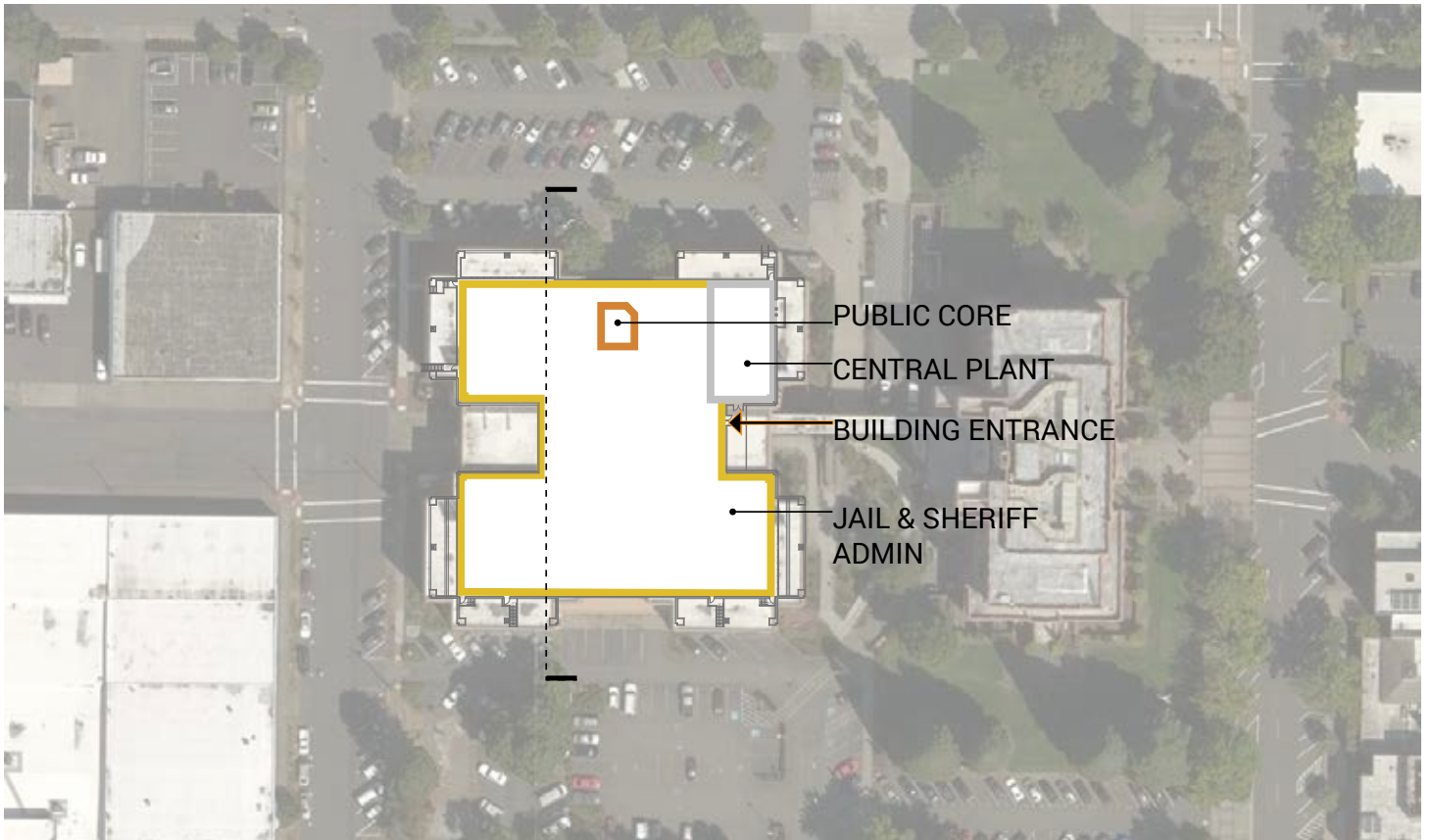
Existing Context



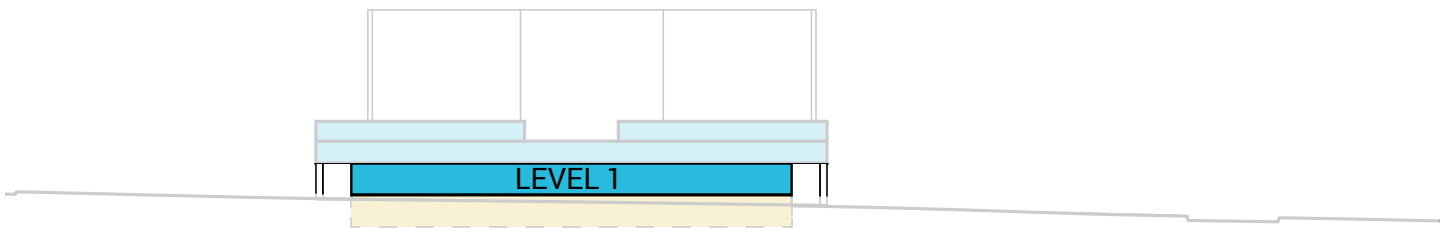
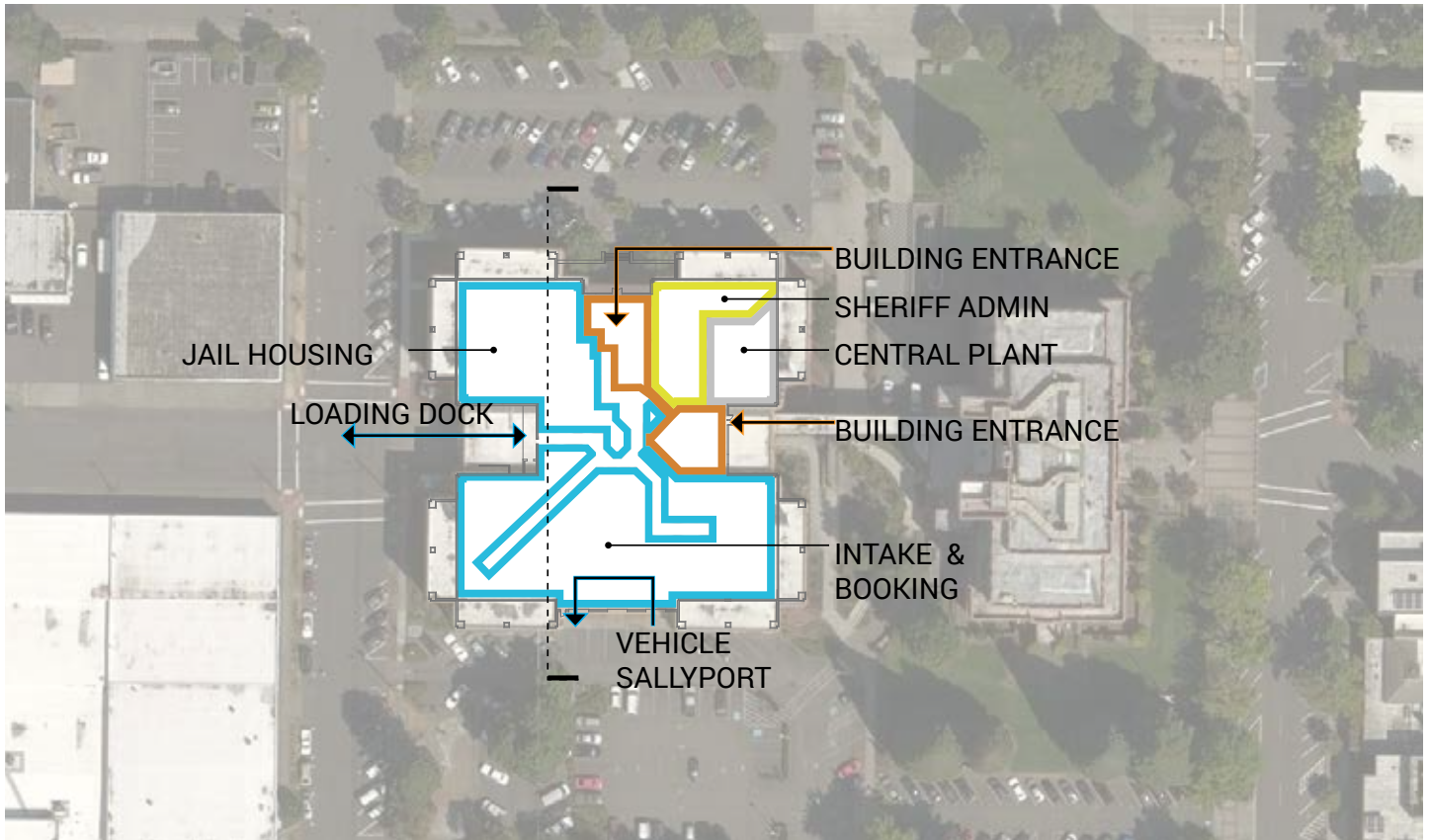
Existing Building Functions - Site Plan



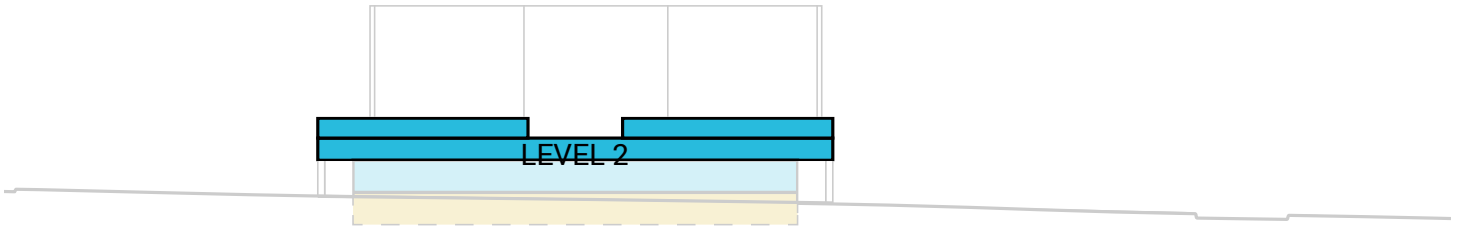
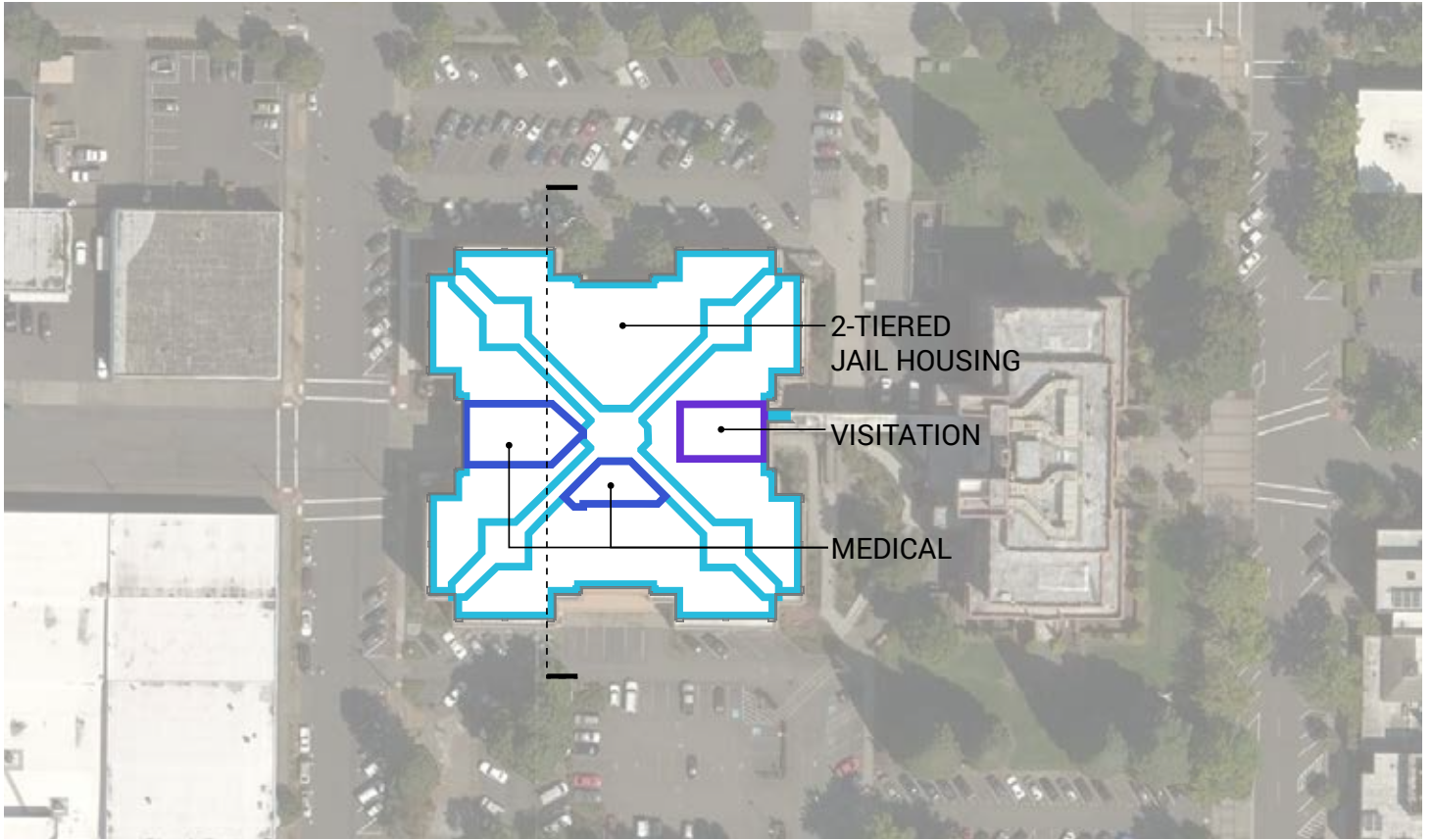
Existing Building Functions - Level 0



Existing Building Functions - Level 1



Existing Building Functions - Level 2



Existing Building Facility Assessment Overview

Assessment Process

A full building assessment was performed in order to understand the condition of the existing facility. The facility was toured by architectural technicians and engineers including mechanical, electrical, and structural in order to assess all building systems. The general systems and areas of analysis are defined as substructure, shell, interiors, services, equipment & furnishings, and building sitework. Specific conditions were described in detail and given renovation considerations.

The complete report can be found in the appendix to this document.

Existing Building Facility Assessment - Good Condition

Structure: Good Condition

- Adaptable : Columns, Slabs, Minimal Interior Bearing Walls

Exterior Closure

- Good Condition

HVAC

- Chillers & Boilers in Good Condition

Communications

- Data Systems in Good Condition

Furnishings

- Staff Furnishings: Dated but OK

Civil

- No known issues
- Track impact of schemes on civil components



Existing Building Facility Assessment - Needs Replacement

Plumbing

- Aging detention fixtures: Not current water efficiency
- Valves/Fittings: Obsolete/End of life
- Some sanitary lines failing: Replace/repair
- Difficulty sealing chase floors to mitigate leaks flowing to below

HVAC

- Configuration of solar hot water system:
- Redesign/replace
- Air Handlers: End of life = Replace
- Ductwork: Leaking fiberboard = Replace

Electrical

- Upgrade Emergency Power Transfer Switch
- Replace Branch Panels: Obsolete/End of Life
- Lighting: Renovate/Replace with LED
- Inmate Areas: Add AFCI Breakers with panel replacements

Exterior Openings

- Upgrade Windows and Skylights: Energy and Daylight Improvements

Exterior Doors

- End of Life = Replace

Existing Building Facility Assessment - Needs Replacement

Interior Finishes

- Worn and at End of Life
- High Effort: Repaint detention area walls
- High Effort: Upgrade shower and wet area systems/finishes
- Detention Doors/Hardware: End of life

Elevator Cab Finishes

- End of Life = Replace

Furnishings

- Detention Furnishings: Worn
- Public Furnishings: Worn



National Best Practices: The 21st Century Jail

National best practices for jails is an ever evolving subject directed at improving the situation for inmates and their families, staff, and the community. The major focus is to safely house inmates while providing support to encourage them to become productive members of society upon release. This focus will increase community safety and reduce recidivism.

Jails are often hindered in fulfilling this goal due to minimally adequate staffing, short inmate stays, inadequate space, and, by becoming the main community resource for those who are mentally ill and significantly acting out. This trend has and will continue to require more staff training, improved inmate spaces, an increased number of staff, and significant community resource coordination to ready these inmates for release and success in the community.

National Best Practice trends include:

- Direct Supervision
- Natural Daylight
- Normative/less institutional colors and furniture
- PREA compliance
- Suicide mitigation (physical plant)
- Suicide mitigation (programs and services)
- Smaller housing pods
- Mixed personal visitation modes (non-contact, video, phone)
- Mixed professional visitation modes (non-contact, video, phone)
- Appropriate number of single cells (at least 10%)
- Appropriate number of cells for classification and peaking
- Intake services include medical and mental health screenings
- Assessment process for appropriate classification
- Special needs offender management other than solitary confinement
- Officer training program – appropriate hours off post.
- Outcome accountability
- Program availability and meaningfulness
- Reentry programs - Meaningful community services connections developed during reentry programming
- Leveraging technology appropriately
- Best Practice Based Operational policies and metrics
- Triage of low level offenders who are mentally ill and/or chemically dependent to appropriate care facilities.



Significant Threat - Jail Litigation

In the five past years, Clark County has experienced an increasing number of in-custody deaths at the Main Jail. All but two of these deaths were from suicide. The issue of the rising number of deaths due to suicide is not unique to corrections. "Suicide is increasing against the backdrop of generally declining mortality, and is currently one of the 10 leading causes of death overall and within each age group 10–64.i" When looking at jails, the Bureau of Justice Statistics (BJS) reports "the suicide rate in local jails declined over time, from 49 suicide deaths per 100,000 inmates in 2001 to 36 per 100,000 in 2007. Excluding 2008 data, the rate increased 18% from 2007 to reach 43 suicides per 100,000 inmates in 2011.ii" Suicide therefore is increasingly a method of death in our communities which is now being reflected in our jail population as well.

The Sheriff and County Board of Counselors have taken proactive steps to prevent jail suicides. These steps include physical plant changes, such as a remodeled suicide watch area which allows for direct supervision, mandatory, semiannual crisis intervention training for all employees, and support of programs to help inmates prepare for successful reentry into the community with tools such as drug and alcohol treatment and job training and placement to break the cycle of recidivism. By providing these tools and a vision of a life that does not include criminal behavior; drug addiction; and or untreated mental health conditions, the officials in Clark County provide alternatives to suicide.

The next step is to replace the indirect supervision model of the main jail. There have been no successful suicides in the remodeled suicide watch area, due to the fact that this area allows corrections deputies to closely monitor the inmate population at a closer physical proximity and more frequently interact and supervise the population. The design modification of the Clark County main jail to provide for direct supervision of all inmates and will allow the Sheriff to implement best practices in jail management and supervision. It will also provide the opportunity to address evolving litigation trends in corrections at the state and national levels, including reduction of sexual assaults; reducing jail suicides; treatment and supervision of the mentally ill, improving conditions of confinement such as overcrowding; providing transgender housing units; and reducing the use of segregation or insolation in jails and prisons.

While the Clark County Sheriff's Office must address the current challenges associated with the management and supervision of the Clark County inmate population, we remain cognizant of the fact that there will always be an element of our community that knowingly and willfully commits violent crimes, and poses a threat to the safety of our citizens and staff working in our jail. While direct supervision may be the answer to some of our litigation challenges, we will continue to employ the use of indirect supervision and security measures for this segment of the criminal population that is brought to the Clark County Jail.

i <http://www.cdc.gov/nchs/products/databriefs/db241.htm> Accessed August 12, 2016

ii <http://www.bjs.gov/content/pub/pdf/mljsp0011.pdf> ;page 2; Accessed August 12, 2016

Program - Existing Jail Operational Deficiencies

Intake

- Detox – Overcrowded and inadequate.
- Vehicular Sally – space for 2 vehicles. Not large enough for the volume of bookings. Not set up to mitigate accidents.
- Staff area – a single custody staff space also serves as temporary storage for property.
- Medical access – minimally adequate. Custody staff space has been allocated to medical staff as their needs and services have expanded.
- Offender Property – locker system is inadequate for the population and there is no potential to expand the area.

Programs

- Limited space does not allow all offenders access to programs
- Space limits the number of programs
- Space limits the number of volunteers
- Lack of passive supervision

Housing

- Limited sight lines lead to observational issues.
- Housing is not to current ACA Standards.
- Overcrowding and lack of assessment space does not allow for appropriate classification of offenders upon intake. Re-classification of existing offenders is difficult without having to reclassify several offenders to 'make room'.
- Medical
- Limited storage and office space
- Limited exam rooms
- Divided physical plant

Transport

- Inadequate space at the vehicular sally.
- Court transport space location is good, space allocation and set-up is inadequate.
- Staff space lacking to plan, coordinate, and schedule transports



Program - Existing Jail Operational Deficiencies

Visiting

- Requires visitors to be brought into the secure facility if they are not using one of four video visiting stations.

Food Service & Laundry

- Good quality service hindered by distance.

JWC

- Dormitory housing is adequate, though not ideal.
- Programming could be expanded to provide active engagement of offenders at least 6 hours a day.
- The development of heavy industry immediately adjacent is rapidly making the JWC housing complex incompatible with port development.

Administration

- Administrative space is very limited.
- Training and meeting spaces have been converted to offices and storage leading to a lack of space on-site.



Program - Jail Population Statistics

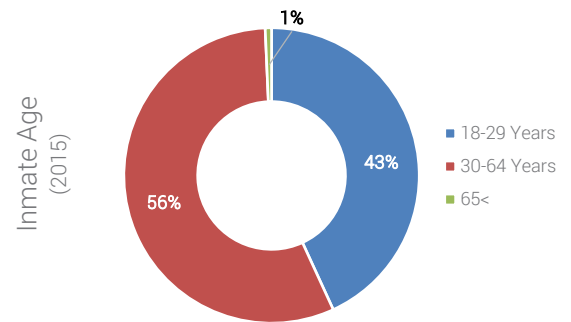
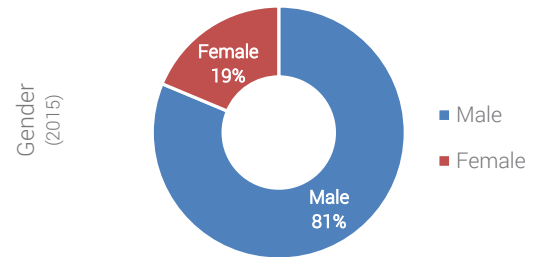
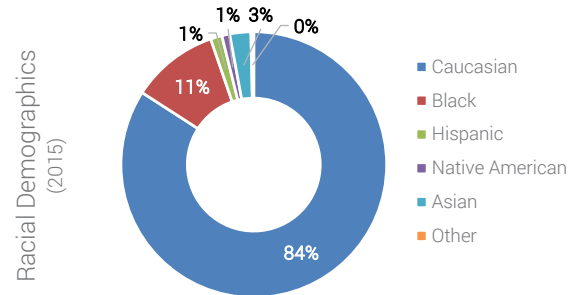
The demographic breakdown at the Clark County Jail is typical of most jails in the United States.

In terms of adjudication status, about 60% of inmates are pre-trial with the majority being pre-trial held on at least one felony charge.

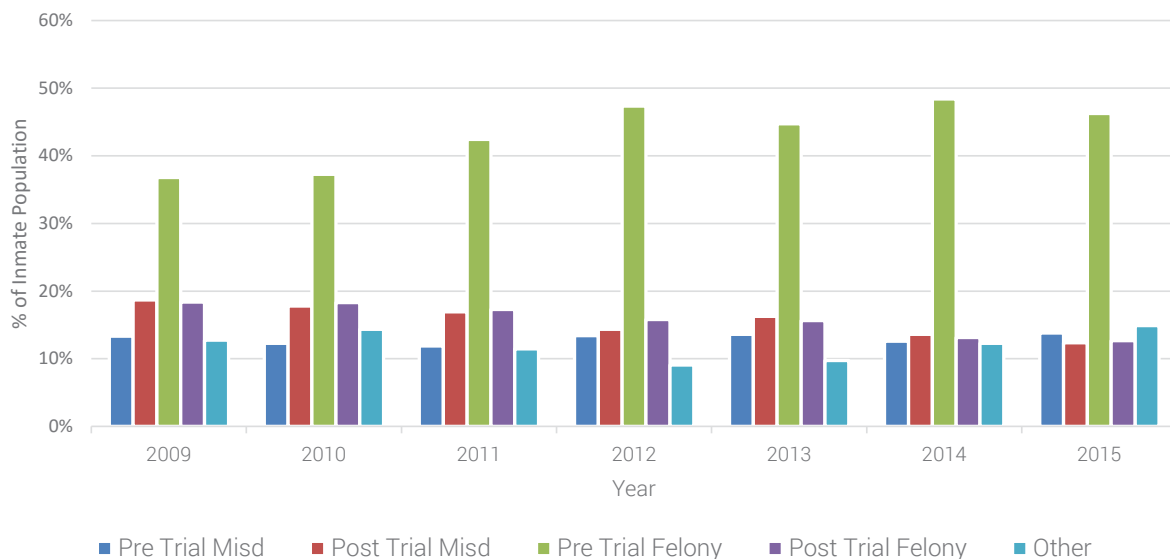
Overall, Clark County is about 80% caucasian, 2.2% Black, 1% Native American, 5.4% Asian, and 8.7% Hispanic. The jail has a higher percentage of Black inmates than the general population and a lower percentage of Hispanic inmates.

Gender statistics are also typical of most jails in that male offenders represent over 80% of the population. Recent trends across the Country show that the female population is the fastest growth population. No data is available regarding the non-traditional gender population.

Another recent trend in jail populations is that the population is getting older. 30-64 year olds make up the majority of the inmate population.



Adjudication Status



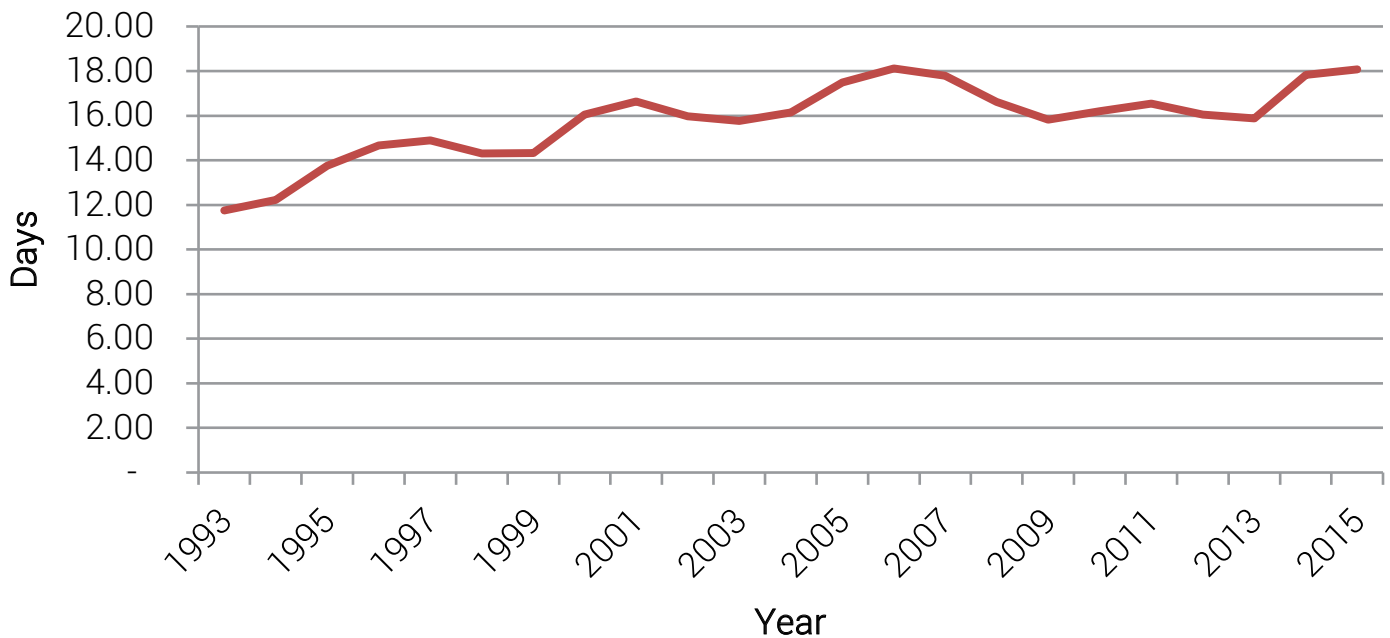
Program - Jail Population Statistics

Average length of stay (ALOS) in typical jails in the United States is 14-21 days. In 2015, the Clark County Jail was right at 18 days. The ALOS trend is increasing slightly over time, mostly due to alternative sanctions for lower level offenders.

Bookings and releases are aligned with a few more bookings each year. This in combination with an increasing ALOS has contributed to the rise in Average Daily Population (ADP).

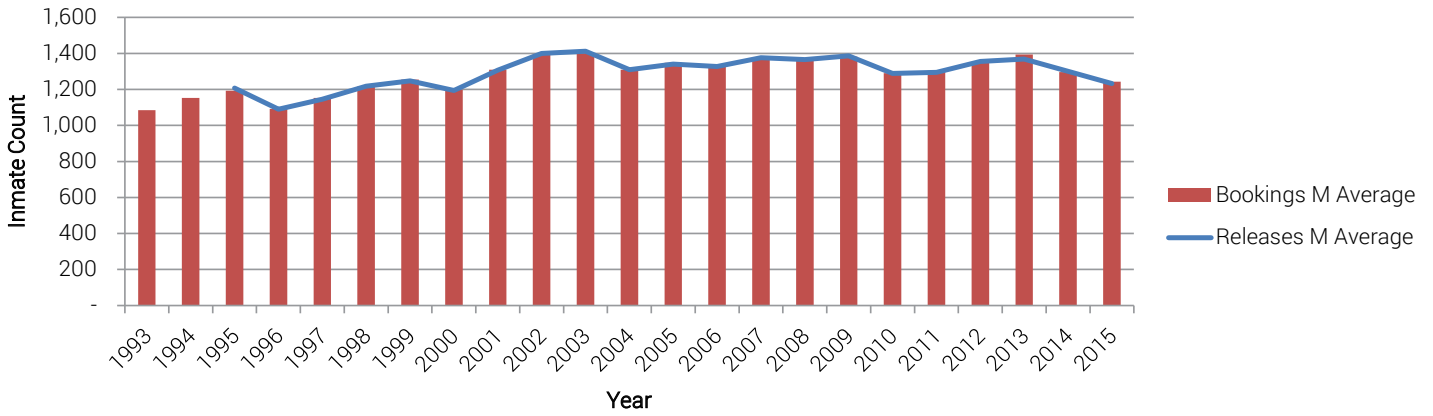
ADP is increasing at Clark County Jail with an average increase of about 15 inmates per year. There was a downward trend in population during the recession, but as the economy has recovered, the jail population is again increasing.

Average Length of Stay

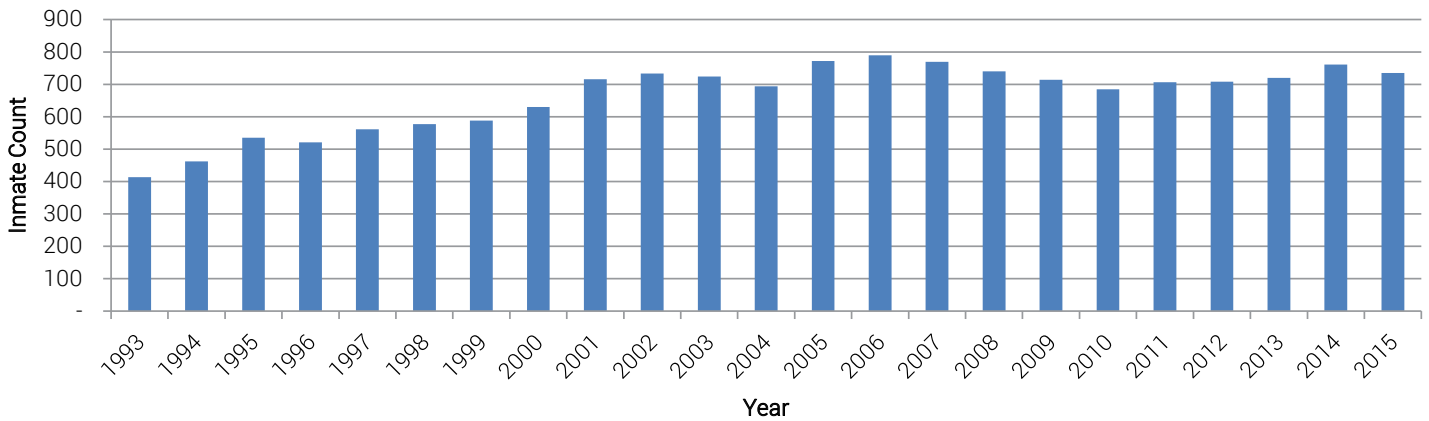


Program - Jail Population Statistics

Bookings & Releases



Average Daily Population



Program - Future Jail Population Projection

Methodology – Jail Bed Need by the Year 2036

Offender Population:

Method I – Average Daily Jail Population (ADP) – incremental basis

Based on the past 20 years of jail population history the jail has averaged daily population yearly increase of 15 offenders

Method II – ADP – percentage basis

For the past 20 years, the jail has averaged a yearly increase in population of 3%

Method III – County Population

The County population is expected to grow 1.1% between 2016 and 2035 (for our purposes this has been extended to 2036).

Bed need:

A fully functional jail requires a number of empty beds in order to operate safely and efficiently. These empty beds allow the jail to manage how the population is classified, allows for facility maintenance, and provides a way to manage high intake events. Bed need is calculated based on the anticipated ADP plus a factor (20%) for peak days, maintenance, and classification. The design/estimating range indicates a range within 10% of the bed need to allow for efficiency in design and housing pod parity.

| Calculation Method | Offender Population | Bed Need | Design/Estimating Range |
|---------------------------|----------------------------|-----------------|--------------------------------|
| Method I | 1,050 | 1,260 | 1,197 – 1,323 |
| Method II | 1,367 | 1,640 | 1,558 – 1,722 |
| Method III | 924 | 1,109 | 1,054 – 1,165 |

Program - Space Need Analysis

DLR Group worked with both an advisory committee and line staff to understand the operations of the current facility and the needs for the future. The process began at the kickoff meeting where DLR Group facilitated a goal session and a visioning session. The purpose of the goals session was to understand the hierarchy and desired outcomes of project goals. The visioning session was used to understand the look, feel, and operational milieu of the project.

Following the kick-off meeting, DLR Group staff conducted a series of interviews with members of the advisory committee, Sheriff's office staff, corrections staff, among others. These interviews elicited information about how the current facility operates and how the expanded facility should operate to meet national best practices.

Follow-up meetings occurred two weeks later to review the draft space list and make any refinements required.

The following pages show a summary of space needs required for future operations. The analysis shows a significant need for additional area beyond the existing jail facilities.

Program - Space Need Analysis

| Unit | Square Footage | |
|--|----------------|---------------|
| | DGSF | GSF |
| SHERIFF ADMINISTRATION | | |
| SHERIFF'S ADMINISTRATION | 2,697 | 3,237 |
| INTERNAL AFFAIRS | 822 | 987 |
| FINANCE | 1,272 | 1,526 |
| HUMAN RESOURCES | 4,109 | 4,931 |
| TRAINING/MEETING | 5,200 | 6,240 |
| SATELLITE EVIDENCE | 540 | 648 |
| RECEPTION UNIT: SHERIFF | 2,304 | 2,765 |
| SHERIFF ADMINISTRATION Subtotal | 16,945 | 20,333 |
| RECORDS | | |
| CIVIL | 1,210 | 1,452 |
| WARRANTS | 1,469 | 1,763 |
| JAIL RECORDS | 2,041 | 2,449 |
| CRIMINAL RECORDS | 2,911 | 3,493 |
| PUBLIC DISCLOSURE | 2,349 | 2,819 |
| IDENTIFICATION | 446 | 535 |
| RECORDS SUPPORT | 3,780 | 4,536 |
| RECORDS Subtotal | 14,205 | 17,046 |
| JAIL ADMINISTRATION | | |
| JAIL ADMINISTRATION | 4,303 | 5,164 |
| RECEPTION UNIT: JAIL | 1,412 | 1,695 |
| INFORMATION SYSTEMS | 1,560 | 1,872 |
| BUILDING SUPPORT | 7,776 | 9,331 |
| JAIL ADMINISTRATION Subtotal | 15,051 | 18,062 |
| HQ | | |
| CAMPUS UNIT | 394 | 473 |
| SEX OFFENDERS | 1,139 | 1,367 |
| HQ Subtotal | 1,534 | 1,840 |
| JAIL OPERATIONS | | |
| CERT | 1,634 | 1,960 |
| CONTROL | 1,080 | 1,296 |
| JAIL OPERATIONS Subtotal | 2,714 | 3,256 |

Program - Space Need Analysis

| Unit | Square Footage | |
|--|----------------|----------------|
| | DGSF | GSF |
| JAIL OPERATIONS SUPPORT | | |
| TRANSPORT | 2,336 | 2,803 |
| VIDEO COURT | 3,011 | 3,613 |
| LOGISTICS | 2,400 | 2,880 |
| JAIL OPERATIONS SUPPORT Subtotal | 7,746 | 9,295 |
| DISTRICT COURT PROBATIONS SERVICES | | |
| DISTRICT COURT PROBATIONS SERVICES | 12,641 | 15,170 |
| DISTRICT COURT PROBATIONS SERVICES Subtotal | 12,641 | 15,170 |
| HEALTH SERVICES | | |
| MEDICAL CLINIC | 6,959 | 8,351 |
| MEDICAL HOUSING | 2,082 | 2,498 |
| HEALTH SERVICES Subtotal | 9,041 | 10,849 |
| INTAKE & RELEASE | | |
| PRE-INTAKE | 7,520 | 9,399 |
| INTAKE | 8,207 | 10,259 |
| RELEASE | 1,924 | 2,405 |
| INTAKE & RELEASE Subtotal | 17,650 | 22,063 |
| INMATE HOUSING | | |
| ASSESSMENT HOUSING | 8,565 | 10,706 |
| ASSESSMENT HOUSING SUPPORT | 6,480 | 8,100 |
| 7-8-9 HOUSING | 28,763 | 35,953 |
| 7-8-9 HOUSING SUPPORT | 4,469 | 5,586 |
| 4-5-6 HOUSING - DOUBLES | 26,999 | 33,749 |
| 4-5-6 HOUSING - QUADS | 19,551 | 24,439 |
| 4-5-6 HOUSING SUPPORT | 13,838 | 17,297 |
| INMATE HOUSING Subtotal | 108,664 | 135,829 |

Program - Space Need Analysis

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Program - Space Need Analysis

| Unit | Square Footage | |
|------------------------------------|----------------|----------------|
| | DGSF | GSF |
| RE-ENTRY | | |
| MAIN JAIL RE-ENTRY | 4,451 | 5,341 |
| ATR RE-ENTRY | 3,584 | 4,301 |
| RE-ENTRY Subtotal | 8,035 | 9,642 |
| ATR | | |
| WDOC | 486 | 583 |
| ADULT TRANSITION & REENTRY HOUSING | 36,243 | 43,492 |
| ADULT TRANSITION & REENTRY SUPPORT | 5,535 | 6,642 |
| ATR Subtotal | 42,264 | 50,717 |
| COMMUNITY | | |
| COMMUNITY CENTER | 9,167 | 11,001 |
| SHELTER HOUSING | 3,760 | 4,512 |
| TRANSITION HOUSING | 10,438 | 12,526 |
| COMMUNITY Subtotal | 23,366 | 28,039 |
| JAIL INDUSTRIES | | |
| WAREHOUSE | 8,766 | 10,519 |
| LAUNDRY | 3,259 | 3,911 |
| FOOD SERVICE | 6,305 | 7,565 |
| JAIL INDUSTRIES Subtotal | 18,329 | 21,995 |
| FACILITIES | | |
| FACILITIES | 2,022 | 2,427 |
| FACILITIES Subtotal | 2,022 | 2,427 |
| COURT | | |
| COURT SUITE (summary only) | 8,000 | 10,000 |
| COURT Subtotal | 8,000 | 10,000 |
| TOTAL | | 366,564 |
| SF/Inmate | | 461 |

CLARK COUNTY LAW ENFORCEMENT CENTER

FEASIBILITY STUDY | August 2016

APPENDIX: The Problem



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ASSESSMENT REPORT



SUMMARY OF PRELIMINARY FINDINGS

❖ Structure

- Good Condition
- Adaptable : Columns, Slabs, Minimal Interior Bearing Walls
- Issue: Not waterproof – hard to modify for wet areas above dry areas

❖ Exterior Closure

- Good Condition
- Upgrade Windows and Skylights: Energy and Daylight Improvements
- Replace Exterior Doors: End of Life

❖ Interiors

- Worn Finishes – End of Life
- High Effort: Repaint detention area walls
- High Effort: Upgrade shower and wet area systems / finishes
- Detention Doors / Hardware: End of life

❖ Elevators

- Cab finishes: End of life

❖ Plumbing

- Aging detention fixtures: Not current water efficiency
- Valves / Fittings: Obsolete / End of life
- Some sanitary lines failing – replace / repair
- Difficulty sealing chase floors to mitigate leaks flowing to below

❖ HVAC

- Configuration of solar hot water system: Redesign / replace
- Chillers: Good – can continue use
- Boilers: Good – can continue use
- Air Handlers: End of life = Replace
- Ductwork: Leaking fiberboard = Replace

❖ Electrical

- Upgrade Emergency Power Transfer Switch
- Replace Branch Panels: Obsolete / End of Life
- Lighting: Renovate / Replace with LED
- Inmate Areas: Add AFCI Breakers with panel replacements

❖ Communications

- Data Systems: Good

❖ **Security Electronics**

- Security Systems: In need of replacement
- Communications Systems: In need of replacement

❖ **Furnishings**

- Detention Furnishings: Worn
- Public Furnishings: Worn
- Staff Furnishings: Dated but OK

❖ **Civil**

- No known issue
- Track impact of schemes on civil components

❖ **Life Safety Code**

- Existing building allowed to continue its previous use
- 2 Hour separation between addition and existing
- Evaluation per NFPA recommended if housing to remain in current configurations

❖ **ADA**

- ADA for inmates = Minimal provided. No spaces in full compliance.
 - Need 2% of rooms, 5% of beds in dorms.
- ADA for inmates not required unless spaces altered but would be assumed if shower or toilet areas are renovated.
- ADA for public = OK
- ADA for staff = Partial. Staff lockers and showers lacking ADA elements.

A SUBSTRUCTURE

A10 Foundations

A1010 Standard Foundations

- (a) Location: Below Basement Level
 - (1) Area: 35,200 SF (footprint)
 - (2) System Description: Spread cast-in-place concrete footings (6,000psf bearing capacity)
 - (3) Condition: Good, no apparent issues or settlement concerns
 - (4) Renovation Considerations: None

A1020 Special Foundations

- (a) Location: Stairways and elevator cores
 - (1) Area: NA
 - (2) System Description: Matt Foundations
 - (3) Condition: Good, no apparent issues or settlement concerns
 - (4) Renovation Considerations: None

A1030 Slab on Grade

- (a) Location: Basement Floor
 - (1) Area: 35,200 GSF
 - (2) System Description:
 - (3) Condition: Good, no apparent issues or settlement concerns
 - (4) Renovation Considerations: None

A20 Basement Construction

A2010 Basement Excavation (NA to existing condition assessment)

A2020 Basement Walls

- (a) Location: Basement Level
 - (1) Area: Approx. 35,200 GSF
 - (2) System Description: Reinforced Concrete Walls
 - (3) Condition: Good, no apparent cracks or other issues
 - (4) Renovation Considerations: None

B SHELL

B10 Superstructure

B1010 Floor Construction

- (a) Location: Main, 2nd Level, Mezzanine
 - (1) Area: Approx. 93,000 GSF

- (2) System Description: Precast concrete floor
- (3) Condition: Some cracking in vehicle sally port and sky bridge but is only aesthetic issue.
- (4) Renovation Considerations: Repair if needed for continued use or for renovation areas.

B1020 Roof Construction

- (a) Location: Roof
 - (1) Area: Approx. 35,200 GSF
 - (2) System Description: Precast concrete roof with concrete wearing slab
 - (3) Condition: Good, no apparent cracks or other issues
 - (4) Renovation Considerations: None

B20 Exterior Enclosure

B2010 Exterior Walls

- (a) Location: Basement, Main, & 2nd Level
 - (1) Area: TBD
 - (2) System Description: Brick Cladding
 - (3) Condition: Good, some efflorescence on south and north faces
 - (4) Renovation Considerations: Clean and seal brick to mitigate / minimize efflorescence
- (b) Location: Penthouse Level (atop roof)
 - (1) Area: TBD
 - (2) System Description: Aluminum siding
 - (3) Condition: Generally ok, some dirt and grime apparent
 - (4) Renovation Considerations: Clean siding, inspect for worn flashing and repair as needed.
- (c) Location: Basement, Main, & 2nd Level
 - (1) Area: TBD
 - (2) System Description: Reinforced concrete columns and walls; concrete masonry with grouted cells
 - (3) Condition: Good, no apparent cracks or other issues
 - (4) Renovation Considerations: None

- (1) Area: TBD
- (2) System Description: Exterior soffits (Cement Plaster) with mechanical access
- (3) Condition: Mechanical unit access is poor; condensation lines leak into soffits (trays catch some leaks, but solution is not great) (visible on north side). Cement plaster in good condition.
- (4) Renovation Considerations: Providing easier access (that which does not require extension ladder/lift) to mechanical units in soffit is important for maintaining units and extending life of building. Condensation line leaks should be addressed in any renovation.

B2020 Exterior Windows

- (a) Location: Basement & Main Levels
 - (1) Area: TBD
 - (2) System Description: Aluminum storefront window system; clear, tinted & reflective insulated glass with anodized aluminum window frames
 - (3) Condition: Good
 - (4) Renovation Considerations: None
- (b) Location: Detention Housing
 - (1) Area: TBD
 - (2) System Description: Hollow metal frames and security glazing, frosted
 - (3) Condition: Good, although frosted glazing diminishes daylight efficacy on interior
 - (4) Renovation Considerations: Consider new solution for daylighting inmate housing, while preventing views to ground outside
- (c) Location: Basement, Main, & 2nd Level
 - (1) Area: TBD
 - (2) System Description: Steel lintels above window and exterior wall openings on all sides of building
 - (3) Condition: Clean, little to no rust visible, flashing is visible, appears in working order
 - (4) Renovation Considerations: None

- (a) Location: Basement & Main Levels
 - (1) Area: NA
 - (2) System Description: Aluminum storefront door system
 - (3) Condition: Good – Hardware near end of useful life.
 - (4) Renovation Considerations: Consider replacement of active leafs for long term continued use.
- (b) Location: Basement
 - (1) Area: NA
 - (2) System Description: Hollow metal egress doors.
 - (3) Condition: Some damage and signs of rusting.
 - (4) Renovation Considerations: Replace doors for long term continued use.
- (c) Location: Vehicle Sally Port
 - (1) Area: NA
 - (2) System Description: 3 rolling overhead metal garage doors – center door not used – outer two doors replaced when damaged by vehicles. 2 are in working order, 1 is not working. The motor for the door has fallen off the wall and is damaged.
 - (3) Condition: Heave use – recent failure of motor mounting at one door.
 - (4) Renovation Considerations: Replace motor for door not working. Anchorage to concrete failed. Repair / provide new anchorage into solid substrate. Damage to doors occurs when vehicles enter/exit – widening of opening or other collision-avoiding strategy is worth consideration. Doors are heavy use and consider replacement with top quality units as best value.

B30 Roofing

B3010 Roof Coverings

- (a) Location: Uppermost levels (either Mezzanine or Penthouse)
 - (1) Area: Approx. 32,500 SF
 - (2) System Description: Low Slope white PVC membrane roof (5-6 years old) with insulation board.

- no leakage problems.
- (4) Renovation Considerations: Evaluate ponding locations. Monitor and clear ponding water as needed.
- (b) Location: Uppermost levels (either Mezzanine or Penthouse)
 - (1) Area: TBD
 - (2) System Description: Standing seam steel coping atop exterior walls
 - (3) Condition: Clean, appears to be adequate.
 - (4) Renovation Considerations: None.

B3020 Roof Openings

- (a) Location: North & South Outdoor Recreation on Level 2
 - (1) Area: TBD
 - (2) System Description: Skylights (glass) with bars/security grate
 - (3) Condition: Acceptable
 - (4) Renovation Considerations: Skylights could be enlarged to provide more adequate daylight for occupants. Consider replacement with more energy efficient units.
- (b) Location: Medical Hall North & South; Corridors 2016 & 2233 (Level 2)
 - (1) Area: TBD
 - (2) System Description: Skylights with bars/security grate
 - (3) Condition: Acceptable
 - (4) Renovation Considerations: Skylights could be enlarged to provide more adequate daylight for occupants. Consider replacement with more energy efficient units.

be repaired to extend useful life. Existing paint systems need to be removed and replaced (failing paint adhesion)

- (b) Location: Office Areas
 - (1) Area: Approx. 25,000 GSF building area
 - (2) System Description: Metal stud and gypsum board walls. Some walls with vinyl wall covering.
 - (3) Condition: Normal wear and some patching needed. Vinyl wall covering damaged and needs replacement.
 - (4) Renovation Considerations: Walls can be repaired to extend useful life.

C1020 Interior Doors

- (a) Location: Detention Housing
 - (1) Area: NA
 - (2) System Description: Swinging cell doors
 - (3) Condition: In working order, although they are losing anchorage to masonry block – some lack Plexiglas covering over openings
 - (4) Renovation Considerations: At end of useful life and should be replaced in order to ensure secure cells
- (b) Location: Detention Housing
 - (1) Area: NA
 - (2) System Description: Sliding secure doors
 - (3) Condition: Worn out and repaired via custom-milled parts; bearings and bindings need replacing
 - (4) Renovation Considerations: Need replacing in order to provide secure jail and increase maintenance efficiency and to extend useful life of building.
- (c) Location: Detention Housing/Medical Rooms/Corridors/Staff Rooms on Level 2
 - (1) Area: NA
 - (2) System Description: Swinging doors
 - (3) Condition: In working order, although they currently open inward generally

C INTERIORS

C10 Interior Construction

C1010 Partitions

- (a) Location: Detention Housing
 - (1) Area: Approx. 20,000 GSF building area.
 - (2) System Description: CMU with painted finish
 - (3) Condition: Painted finishes worn and approx. 10% of CMU damages



replaced in order to comply with
PREA standards

C1030 Fittings

- (a) Location: Public and Staff Restrooms
 - (1) Area: TBD
 - (2) System Description: Toilet Partitions, Countertops
 - (3) Condition: Generally worn and dated
 - (4) Renovation Considerations: Could be replaced/updated to extend useful life of building
- (b) Location: Public & Staff Restrooms
 - (1) Area: TBD
 - (2) System Description: Paper towel dispenser
 - (3) Condition: Height is not ADA compliant
 - (4) Renovation Considerations: Lowered to comply with ADA requirements

C20 Stairs

C2010 Stair Construction

- (a) Location: Main Lobby Level 2
 - (1) Area: TBD
 - (2) System Description: Metal Stair
 - (3) Condition: Footfalls vibrate on stair and are noisy.
 - (4) Renovation Considerations: Constructing a more substantial stair with greater mass to prevent vibration
- (b) Location: Housing (egress) stairs
 - (1) Area: 4 locations
 - (2) System Description: Concrete walls and concrete stairs
 - (3) Condition: Good.
 - (4) Renovation Considerations: None
- (c) Location: Mezzanine stairs
 - (1) Area: Typical
 - (2) System Description: Steel grate
 - (3) Condition: Good.
 - (4) Renovation Considerations: None

C2020 Stair Finishes

- (a) Location: Main Lobby Level 2
 - (1) Area: TBD
 - (2) System Description: Metal Handrail
 - (3) Condition: Worn & chipped paint

Repainting/refinishing

- (b) Location: Housing (egress) stairs
 - (1) Area: 4 locations
 - (2) System Description: Painted Concrete walls, concrete stair treads
 - (3) Condition: Good. Paint on walls is similar to housing unit paint condition. Doors to stairs have paint chipped and peeling
 - (4) Renovation Considerations: Paint
- (c) Location: Mezzanine stairs
 - (1) Area: Typical
 - (2) System Description: Painted Steel
 - (3) Condition: Good. Handrails have chipped and peeling paint
 - (4) Renovation Considerations: Paint

C30 Interior Finishes

C3010 Wall Finishes

- (a) Location: Detention Housing (Especially Dayrooms)
 - (1) Area: TBD
 - (2) System Description: Paint over CMU walls
 - (3) Condition: Paint is frequently peeled from walls by inmates (newest paint layer does not adhere well to previous layers)
 - (4) Renovation Considerations: Remove all previous layers and repaint.
- (b) Location: Public Elevator to Basement
 - (1) Area: TBD
 - (2) System Description: Vinyl wall covering
 - (3) Condition: Cracked in several places, generally worn
 - (4) Renovation Considerations: Replacement needed
- (c) Location: North Lobby
 - (1) Area: TBD
 - (2) System Description: Vinyl wall covering
 - (3) Condition: Peeling in places, generally worn and dated
 - (4) Renovation Considerations: Replacement needed

C3020 Floor Finishes

- (1) Area: TBD
- (2) System Description: VCT flooring
- (3) Condition: Damage at north wall, worn away with hole to concrete, possibly due to water damage from ceiling
- (4) Renovation Considerations: Floor replacement for protection of health (3-5% asbestos in mastic) and extend life of building
- (b) Location: A1 Detention Housing Pod
 - (1) Area: TBD
 - (2) System Description: Concrete Floor
 - (3) Condition: Existing floor coating but uneven finish of floor causes accumulation of dirt and maintenance/cleaning is nearly impossible.
 - (4) Renovation Considerations: Install new level / slip resistant coating to resist accumulation of dirt with consideration that inmates are barefoot

C3030 Ceiling Finishes

- (a) Location: Office Areas
 - (1) Area: Approx. 25,000 GSF building area
 - (2) System Description: Suspended acoustic panel and grid
 - (3) Condition: Approx. 50% of ceiling area damaged due to water leakage from floor above.
 - (4) Renovation Considerations: Ceiling should be replaced and leaks above mitigated.
- (b) Location: Housing Units
 - (1) Area: TBD
 - (2) System Description: Acoustical ceiling tiles glued to structure
 - (3) Condition: Some tiles are chipped and discolored.
 - (4) Renovation Considerations: Replace damaged ceiling tiles

D SERVICES

D10 Conveying

D1010 Elevators and Lifts

- (a) Location: Large Jail Elevator

- (2) System Description: Hydraulic elevator
- (3) Condition: Good. Some dents or damage to interior walls. Vents at baseboard are rusting and blocked.
- (4) Renovation Considerations: Cabs nearing end of useful life. Refurbish interior wall paneling. Replace venting at baseboards. Mechanical cooling needed for elevator machine room.
- (b) Location: Public Elevator
 - (1) Area: TBD
 - (2) System Description: Hydraulic elevator
 - (3) Condition: Good but Cab nearing end of useful life.
 - (4) Renovation Considerations: Renovate elevator cab.

D1020 Escalators and Moving Walks (NA)

D1030 Other Conveying Systems (NA)

D10 Plumbing

D2010 Plumbing Fixtures

- (a) Location: All non-inmate areas
 - (1) Area: TBD
 - (2) System Description: Fixtures
 - (3) Condition: Good.
 - (4) Renovation Considerations: None.
- (b) Location: Inmate areas
 - (1) Area: TBD
 - (2) System Description: Toilet/Lavatory Combination Fixtures
 - (3) Condition: 1.6 GPF water reduction flush valve is not working. All have high 3.5 GPF water consumption.
 - (4) Renovation Considerations: Replace with newer flush valves and consider replacement with new water efficient fixtures designed to work with lower flow valves.
- (c) Location: Inmate areas
 - (1) Area: TBD
 - (2) System Description: Showers
 - (3) Condition: Cartridge replacement every 2 years.



- and replace shower fixtures.
- D1040 Domestic Water Distribution
- (d) Location: All areas (cold water)
 - (1) Area: TBD
 - (2) System Description: domestic cold water
 - (3) Condition: Good
 - (4) Renovation Considerations: None
 - (e) Location:
 - (1) Area: Basement
 - (2) System Description: Water heaters
 - (3) Condition: Not good. End of useful life.
 - (4) Renovation Considerations: Existing water heaters are not manufactured in factory anymore. Spare parts could become an issue soon. Replace water heaters.
- D2020 Sanitary Waste
- (a) Location: Jail Admin-Area below E pod
 - (1) Area: TBD
 - (2) System Description: Sanitary waste
 - (3) Condition: Not good
 - (4) Renovation Considerations: Replace pipe joints, worn out pipes and patch 2nd floor leaks
 - (b) Location: All other areas
 - (1) Area: TBD
 - (2) System Description: Sanitary waste
 - (3) Condition: Good
 - (4) Renovation Considerations: None
 - (c) Location: Basement (South)
 - (1) Area: TBD
 - (2) System Description: Sewage ejector
 - (3) Condition: Good
 - (4) Renovation Considerations: None
 - (d) Location: Basement (North)
 - (1) Area: TBD
 - (2) System Description: Sewage ejector
 - (3) Condition: Not good.
 - (4) Renovation Considerations: Replace sewage ejector new. Facilities is rebuilding ejector every 5 years due to non-availability of parts.
- D2030 Rain Water Drainage
- (a) Location: All areas
 - (1) Area: TBD

- (3) Condition: Good
- (4) Renovation Considerations: None

D1050 Other Plumbing Systems (NA)

D20 HVAC

D3010 Energy Supply

- (a) Location: Basement
 - (1) Area: TBD
 - (2) System Description: Gas Piping
 - (3) Condition: Good
 - (4) Renovation Considerations: None. Consider gas line location in renovation / reconfiguration schemes.
- (b) Location: Basement / Roof
 - (1) Area: TBD
 - (2) System Description: Solar water heating.
 - (3) Condition: Not satisfactory
 - (4) Renovation Considerations: Redesign and reconfigure existing piping as the system doesn't work efficiently. Boilers are cycling on and off too often due to existing design configuration.

D3020 Heat Generating Systems

- (a) Location: Basement
 - (1) Area: TBD
 - (2) System Description: Boilers
 - (3) Condition: Good
 - (4) Renovation Considerations: Existing boilers have adequate redundancy. No renovation needed.

D3030 Cooling Generating Systems

- (a) Location: Basement
 - (1) Area: TBD
 - (2) System Description: Modular Chillers
 - (3) Condition: Good
 - (4) Renovation Considerations: None. Chillers can be utilized to serve existing square footage in renovation or reconfiguration schemes.
- (b) Location: Roof
 - (1) Area: TBD
 - (2) System Description: Cooling Towers
 - (3) Condition: Good
 - (4) Renovation Considerations: None. Cooling towers can remain in use to

- renovation or reconfiguration schemes.
- D3040 Distribution Systems
- (a) Location: Basement
 - (1) Area: TBD
 - (2) System Description: SF-6,6A, RF-6
 - (3) Condition: Units are old and air distribution is leaky.
 - (4) Renovation Considerations: Replace units since they are past their useful life. Replace existing duct boards with new ducts.
 - (b) Location: First floor
 - (1) Area: TBD
 - (2) System Description: SF-7,9, 10, 11 RF-7
 - (3) Condition: Units are old and air distribution is leaky.
 - (4) Renovation Considerations: Replace units since they are past their useful life. Replace existing duct boards with new ducts.
 - (c) Location: First floor - Vehicle Sally Port
 - (1) Area: TBD
 - (2) System Description: Exhaust fan
 - (3) Condition: Good.
 - (4) Renovation Considerations: None
 - (d) Location: Second floor
 - (1) Area: TBD
 - (2) System Description: SF-1 thru 4, RF-1 thru 4, SF-5 and RF-5
 - (3) Condition: Located in very tight fan rooms. Accessing coils for cleaning is extremely difficult.
 - (4) Renovation Considerations: Replace since the units are past their useful life. Replace existing duct boards with new ducts.
 - (e) Location: All levels
 - (1) Area: TBD
 - (2) System Description: Heating piping
 - (3) Condition: Good
 - (4) Renovation Considerations: None
 - (f) Location: All levels
 - (1) Area: TBD
 - (2) System Description: Chilled water and condenser water piping
 - (3) Condition: Good

- D3050 Terminal and Package Units
- (a) Location: Basement
 - (1) Area: TBD
 - (2) System Description: Water source heat pump serving Classroom 0054
 - (3) Condition: Good
 - (4) Renovation Considerations: Discharge of drain into the janitor's sink next door is noisy. System uses domestic water. Redesign drain piping.
 - (b) Location: First floor – Video Arraignment
 - (1) Area: TBD
 - (2) System Description: Dedicated ceiling unit
 - (3) Condition: Good.
 - (4) Renovation Considerations: None
- D3060 Controls and Instrumentation
- (a) Location: All areas
 - (1) Area: TBD
 - (2) System Description: Existing Johnson Controls Metasys
 - (3) Condition: Good
 - (4) Renovation Considerations: None

- D3070 Systems Testing and Balancing
- (a) Location: All levels
 - (1) Area: TBD
 - (2) System Description: Air and water
 - (3) Condition: Duct leaks in ceiling and plenums because of bad duct boards. Maintaining temperature is a problem in the building
 - (4) Renovation Considerations: Replace all ductwork and convert HVAC to a VAV system per energy code

D3090 Other HVAC Systems and Equipment
(NA)

D40 Fire Protection

- D4010 Sprinklers
- (a) Location: All levels
 - (1) Area: TBD
 - (2) System Description: Wet pipe system
 - (3) Condition: Good
 - (4) Renovation Considerations: None

D4020 Standpipes (NA)

- D4030 Fire Protection Specialties
- (a) Location: TBD
 - (1) Area: TBD
 - (2) System Description: TBD
 - (3) Condition: TBD
 - (4) Renovation Considerations: TBD

D4090 Other Fire Protection Systems (NA)

D50 Electrical

D5010 Electrical Service and Distribution

- (a) Location: Main Electrical room - Basement
 - (1) Area:
 - (2) System Description: The utility transformers feed two main switchgear lineups in the basement of the building. The 208V service is 1600A and the 480V service is 5000A. The switchgear all consists of fused switches. Switchgear manufacturer is GE.
 - (3) Condition: Condition of the main switchgear looks great. They are of original vintage of the building, but have been well maintained. Trip units on main switches should be tested at some point, but in general, the other fused switches don't rely on mechanical means to switch.
 - (4) Renovation Considerations: None at this time.
- (b) Location: Main Electrical room - Basement
 - (1) Area:
 - (2) System Description: 800A Automatic Transfer Switch by Kohler. Original with building.
 - (3) Condition: The unit is in good operating condition and is exercised weekly when the generator operates.
 - (4) Renovation Considerations: If it continues to operate, the transfer switch does not need replacement, but should be considered for replacement if generator is every replaced/upgraded.
- (c) Location: Electrical Closets/rooms
 - (1) Area:

contain branch circuit panelboards. These panelboard are manufactured by GE.

- (3) Condition: Distribution panels are of an older vintage but are still operational and in good condition. They are nearing the point when their breakers may become obsolete and parts will be hard to come by. AFCI breakers were discussed in regard to them not being available for the older panelboards. These breakers would be ideal for receptacles in inmate areas as they would help prevent the lighting of cigarettes using pencil lead jammed into the receptacles.
- (4) Renovation Considerations: Develop a plan to upgrade/replace panelboards as breakers become obsolete and functions become limiting. Many manufacturers can replace the "guts" of the panel to allow for new breakers.

D5020 Lighting and Branch Wiring

- (a) Location: Non-Inmate areas
 - (1) Area:
 - (2) System Description: Fluorescent Lighting consists mainly of recessed 2x2s and 2x4s. 2x2s appear to have u-bend T-5 or T-8 lamps. Optics are either parabolic or lensed troffer. These types of fixtures are still manufactured but aren't in style anymore.
 - (3) Condition: Most fixtures appear well maintained and operating. Lighting is likely above code allowed watts/square foot of today's standards, and there are probably significant savings to be had if renovations were done. Many rooms are switched with basic switches. Occupancy sensors and dimmers were slim if any. Installing some of these controls will help reduce energy consumption.
 - (4) Renovation Considerations: As spaces get upgraded, switch to LED

- new fixtures with dimming controls. For now, consider installing occupancy sensors in “no brainer” locations.
- (b) Location: Dayrooms
 - (1) Area:
 - (2) System Description: High Bay 6-lamp T8 fixtures.
 - (3) Condition: Good and relatively new (a few years old).
 - (4) Renovation Considerations: Only recently have LEDs surpassed the efficiency of a T-8 high bay fixtures, so these fixtures are still ok. Owner has tested some T8 tubes in the fixtures which may or may not increase the fixtures efficiency. Consider upgrading to LED in the future.
 - (c) Location: Inmate Areas
 - (1) Area:
 - (2) System Description: Surface mount confinement fixtures with T8 lamping and PL nightlight.
 - (3) Condition: Sturdy as ever but dirty and slimy. Owner has mentioned that some fixture lenses have been rebuilt. Some of the lenses have yellowed a bit due to polycarbonate construction and fluorescent lamping.
 - (4) Renovation Considerations: Consider upgrading to LED in the future. Not only would this reduce energy but it would also prevent yellowing of lenses. Fixture housings in confinement have changed little, however some manufacturers are making very low profile edge lit LED fixtures.
 - (d) Location: Penthouses
 - (1) Area:
 - (2) System Description: VFDs & Controls
 - (3) Condition: Most VFDs have been disabled for air in the housing units, and it sounds as if they aren’t needed. Many of the controls are also pneumatic.

- Mechanical has likely covered control upgrade recommendations.
- (e) Location: Inmate areas
 - (1) Area:
 - (2) System Description: Receptacles
 - (3) Condition: Most receptacles have been removed from inmate areas except for about one per dayroom. Inmates were using pencils to create an arc to light cigarettes. This will wear down contacts over time. Owner has discussed adding AFCI breakers to trip to prevent arcs but panels cannot accommodate these new breakers.
 - (4) Renovation Considerations: Gradually replace as AFCI breakers are installed.
 - (f) Location: Non-Inmate areas
 - (1) Area:
 - (2) System Description: Receptacles
 - (3) Condition: Electrical distribution and receptacles appears to be in good condition. Facility shows general retrofitting over the years.
 - (4) Renovation Considerations: None at this point.

D5030 Communications and Security

- (a) Location: Inmate areas
 - (1) Area:
 - (2) System Description: Intercom.
 - (3) Condition: Good but end of useful life.
 - (4) Renovation Considerations: Upgrade to current technology for extended life of building
- (b) Location: Throughout facility
 - (1) Area:
 - (2) System Description: Data/network wiring
 - (3) Condition: The condition of the networking equipment is good and most equipment appears to be new. It appears that upgrades are being completed continuously. As with many older facilities, most of the installation is done via surface mounted methods.

- through inmate areas along the tops of walls. IDF closets are shoved in closets wherever they can find space.
- (4) Renovation Considerations: The system as is right now appears to be in good working order. The limitations in the future will likely be more of space constraints than anything else, and new IDF rooms designed from the ground up might be needed to complete any desired or required upgrades.
- (c) Location: Throughout facility
- (1) Area: TBD
- (2) System Description: Security devices (electronics and hardware)
- (3) Condition: The security electronic system is in good working order and has been well maintained. There are two limiting factors that will prevent this system from either expanding or being upgraded easily in the future.
- (i) Doors – The door hardware is no longer manufactured and parts need to be machined to maintain the electric sliding doors. This is relatively costly and may become more challenging.
- (ii) Space for electronics – Most electronics are fed through a small space under the elevated guard station in the center of the housing units. Each electrician has made some comment about the space referring to either the inches of dust in there or claustrophobia. Within the guard shack itself, the floor area is decreasing because of the amount of electronics that appear to be retrofitted around all of the walls.
- (4) Renovation Considerations: As with the networking equipment, this building is running out of room to keep expanding any security electronics. These electronics likely use shared pathways with the other networking devices, and continued retrofits will

- expensive.
- (d) Location: Throughout facility
- (1) Area: TBD
- (2) System Description: CCTV
- (3) Condition: The CCTV system seems to be in pretty good condition and is continuously being retrofitted. There was a group of people installing new monitors on the day of our site visit. I couldn't see for sure, but there is likely a combination of newer IP cameras and older analog cameras.
- (4) Renovation Considerations: As with the networking equipment, this building is running out of room to keep expanding any security electronics. These cameras likely use shared pathways with the other networking devices, and continued retrofits will only get more challenging and expensive.
- (e) Location: Throughout facility
- (1) Area: TBD
- (2) System Description: Fire alarm
- (3) Condition: System is a hybrid of new digital and old analog fire alarm system by Notifier. Electrician hinted that it was a challenge to maintain.
- (4) Renovation Considerations: Completely upgrade to new digitally addressable system.

D5090 Other Electrical Systems

- (a) Location: Roof
- (1) Area: TBD
- (2) System Description: Thin film Photovoltaic system (by Unisolar) with
- (3) 5kW SMA Sunnyboy inverters. Inverter sticker says date of manufacturer was 4/2008 so it is assumed the system was installed in 2008. System ties into panelboard in penthouse.
- (3) Condition: The thin film modules appear to be in good condition considering the roof is showing some wear and tear. There is an obvious low spot that has collected some

shaded areas will affect the overall production of the system. The inverters are in fine condition and still working well.

- (4) Renovation Considerations: Clean modules at least annually or perhaps a couple times a year. Since this was installed, the national electric code has instilled new requirements, such as rapid shutdown for roof mounted systems. This system currently doesn't comply. Any modifications may require an upgrade of wiring to comply.

E EQUIPMENT & FURNISHINGS

E10 Equipment

E1010 Commercial Equipment (NA)

E1020 Institutional Equipment

- (a) Location: Detention Areas
 - (1) Area: TBD
 - (2) System Description: Detention Equipment
 - (3) Condition: TBD
 - (4) Renovation Considerations: TBD

E1030 Vehicular Equipment (NA)

E1090 Other Equipment (NA)

E20 Furnishings

E2010 Fixed Furnishings

- (a) Location: Detention Areas
 - (1) Area:
 - (2) System Description: Fixed Casework
 - (3) Condition: Worn / Dated
 - (4) Renovation Considerations: Replace for extended useful life of building.
- (b) Location: Office Areas
 - (1) Area: TBD
 - (2) System Description: Fixed Casework
 - (3) Condition: Worn / Dated
 - (4) Renovation Considerations: Replace for extended useful life of building.

- (c) Location: Office Areas

- (2) System Description: Window Blinds
- (3) Condition: TBD
- (4) Renovation Considerations: TBD

E2020 Moveable Furnishings

- (a) Location: Lobby/Waiting areas
 - (1) Area: NA
 - (2) System Description: Chair Banks
 - (3) Condition: Generally worn and some grimy - dated
 - (4) Renovation Considerations: Replacement to rejuvenate building
- (b) Location: Basement Offices movable file shelving
 - (1) Area:
 - (2) System Description: Movable file shelving
 - (3) Condition: Mobility function not working
 - (4) Renovation Considerations: Repair or replace.

F SPECIAL CONSTRUCTION & DEMOLITION

F10 Special Construction

F1010 Special Structures (NA)

F1020 Integrated Construction (NA)

F1030 Special Construction Systems

- (a) Location:
 - (1) Area:
 - (2) System Description:
 - (3) Condition:
 - (4) Renovation Considerations:
- (b) Location:
 - (1) Area:
 - (2) System Description:
 - (3) Condition:
 - (4) Renovation Considerations:

F1040 Special Facilities (NA)

F1050 Special Controls and Instrumentation

- (a) Location: TBD
 - (1) Area: TBD
 - (2) System Description: TBD
 - (3) Condition: TBD
 - (4) Renovation Considerations: TBD

F20 Selective Building Demolition

F2010 Building Elements Demolition (NA to existing condition)

F2020 Hazardous Components Abatement

- (a) Location: TBD
 - (1) Area:
 - (2) System Description:
 - (3) Condition:
 - (4) Renovation Considerations:

G BUILDING SITEWORK

G10 Site Preparation

G1010 Site Clearing (NA to existing condition assessment)

G1020 Site Demolition and Relocation (NA to existing condition assessment)

G1030 Site Earthwork (NA to existing condition assessment)

G1040 Hazardous Waste Remediation (NA to existing condition assessment)

G20 Site Improvements

G2010 Roadways (NA to existing condition assessment)

- (a) Location:
 - (1) Area:
 - (2) System Description:
 - (3) Condition:
 - (4) Renovation Considerations:
- (b) Location:
 - (1) Area:
 - (2) System Description:
 - (3) Condition:
 - (4) Renovation Considerations:

G2020 Parking Lots

- (a) Location: North Parking Lot
 - (1) Area: TBD
 - (2) System Description: Asphalt Paving
 - (3) Condition: Good
 - (4) Renovation Considerations: Repair / coating for continued use.
- (b) Location: South Parking Lot

- (2) System Description: Asphalt Paving
- (3) Condition: Good
- (4) Renovation Considerations: Repair / coating for continued use.

G2030 Pedestrian Paving

- (a) Location: North Entrance
 - (1) Area:
 - (2) System Description: Exterior steps
 - (3) Condition: No ADA access at this entrance
 - (4) Renovation Considerations: Could be renovated with ADA ramp (sufficient space available)

G2040 Site Development (NA to existing condition assessment)

G2050 Landscaping

- (a) Location: All exterior
 - (1) Area: TBD
 - (2) System Description: Landscape areas and islands
 - (3) Condition: Good
 - (4) Renovation Considerations: None

G30 Site Mechanical Utilities

G3010 Water Supply (NA to existing condition assessment)

- (a) Location: TBD
 - (1) Area: TBD
 - (2) System Description: TBD
 - (3) Condition: Good
 - (4) Renovation Considerations: Renovation and addition schemes may require modifications to water service.

G3020 Sanitary Sewer (NA to existing condition assessment)

- (a) Location: TBD
 - (1) Area: TBD
 - (2) System Description: TBD
 - (3) Condition: Good
 - (4) Renovation Considerations: Renovation and addition schemes may require modifications to water service.

G3030 Storm Sewer

- (a) Location: North Parking Lot
 - (1) Area: TBD
 - (2) System Description: Stormwater runoff management/diversion to street via pipes
 - (3) Condition: Diversion pipe installed to prevent water flow into building, but there are issues with functionality.
 - (4) Renovation Considerations: Stormwater management should be investigated to allow detention of stormwater during storm event in lieu of diversion.
- (b) Location: Building Storm Water Outlet
 - (1) Area: TBD
 - (2) System Description: TBD
 - (3) Condition: Good
 - (4) Renovation Considerations: Renovation and addition schemes may require modifications to water service.

G3040 Heating Distribution (NA)

G3050 Cooling Distribution (NA)

G3060 Fuel Distribution

- (a) Location: South West corner of building
 - (1) Area: TBD
 - (2) System Description: Gas Piping / Meter
 - (3) Condition: Abandoned
 - (4) Renovation Considerations: Remove
- (b) Location: North East corner of building
 - (1) Area: TBD
 - (2) System Description: Gas Piping/ Meter
 - (3) Condition: Good
 - (4) Renovation Considerations: Maintain service access and gas entrance.

G3090 Other Site Mechanical Utilities (NA)

G40 Site Electrical Utilities

G4010 Electrical Distribution

- (1) Area:
- (2) System Description: Single meter feeds two utility transformers, one 500kVA 208V 3-ph, and one 1500kVA, 480V 3-ph. Condition: Transformer enclosures show typical wear and tear from northwest weather, but the interior is likely fine. It did look like the ground under the transformers had settled a bit and the transformers are sloping slightly.
- (3) Renovation Considerations: It would be worth having the utility open up the transformers and do an interior inspection.

G4020 Site Lighting

- (a) Location: Front Entry
 - (1) Area: TBD
 - (2) System Description: Decorative Acorn style Pole top fixtures
 - (3) Condition: These fixtures appear to be in great condition. The globes do not have water inside, the globes are not yellowing, and the paint looks very good. The fixtures likely use either metal halide or HPS lamps as a source. They now have LED retrofits for these fixtures which would improve efficiency and color rendering while maintaining the fixture look.
 - (4) Renovation Considerations: Consider LED upgrades to fixtures.
- (b) Location: Parking lot and remainder of site
 - (1) Area: TBD
 - (2) System Description: Post tops with cube or cylinder acrylic or polycarbonate housings with internal louvers. Metal halide or HPS source
 - (3) Condition: Relatively good. The housings all look completely sealed and without water. There is minimal yellowing if any. These are unique fixtures that I have never seen before.
 - (4) Renovation Considerations: As for the acorns at the entry, LED retrofits should be considered to improve efficiency and color rendering. Color

- security cameras. All of these fixtures are likely a type 5 optic which may not be the most appropriate in all locations, and a more efficient optic could be used to achieve better distributions. cutoffs, etc. The lighting was not on during the walk so lighting levels are unknown.
- (c) Location: Parking lot and remainder of site
- (1) Area:
 - (2) System Description: Illuminated Bollards with reflector. Metal halide or HPS source
 - (3) Condition: Bollards are pretty good. They could be cleaned. They are also likely an HID source like Metal halide or HPS. Generally bollards are the most inefficient of the exterior sources.
 - (4) Renovation Considerations: Evaluate LED retrofits to improve efficiency and color rendering. All of these fixtures are likely a type 5 optic which may not be the most appropriate in all locations, and a more efficient optic could be used to achieve better distributions. cutoffs, etc. The lighting was not on during the walk so lighting levels are unknown.
- (d) Location: Exterior canopies
- (1) Area:
 - (2) System Description: Recessed square lighting in canopies. There are a combo of original lights with probably an HID source, and new, recently replaced lights that are LED. It is understandable why these were some of the first lights to change to LED as they are really hard to access to change the lamp. They appear to be replaced as lamps fail, as there is a combination of old and new. The LED sources look somewhat inexpensive and potentially glary. Perhaps that is why the electrical staff refers to them as "Globulators." I am unsure of what Color temperature the lights are as they were also not on.

good, probably because nothing can get to them easily! LED fixtures are all relatively new.

- (4) Renovation Considerations: Continue switchover to LED. IT is unclear what color temperature has been chosen, but it is recommended that it be no cooler than 4000k. 3000k is recommended if lighting is in view, or shines in areas of sleeping inmates. All exterior lighting should match.

G4030 Site Communications and Security

- (a) Location: Site
 - (1) Area:
 - (2) System Description: CCTV Cameras
 - (3) Condition: Housings looks to be in good condition.
 - (4) Renovation Considerations: See interior notes for upgrade considerations.
- (b) Location: Roof
 - (1) Area:
 - (2) System Description: DAS system by Verizon. Base station in penthouse
 - (3) Condition: Good.
 - (4) Renovation Considerations: System maintained by Verizon.

G4090 Other Site Electrical Utilities

- (a) Location: West side of building by loading dock
 - (1) Area:
 - (2) System Description: 500kW Cummins Emergency Generator with sound enclosure. 2000 Gal tank located across driveway from generator.
 - (3) Condition: Generator is original with building. It is run weekly for an hour to test it and monthly for extended time. It has been well maintained.
 - (4) Renovation Considerations: None at this time. The generator is getting old and will likely need replacement at some point, and that should be planned for.

A1030 Slab on Grade

- A. West – Loading dock area
- B. East – Public entrance
- C. West – Steps to Level 0 from Level 1
- D. East – Public ADA entrance

A.



B.



C.



D.



A2010 Basement Excavation

- A. East side
- B. East side
- C. West side
- D. North side

A.



B.



C.



D.



B1010 Floor Construction

- A. Level 2 – Housing Pod mezzanine
- B. Level 2 – Expansion joint in Skybridge floor
- C. Level 2 – Expansion joint in Skybridge ceiling
- D. Level 0-1 – Main Lobby

A.



B.



C.



D.



B1020 Roof Construction

- A. Level 2 – Corridor
- B. Level 2 – Outdoor Recreation
- C. Level 2 – Mezzanine in Housing Pods
- D. Level 2 – Outdoor Recreation

A.



B.



C.



D.



B2010 Exterior Walls

- A. Brick weep
- B. East side soffit
- C. South facade
- D. East - Skybridge

A.



B.



C.



D.



B2020 Exterior Windows

- A. North facade
- B. East facade
- C. North facade
- D. East/Skybridge

A.



B.



C.



D.



B2030 Exterior Doors

- A. West – Loading Dock
- B. South – Mechanical Room doors
- C. South – Vehicle Sallyport
- D. Skybridge

A.



B.



C.



D.



B3010 Roof Coverings

- A. Main roof, typical
- B. Flexible PV over main roof
- C. Main roof, typical
- D. Main roof, typical

A.



B.



C.



D.



B3020 Roof Openings

- A. Roof drain and overflow
- B. Venting and exhaust
- C. Curb around penthouse
- D. Curb around skylight

A.



B.



C.



D.



C1010 Partitions

- A. Level 1 – Jail Administration Office
- B. Level 1 – Jail Administration Office
- C. Level 0 – Corridor
- D. Level 0 – Sheriff's Office

A.



B.



C.



D.



C1020 Interior Doors

- A. Level 2 – Elevator foyer
- B. Level 2 – Stair door
- C. Level 1 – Call Rooms in Main Lobby
- D. Level 0 – Main Lobby

A.



B.



C.



D.



C1030 Fittings

- A. Level 0 – Women’s Locker Room
- B. Level 0 – Criminal Records Office
- C. Level 1 – Jail Administration Office
- D. Level 0 – Inmate Property Storage

A.



B.



C.



D.



C2010 Stair Construction

- A. Level 2 – Housing Pod, Dayroom
- B. Level 2 – Housing Pod, Dayroom
- C. Level 1 – Main Lobby Stair
- D. Level 0 – Main Lobby Stair

A.



B.



C.



D.



C2020 Stair Finishes

- A. Level 2 – Housing Pod, Dayroom
- B. Level 2 – Housing Pod, Dayroom
- C. Level 1 – Main Lobby Stair
- D. Level 0 – Main Lobby Stair

A.



B.



C.



D.



C3010 Wall Finishes

- A. Level 2 – Housing Pod, Dayroom
- B. Level 1 – North Foyer
- C. Level 0 – Lobby (Probation)
- D. Level 2 – Outdoor Recreation

A.



B.



C.



D.



C3020 Floor Finishes

- A. Level 2 – Housing Shower
- B. Level 2 – Housing Pod, Dayroom
- C. Level 1 – A-Pod, Dayroom
- D. Level 1 – Inmate Property Storage

A.



B.



C.



D.



C3030 Ceiling Finishes

- A. Level 0 – Sheriff's Office
- B. Level 1 – Inmate Property Storage
- C. Level 0 – Women's Locker Room
- D. Level 1 – Loading Dock

A.



B.



C.



D.



D1010 Elevators and Lifts

- A. Large jail elevator vents
- B. Small jail elevator
- C. Lobby elevator
- D. Cracked walls in Lobby elevator

A.



B.



C.



D.



D2010 – Plumbing Fixtures

- A. Locker Room?
- B. Medical Area Inmate Bathroom
- C. Medical Area Inmate Bathroom
- D. Location Unknown?

A.



B.



C.



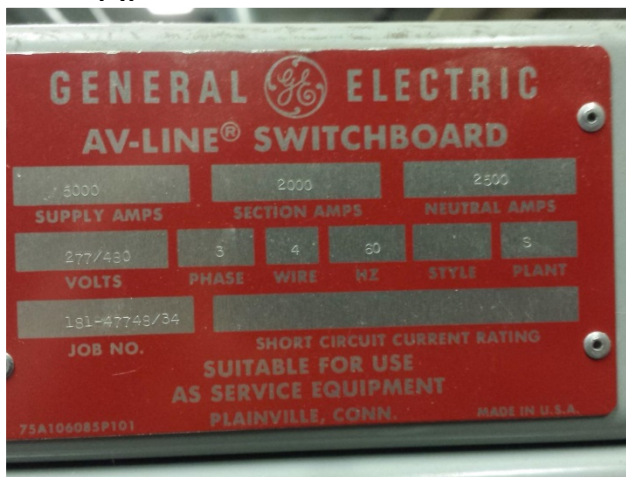
D.



D5010 Electrical Service and Distribution

- A. 480V Service Nameplate
- B. 480V Service Main Switches
- C. 208V Service Nameplate
- D. 208V Service Main Switches

A.



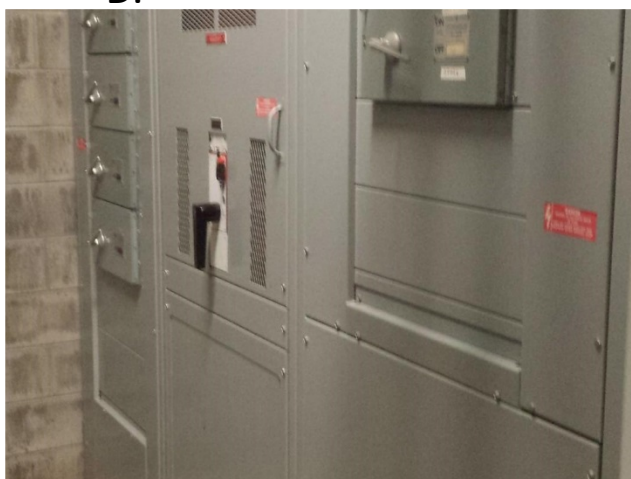
B.



C.



D.



D5020 Lighting and Branch Wiring

- A. Existing Distribution panelboards
- B. Close up of panelboard showing breakers, Normal and GFI (red)
- C. Receptacle showing burn marks from pencil lead shorting/cigarette lighting method
- D. VFD no longer in use.

A.



B.



C.



D.



D5030 Communications and Security

- A. IDF patch panel – Rooms are pretty tight and designed as afterthought.
- B. IDF Punch down wall – No spare room for growth
- C. Fire Alarm System – Hybrid of older analog and new digital.
- D. Network Video recorders and PLCs located behind central control.

A.



B.



C.



D.



D5090 Other Electrical Systems

- A. Roof mounted Thin film photovoltaics (PVs) showing build-up of grime.
- B. SMA Sunny Boy inverters for PV system
- C. Utility PV Production meter.
- D. Customer metering for PV system.

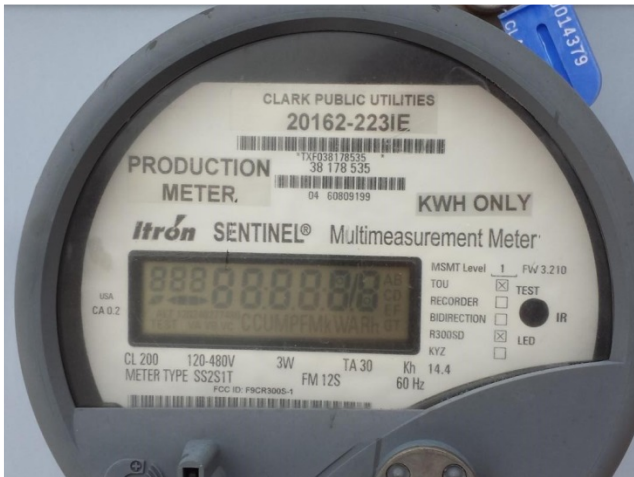
A.



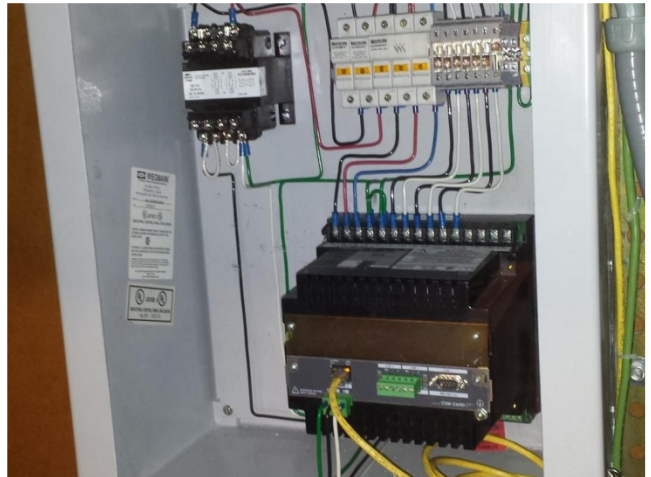
B.



C.



D.



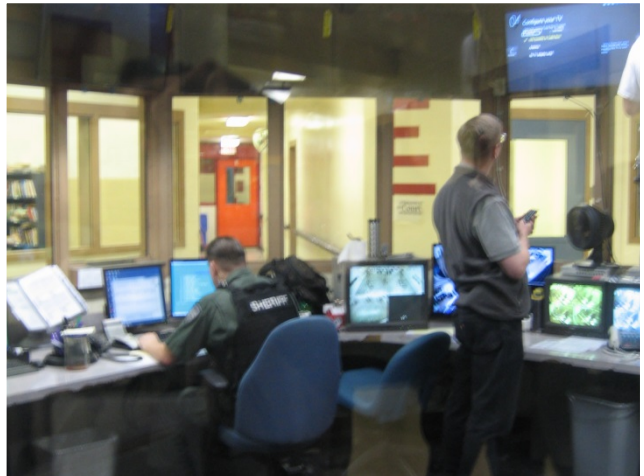
E1020 Institutional Equipment

- A. Level 2 – Housing Pods, cell doors
- B. Level 2 – Jail Rover Station
- C. Level 2 – Medical Exam Room
- D. Level 1 – Loading Dock, secure door

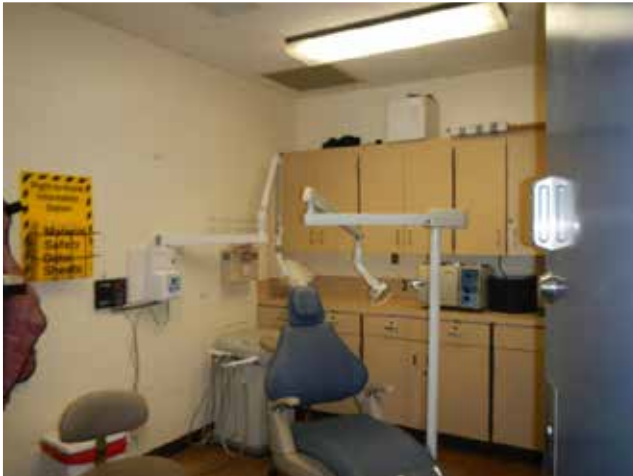
A.



B.



C.



D.



E1030 Vehicular Equipment

- A. Level 1 – Loading Dock
- B. Level 1 – Loading Dock
- C. Level 1 – Vehicle Sallyport
- D. Level 1 – Vehicle Sallyport

A.



B.



C.



D.



E1040 Other Equipment

- A. Level 2 – Corridor with maintenance equipment
- B. Level 2 – Outdoor Recreation equipment
- C. Level 2 – Outdoor Recreation equipment
- D. Level 0 – Gym equipment

A.



B.



C.



D.



E2010 – Fixed Furnishings

- A. Level 2 – Medical Exam Room casework
- B. Level 2 – Housing Pod, Dayroom tables
- C. Level 1 – Main Lobby seating
- D. Level 2 – Inmate Visit stools

A.



B.



C.



D.



E2020 – Moveable Furnishings

- A. Level 0 – Criminal Records Office
- B. Level 1 – Jail Admin Office
- C. Level 1 – H-pod Dorm
- D. Level 1 – Main Lobby/Foyer (north)

A.



B.



C.



D.



G2030 – Pedestrian Paving

- A. Southeast
- B. West
- C. North
- D. Northeast

A.



B.



C.



D.



G2050 – Landscaping

- A. Northeast
- B. Southeast
- C. North
- D. Southwest

A.



B.



C.



D.



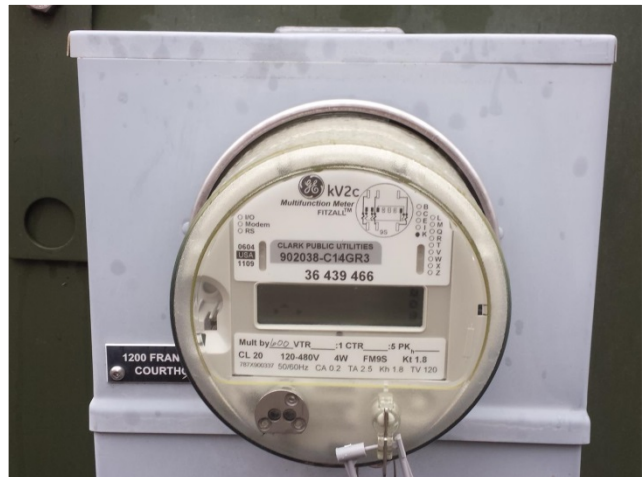
G4010 Electrical Distribution

- A. Utility metering cabinet, 208V utility transformer, 480V utility transformer
- B. Utility Meter
- C. Nameplate from metering cabinet

A.



B.



C.



G4020 Site Lighting

- A. Acorn Post Tops
- B. Cylinder Post tops
- C. Canopy lighting showing new LED retrofits
- D. Illuminated Bollards

A.



B.



C.



D.



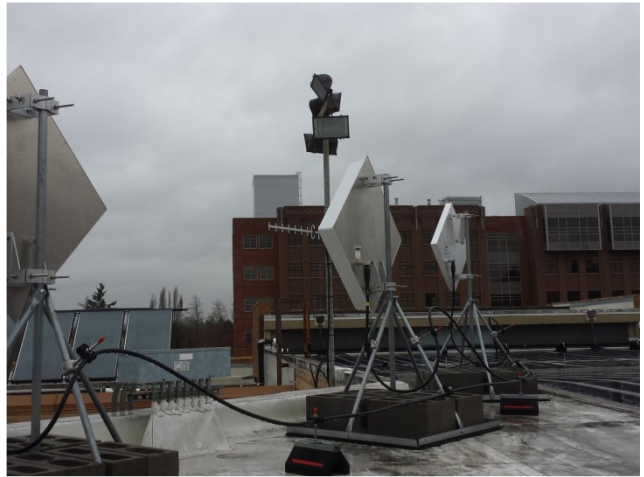
G4030 Site Communications and Security

- A. Exterior CCTV camera housings
- B. Roof mounted Verizon receivers
- C. Verizon base station in penthouse
- D. Verizon base station in penthouse

A.



B.



C.



D.



G4090 Other Site Electrical Utilities

- A. Generator and fuel tank at loading dock
- B. Generator in enclosure
- C. Automatic Transfer Switch in main electrical room
- D. Emergency switchboard in main electrical room

A.



B.



C.



D.



SECURITY ELECTRONICS ASSESSMENT (HK Electrical Engineers, Sherwood, OR)

Overview:

The Security/Communications Systems have all reached or exceeded their economic life and many of the most critical systems are no longer being supported by their manufacturers. HK Recommends replacing the PLC, Touch Screen, CCTV, and Intercom Systems.

The base system was originally installed by GB Manchester Inc. and was updated in the late 1980's by IDC (CH2mHill). Neither GB Manchester nor IDC are still viable in this industry.

The current system consists of video, intercom, and or control sub-systems integrated together through a programmable logic controller system which utilizes a touch screen server system for the remote graphical user interfaces.

The head-end electronics are all co-located in a low-voltage equipment room adjacent to the Central Control room.

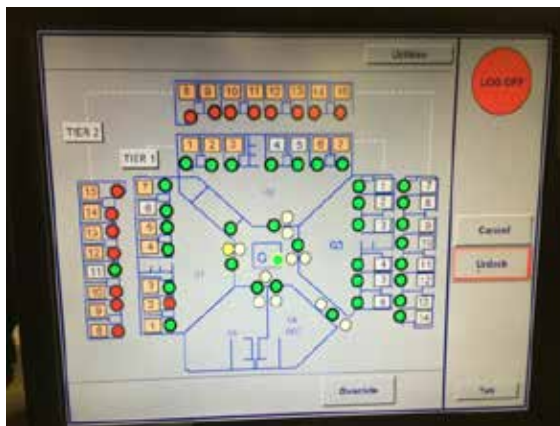
Touch Screen System:

The topology of this system is server-based with remote workstations. This type of system is typically not considered appropriate for a detention application due to the fact that if the server fails the remote workstations will be nonfunctional and therefore without any redundancy build them, the system as a whole is at risk.

The system is functional and provides remote takeover and control from the Central Control Touch Screen of all housing officer stations. There are 6 remote officer stations with Touch Screen Control.

The software being used is manufactured by Cimplicity which is still a viable manufacturer.

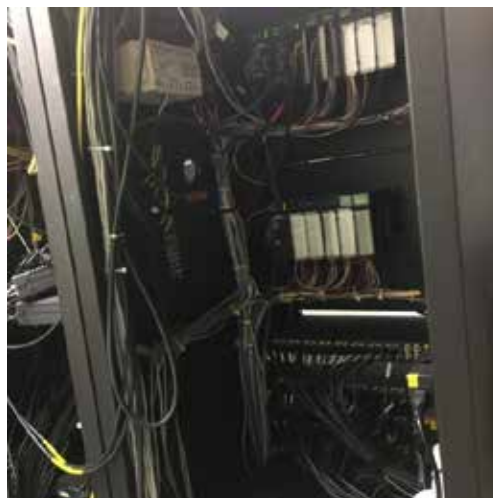
Recommendations: The existing program appears to provide the intended operation but the server/client relationship of the network puts the County at risk as any failure within the server will cause a system wide failure. Providing new software would however be necessary to facilitate distribution of the program rather than its current centralization. This would also allow additional functionality not currently programmed into the system.



Programmable Logic Controller (PLC) System (The brains of the security system):

The PLC system is the heart and brains of the entire security electronics system and was manufactured by General Electric. GE is still a viable manufacture of PLC equipment but the series of PLCs being used (Fanuc) is no longer being manufactured for general use. GE does however continue to provide support and replacement parts for this equipment.

Recommendation: HK recommends that this system be replaced with a new system. Also, consideration should be given to having the new system have redundant PLC processors and power supplies to lessen the likelihood of a catastrophic system-wide failure.



Video (CCTV) System:

The video system is primarily an analog type system consisting of approximately 64 analog cameras. There are also approximately 10 IP cameras.



All of the cameras are connected to one of 3 DVRs manufactured by Pelco (Digital Sentry) used for recording both analog and IP video.

Video management software is used for reviewing recorded and live imagery.

The analog cameras are a mixture of a variety of different manufacturers and model numbers. Few are mounted in housings or enclosures and are exposed and are on arm mounts fastened to the walls.



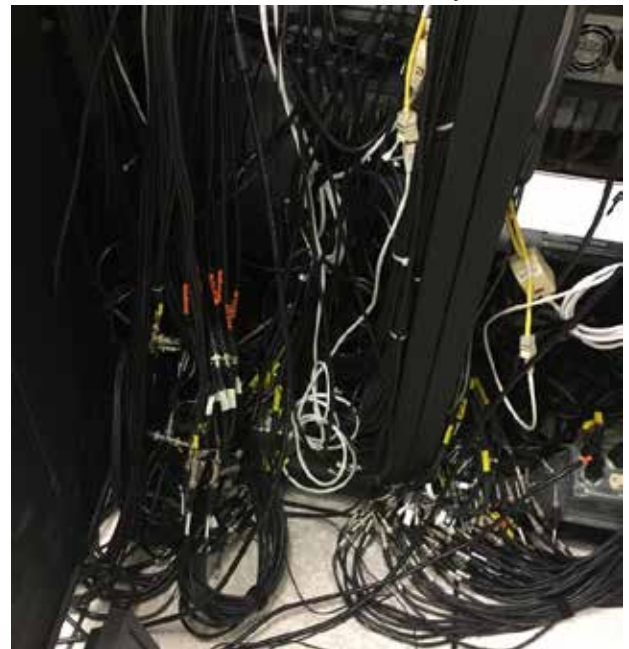
The analog cameras are routed through a video matrix switcher for switching active cameras to the various monitors throughout the facility. The video switcher is a Pelco, Nova system which has been obsolete by the manufacturer and new parts are no longer available. The video is being multiplexed in (8) 16-Channel PCI video multiplexers.





The video switcher is connected through an RS-232C interface to the touchscreen system server to facilitate automatic switching upon door selection from a touch screen computers. The IP cameras have not been equipped with decoders to allow them to be interfaced to either the video switcher or touch screen systems.

The video monitors are a mix of CRT and LCD units. The Central Control Room monitors are primarily CRT based.



Recommendations: HK Recommends that the entire system be replaced with a new IP based system. This will eliminate the potential for a catastrophic system failure due to the video switcher failing and provide approximately 4 to 8 times better resolution. Several of the monitors can be retained, and the cabling can be reused.

Intercom System:

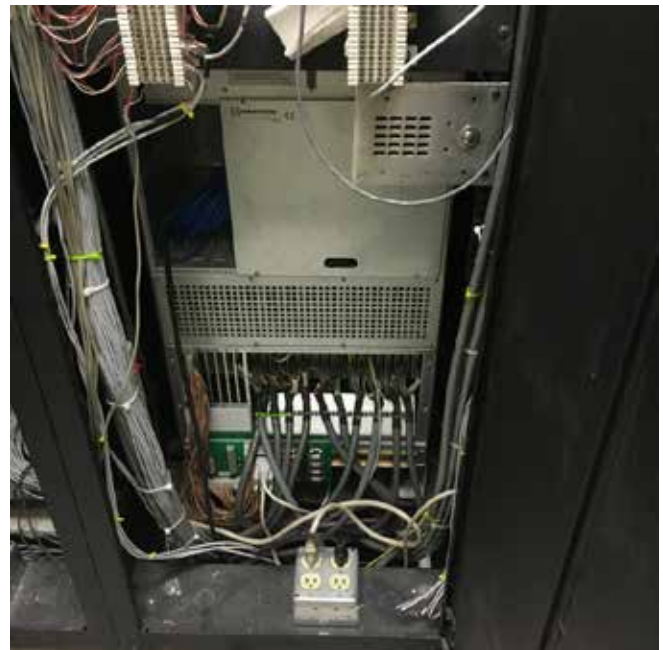
The existing intercom system is manufactured by Stentofon (Alpha-Com) and while the manufacturer is still viable, the specific exchange being used has been obsoleted and parts are no longer available.



Ceiling mounted paging speakers have been provided and most appear functional, but they are not equipped with security baffles (grilles) and are subject to easy destruction.

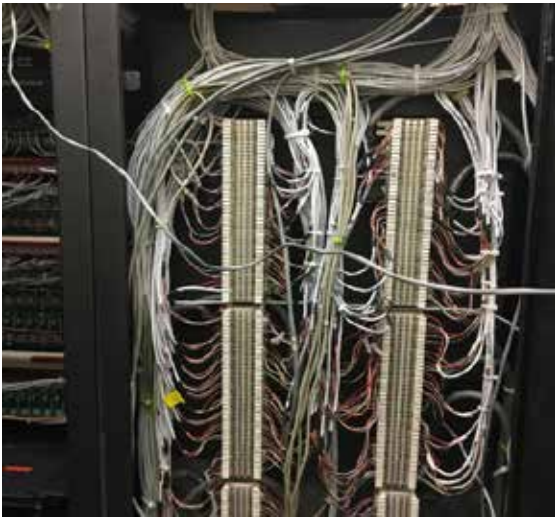


The remote intercom stations are still viable and the audio quality is good. The system also utilizes 6 Rauland, SDA-15 and (2) Communications Co, IC-28 bi-directional amplifiers, and (2) 5-Channel Pre-amp mixers for local intercom/paging.





The remote master stations are still available and the audio quality is good. Numerous master stations have been wall mounted for use as door stations. We noted that contrary to the IBC (UBC during original construction) no call request stations have been provided in the cells. HK feels that this puts the County at risk relative to both allowing a person who is in a lock-down condition to call for help, and with respect to the PREA guidelines.



Recommendations: HK Recommends that the entire Master intercom system and the Local intercom system be replaced with a new PBX based system capable of both functions. This will eliminate the potential for a catastrophic system failure due to the existing PBX that is no longer being supported by the manufacturer. Existing field cabling can be reused. Also, by combining both the Master and Local intercom systems and interfacing them with the PLC system, the master stations could still be used to call remote (Local) intercom stations through the use of the keypad thereby facilitating a level of redundancy if either the PLC or touch screen systems were to fail.

Video Arraignment:

(8) booths. Software was developed by the Owner and the County appears to be happy with the system.

Video Visitation:

(4) public booths and one inmate booth exists in each housing unit. This system appears to still be functional and the Owner made no indication of having trouble with it.

Duress System:

No push button duress was provided. Staff stated that the radio show are being use for this purpose.

Access Control System:

HID based system appears functional and can be expected to be serviceable for at least the next 5 years.

Budgetary Opinion:

PLC-Touch Screen System Replacement (except retaining the use of all cabling): \$580,000 plus an additional \$20,000 for processor/power supply redundancy: \$600,000.

CCTV, total system replacement (except retaining the use of the 10 existing IP cameras 4 monitors and all cabling): \$230,000.

Master and Local Intercom system replacement (except retaining the use of all cabling): \$225,000. This does not include the provision of call request or intercom stations within the cells (\$600/cell).

We would recommend 5% spares inventory of most of the critical system component of the above system: \$30,000.

Also, it is anticipated that any major system replacement would require that the new system be brought on-line prior to the existing system being taken off-line and that this would require a phased cut-over which would have a significant cost impact: \$80,000.

The above budgetary opinion does not include the General Contractors Overhead and Profit, licenses, permits, or contingencies.

Harper
Houf Peterson
Righellis Inc.

Site Assessment & Memorandum

DLR-02

Clark County Law Enforcement Center Vancouver, WA

May 25, 2016

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Kelly Bachelder, PE



ENGINEERS ♦ PLANNERS
LANDSCAPE ARCHITECTS ♦ SURVEYORS

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APPENDICES

- APPENDIX 1 – Clark County Developer’s GIS Packet
- APPENDIX 2 – City of Vancouver Water System Map
- APPENDIX 3 – City of Vancouver Sewer System Maps
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- APPENDIX 5 – Northwest Natural Gas System Map
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- APPENDIX 7 – CenturyLink System Map / Integra Telecom System Maps
- APPENDIX 8 – C-Tran Bus Route
- APPENDIX 9 – Soil Survey
- APPENDIX 10 – Environmental Data Resources Report

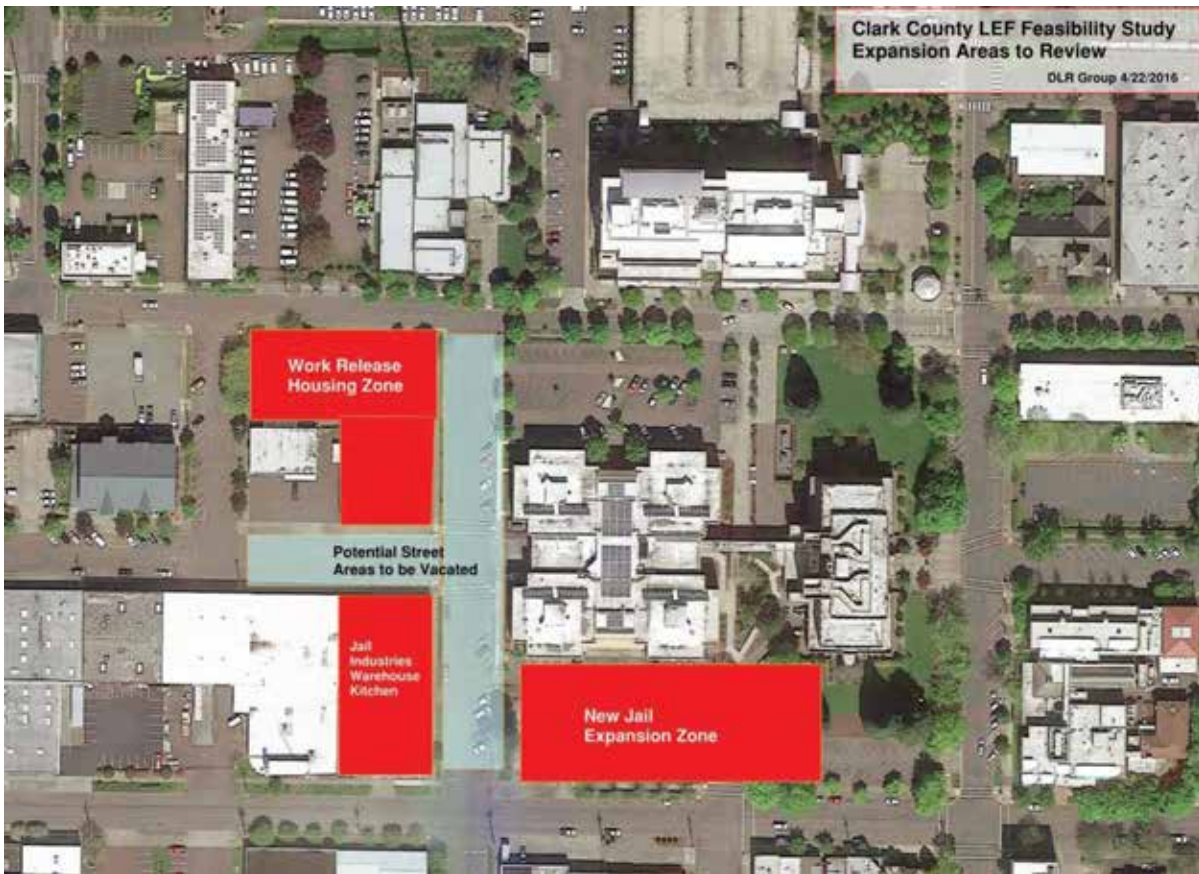
CLARK COUNTY LAW ENFORCEMENT CENTER SITE FEASIBILITY STUDY

Purpose of Report

This report is a best effort statement of existing conditions with regards to utility and transportation infrastructure, and provides general information discovered through the course of the study pertaining to the conditions and challenges associated with development of the site. This report is not a guideline for development, nor does it contain any recommendations, suggestions or approvals regarding proposed use of the site.

Section A: Introduction

As requested, Harper Houf Peterson Righellis Inc. has completed the initial research for the site assessment for the renovation or development of the existing Clark County Law Enforcement Center and adjacent properties in downtown Vancouver, Washington that are bounded by West 11th Street to the south, West 13th Street to the north, Franklin Street to the east and Jefferson Street to the west. Harney Street, Ingalls Street and West 12th Street bisect the properties. As shown below, all of the existing public streets are built out with asphalt, curb, sidewalks, lighting and landscaping.



This report provides general information discovered through the course of the study.

A Clark County-issued Developer's GIS Packet for the site is included in Appendix 1 for the existing Law Enforcement Center at 812 West 11th Street. The Packet includes a site vicinity map, aerial photographs, a quarter-section map depicting tax lot configuration,

environmental information, existing water and storm drainage information, and additional site related data.

Appendices 2-11 include other utility, transportation and environmental information collected as part of this effort.

Section B: General Information

Per Clark County Auditor records, approximate parcel areas for the project total approximately 8 acres. The site is within the jurisdictional limits of the City of Vancouver. The site at 812 West 11th Street slopes from the northeast to the southwest. Site elevations near the public streets vary from approximately 84 feet above sea level at the northeast corner, to 68 feet at the southwest corner. There are localized high and low points within the site. The adjacent properties gently slope from the northeast to the southwest. Clark County mapping indicators show no hydric soils and no wetland areas on the site.

The parcels are currently developed with buildings and adjacent parking lots, with utility systems in the adjacent streets (as shown below).



Section C: Public Streets

The project site is within the City of Vancouver jurisdiction. The street classifications are shown below:

- 13th Street – Collector / Minor Arterial, two-way, parking only from Ingalls to Jefferson
- 12th Street – Local Access, two-way, parking both sides
- 11th Street – Local Access, two-way, parking both sides
- Jefferson Street – Local Access, two-way, parking both sides
- Ingalls Street – Local Access, two-way, parking both sides
- Harney Street – Local Access, two-way, parking both sides
- Franklin Street – Local Access, two-way, parking both sides

The City of Vancouver is generally supportive to vacating a portion of the right-of-way on Harney Street and West 12th Street as part of the Clark County Jail Expansion / Work Release Housing Zone / Warehouse Kitchen project. They would like the County to explore expanding Ingalls Street down to West 11th Street or at a minimum, providing a pedestrian walkway connection between West 11th Street and West 13th Street.

As the streets surrounding the project site are fully built out with asphalt, curb, sidewalks, lighting and landscaping, the City requesting additional right of way or requiring widening of the public streets along the project frontage are unlikely. If street cuts are required for utility connections or upgrades, the streets will have to be planed and inlayed per City standards.

In discussions with Ryan Lopossa with the City Transportation Department, the City is currently exploring bridging the offset between Jefferson and Kaufman Streets that are west of the project to make a continuous north-south roadway. The County does not own the property fronting this offset, however, Ryan stated that the City would be interested in the proposed uses of the County project. If the services of the Clark County Law Enforcement project provide similar services of the existing property fronting Jefferson and Kaufman, it would help the City proceed with their plans.

Contact:

City of Vancouver

Ryan Lopossa

Transportation

Phone (360) 487-7706

Ryan.Lopossa@cityofvancouver.us

Section D: Water Service

The site is served by City of Vancouver public waterlines.

- 13th Street – 12" DI (ductile iron)
- 12th Street – 6" DI (ductile iron) from Jefferson Street to Ingalls Street and 2" galv. from Ingalls Street to Harney Street
- 11th Street – 6" DI (ductile iron) from Jefferson Street to Ingalls Street and 8" DI (ductile iron) from Ingalls Street to Franklin Street
- Jefferson – 6" DI (ductile iron) between 11th Street and 12th Street and 2" galv. from 12th Street to 13th Street.
- Ingalls Street– 6" DI (ductile iron)
- Harney Street – 8" DI (ductile iron)
- Franklin Street – 12" CI (cast iron)



All existing buildings within the study area are currently served from these public water lines. New construction may require new services off of the existing waterlines. There are no known deficiencies in the system.

The fire marshal requires fire hydrants within 300 feet of a commercial building. There are existing fire hydrants within 300 feet of all properties. The existing flow tests at adjacent fire hydrants indicate that there is adequate flow in the area. A flow test was performed on 9/12/2011 at the hydrant at the corner of West 13th Street and West Harney Street. The results are shown below:

Port = 4"
Pitot = 20 psi
1418 gpm @ 45 psi
2061 gpm @ 20 psi
STAT PSI = 70
RES PSI = 45

If public right of way is removed as part of a superblock project, the City of Vancouver will allow public mains to remain in place in utility easements dedicated to the City of Vancouver with no structures or obstructions over the top. According to Giff Hancock at the City of Vancouver Water Department, the 8" ductile iron line in Harney Street is a main line that is likely a vital part of the waterline looped system. This mainline would either need to be protected through construction and put in an easement or a new 8" DI pipe would need to be installed around the construction to protect the loop.

Contact:

City of Vancouver
Giff Hancock
Engineering Division
Phone (360) 487-7172
Giff.Hancock@cityofvancouver.us

See Appendix 2 for City of Vancouver Water System Maps.

Section E: Sanitary Sewer Service

The site is served by City of Vancouver public sewer lines.

- 13th Street – 8" PVC (polyvinyl chloride) and 8" CSP (concrete pipe) for a portion near the intersection of Harney Street
- 12th Street – 8" CSP (concrete pipe) between Jefferson Street and Ingalls Street
- 11th Street – 8" CSP (concrete pipe) between Jefferson Street and Ingalls Street
- Jefferson – 8" VCP (vitrified clay pipe)
- Ingalls Street – 8" VCP (vitrified clay pipe)
- Harney Street – 8" VCP (vitrified clay pipe)
- Franklin Street – 8" VCP (vitrified clay pipe)

All existing buildings are currently served from these public sewer lines. New construction may require new services off of the existing sewer lines. Per City standards, all vitrified clay pipes (VCP) should be replaced or rehabilitated (with cured in place concrete pipe (CIPP) or other trenchless methods). The Vancouver Municipal Code calls for public sewer to front each lot. Traversing and shared building sewers and shared service lateral connections are not allowed. Installation of public sewer mains within the subject project may be required.



Per Aaron Odegard, the City does not have any data on capacity and/or deficiencies of the public sewer system in this area.

If public right of way is removed as part of a superblock project, the City of Vancouver will allow public sewer mains to remain in place in utility easements dedicated to the City of Vancouver. The vitrified clay pipe in Harney Street would likely have to be replaced with the project.

Contact: _____

City of Vancouver

Aaron Odegard

Engineering Division

Phone (360) 487-7153

Aaron.Odegard@cityofvancouver.us

See Appendix 3 for City of Vancouver Sewer System Maps.

Section F: Storm Drainage Service

There is a well-established City of Vancouver public stormwater piped conveyance system in the streets surrounding the project site.

- 13th Street – 18” CSP (concrete pipe)
- 12th Street – 8” (unknown type) from Ingalls to Jefferson Street
- 11th Street – 8” (unknown type) from Grant Street to Harney Street
- Jefferson Street – 8” (unknown type) from 11th Street to 12th Street
- Ingalls Street – no public main
- Harney Street – 8” (unknown type) from 11th Street to 12th Street
- Franklin Street – 12” (unknown type) from 11th Street to 12th Street.

It appears that a portion of the project site connects to the 8” public main line in West 11th Street. The public main extends and outfalls at the Columbia River. The Department of Ecology considers the Columbia River a “large water body”, therefore detention is not required for all areas connecting to these main lines. A downstream analysis would need to be conducted to ensure capacity of the existing pipes prior to connecting.

Per Kris Olinger, the City does not have any data on capacity and/or deficiencies of the public system in this area. However, because of the relatively small diameters of the mainlines, capacity may be an issue if the site stormwater is connected to these pipes. The Department of Ecology requires that Low Impact Development (LID) measures be evaluated on every project regarding the treatment and disposal of stormwater. The on-site soils are typically suited for infiltration (see Section K, *Environmental Issues*). In lieu of connecting to the public main, which may or may not have capacity downstream, the on-site stormwater may be able to be fully infiltrated on the property, meeting the Department of Ecology’s LID measures and reducing the need for a downstream analysis or upgrade of public mainlines. Infiltration facilities will need to be located so that there will be no impact to any proposed basements or below-ground structures.

If public right of way is removed as part of a superblock project, the City of Vancouver will allow public mains to remain in place (if needed) in utility easements dedicated to the City of Vancouver. It does not appear that any trunk lines (storm pipes conveying upstream



stormwater) would be affected by a vacation of West 12th Street or Harney Street and the storm mains in these streets can likely be removed or abandoned.

Contact:

City of Vancouver
Kris Olinger
Engineering Division
Phone (360) 487-1788
Kris.Olinger@cityofvancouver.us

See Appendix 4 for City of Vancouver Storm System Maps.

Section G: Natural Gas Service

The project area is served by Northwest Natural Gas. The system includes a 4" steel natural gas pipe along West 11th Street and a 4" polyethylene natural gas pipe along West 13th Street. The vicinity is reinforced with a line named "Vancouver Belt", an 8" steel high pressure natural gas line with a MAOP rating of 250 psig placed along West 8th Street.

According to Gary Nault with NWNG, the existing natural gas infrastructure in the area has satisfactory capacity for additional build out and they do not have any master plans to upgrade.

Contact:

Northwest Natural Gas
Gary Nault
Engineering Division
Phone (360) 571-5465, ext. 2046
gary.nault@nwnatural.com

See Appendix 5 for Northwest Natural Gas System Map.

Section H: Electrical Service

The existing roadways and properties are served by Clark Public Utilities with a combination of overhead and underground electrical lines. Typically all new services will be underground and Clark Public Utilities will review the development that is submitted and will provide capacity accordingly. The owner will need to cover the cost for new connections and additional meters.

Contact:

Clark Public Utilities
Paul Stewart
Phone (360) 992-8860
PStewart@clarkpud.com

See Appendix 6 for Clark Public Utilities Electrical System Map.

Section I: Voice and Data Communications

There are options for voice and data service in this area. There are both CenturyLink and Integra Telecom services in the adjacent area.

There are CenturyLink lines in all of the adjacent streets that can serve the existing site with telephone and data. CenturyLink will review the development that is submitted and will provide capacity accordingly, however according to Susan Grenier, no capacity issues are anticipated.

Contact: _____

CenturyLink

Susan Grenier

Phone (360) 699-3529

Susan.Grenier@CenturyLink.com

See Appendix 7 for CenturyLink System Map.

The site is currently served with Integra Telecom lines from Franklin Street and West 13th Street. According to Bob Davidson at Integra, Integra serves many of the Clark County buildings and does not anticipate any capacity issues with their phone or data systems with building expansions or remodels. Integra does not foresee any system upgrades as there is already vast capacity in the area.

Contact: _____

Integra Telecom

Bob Davidson

Engineering Dept.

Phone (503) 708-0510

robert.davidson@integratelecom.com

See Appendix 7 for Integra Telecom System Maps.

Section J: Cable Communications

Comcast Cable serves this area with coax and fiber lines. Ted Syfrett from Comcast stated that there are no capacity issues. Comcast will provide conduit and wiring to new services at no cost to the developer.

Contact: _____

Comcast

Ted Syfrett

Construction Services

Phone (360) 301-1633

Ted_Syfrett@cable.comcast.com

Comcast Cable does not update system maps frequently, and does not send out maps to the public.

Section K: Public Transportation

C-Tran Public Transportation serves the area with routes on West 11th Street and Jefferson Street. Owner will need to work with C-Tran if new construction will interrupt bus service.

Contact: _____

C-Tran

Larry Ham

Phone (360) 906-7438

LarryH@c-tran.org

See Appendix 8 for C-Tran Bus Route Map

Section L: Environmental Issues

Site Soils

The Soil Conservation Service (SCS) Soil Survey for Clark County lists Lauren Gravelly Loam (LgB) as the sole on-site soil.

Abbreviated descriptions from the SCS survey for Lauren Gravelly Loam are as follows:

- The soil is somewhat excessively drained and easily tilled. Permeability generally is moderately rapid, but rapid in the substratum. The available water capacity is moderate. Surface runoff is slow and the erosion hazard is slight.

The site soils are typically well suited for infiltration. *See Appendix 9 for the Soil Survey.*

An Environmental Data Resources (EDR) report was generated for the project site. *See Appendix 10 for the EDR report.*

Below is a list of surrounding environmental issues generated from the EDR report:

- There are three SEMS-ARCHIVE sites within 0.5 miles of the property. A SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program.
- There is one RCRA-SQG (Resource Conservation and Recovery Act of 1976 and the Solid Waste Amendments of 1984) within 0.25 miles of the property. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste.
- There are two RCRS-CESQG within 0.25 miles of the property. The RCRS-CESQG is similar to the RCRA-SQG, except that they conditionally exempt small quantity generators (CESQGs) that generate less than 100 kg of hazardous waste or less than 1 kg of acutely hazardous waste per month.
- There are four HSL (Hazardous Sites List) within 1.0 mile of the property.
- There are 24 CSCSL (Confirmed & Suspected Contaminated Sites List) within 1.0 mile of the property.
- There are four SWF/LF (Solid Waste Facilities / Landfill Sites) within 0.5 miles of the property.
- There are four LUST (Leaking Underground Storage Tanks) within 0.5 miles of the property.
- There are 30 UST (Underground Storage Tanks) within 0.25 miles of the property.

- There are three INST CONTROL (sites that have institutional controls) within 0.5 miles of the property.
- There are ten VCP (Voluntary Cleanup Sites) within 0.5 miles of the property.
- There are seven ICR sites within 0.5 miles of the property. ICRs are remedial action reports that Ecology has received from either the owner or the operator of the site. These actions have been conducted without department oversight or approval and are not under order or decree.

The list above is not all-inclusive. See Appendix 10 for a portion of the EDR report that contains additional information and lists, and the graphic below that indicates the environmental sites around the project area.

Preliminary Map Report

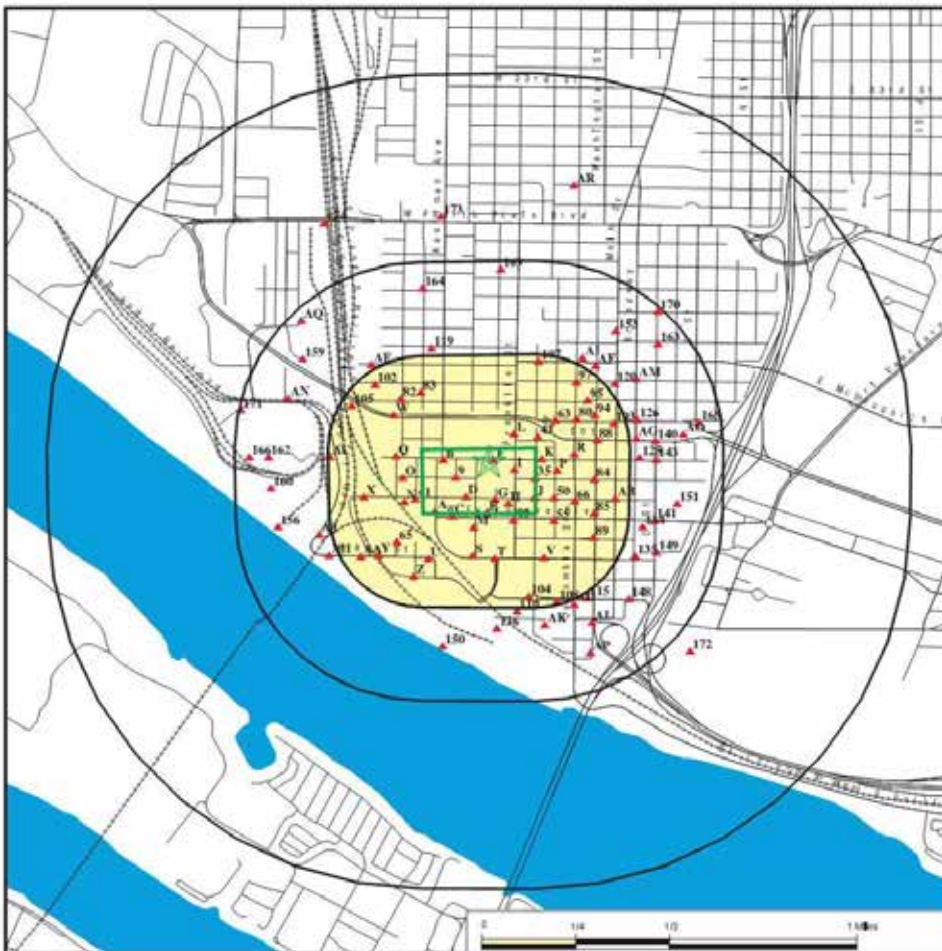
A final EDR Report will be delivered after quality review is conducted.



Nationwide Customer Service
 Telephone: 1-800-352-0650
 Internet: www.edrnet.com

Harper Houff Fighelli, Inc.
 707 W 13th Street
 Vancouver, WA 98660

May 04, 2016



- Target Property
- Sites
- National Priority List Sites
- Dept. Defense Sites
- Indian Reservations BIA

EDR Reference Code: EDR Internal Use only: 20160404-07-100-0044-1105710000
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APPENDIX 1 – CLARK COUNTY DEVELOPER’S GIS PACKET

DEVELOPER'S

GIS

PACKET

Produced By:
Clark County Geographic Information System

For:
HHRP
Kelly Bachelder
Job number DLR-02
360.750.1131

Subject Property Account Number(s):
50490000

PDF # 159638

Printed: May 10, 2016

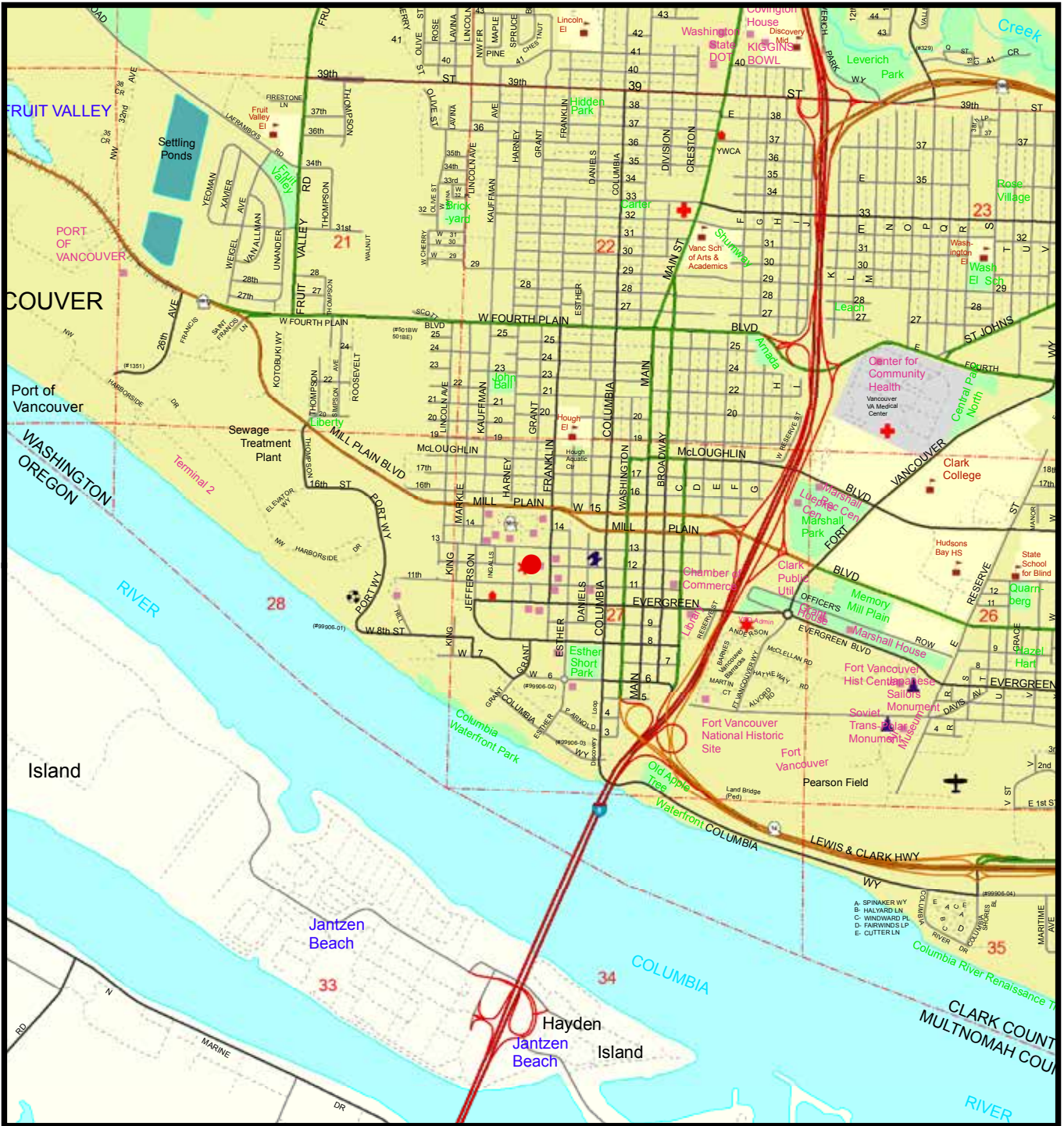
Expires: May 10, 2017



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Clark County Geographic Information System



Geographic Information System

Account No: 50490000
 Owner: CLARK COUNTY GENERAL SERVICES
 Address: PO BOX 5000
 C/S/Z: VANCOUVER, WA 98666

Printed on: May 10, 2016

General Location Map

● Subject Property Location

1:24,000

0 0.1 0.2 0.3 0.4 0.5 Miles

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.



Property Information Fact Sheet

Mailing Information:

Account No.: 50490000
Owner: CLARK COUNTY GENERAL SERVICES
Address: PO BOX 5000
C/S/Z: VANCOUVER, WA 98666

Assessed Parcel Size: 4.96 Ac

Property Type: GOVERNMENT OFFICES AND COURTS

PARCEL LOCATION FINDINGS:

Quarter Section(s): NW 1/4, S27, T2N, R1E

Municipal Jurisdiction: Vancouver

Urban Growth Area: Vancouver

Zoning: CX

Zoning Overlay: BlankWalls20.630,
BuildingLines20.630,
CentralCityPlanDistrict20.265,
FloorAreaRatio1:120.550,
MaxBldgHeight(100-200)20.630,
NoiseImpactOverlayDistrict20.520,
TransitOverlayTierOne20.550

Comprehensive Plan Designation: COM

Trans. Impact Fee Area: Columbia

Park Impact Fee District: 1

Neighborhood Association: No Mapping Indicators

School District: Vancouver

Elementary School: Hough

Junior High School: Discovery

Senior High School: Hudsons Bay

Fire District: Vancouver Fire

Sewer District: Vancouver

Water District: Vancouver

Wildland: No Mapping Indicators

Trans. Analysis Zone: 23

Trans. Management Zone: No Mapping Indicators

Historic Sites: Mapping Indicators Found

ENVIRONMENTAL CONSTRAINTS:

Soil Type(s): LgB, 100.0% of parcel

Hydric Soils: Non-Hydric, 100.0% of parcel

Flood Zone Designation: Outside Flood Area

Liquefaction Susceptibility: Very Low

NEHRP: C

Slope: 0 - 5 percent, 73.1% of parcel

5 - 10 percent, 26.9%

Slopes > 25% + 100 ft buffer: No Mapping Indicators

Unstable Slopes + 100 ft buffer: No Mapping Indicators

Riparian Habitat Conservation Area: No Mapping Indicators

200 ft Shoreline buffer: No Mapping Indicators

Special Wellhead Protection Area: No Mapping Indicators

Priority Species: No Mapping Indicators

Priority Habitat: No Mapping Indicators


Archeological Predictive: Level B - Lower Probability, 100.0% of parcel

Archeological Site Buffers: Mapping Indicators Found

NOTE

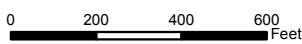
This data is compiled from many sources and scales. Clark county makes this information available as a service, and accepts no responsibility for any inaccuracy, actual or implied.





Geographic Information System

1:4,800



Developer's GIS Packet: Page 4 of 14

2014 Aerial Photography

Account No: 50490000
 Owner: CLARK COUNTY GENERAL SERVICES
 Address: PO BOX 5000
 C/S/Z: VANCOUVER, WA 98666

Proposed Development Area

Printed on: May 10, 2016

| | | |
|-------|-------|-------|
| 21121 | 21122 | 21123 |
| 21128 | 21127 | 21126 |
| | | 21134 |
| | | 21135 |

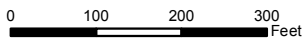
Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.





Geographic Information System

1:2,400



Developer's GIS Packet: Page 5 of 14

2014 Aerial Photography with Contours

Account No: 50490000
 Owner: CLARK COUNTY GENERAL SERVICES
 Address: PO BOX 5000
 C/S/Z: VANCOUVER, WA 98666

- Proposed Development Area
- 2' Elevation Contours

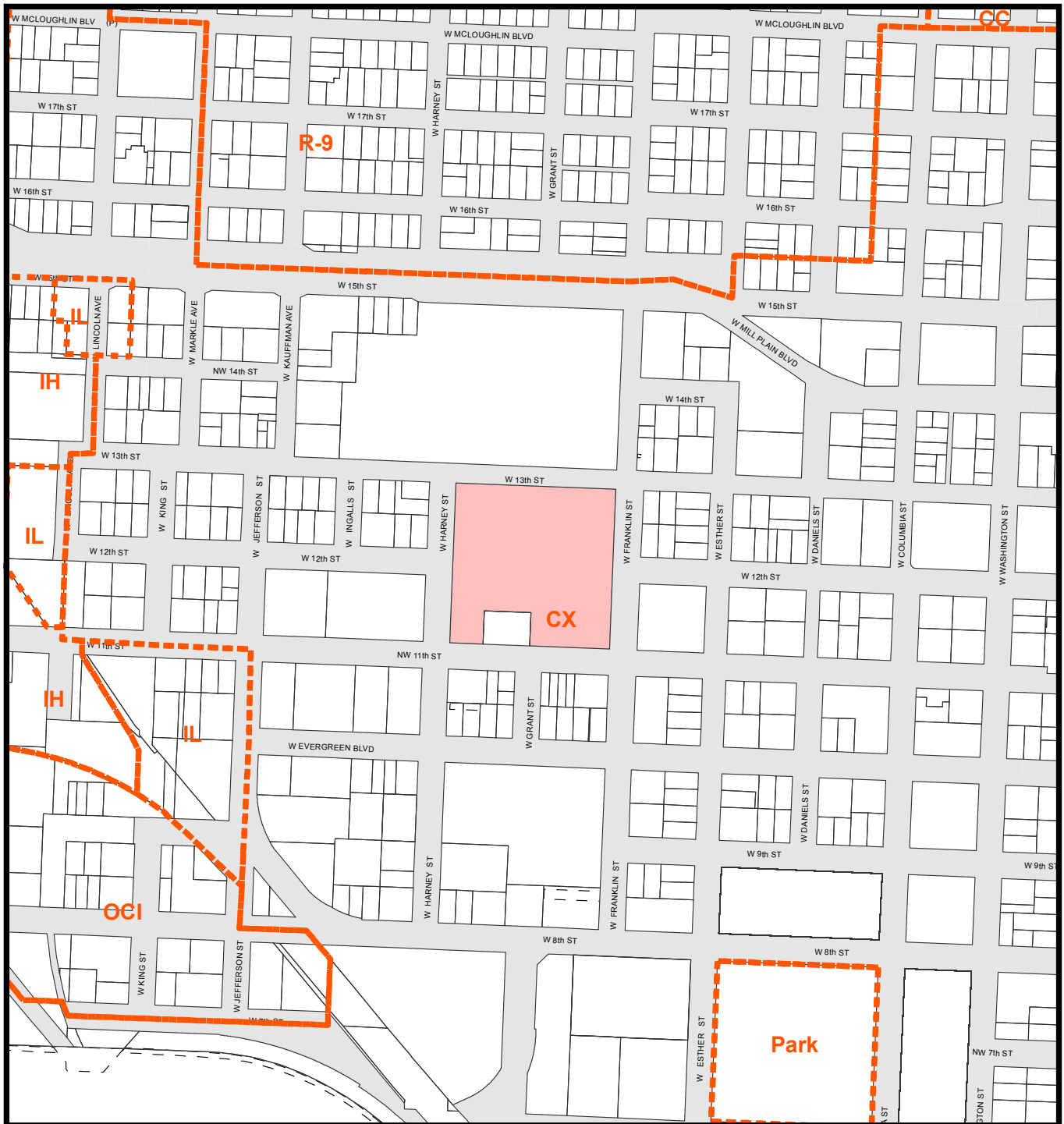
Printed on: May 10, 2016


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|-------|-------|-------|
| 21121 | 21122 | 21123 |
| 21128 | 21127 | 21126 |
| | 21134 | 21135 |

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

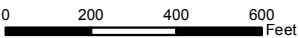


DLR Group





Geographic Information System
1:4,800



Developer's GIS Packet Page 6 of 14

Zoning Designation

Account No: 50490000
 Owner: CLARK COUNTY GENERAL SERVICES
 Address: PO BOX 5000
 C/S/Z: VANCOUVER, WA 98666

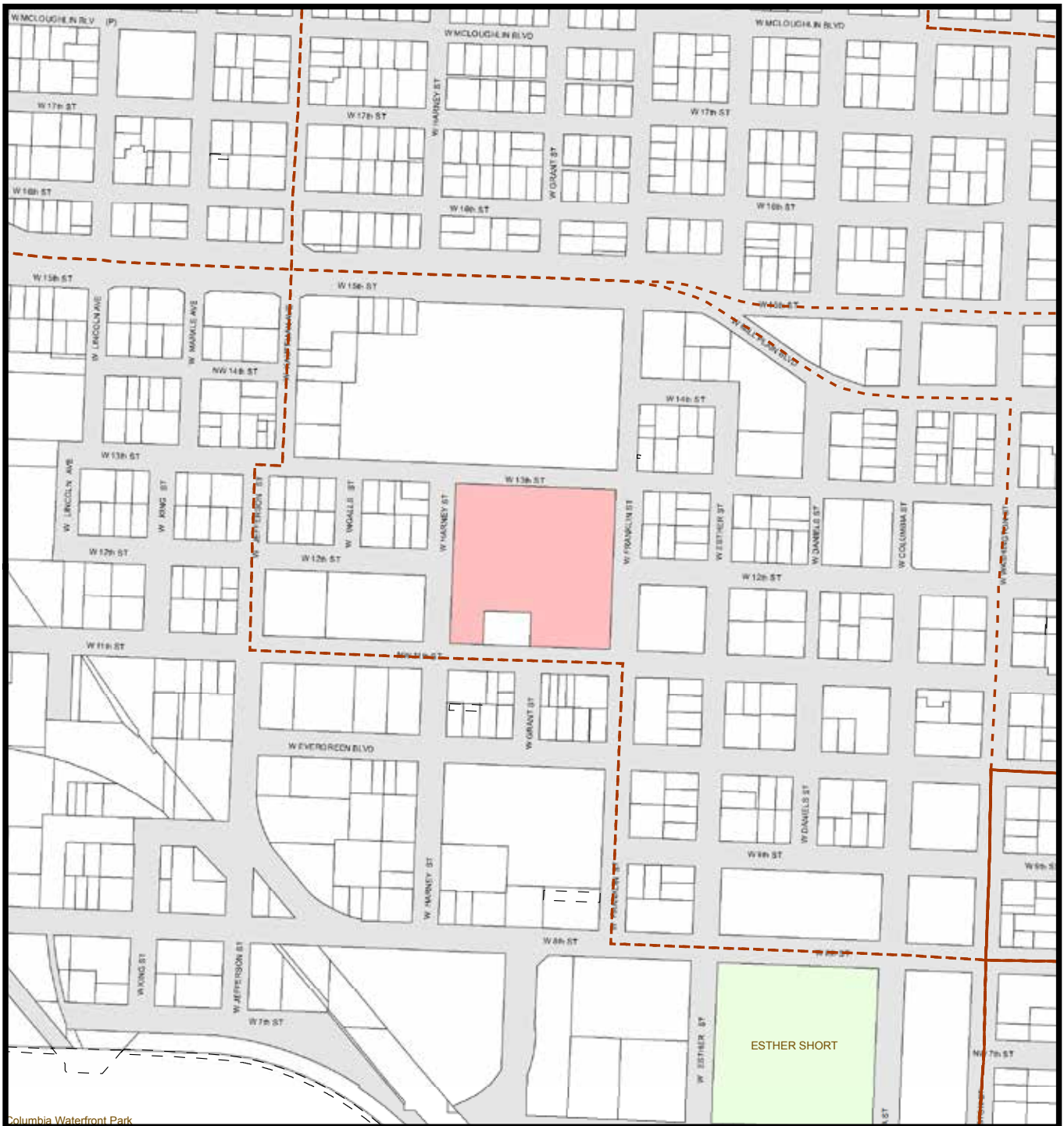
| | |
|--|---|
| Subject Parcel | Urban Holding - 10 (UH-10) |
| Public Road | Urban Holding - 20 (UH-20) |
| Transportation or Major Utility Easement | Urban Holding - 40 (UH-40) |
| Zoning Boundary | Surface Mining Overlay District |

Printed on: May 10, 2016


| | | |
|-------|-------|-------|
| 21121 | 21122 | 21123 |
| 21128 | 21127 | 21126 |
| | 21134 | 21135 |

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.





Columbia Waterfront Park



Geographic Information System

1:4,800

0 190 380 570 Feet

Developer's GIS Packet Page 8 of 14

Arterials C-Tran Routes Parks & Trails

Account No: 50490000
 Owner: CLARK COUNTY GENERAL SERVICES
 Address: PO BOX 5000
 C/S/Z: VANCOUVER, WA 98666

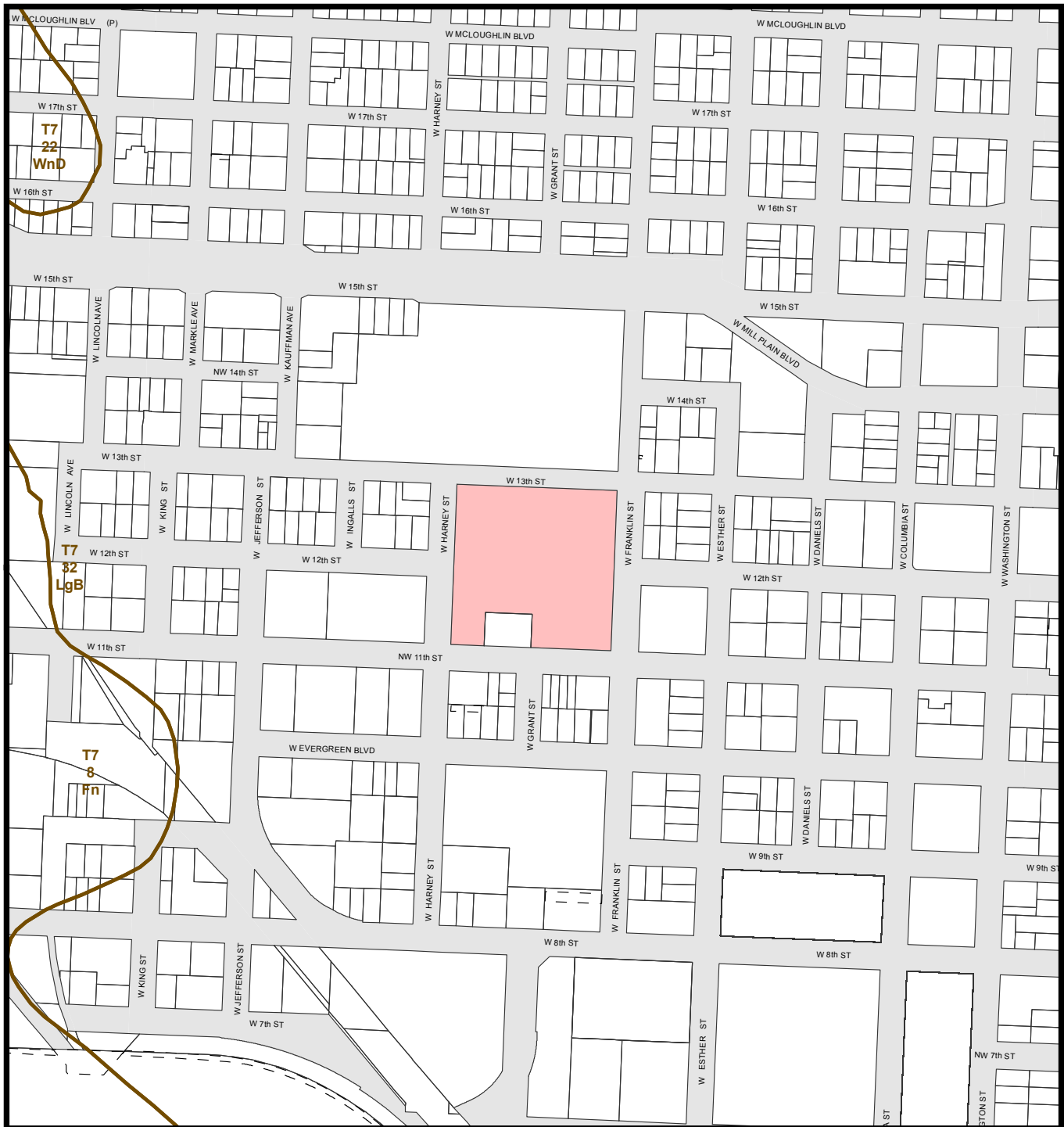
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| 21121 | 21122 | 21123 |
| 21128 | 21127 | 21126 |
| | 21134 | 21135 |

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

| | |
|---|---|
| <ul style="list-style-type: none"> Subject Parcel Public Road Transportation or Major Utility Easement Parks Trails C-Tran Route | <ul style="list-style-type: none"> Principal Arterial Minor Arterial Collector Rural Major Collector Rural Minor Collector State Route Other Proposed Arterial Scenic Highway |
|---|---|







Geographic Information System

1:4,800



Developer's GIS Packet Page 10 of 14

Soil Types

Account No: 50490000
 Owner: CLARK COUNTY GENERAL SERVICES
 Address: PO BOX 5000
 C/S/Z: VANCOUVER, WA 98666

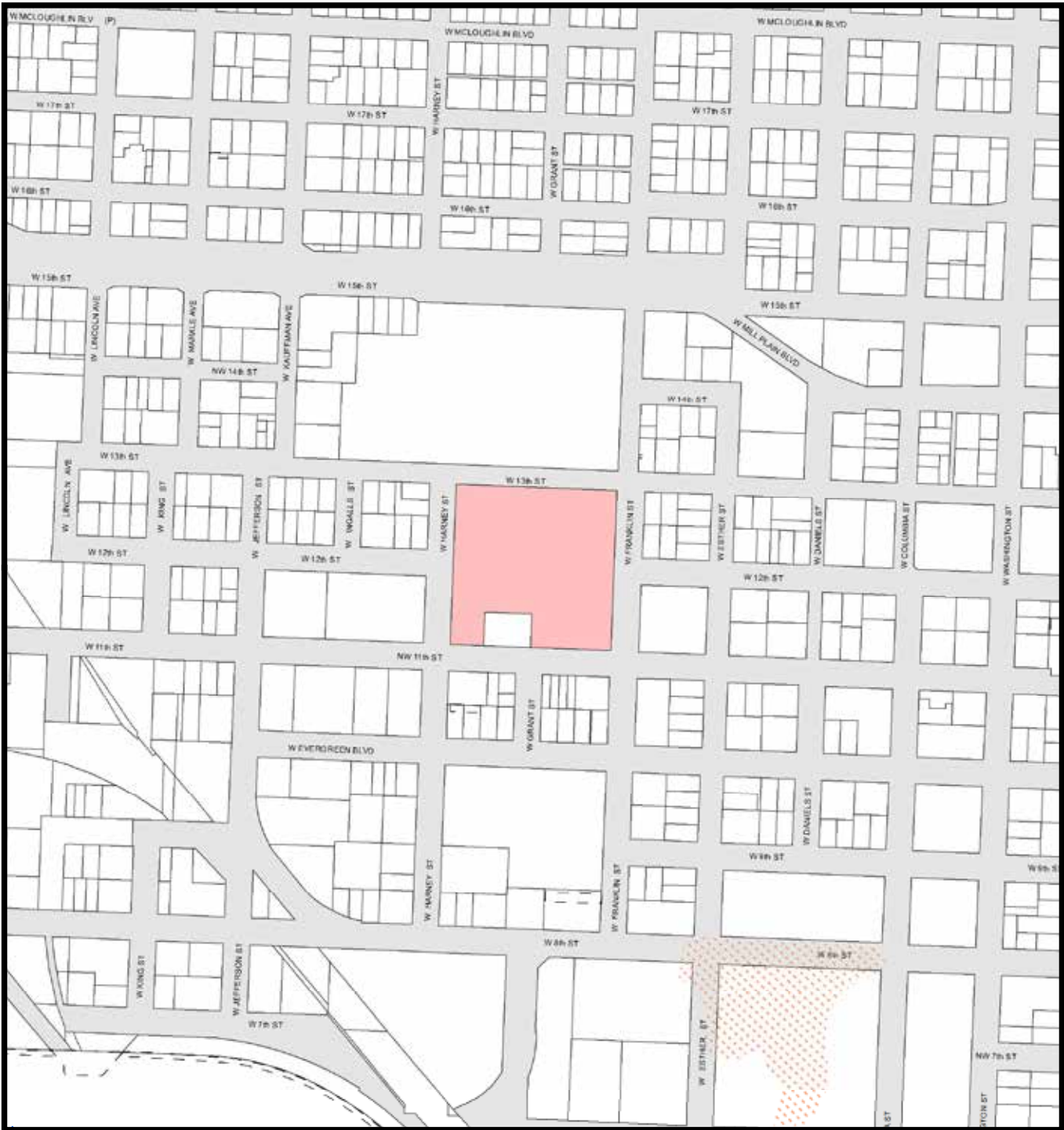
- Subject Parcel
- Public Road
- Transportation or Major Utility Easement
- Soil Type Boundary


Printed on: May 10, 2016

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| 21128 | 21127 | 21126 |
| | 21134 | 21135 |

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.







Geographic Information System

1:4,800

0 190 380 570 Feet

Developer's GIS Packet Page 11 of 14

Environmental Constraints I

Account No: 50490000
 Owner: CLARK COUNTY GENERAL SERVICES
 Address: PO BOX 5000
 C/S/Z: VANCOUVER, WA 98666

Printed on: May 10, 2016

| | | |
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| 21121 | 21122 | 21123 |
| 21128 | 21127 | 21126 |
| | | 21134 |
| | | 21135 |

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

| | | |
|--|-----------------|----------------------|
| Subject Parcel | CARA Category 1 | 100 year Floodplains |
| Public Road | Floodway | Shorelines |
| Transportation or Major Utility Easement | Stream | |
| Hydric Soils | | |
| Wetland Inventory | | |
| Non-riparian Habitat or Species Area | | |



NOTICE: DEVELOPER'S PACKETS CONTAIN THE UPDATED SHORELINE DESIGNATION MAP LAYER

Mapping of Shoreline Master Program (SMP) Shoreline Designations (SDs)

Clark County jurisdictions formed a coalition and worked together, with oversight from the Washington State Department of Ecology, to update their local SMPs and Shoreline Designation (SD) Maps. Updated shoreline designations have been mapped countywide and are now shown in Developer's Packets. However, because the coalition jurisdictions are proceeding individually toward local adoption and Ecology approval of their SMPs and SD Maps, their SD Maps will become effective at different times throughout the rest of 2012 and into 2013. Therefore, it is important to understand that some projects fall under the new designations and some are still regulated based on prior designations.

Interim and newly adopted Shorelines Master Program (SMP) Shoreline Designation (SD) Map layers can be viewed in MapsOnline until the SMP update process for Clark County jurisdictions is complete. The interim map layer entitled *Interim Shoreline Designations* applies to projects in jurisdictions where the newly adopted SD Maps are not yet effective. The *Shoreline Designation* map layer applies to jurisdictions where the newly adopted SD maps have become effective.

It is important to review the SMP status for the jurisdiction in which your project is located to determine which map layer and shoreline designations apply.

The appropriate shoreline map layer and a link to each jurisdiction's SMP website is listed below:

Clark County - As of September 12, 2012, newly adopted shoreline designations are represented in the Shoreline Designations map layer in Developer's Packets

http://www.clark.wa.gov/planning/land_use/shoreline.html

Vancouver and Camas – As of September 24, 2012, new SMP designations took effect for both Camas and Vancouver. New Shoreline Designations are represented in Developer's Packets.

Vancouver - <http://www.cityofvancouver.us/environmentalOrd.asp?menuid=10463&submenuid=10487>

Camas - <http://www.ci.camass.wa.us/index.php/planning/planningcurrentissues>

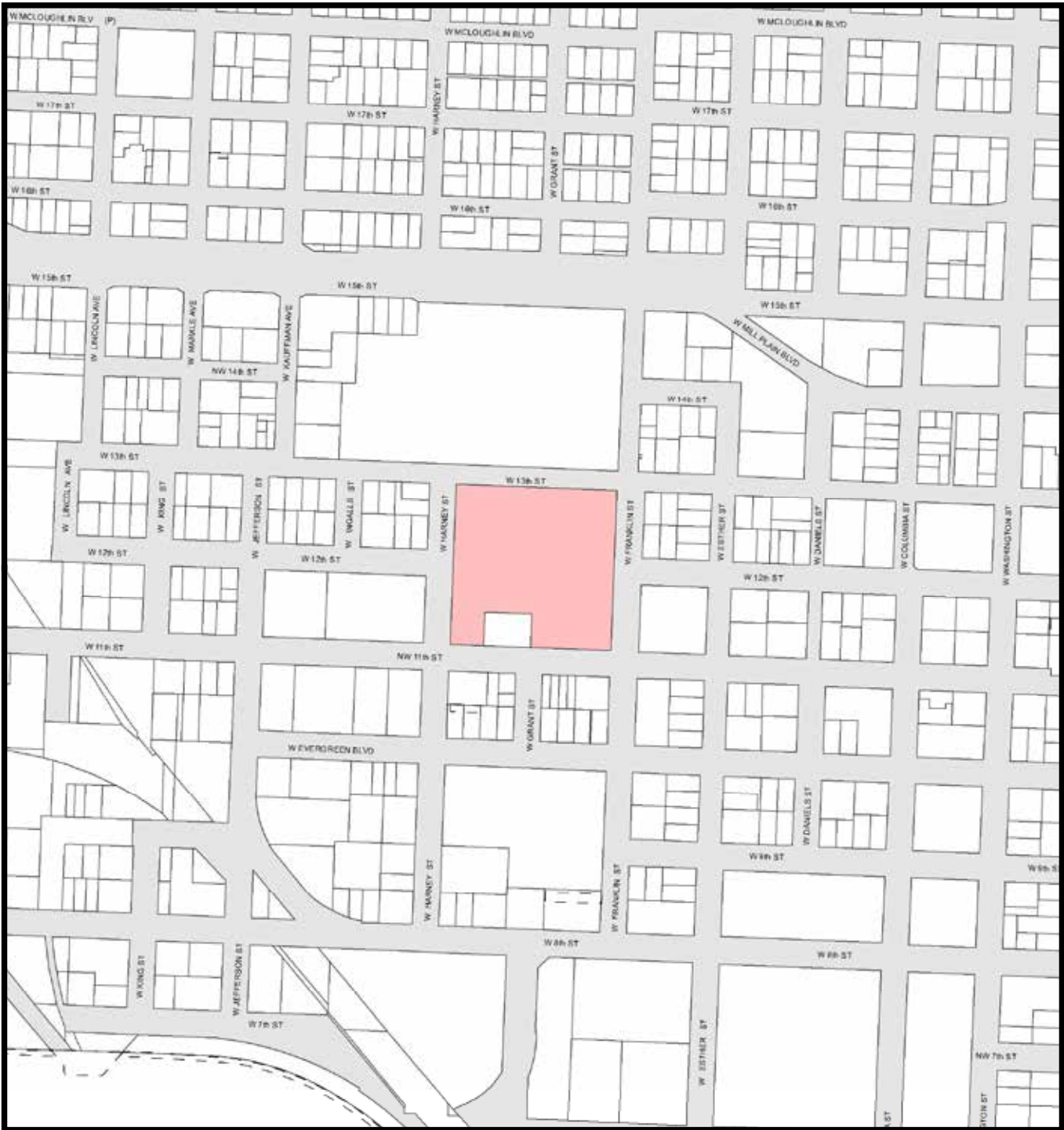
Other jurisdictions – Refer to the Interim Shoreline Designations map layer in MapsOnline until the updated Shoreline Designation Map becomes effective, at which time the Shoreline Designations map layer will take effect.

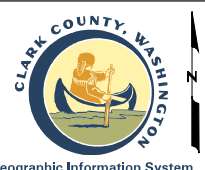
Battle Ground - <http://www.cityofbg.org/index.aspx?nid=374>

La Center - http://www.ci.lacenter.wa.us/city_departments/city_planner.html

Ridgefield - <http://www.ci.ridgefield.wa.us/resources/documents/SMPAdoptedApril122012.pdf>

Washougal - <http://www.cityofwashougal.us/city-services/community-development2/planning-division2/services/shoreline-master-program-update.html>





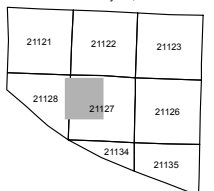
CLARK COUNTY, WASHINGTON

Geographic Information System

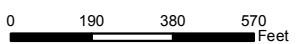
Environmental Constraints II











Account No: 50490000
 Owner: CLARK COUNTY GENERAL SERVICES
 Address: PO BOX 5000
 C/S/Z: VANCOUVER, WA 98666

Printed on: May 10, 2016



1:4,800

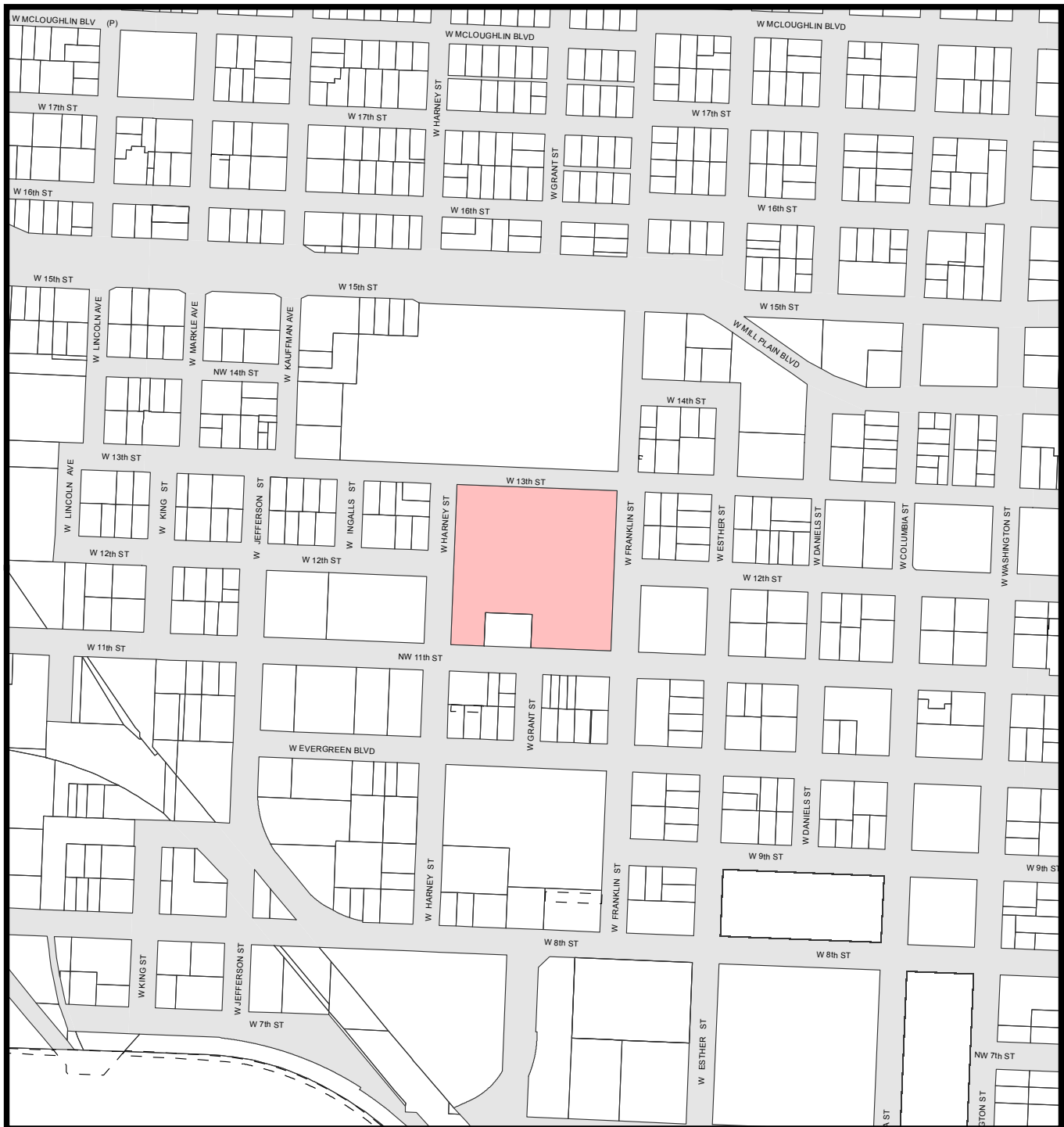



| | |
|--|---|
|  Subject Parcel |  Severe Erosion Hazard Areas |
|  Public Road |  CCHR Historic Site |
|  Transportation or Major Utility Easement |  NRHP Historic Site |
|  Slopes > 15% |  INV Historic Site |
|  Potentially Unstable Slope | |
|  Historic or Active Landslide | |

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Developer's GIS Packet Page 12 of 14







CLARK COUNTY, WASHINGTON
Department of Assessment and GIS
1:4,800

0 200 400 600 Feet

Developer's GIS Packet: Page 13 of 14

Adjacent Development

Account No: 50490000
Owner: CLARK COUNTY GENERAL SERVICES
Address: PO BOX 5000
C/S/Z: VANCOUVER, WA 98666

- Proposed Development Area
- Public Road
- Transportation or Major Utility Easement

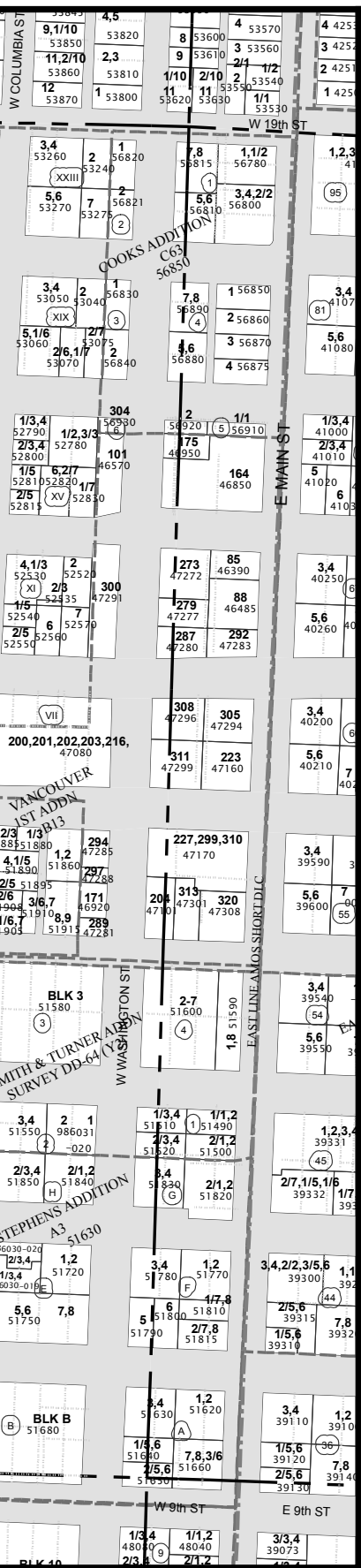
Printed on: May 10, 2016

| | | |
|-------|-------|-------|
| 21121 | 21122 | 21123 |
| 21128 | 21127 | 21126 |
| 21134 | | 21135 |

Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.







Clark County Washington

NW Qtr of Section 27 T2N R1E WM

Legend

- History
- Railroad
- Utility Line
- Pipelines
- Streams
- Easements
- Control Lines
- City Boundaries
- Donation Land Claim
- Tax Code Lines
- Donation Land Claim
- Subdivision Lines
- Road Right of Way - Actual Road May not Exist
- Water

1:3,600



CLARK COUNTY
WASHINGTON
proud past, promising future
Geographic Information System



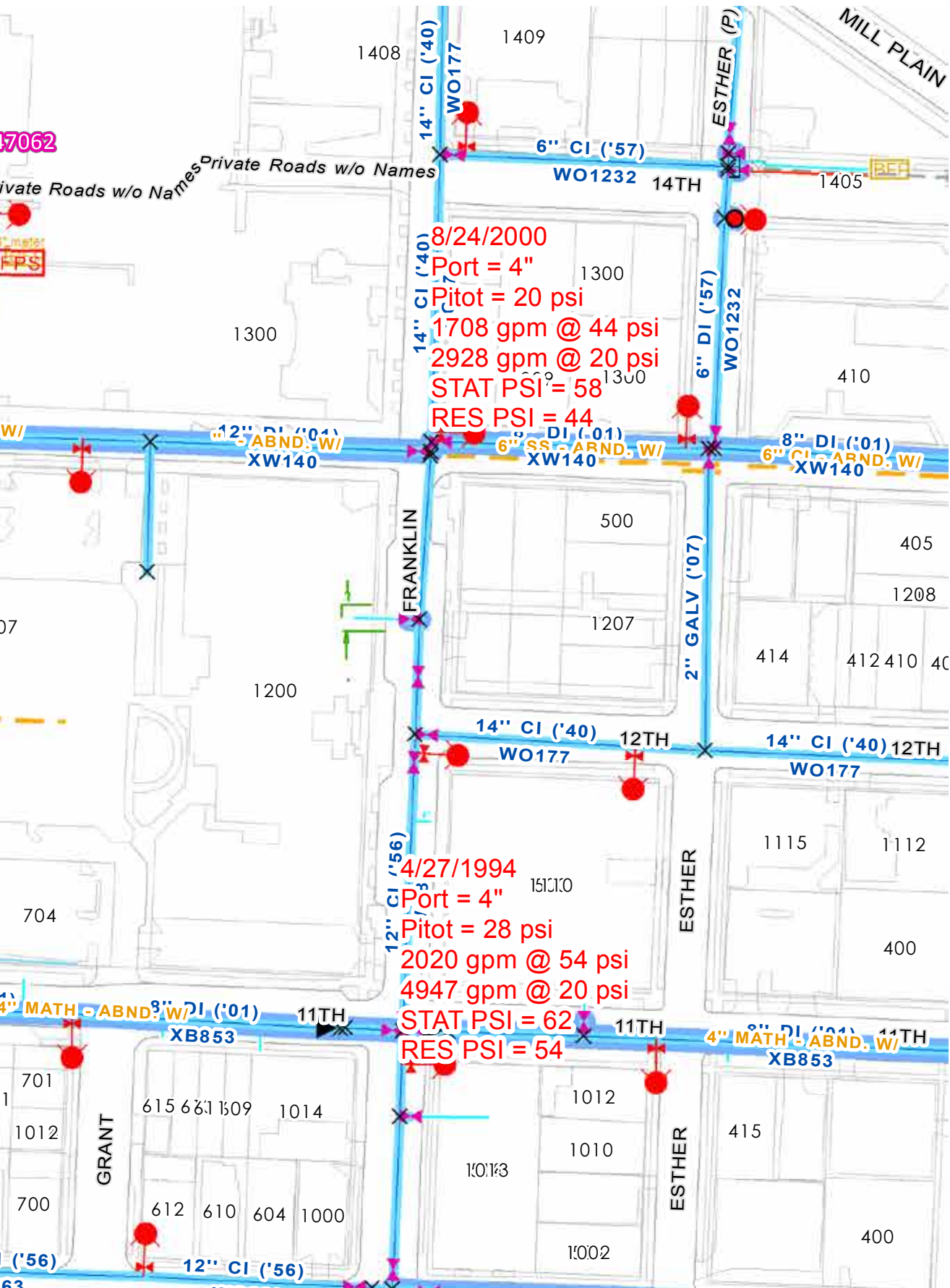
Information shown on this map was collected from several sources. Clark County accepts no responsibility for any inaccuracies that may be present.

Printed on: January 11, 2016



APPENDIX 2 – CITY OF VANCOUVER WATER SYSTEM MAP



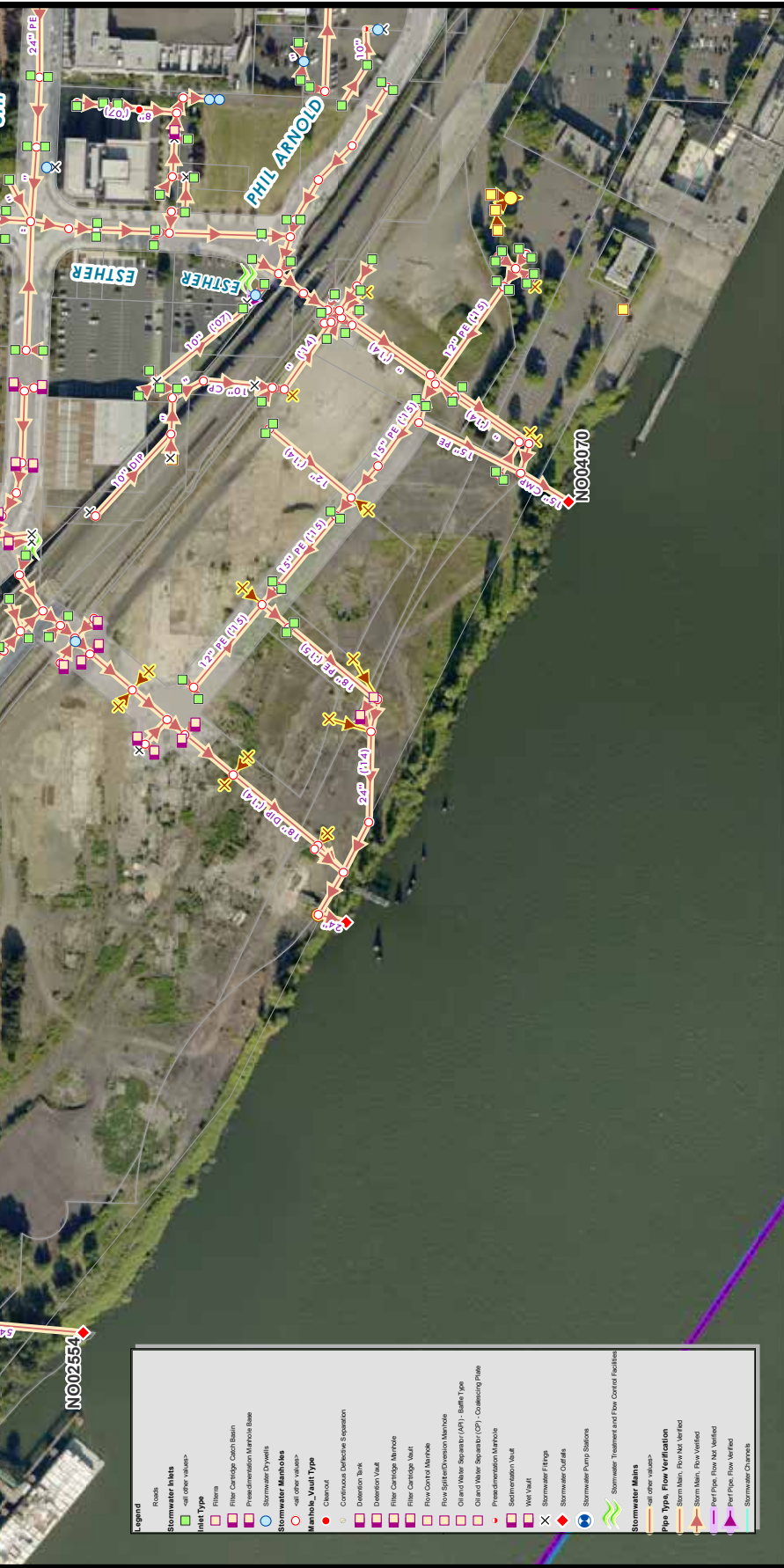


APPENDIX 3 – CITY OF VANCOUVER SEWER SYSTEM MAP



APPENDIX 4 – CITY OF VANCOUVER STORM SYSTEM MAPS





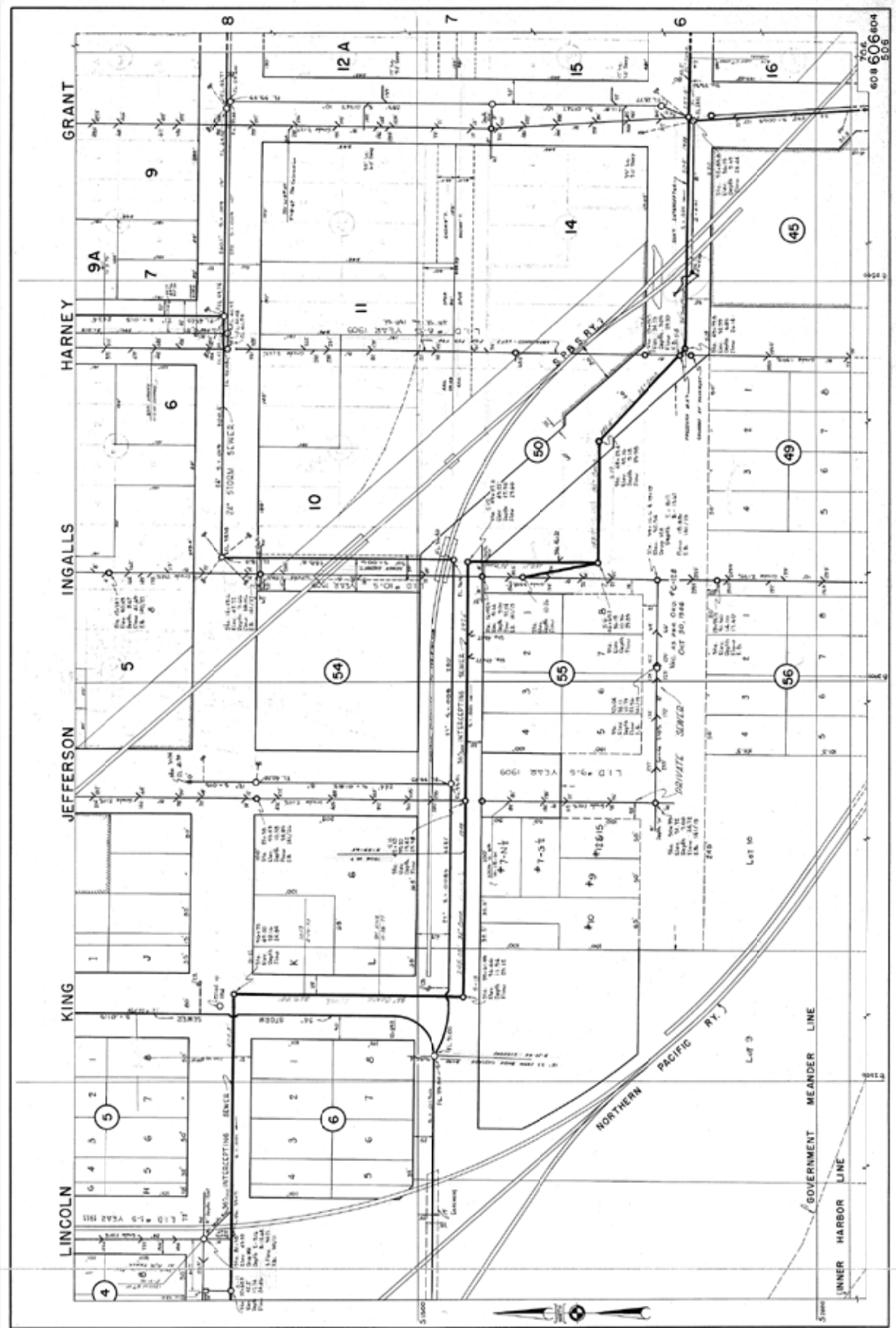
Stormwater Utility Map

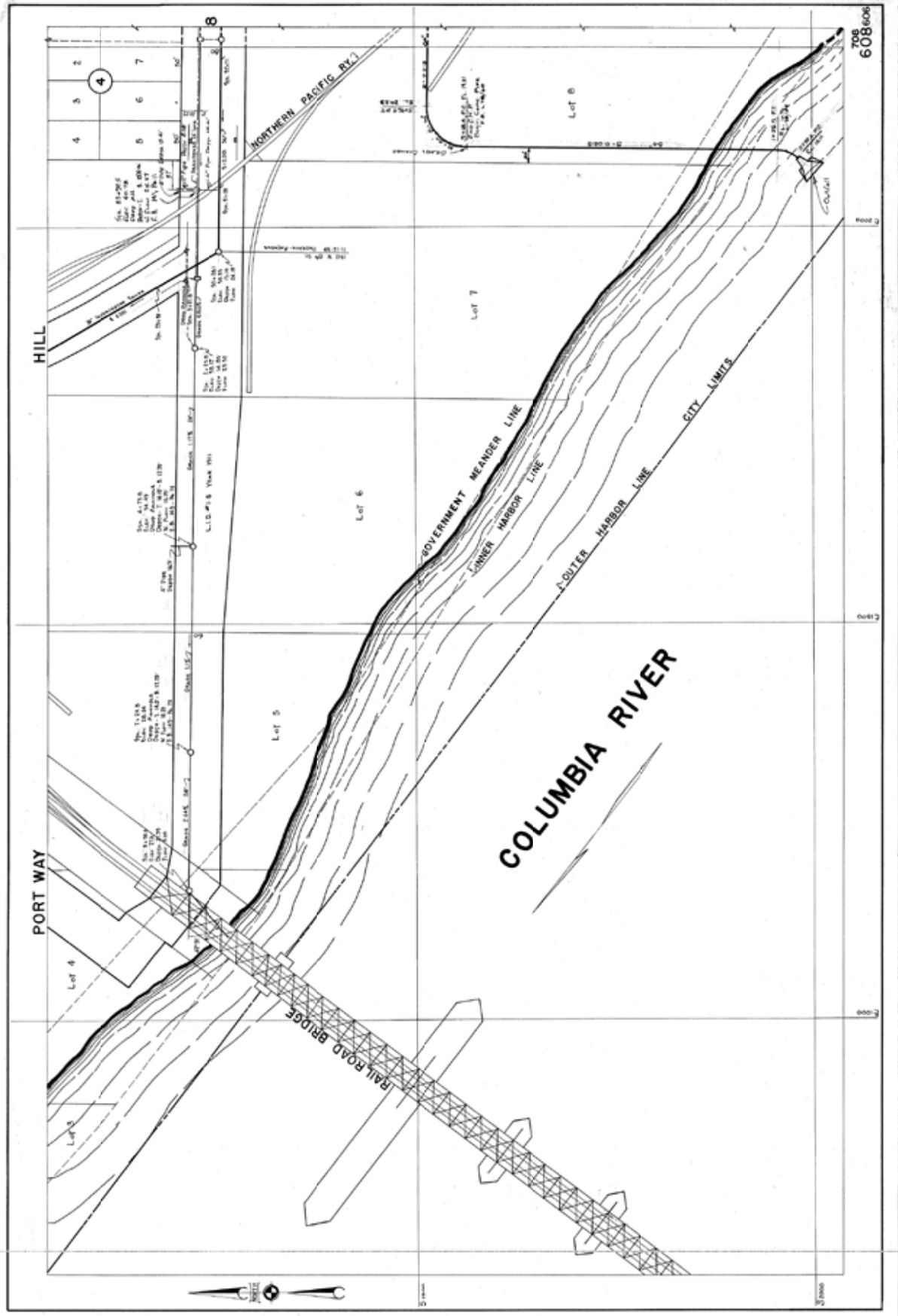
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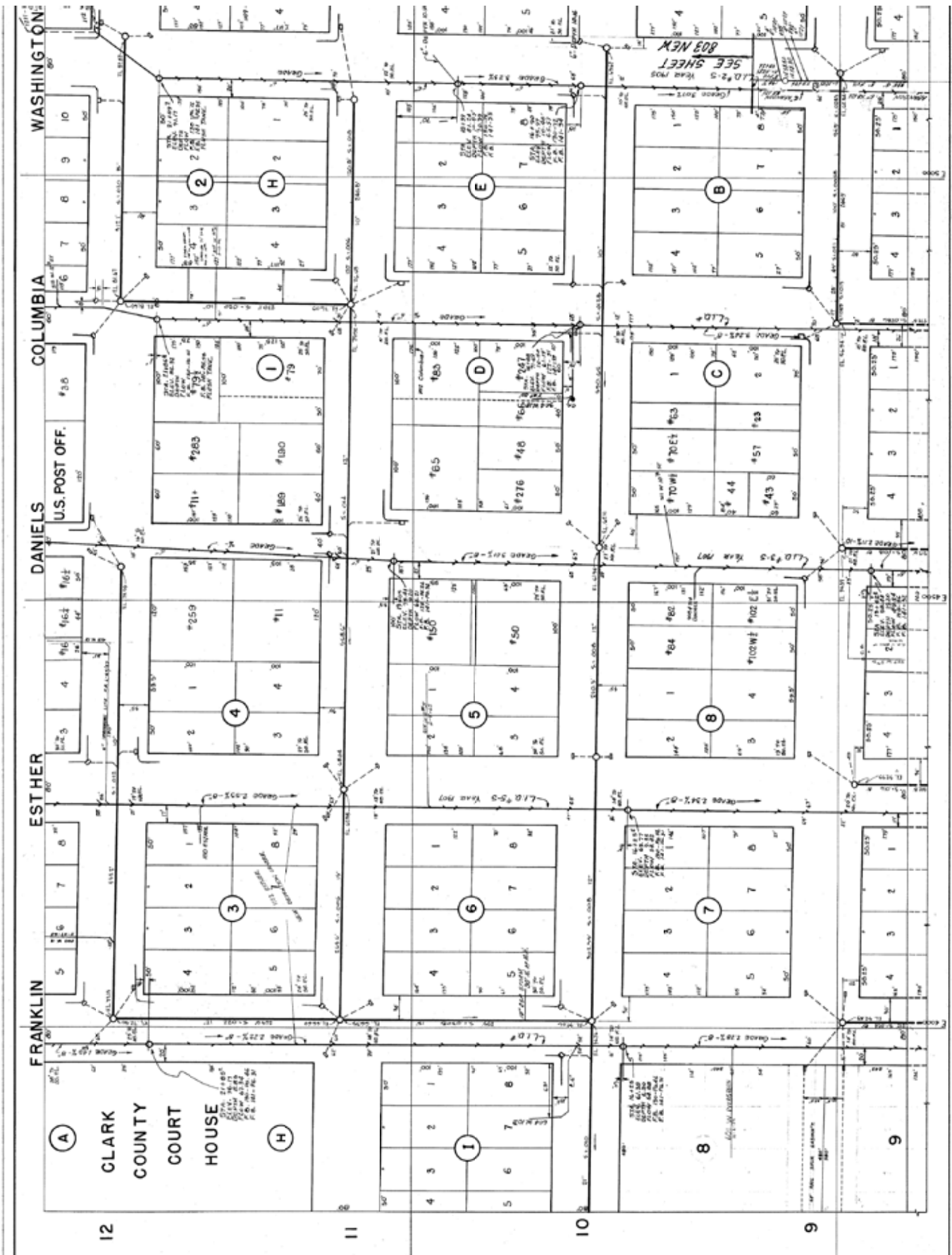


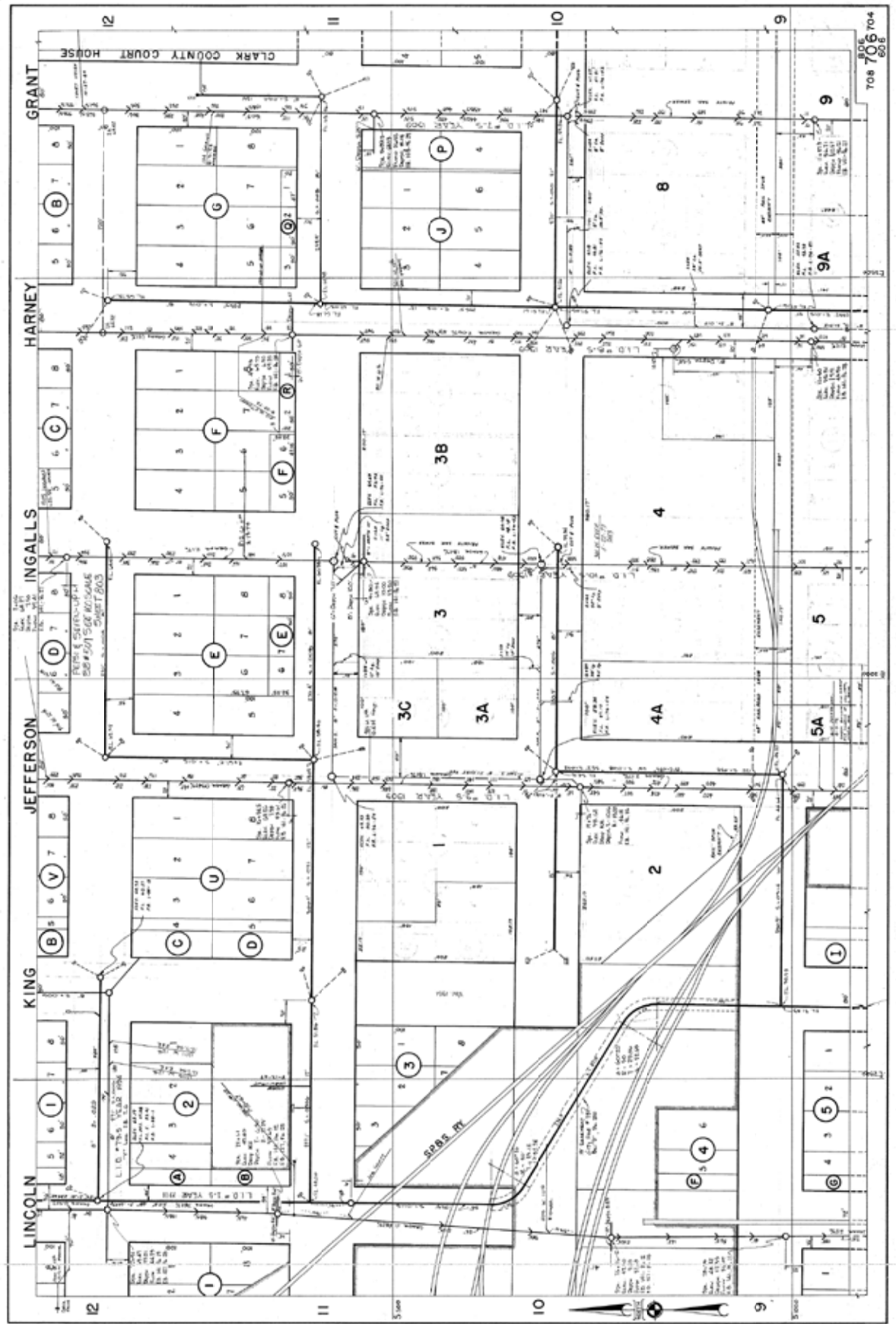
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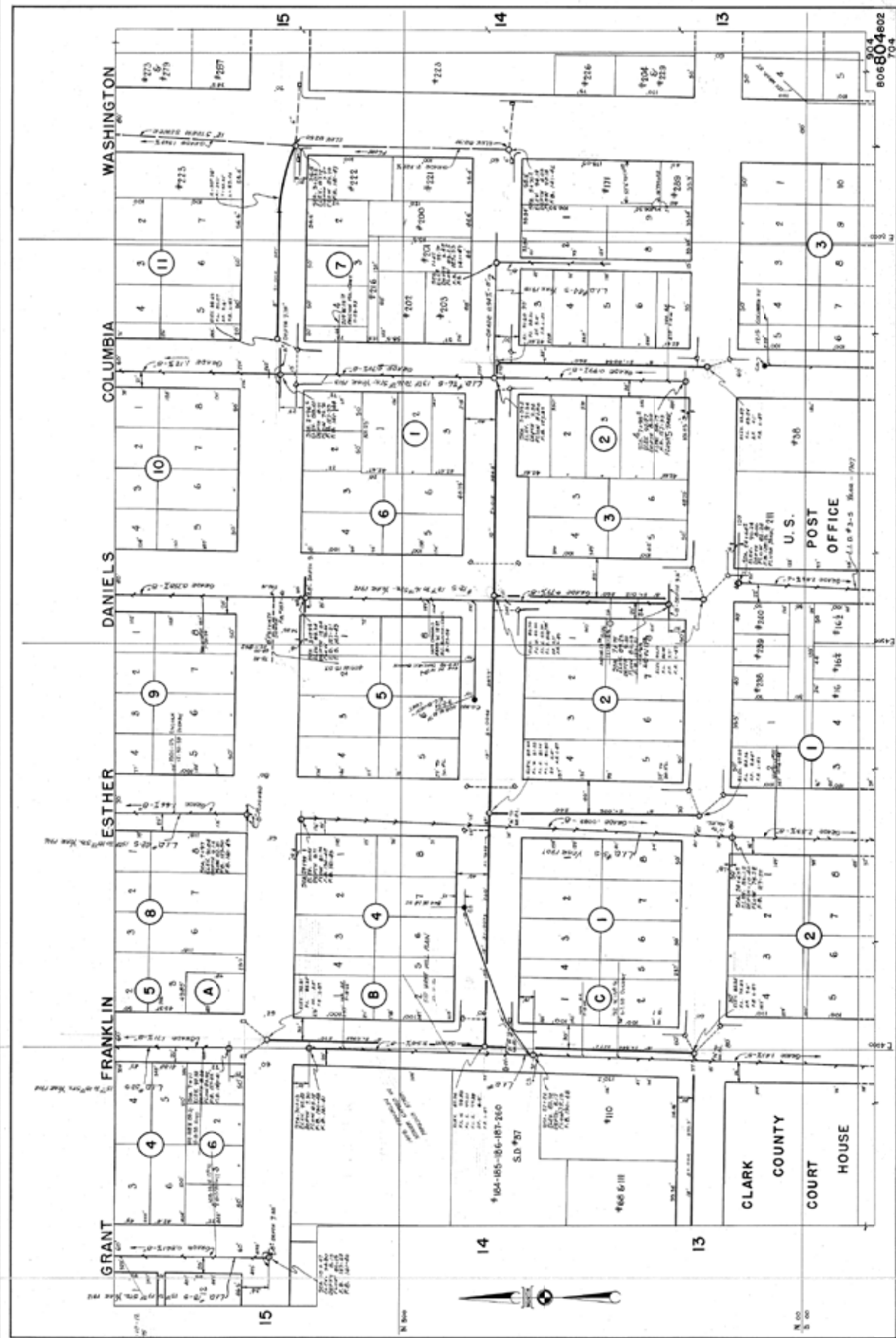
Printed On: May 11, 2016 Date: 5/11/2016
Project: C:\Users\hedwalk\Desktop\Untitled.mxd (hedwalk)





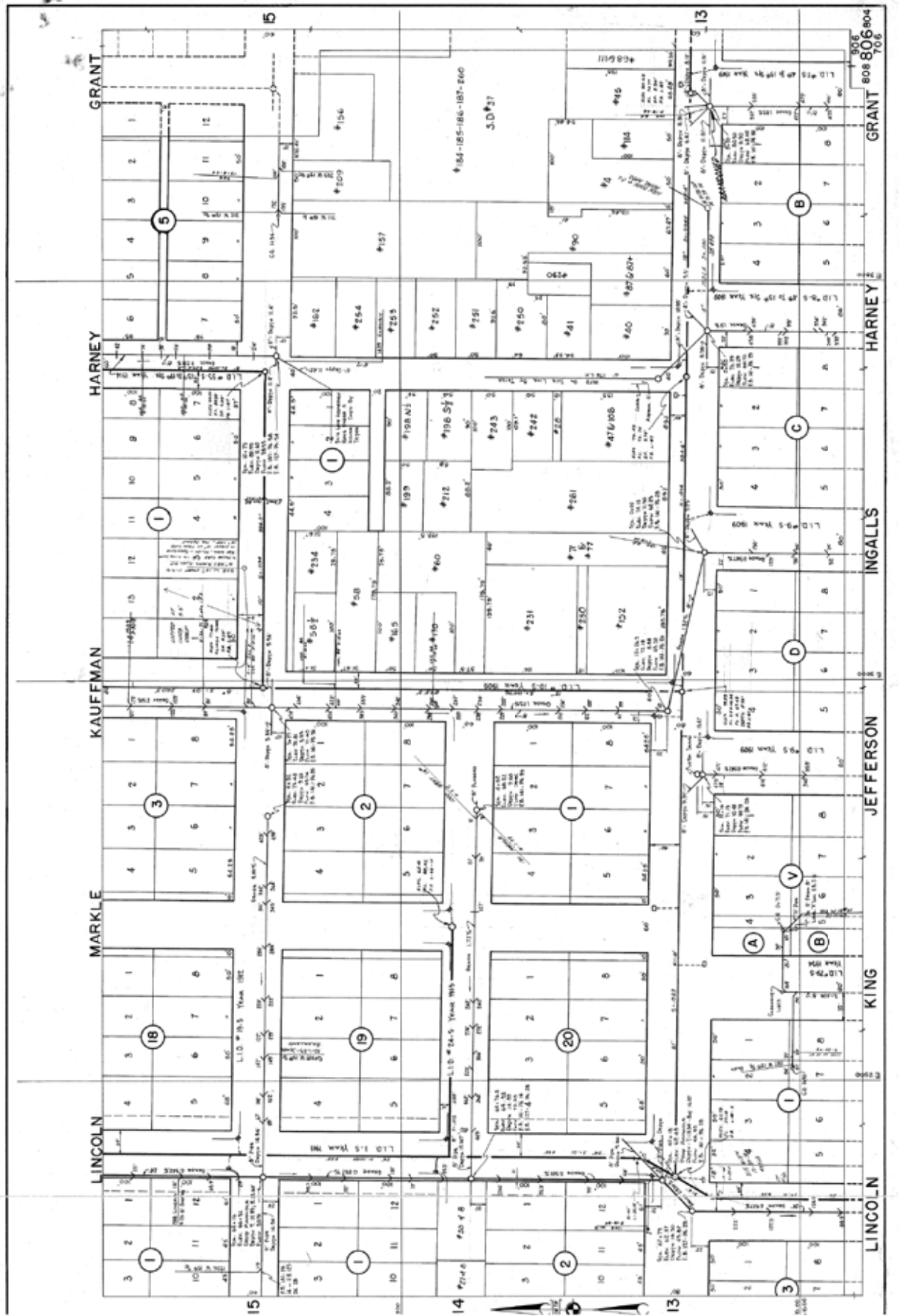






806804e02
704





APPENDIX 5 – NORTHWEST NATURAL GAS SYSTEM MAP



NW Natural PLAT: 1-015-029 COUNTY: CLARK
 (503)226-4211 TOWNSHIP: T02N RANGE: R01E SECTION: 27NW SCALE: 1 IN = 100 FT

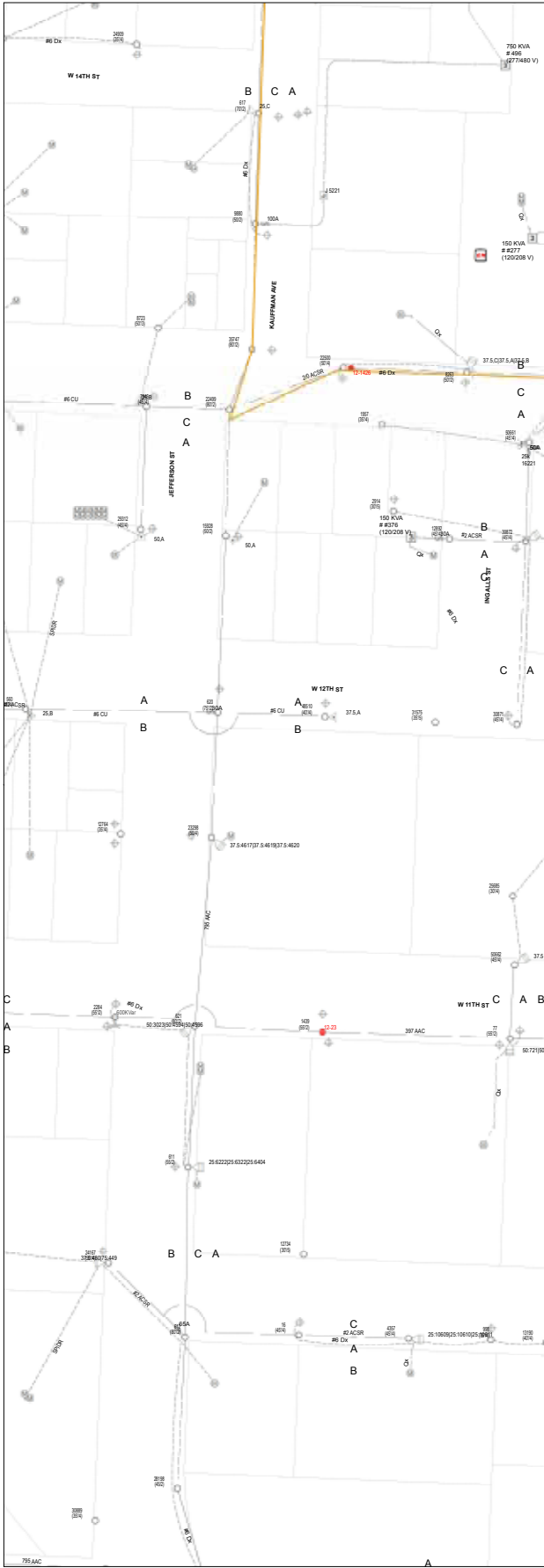


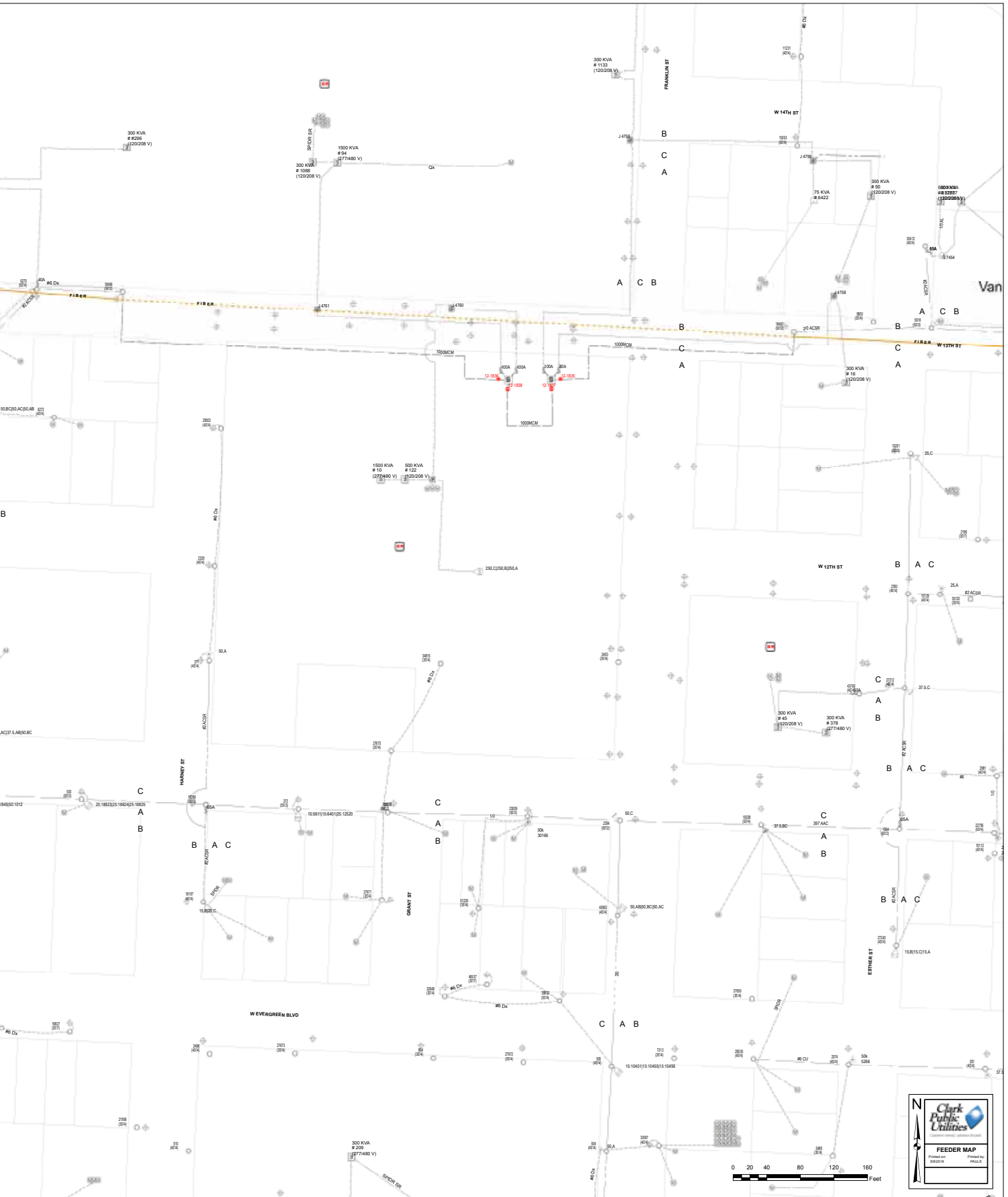


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 USER ID: gpn

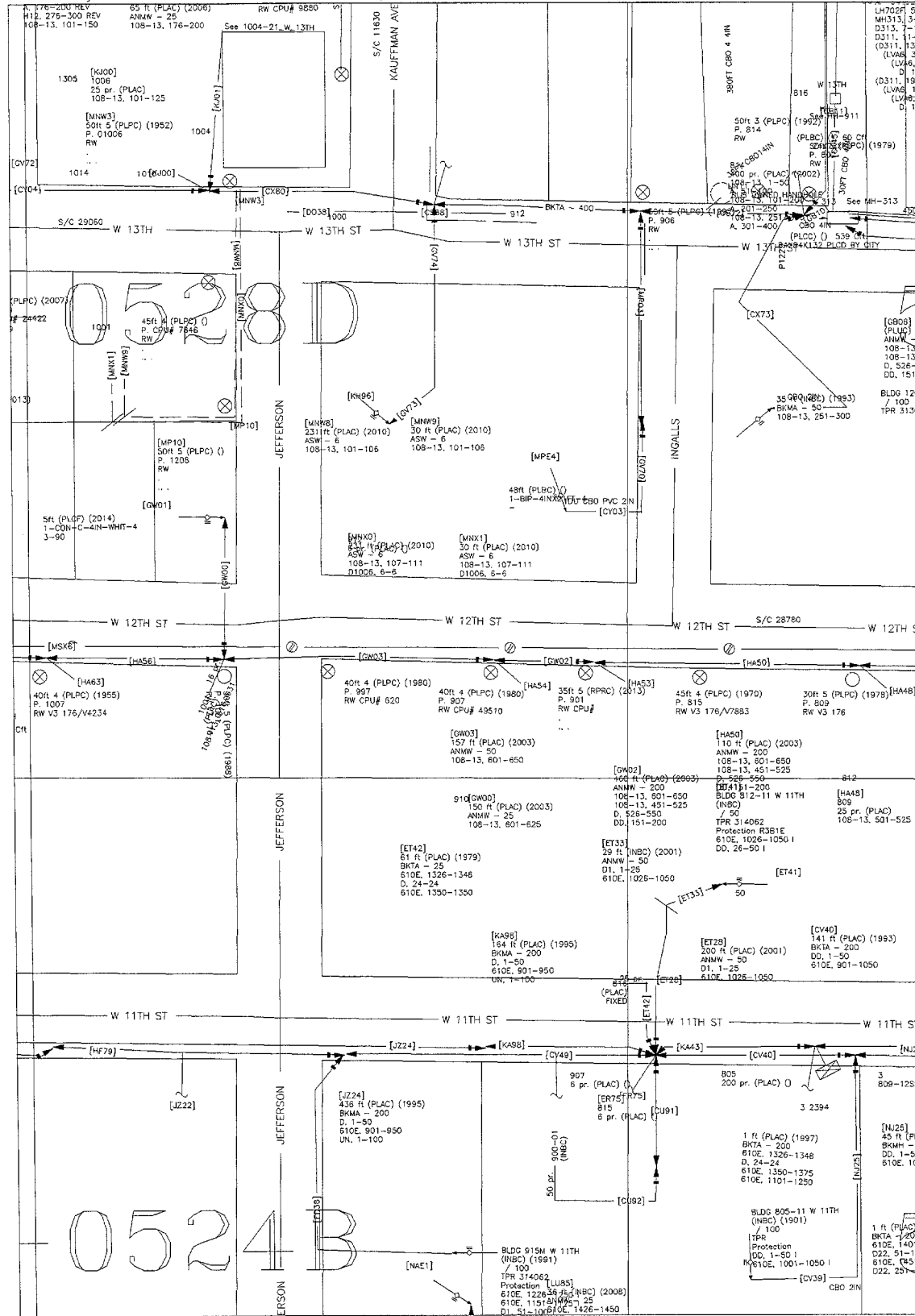


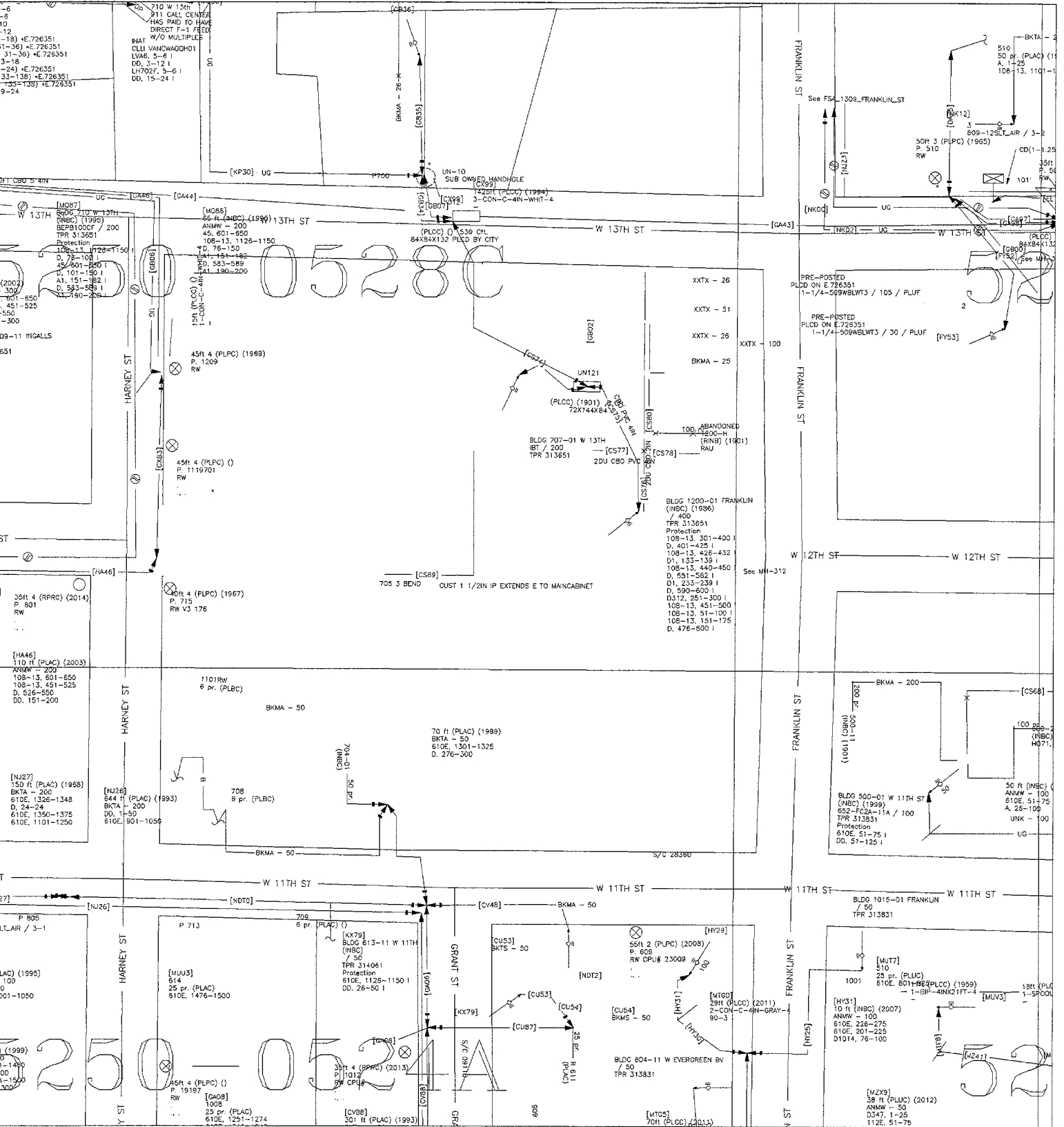
APPENDIX 6 – CLARK PUBLIC UTILITIES ELECTRICAL SYSTEM MAP



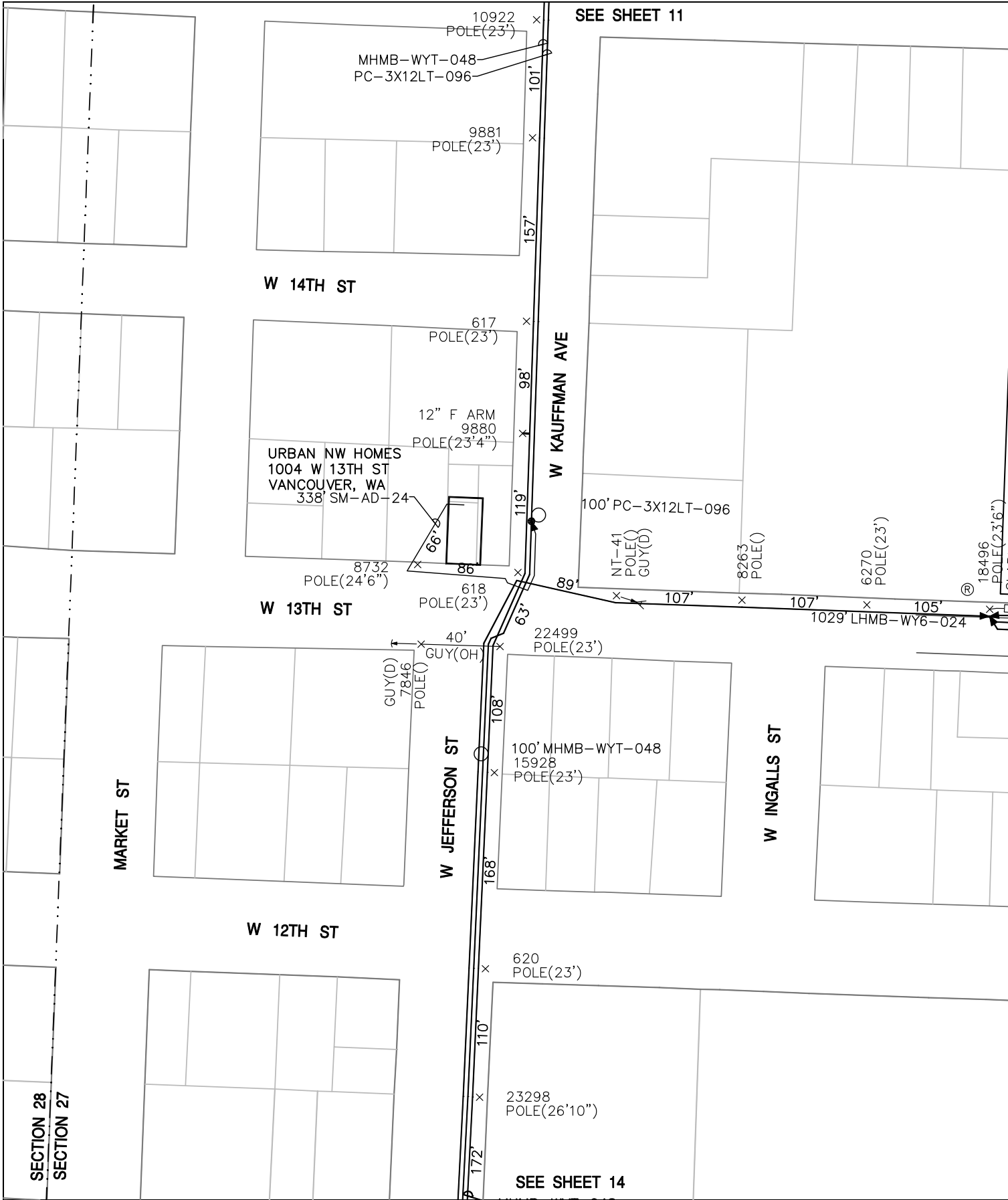


APPENDIX 7 – CENTURYLINK SYSTEM MAPS / INTEGRA TELECOM
SYSTEM MAPS





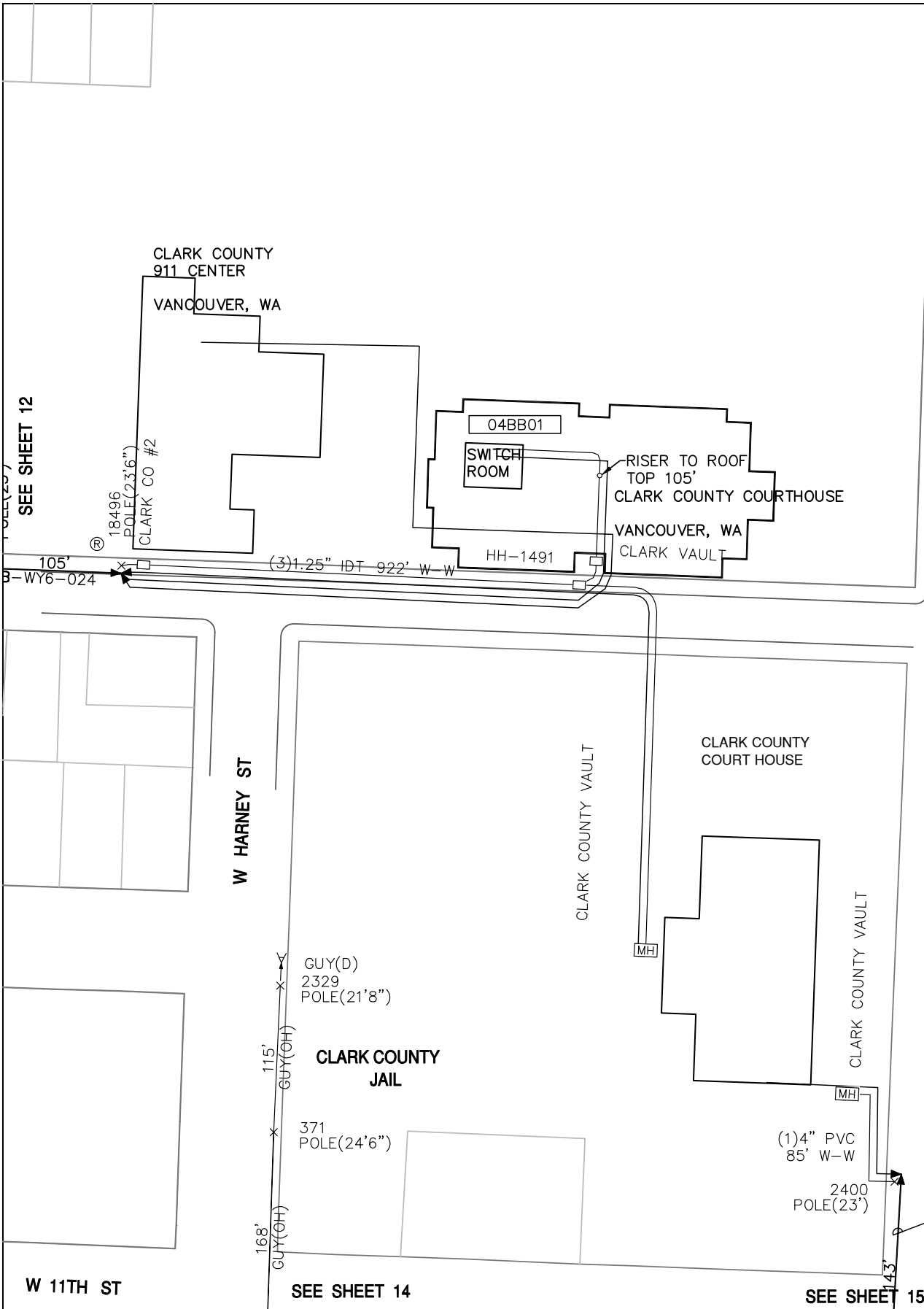
SECTION 28
SECTION 27

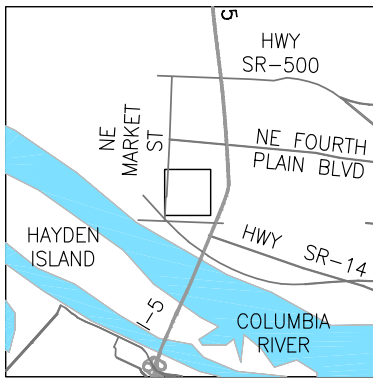


SEE SHEET 11

SEE SHEET 14





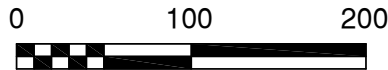


VICINITY MAP
NO SCALE

PROJECT UPDATES

| DATE | PROJECT NAME, NUMBER |
|----------|---|
| MAR 2003 | CONDUIT PLACEMENT, W 13TH ST; 8003515 |
| MAR 2004 | CONDUIT PLACEMENT, W 13TH ST, NEW COURTHOUSE BUILDING; 8004929 |

AREA MAP



18110 SE 34TH ST
BUILDING ONE, SUITE 100
VANCOUVER, OR 98682
CORP. (360) 558-6900

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CONSULTANTS

TO MAIN INDEX

ENGINEER STAMP

W FRANKLIN STREET

AND
W 13TH STREET

VANCOUVER, WA

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| CAD DWG FILE: |
| DRAWN BY: |
| CHECKED BY: |

SHEET TITLE

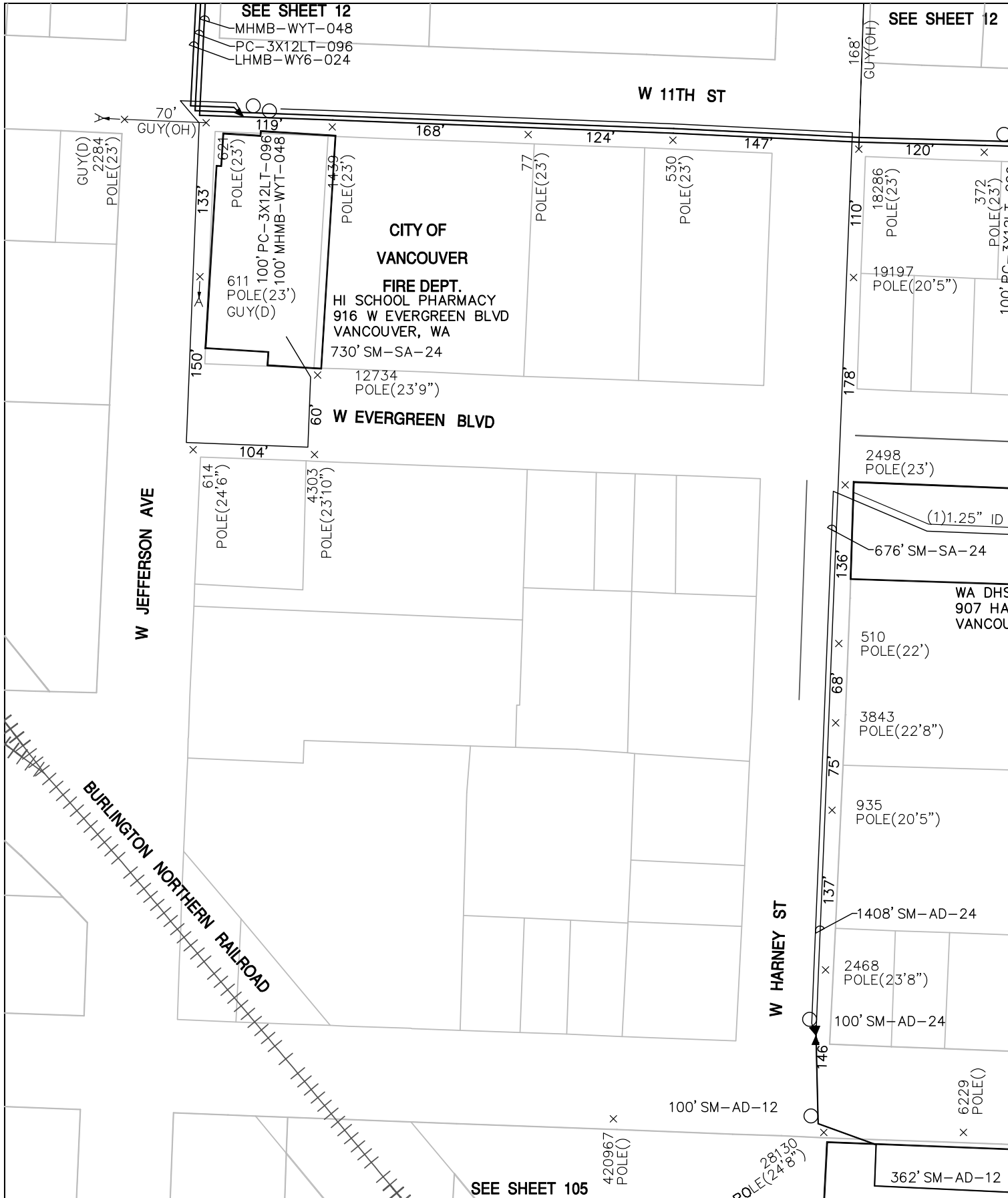
PORTLAND MAN

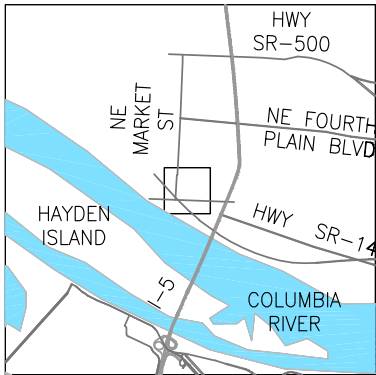
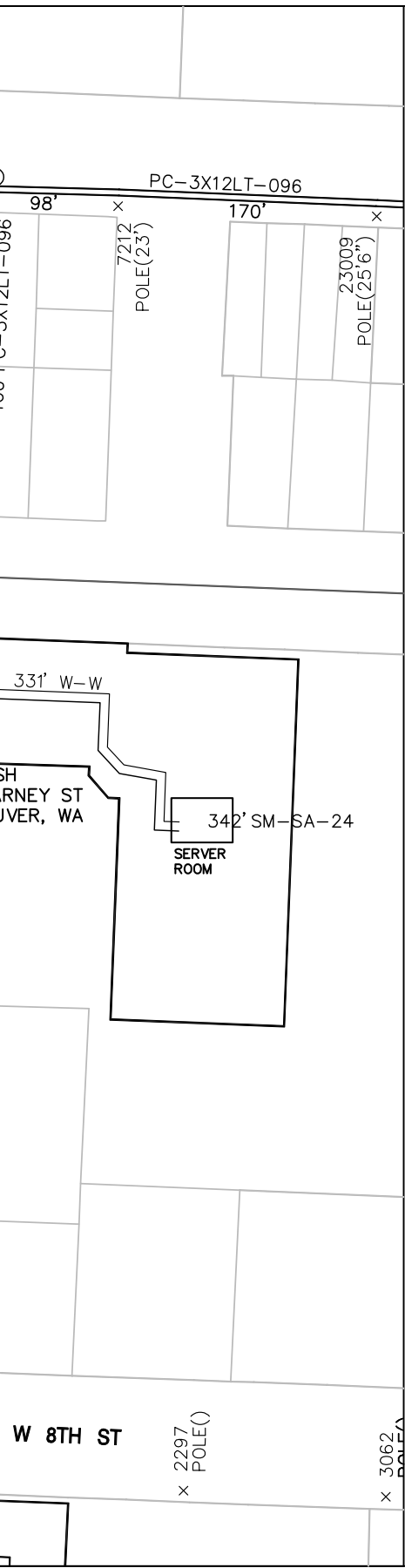
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2N1E, SEC 27
SHEET 13 OF 107



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SEE SHEET 15

VICINITY MAP
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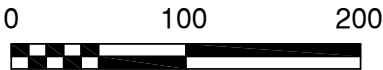


PROJECT UPDATES

| DATE | PROJECT NAME, NUMBER |
|----------|---|
| OCT 2003 | MAINTENANCE CABLE RELOCATION 10-27-2003 |

SEE SHEET 15

AREA MAP



18110 SE 34TH ST
BUILDING ONE, SUITE 100
VANCOUVER, OR 98682
CORP. (360) 558-6900

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CONSULTANTS



ENGINEER STAMP

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AND
W JEFFERSON AVENUE
VANCOUVER**

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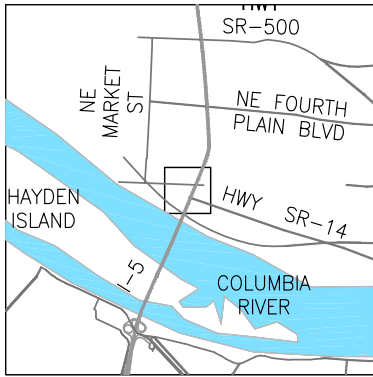
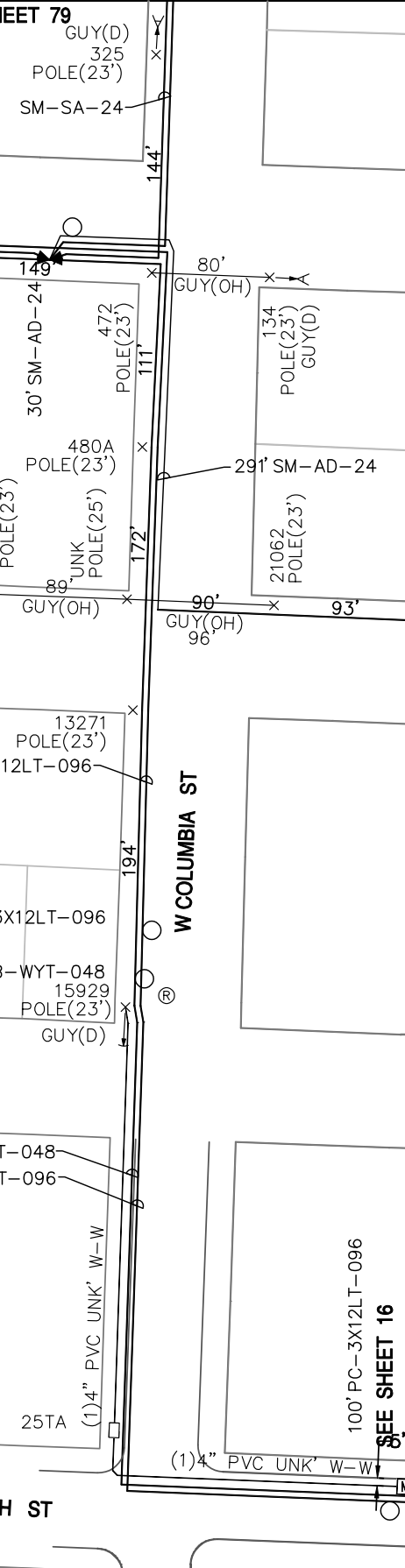
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DRAWN BY:
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SHEET TITLE

PORTLAND MAN
ASBUILT

2N1E, SEC 27
SHEET 14 OF 114





VICINITY MAP
NO SCALE

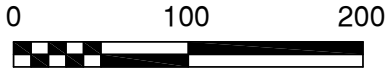


PROJECT UPDATES

| DATE | PROJECT NAME, NUMBER |
|----------|---|
| OCT 2003 | MAINTENANCE CABLE RELOCATION 10-27-2003 |

SEE SHEET 114

AREA MAP



18110 SE 34TH ST
BUILDING ONE, SUITE 100
VANCOUVER, OR 98682
CORP. (360) 558-6900

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CONSULTANTS

TO MAIN INDEX

ENGINEER STAMP

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STREET

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W 11TH
STREET

VANCOUVER

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PROJECT NO:

CAD DWG FILE:

DRAWN BY:

CHECKED BY:

SHEET TITLE

PORTLAND MAN

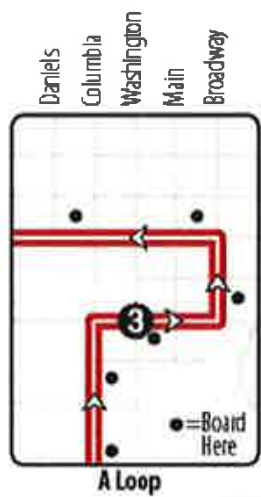
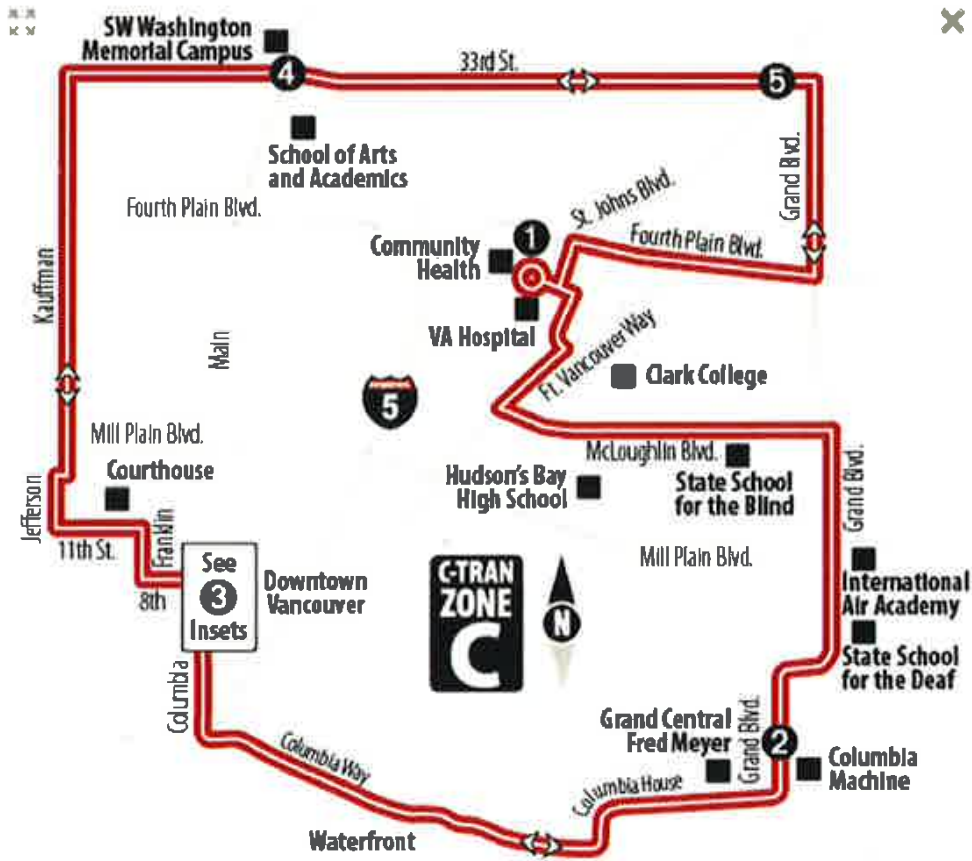
ASBUILT

2N1E, SEC 27
SHEET 15 OF 114



APPENDIX 8 – C-TRAN BUS ROUTE





APPENDIX 9 – SOIL SURVEY



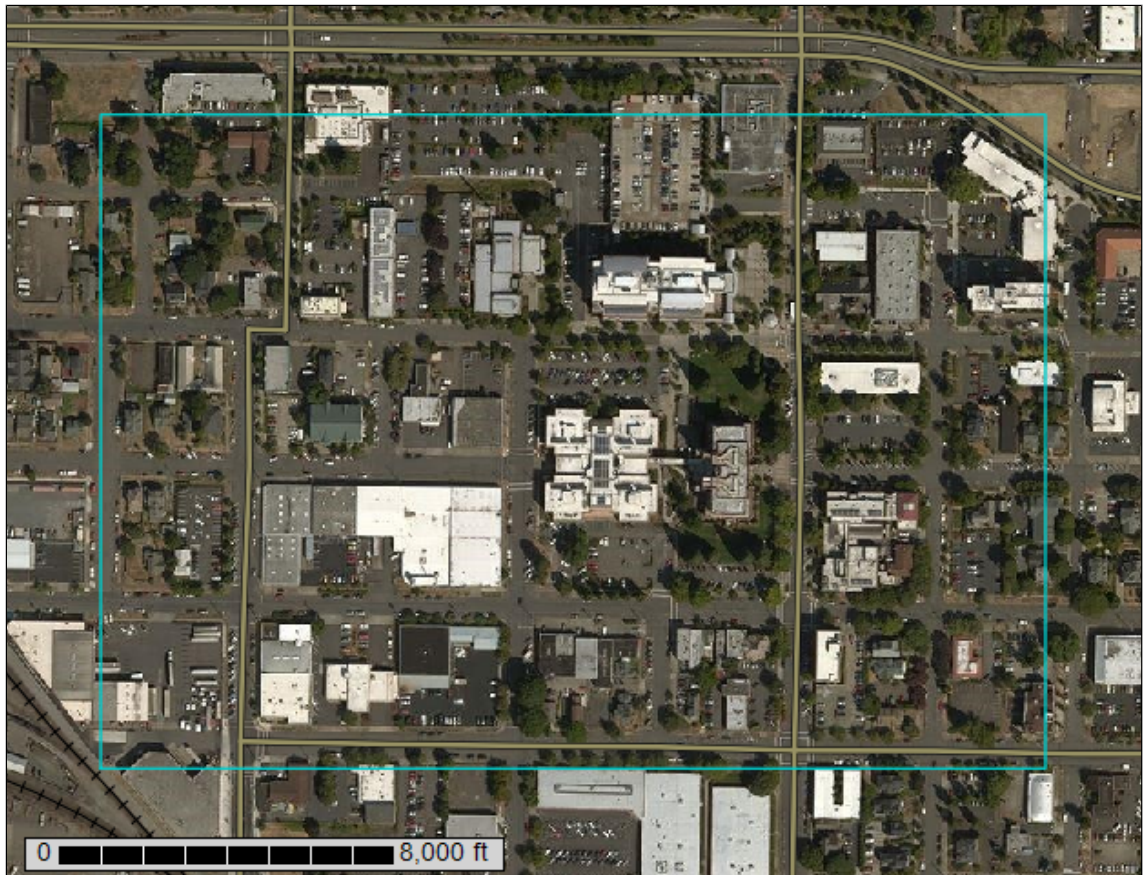
United States
Department of
Agriculture

NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Clark County, Washington**



May 3, 2016



 DLR Group

Preface

Soil surveys contain information that affects land use planning in survey areas. They highlight soil limitations that affect various land uses and provide information about the properties of the soils in the survey areas. Soil surveys are designed for many different users, including farmers, ranchers, foresters, agronomists, urban planners, community officials, engineers, developers, builders, and home buyers. Also, conservationists, teachers, students, and specialists in recreation, waste disposal, and pollution control can use the surveys to help them understand, protect, or enhance the environment.

Various land use regulations of Federal, State, and local governments may impose special restrictions on land use or land treatment. Soil surveys identify soil properties that are used in making various land use or land treatment decisions. The information is intended to help the land users identify and reduce the effects of soil limitations on various land uses. The landowner or user is responsible for identifying and complying with existing laws and regulations.

Although soil survey information can be used for general farm, local, and wider area planning, onsite investigation is needed to supplement this information in some cases. Examples include soil quality assessments (<http://www.nrcs.usda.gov/wps/portal/nrcs/main/soils/health/>) and certain conservation and engineering applications. For more detailed information, contact your local USDA Service Center (<http://offices.sc.egov.usda.gov/locator/app?agency=nrcs>) or your NRCS State Soil Scientist (http://www.nrcs.usda.gov/wps/portal/nrcs/detail/soils/contactus/?cid=nrcs142p2_053951).

Great differences in soil properties can occur within short distances. Some soils are seasonally wet or subject to flooding. Some are too unstable to be used as a foundation for buildings or roads. Clayey or wet soils are poorly suited to use as septic tank absorption fields. A high water table makes a soil poorly suited to basements or underground installations.

The National Cooperative Soil Survey is a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local agencies. The Natural Resources Conservation Service (NRCS) has leadership for the Federal part of the National Cooperative Soil Survey.

Information about soils is updated periodically. Updated information is available through the NRCS Web Soil Survey, the site for official soil survey information.

The U.S. Department of Agriculture (USDA) prohibits discrimination in all its programs and activities on the basis of race, color, national origin, age, disability, and where applicable, sex, marital status, familial status, parental status, religion, sexual orientation, genetic information, political beliefs, reprisal, or because all or a part of an individual's income is derived from any public assistance program. (Not all prohibited bases apply to all programs.) Persons with disabilities who require alternative means

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| Soil Map..... | 8 |
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| Map Unit Legend..... | 10 |
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| Clark County, Washington..... | 12 |
| Fn—Fill land..... | 12 |
| LgB—Lauren gravelly loam, 0 to 8 percent slopes..... | 12 |
| References | 14 |

How Soil Surveys Are Made

Soil surveys are made to provide information about the soils and miscellaneous areas in a specific area. They include a description of the soils and miscellaneous areas and their location on the landscape and tables that show soil properties and limitations affecting various uses. Soil scientists observed the steepness, length, and shape of the slopes; the general pattern of drainage; the kinds of crops and native plants; and the kinds of bedrock. They observed and described many soil profiles. A soil profile is the sequence of natural layers, or horizons, in a soil. The profile extends from the surface down into the unconsolidated material in which the soil formed or from the surface down to bedrock. The unconsolidated material is devoid of roots and other living organisms and has not been changed by other biological activity.

Currently, soils are mapped according to the boundaries of major land resource areas (MLRAs). MLRAs are geographically associated land resource units that share common characteristics related to physiography, geology, climate, water resources, soils, biological resources, and land uses (USDA, 2006). Soil survey areas typically consist of parts of one or more MLRA.

The soils and miscellaneous areas in a survey area occur in an orderly pattern that is related to the geology, landforms, relief, climate, and natural vegetation of the area. Each kind of soil and miscellaneous area is associated with a particular kind of landform or with a segment of the landform. By observing the soils and miscellaneous areas in the survey area and relating their position to specific segments of the landform, a soil scientist develops a concept, or model, of how they were formed. Thus, during mapping, this model enables the soil scientist to predict with a considerable degree of accuracy the kind of soil or miscellaneous area at a specific location on the landscape.

Commonly, individual soils on the landscape merge into one another as their characteristics gradually change. To construct an accurate soil map, however, soil scientists must determine the boundaries between the soils. They can observe only a limited number of soil profiles. Nevertheless, these observations, supplemented by an understanding of the soil-vegetation-landscape relationship, are sufficient to verify predictions of the kinds of soil in an area and to determine the boundaries.

Soil scientists recorded the characteristics of the soil profiles that they studied. They noted soil color, texture, size and shape of soil aggregates, kind and amount of rock fragments, distribution of plant roots, reaction, and other features that enable them to identify soils. After describing the soils in the survey area and determining their properties, the soil scientists assigned the soils to taxonomic classes (units). Taxonomic classes are concepts. Each taxonomic class has a set of soil characteristics with precisely defined limits. The classes are used as a basis for comparison to classify soils systematically. Soil taxonomy, the system of taxonomic classification used in the United States, is based mainly on the kind and character of soil properties and the arrangement of horizons within the profile. After the soil scientists classified and named the soils in the survey area, they compared the

Custom Soil Resource Report

individual soils with similar soils in the same taxonomic class in other areas so that they could confirm data and assemble additional data based on experience and research.

The objective of soil mapping is not to delineate pure map unit components; the objective is to separate the landscape into landforms or landform segments that have similar use and management requirements. Each map unit is defined by a unique combination of soil components and/or miscellaneous areas in predictable proportions. Some components may be highly contrasting to the other components of the map unit. The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The delineation of such landforms and landform segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Soil scientists make many field observations in the process of producing a soil map. The frequency of observation is dependent upon several factors, including scale of mapping, intensity of mapping, design of map units, complexity of the landscape, and experience of the soil scientist. Observations are made to test and refine the soil-landscape model and predictions and to verify the classification of the soils at specific locations. Once the soil-landscape model is refined, a significantly smaller number of measurements of individual soil properties are made and recorded. These measurements may include field measurements, such as those for color, depth to bedrock, and texture, and laboratory measurements, such as those for content of sand, silt, clay, salt, and other components. Properties of each soil typically vary from one point to another across the landscape.

Observations for map unit components are aggregated to develop ranges of characteristics for the components. The aggregated values are presented. Direct measurements do not exist for every property presented for every map unit component. Values for some properties are estimated from combinations of other properties.

While a soil survey is in progress, samples of some of the soils in the area generally are collected for laboratory analyses and for engineering tests. Soil scientists interpret the data from these analyses and tests as well as the field-observed characteristics and the soil properties to determine the expected behavior of the soils under different uses. Interpretations for all of the soils are field tested through observation of the soils in different uses and under different levels of management. Some interpretations are modified to fit local conditions, and some new interpretations are developed to meet local needs. Data are assembled from other sources, such as research information, production records, and field experience of specialists. For example, data on crop yields under defined levels of management are assembled from farm records and from field or plot experiments on the same kinds of soil.

Predictions about soil behavior are based not only on soil properties but also on such variables as climate and biological activity. Soil conditions are predictable over long periods of time, but they are not predictable from year to year. For example, soil scientists can predict with a fairly high degree of accuracy that a given soil will have a high water table within certain depths in most years, but they cannot predict that a high water table will always be at a specific level in the soil on a specific date.

After soil scientists located and identified the significant natural bodies of soil in the survey area, they drew the boundaries of these bodies on aerial photographs and identified each as a specific map unit. Aerial photographs show trees, buildings, fields, roads, and rivers, all of which help in locating boundaries accurately.

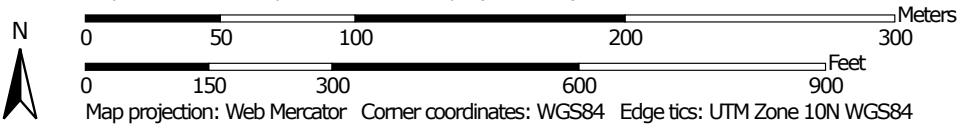
Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report Soil Map




Map Scale: 1:3,400 if printed on A landscape (11" x 8.5") sheet.






MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)




















Soils




 Soil Map Unit Polygons

 Soil Map Unit Lines


 Soil Map Unit Points

Special Point Features






-  Blowout
-  Borrow Pit
-  Clay Spot
-  Closed Depression
-  Gravel Pit
-  Gravelly Spot
-  Landfill
-  Lava Flow
-  Marsh or swamp
-  Mine or Quarry
-  Miscellaneous Water
-  Perennial Water
-  Rock Outcrop
-  Saline Spot
-  Sandy Spot
-  Severely Eroded Spot
-  Sinkhole
-  Slide or Slip
-  Sodic Spot

-  Spoil Area
-  Stony Spot
-  Very Stony Spot
-  Wet Spot
-  Other
-  Special Line Features


Water Features

 Streams and Canals

Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Clark County, Washington
 Survey Area Data: Version 13, Sep 14, 2015

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 26, 2014—Sep 5, 2014

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

| Clark County, Washington (WA011) | | | |
|------------------------------------|---|--------------|----------------|
| Map Unit Symbol | Map Unit Name | Acres in AOI | Percent of AOI |
| Fn | Fill land | 0.5 | 0.8% |
| LgB | Lauren gravelly loam, 0 to 8 percent slopes | 57.3 | 99.2% |
| Totals for Area of Interest | | 57.8 | 100.0% |

Map Unit Descriptions

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.



Custom Soil Resource Report

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Clark County, Washington

Fn—Fill land

Map Unit Composition

Fill land: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Fill Land

Typical profile

H1 - 0 to 6 inches: variable

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 8s

LgB—Lauren gravelly loam, 0 to 8 percent slopes

Map Unit Setting

National map unit symbol: 2dy8

Mean annual precipitation: 48 inches

Mean annual air temperature: 50 degrees F

Farmland classification: All areas are prime farmland

Map Unit Composition

Lauren and similar soils: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Lauren

Setting

Landform: Terraces

Parent material: Alluvium with volcanic ash

Typical profile

H1 - 0 to 6 inches: gravelly medial loam

H2 - 6 to 33 inches: very gravelly medial loam

H3 - 33 to 44 inches: very gravelly coarse sandy loam

H4 - 44 to 60 inches: very gravelly loamy coarse sand

Properties and qualities

Slope: 0 to 8 percent

Depth to restrictive feature: 40 to 59 inches to strongly contrasting textural stratification

Natural drainage class: Somewhat excessively drained

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.57 to 1.98 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Available water storage in profile: Low (about 4.6 inches)



Custom Soil Resource Report

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 2e

Hydrologic Soil Group: B

Other vegetative classification: Droughty Soils (G002XV402WA)

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Custom Soil Resource Report

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APPENDIX 10 – ENVIRONMENTAL DATA RESOURCES REPORT



Preliminary Map Report

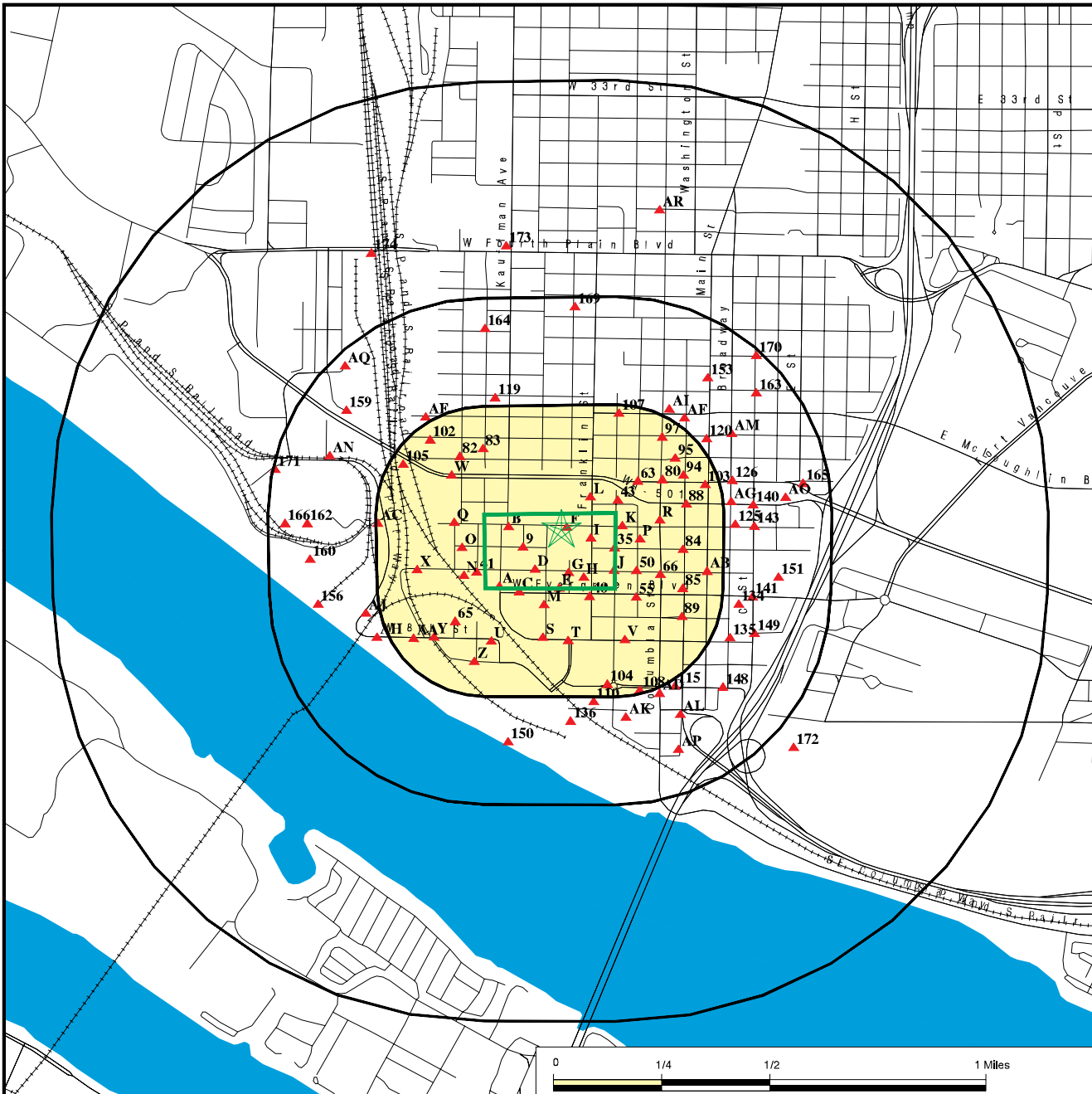
A final EDR Report will be delivered after quality review is conducted.



Nationwide Customer Service
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 Internet: www.edrnet.com

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 707 W 13th Street
 Vancouver, WA 98660

May 04, 2016



- ★ Target Property
- ▲ Sites
- ▭ National Priority List Sites
- ▭ Dept. Defense Sites
- ▭ Indian Reservations BIA

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DLR Group

EDR PUR-IQ[®] Report

"the intelligent way to conduct historical research"

The EDR PUR-IQ report facilitates historical research planning required to complete the Phase I ESA process. The report identifies the *likelihood* of prior use coverage by searching proprietary EDR-Prior Use Reports[®] comprising nationwide information on: city directories, fire insurance maps, aerial photographs, historical topographic maps, flood maps and National Wetland Inventory maps.

Coverage in the following historical information sources may be used as a guide to develop your historical research strategy:

- 1. Building Permits:** Building Permits are available for VANCOUVER, WA (1993 - 2012).
- 2. City Directory:** Coverage exists for portions of VANCOUVER, WA for 1963, 1965-1982, 1984, 1986
- 3. Fire Insurance Map:** When you order online any EDR Package or the EDR Radius Map with EDR Sanborn Map Search/Print, you receive site specific Sanborn Map coverage information at no charge.
- 4. Aerial Photograph:** Aerial photography coverage may exist for portions of Clark County. Please contact your EDR Account Executive for information about USGS photos available through EDR.
- 5. Topographic Map:** The USGS 7.5 min. quad topo sheet(s) associated with this site:
Historical: Coverage exists for CLARK County
Current: Coverage exists for Vancouver, WA

EDR's network of professional researchers, located throughout the United States, accesses the most extensive national collections of city directory, fire insurance maps, aerial photographs and historical topographic map resources available for Vancouver, WA. These collections may be located in multiple libraries throughout the country. To ensure maximum coverage, EDR will often assign researchers at these multiple locations on your behalf.

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PRELIMINARY REPORT - FINAL TO FOLLOW

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PRELIMINARY EXECUTIVE SUMMARY

A search of available environmental records was conducted by Environmental Data Resources, Inc (EDR). The report was designed to assist parties seeking to meet the search requirements of EPA's Standards and Practices for All Appropriate Inquiries (40 CFR Part 312), the ASTM Standard Practice for Environmental Site Assessments (E 1527-13) or custom requirements developed for the evaluation of environmental risk associated with a parcel of real estate.

TARGET PROPERTY INFORMATION

ADDRESS

707 W 13TH STREET
VANCOUVER, WA 98660

COORDINATES

Latitude (North): 45.6310500 - 45° 37' 51.78"
Longitude (West): 122.6785600 - 122° 40' 42.81"
Universal Transverse Mercator: Zone 10
UTM X (Meters): 525055.0
UTM Y (Meters): 5053106.0

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property: VANCOUVER, WA
Source: U.S. Geological Survey

SEARCH RESULTS

Sites were identified.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STANDARD ENVIRONMENTAL RECORDS

Federal CERCLIS NFRAP site list

SEMS-ARCHIVE: SEMS-ARCHIVE (Superfund Enterprise Management System Archive) tracks sites that have no further interest under the Federal Superfund Program based on available information. The list was formerly known as the CERCLIS-NFRAP, renamed to SEMS ARCHIVE by the EPA in 2015. EPA may perform a minimal level of assessment work at a site while it is archived if site conditions change and/or new information becomes available. Archived sites have been removed and archived from the inventory of SEMS sites. Archived status indicates that, to the best of EPA's knowledge, assessment at a site has been completed and that EPA has determined no further steps will be taken to list the site on the National Priorities List (NPL), unless information indicates this decision was not appropriate or other considerations require a recommendation for listing at a later time. The decision does not necessarily mean that there is no hazard associated with a given site; it only means that, based upon available information, the location is not judged to be potential NPL site.

A review of the SEMS-ARCHIVE list, as provided by EDR, and dated 03/07/2016 has revealed that there

PRELIMINARY EXECUTIVE SUMMARY

are 3 SEMS-ARCHIVE sites within approximately 0.5 miles of the target property.

| <u>Site</u> | <u>Address</u> | <u>Dist / Dir</u> | <u>Map ID</u> | <u>Page</u> |
|---|---|---|-----------------------------------|---------------------------------|
| ALLSTATE OIL CO DBA VANRICH CASTING Not reported | 1300 W 12 ST 1200 WEST 13TH ST W 8TH ST | 0 - 1/8 (0.052 mi.) W 0 - 1/8 (0.069 mi.) W 1/4 - 1/2 (0.282 mi.) WSW | O51 Q60 AJ131 | 152 205 453 |

Federal RCRA generators list

RCRA-SQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month.

A review of the RCRA-SQG list, as provided by EDR, and dated 12/09/2015 has revealed that there is 1 RCRA-SQG site within approximately 0.25 miles of the target property.

| <u>Site</u> | <u>Address</u> | <u>Dist / Dir</u> | <u>Map ID</u> | <u>Page</u> |
|--------------|----------------|--------------------------|---------------|-------------|
| Not reported | 1200 W 8TH ST | 1/8 - 1/4 (0.162 mi.) SW | Y86 | 271 |

RCRA-CESQG: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month.

A review of the RCRA-CESQG list, as provided by EDR, and dated 12/09/2015 has revealed that there are 2 RCRA-CESQG sites within approximately 0.25 miles of the target property.

| <u>Site</u> | <u>Address</u> | <u>Dist / Dir</u> | <u>Map ID</u> | <u>Page</u> |
|---|--|--|--------------------------|--------------------------|
| EMERALD SERVICES INC Not reported | 1300 W 12TH ST 701 W 8TH ST | 0 - 1/8 (0.052 mi.) W 0 - 1/8 (0.122 mi.) S | O53 T78 | 155 238 |

State- and tribal - equivalent NPL

HSL: The Hazardous Sites List is a subset of the CSCSL Report. It includes sites which have been assessed and ranked using the Washington Ranking Method (WARM).

A review of the HSL list, as provided by EDR, and dated 02/18/2016 has revealed that there are 4 HSL sites within approximately 1 mile of the target property.

| <u>Site</u> | <u>Address</u> | <u>Dist / Dir</u> | <u>Map ID</u> | <u>Page</u> |
|-----------------------------|--------------------------|----------------------------------|---------------|-------------|
| PORT OF VANCOUVER 05 | 1501 W 8TH STREET | 1/4 - 1/2 (0.276 mi.) WSW | AH124 | 434 |



PRELIMINARY EXECUTIVE SUMMARY

Site Status: Cleanup Complete-Active O&M/Monitoring
 Facility ID: 5007183
 Clean Up Siteid: 1468

| | | | | |
|---|-----------------------------|----------------------------------|--------------|------------|
| BRAZIER FOREST INDUS | 1401 INDUSTRIAL WAY | 1/8 - 1/4 (0.231 mi.) W | AC106 | 389 |
| Site Status: Cleanup Started Facility ID: 33837982 Clean Up Siteid: 855 | | | | |
| SOUTHWEST DELIVERY C | 415 W 6TH ST | 1/8 - 1/4 (0.240 mi.) SSE | 108 | 393 |
| Site Status: Cleanup Started Facility ID: 94656347 Clean Up Siteid: 11159 | | | | |
| GREAT WESTERN MALTN | 1705 N HARBORSIDE DR | 1/4 - 1/2 (0.260 mi.) W | AC111 | 406 |
| Site Status: Cleanup Started Facility ID: 41573682 Clean Up Siteid: 9051 | | | | |
| PORT OF VANCOUVER 05 | 1501 W 8TH STREET | 1/4 - 1/2 (0.276 mi.) WSW | AH124 | 434 |
| Site Status: Awaiting Cleanup Facility ID: 5922991 Clean Up Siteid: 4018 | | | | |
| KYUNGSHIN CHOI MATTH | 1505 BROADWAY | 1/4 - 1/2 (0.280 mi.) ENE | 126 | 438 |
| Site Status: Cleanup Started Facility ID: 75145467 Clean Up Siteid: 10398 | | | | |
| PORT WAY ROW PACIFIC | PORT WAY | 1/4 - 1/2 (0.282 mi.) WSW | AJ129 | 449 |
| Site Status: Awaiting Cleanup Facility ID: 2297659 Clean Up Siteid: 2837 | | | | |
| Not reported | W 8TH ST | 1/4 - 1/2 (0.282 mi.) WSW | AJ131 | 453 |
| Site Status: Construction Complete-Performance Monitoring Facility ID: 1029 Clean Up Siteid: 3057 | | | | |
| ESTATE OF MARY E MAC | 1700 BROADWAY | 1/4 - 1/2 (0.321 mi.) NE | AM142 | 487 |
| Site Status: Awaiting Cleanup Facility ID: 1619881 Clean Up Siteid: 11399 | | | | |
| VANCOUVER PORT OF RE | 100 COLUMBIA ST | 1/4 - 1/2 (0.352 mi.) S | 150 | 505 |
| Site Status: Awaiting Cleanup Facility ID: 15891 Clean Up Siteid: 2033 | | | | |
| VANCOUVER CITY OF | 1912 MAIN | 1/4 - 1/2 (0.380 mi.) NE | 153 | 512 |
| Site Status: Cleanup Started Facility ID: 52841299 Clean Up Siteid: 9558 | | | | |
| 400 MILL PLAIN CENTE | 400 E MILL PLAIN BLV | 1/4 - 1/2 (0.406 mi.) E | AO161 | 528 |
| Site Status: Cleanup Started Facility ID: 8223776 Clean Up Siteid: 4699 | | | | |
| LAHTI PROPERTY | 305 E 19TH ST | 1/4 - 1/2 (0.429 mi.) NE | 163 | 533 |
| Site Status: Awaiting Cleanup Facility ID: 23197 Clean Up Siteid: 11477 | | | | |
| MALCOLM MONTAGUE | 1600 W 20TH ST | 1/4 - 1/2 (0.472 mi.) NW | AQ168 | 537 |



PRELIMINARY EXECUTIVE SUMMARY

Site Status: Cleanup Started
 Facility ID: 12436367
 Clean Up Siteid: 3601

VANCOUVER BARRACKS - **T2 N R1 E SECTION 27** **1/2 - 1 (0.552 mi.) SE** **172** **568**

Site Status: Cleanup Started
 Facility ID: 23074
 Clean Up Siteid: 11896

PLAID PANTRY 112 **1002 W FOURTH PLAIN** **1/2 - 1 (0.622 mi.) N** **173** **569**

Site Status: Cleanup Started
 Facility ID: 9158935
 Clean Up Siteid: 11759

KOPPE METALS SOUTH P **1701 W FOURTH PLAIN** **1/2 - 1 (0.660 mi.) NNW** **174** **573**

Site Status: Awaiting Cleanup
 Facility ID: 4754445
 Clean Up Siteid: 4495

SHULL PROPERTY **317 W 28TH ST** **1/2 - 1 (0.705 mi.) N** **AR175** **575**

Site Status: Awaiting Cleanup
 Facility ID: 2893056
 Clean Up Siteid: 1414

CRITES PROPERTY **320 W 28TH ST** **1/2 - 1 (0.712 mi.) N** **AR176** **576**

Site Status: Awaiting Cleanup
 Facility ID: 9189718
 Clean Up Siteid: 1482

State and tribal landfill and/or solid waste disposal site lists

SWF/LF: The Solid Waste Facilities/Landfill Sites records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. The data come from the Department of Ecology's Solid Waste Facilities Handbook.

A review of the SWF/LF list, as provided by EDR, and dated 03/18/2016 has revealed that there are 4 SWF/LF sites within approximately 0.5 miles of the target property.

| <u>Site</u> | <u>Address</u> | <u>Dist / Dir</u> | <u>Map ID</u> | <u>Page</u> |
|--|-----------------------|----------------------------------|---------------|-------------|
| VARICAST INC Facility ID: 3058 | 1200 W 13TH ST | 0 - 1/8 (0.069 mi.) W | Q62 | 222 |
| SERVICE BATTERIES Facility ID: 2607 | 210 WEST 16TH ST | 1/8 - 1/4 (0.188 mi.) NE | 95 | 300 |
| PACIFIC COAST SHREDD Facility ID: 2024 | 901 PORT WAY | 1/4 - 1/2 (0.282 mi.) WSW | AJ130 | 449 |
| WASTE CONNECTIONS - Facility ID: 3121 | 515 W 15TH ST | 1/4 - 1/2 (0.439 mi.) E | 165 | 536 |



PRELIMINARY EXECUTIVE SUMMARY

State and tribal leaking storage tank lists

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Ecology's Leaking Underground Storage Tanks Site List.

A review of the LUST list, as provided by EDR, and dated 11/17/2015 has revealed that there are 4 LUST sites within approximately 0.5 miles of the target property.

| <u>Site</u> | <u>Address</u> | <u>Dist / Dir</u> | <u>Map ID</u> | <u>Page</u> |
|--|-----------------------------|----------------------------------|---------------|-------------|
| SOUTHWEST DELIVERY C Facility Status: Cleanup Started Cleanup Site ID: 11159 Facility ID: 94656347 | 415 W 6TH ST | 1/8 - 1/4 (0.240 mi.) SSE | 108 | 393 |
| GREAT WESTERN MALTIN Facility Status: Cleanup Started Cleanup Site ID: 9051 Facility ID: 41573682 | 1705 N HARBORSIDE DR | 1/4 - 1/2 (0.260 mi.) W | AC111 | 406 |
| KYUNGSHIN CHOI MATTH Facility Status: Cleanup Started Cleanup Site ID: 10398 Facility ID: 75145467 | 1505 BROADWAY | 1/4 - 1/2 (0.280 mi.) ENE | 126 | 438 |
| VANCOUVER CITY OF Facility Status: Cleanup Started Cleanup Site ID: 9558 Facility ID: 52841299 | 1912 MAIN | 1/4 - 1/2 (0.380 mi.) NE | 153 | 512 |

State and tribal registered storage tank lists

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Ecology's Statewide UST Site/Tank Report.

A review of the UST list, as provided by EDR, and dated 03/25/2016 has revealed that there are 30 UST sites within approximately 0.25 miles of the target property.

| <u>Site</u> | <u>Address</u> | <u>Dist / Dir</u> | <u>Map ID</u> | <u>Page</u> |
|--|-----------------------------|----------------------------|---------------|-------------|
| VANCOUVER FURNITURE Site Id: 102362 Facility ID: 57282495 | 1000 W JEFFERSON | 0 - 1/8 (0.000 mi.) | A2 | 7 |
| H & H TAVERN Site Id: 497757 Facility ID: 26937641 | 910 W 13TH ST | 0 - 1/8 (0.000 mi.) | B5 | 9 |
| CORWIN BEVERAGE CO Site Id: 6483 Facility ID: 35486399 | 812 W 11TH ST | 0 - 1/8 (0.000 mi.) | D12 | 13 |
| CITY OF VANCOUVER FI Site Id: 8020 | 900 W EVERGREEN BVLD | 0 - 1/8 (0.000 mi.) | E14 | 16 |



PRELIMINARY EXECUTIVE SUMMARY

| | | | | | |
|---|------------------------|--------------------------------|------------|------------|--|
| Facility ID: 87427964 | | | | | |
| CLARK CO CORRECTION Site Id: 6323 Facility ID: 75737659 | 707 W 13TH ST | 0 - 1/8 (0.000 mi.) | F17 | 18 | |
| ROYAL APTS Site Id: 6326 Facility ID: 41572119 | 706 W 13TH ST | 0 - 1/8 (0.000 mi.) | F19 | 21 | |
| HEGEWALD INC Site Id: 9023 Facility ID: 52597932 | 701 W 11TH ST | 0 - 1/8 (0.000 mi.) | G26 | 24 | |
| CLARK COUNTY JUVENIL Site Id: 6325 Facility ID: 17246143 | 500 W 11TH ST | 0 - 1/8 (0.000 mi.) | J33 | 29 | |
| VAN VISTA ASSISTED L Site Id: 620054 Facility ID: 5118 | 410 W 13TH ST | 0 - 1/8 (0.016 mi.) E | K38 | 43 | |
| Not reported Site Id: 7621 Facility ID: 63563679 | 605 E EVERGREEN | 0 - 1/8 (0.016 mi.) S | 40 | 44 | |
| LILE INTL CO Site Id: 6362 Facility ID: 92987731 | 1101 W 11TH ST | 0 - 1/8 (0.049 mi.) W | N47 | 146 | |
| INMAN OIL COMPANY Site Id: 6418 Facility ID: 47231541 | 1300 W 12TH | 0 - 1/8 (0.052 mi.) W | O52 | 153 | |
| CLARK COUNTY PUBLIC Site Id: 6320 Facility ID: 34423158 | 1408 FRANKLIN | 0 - 1/8 (0.058 mi.) N | L58 | 203 | |
| VANRICH CASTING CORP Site Id: 857 Facility ID: 1034 | 1200 W 13TH | 0 - 1/8 (0.069 mi.) W | Q61 | 221 | |
| DBG PROPERTIES LLC Site Id: 620276 Facility ID: 10621 | 1300 COLUMBIA ST | 0 - 1/8 (0.098 mi.) E | R64 | 225 | |
| WOLF SUPPLY CO VANCO Site Id: 3715 Facility ID: 72357236 | 301 W 11TH ST | 0 - 1/8 (0.105 mi.) E | 66 | 226 | |
| EOFF ELECTRIC CO Site Id: 101353 Facility ID: 82283342 | 808 HARNEY | 0 - 1/8 (0.109 mi.) S | S68 | 229 | |
| VANCOUVER WELDING SU Site Id: 794 Facility ID: 25629226 | 710 W EIGHTH ST | 0 - 1/8 (0.115 mi.) S | T70 | 232 | |
| Not reported Site Id: 200 Facility ID: 48857266 | 701 W 8TH ST | 0 - 1/8 (0.122 mi.) S | T78 | 238 | |
| DOUGLAS PERRONE Site Id: 12578 Facility ID: 23282546 | 1610 W MARKLE | 1/8 - 1/4 (0.155 mi.) N | 83 | 264 | |
| OLTMANN'S MOBIL SERVI | 1114 WASHINGTON | 1/8 - 1/4 (0.157 mi.) E | 84 | 265 | |



PRELIMINARY EXECUTIVE SUMMARY

| | | | | |
|--|---------------------------|----------------------------------|--------------|------------|
| Site Id: 9666 Facility ID: 61668566 | | | | |
| METRO BUICK OLDS VAN | 904 WASHINGTON ST | 1/8 - 1/4 (0.168 mi.) ESE | 89 | 281 |
| Site Id: 4751 Facility ID: 95732758 | | | | |
| VANCOUVER ICE AND FU | 1112 W 7TH ST | 1/8 - 1/4 (0.170 mi.) SSW | Z92 | 288 |
| Site Id: 3406 Facility ID: 1037 | | | | |
| PINKERTONS AUTO REPA | 1520 WASHINGTON ST | 1/8 - 1/4 (0.180 mi.) ENE | 94 | 297 |
| Site Id: 97368 Facility ID: 95817965 | | | | |
| HOLLAND/BURGERVILLE | 17TH W & COLUMBIA | 1/8 - 1/4 (0.207 mi.) NNE | 97 | 301 |
| Site Id: 503257 Facility ID: 11291756 | | | | |
| Not reported | 1300 W 8TH ST | 1/8 - 1/4 (0.211 mi.) WSW | AA98 | 303 |
| Site Id: 6925 Facility ID: 24972725 | | | | |
| Not reported | 907 W 7TH ST | 1/8 - 1/4 (0.213 mi.) E | AB101 | 313 |
| Site Id: 9675 Facility ID: 8752343 | | | | |
| EVERGREEN DISTRIBUTI | 1305 17 ST W | 1/8 - 1/4 (0.214 mi.) NW | 102 | 350 |
| Site Id: 250 Facility ID: 51819141 | | | | |
| SOUTHWEST DELIVERY C | 415 W 6TH ST | 1/8 - 1/4 (0.240 mi.) SSE | 108 | 393 |
| Site Id: 6618 Facility ID: 94656347 | | | | |
| GENERAL BREWING COMP | 615 COLUMBIA ST | 1/8 - 1/4 (0.242 mi.) SSE | AD109 | 400 |
| Site Id: 11204 Facility ID: 61596213 | | | | |

State and tribal institutional control / engineering control registries

INST CONTROL: Sites that have institutional controls.

A review of the INST CONTROL list, as provided by EDR, and dated 10/20/2015 has revealed that there are 3 INST CONTROL sites within approximately 0.5 miles of the target property.

| <u>Site</u> | <u>Address</u> | <u>Dist / Dir</u> | <u>Map ID</u> | <u>Page</u> |
|---|-------------------------------------|----------------------------------|---------------|-------------|
| SPECIAL EVENTS & CON Facility Site ID: 87668199 CS ID: 776 | BTW 4TH & 6TH & COLU | 1/4 - 1/2 (0.277 mi.) E | 125 | 436 |
| Not reported Facility Site ID: 1029 CS ID: 3057 | W 8TH ST | 1/4 - 1/2 (0.282 mi.) WSW | AJ131 | 453 |
| ESTATE OF MARY E MAC Facility Site ID: 1619881 CS ID: 11399 | 1700 BROADWAY | 1/4 - 1/2 (0.321 mi.) NE | AM142 | 487 |

PRELIMINARY EXECUTIVE SUMMARY

State and tribal voluntary cleanup sites

VCP: Sites that have entered either the Voluntary Cleanup Program or its predecessor Independent Remedial Action Program.

A review of the VCP list, as provided by EDR, and dated 10/20/2015 has revealed that there are 10 VCP sites within approximately 0.5 miles of the target property.

| <u>Site</u> | <u>Address</u> | <u>Dist / Dir</u> | <u>Map ID</u> | <u>Page</u> |
|---|-------------------------------------|----------------------------------|---------------|-------------|
| EMERALD SERVICES INC Facility ID: 47231541 Cleanup Siteid: 605 | 1300 W 12TH ST | 0 - 1/8 (0.052 mi.) W | O53 | 155 |
| VANCOUVER CITY BREWE Facility ID: 85777985 Cleanup Siteid: 4685 | 400 W 8TH ST | 0 - 1/8 (0.118 mi.) SSE | V73 | 234 |
| TREADS R US Facility ID: 64191358 Cleanup Siteid: 3543 | 1300 W 15TH ST | 0 - 1/8 (0.120 mi.) NW | W75 | 235 |
| Not reported Facility ID: 24972725 Cleanup Siteid: 2441 | 1300 W 8TH ST | 1/8 - 1/4 (0.211 mi.) WSW | AA98 | 303 |
| GREAT WESTERN MALTIM Facility ID: 41573682 Cleanup Siteid: 9051 | 1705 N HARBORSIDE DR | 1/4 - 1/2 (0.260 mi.) W | AC111 | 406 |
| SPECIAL EVENTS & CON Facility ID: 87668199 Cleanup Siteid: 776 | BTW 4TH & 6TH & COLU | 1/4 - 1/2 (0.277 mi.) E | 125 | 436 |
| ESTATE OF MARY E MAC Facility ID: 1619881 Cleanup Siteid: 11399 | 1700 BROADWAY | 1/4 - 1/2 (0.321 mi.) NE | AM142 | 487 |
| BILL COPPS INC Facility ID: 62651667 Cleanup Siteid: 2627 | 901 C ST | 1/4 - 1/2 (0.339 mi.) ESE | 149 | 498 |
| 400 MILL PLAIN CENTE Facility ID: 8223776 Cleanup Siteid: 4699 | 400 E MILL PLAIN BLV | 1/4 - 1/2 (0.406 mi.) E | AO161 | 528 |
| PHOENIX 120 GRANT ST Facility ID: 8734256 Cleanup Siteid: 3365 | 2315 GRANT ST | 1/4 - 1/2 (0.479 mi.) N | 169 | 539 |

ICR: These are remedial action reports Ecology has received from either the owner or operator of the site. These actions have been conducted without department oversight or approval and are not under an order or decree.

A review of the ICR list, as provided by EDR, and dated 12/01/2002 has revealed that there are 7 ICR sites within approximately 0.5 miles of the target property.

| <u>Site</u> | <u>Address</u> | <u>Dist / Dir</u> | <u>Map ID</u> | <u>Page</u> |
|-----------------------------|--------------------------|----------------------------------|---------------|-------------|
| METRO BUICK OLDS VAN | 904 WASHINGTON ST | 1/8 - 1/4 (0.168 mi.) ESE | 89 | 281 |
| SOUTHWEST DELIVERY C | 415 W 6TH ST | 1/8 - 1/4 (0.240 mi.) SSE | 108 | 393 |



PRELIMINARY EXECUTIVE SUMMARY

| <u>Site</u> | <u>Address</u> | <u>Dist / Dir</u> | <u>Map ID</u> | <u>Page</u> |
|--------------------------------|----------------------------|----------------------------------|---------------|-------------|
| CHUCK'S TIRE & AUTO | 1416 BROADWAY | 1/4 - 1/2 (0.264 mi.) E | AG116 | 418 |
| HOESLY AUTO SERVICE | 210 W MCLOUGHLIN BV | 1/4 - 1/2 (0.269 mi.) NNE | AI118 | 421 |
| KYUNGSHIN CHOI MATTH | 1505 BROADWAY | 1/4 - 1/2 (0.280 mi.) ENE | 126 | 438 |
| HANNAH MITSUBISHI | 300 WASHINGTON ST. | 1/4 - 1/2 (0.398 mi.) SSE | AP157 | 524 |
| GREAT WESTERN MALTIN | FOOT OF W. 11TH ST. | 1/4 - 1/2 (0.409 mi.) W | 162 | 531 |

ADDITIONAL ENVIRONMENTAL RECORDS

Local Lists of Landfill / Solid Waste Disposal Sites

SWRCY: A listing of recycling center locations.

A review of the SWRCY list, as provided by EDR, and dated 10/26/2015 has revealed that there are 4 SWRCY sites within approximately 0.5 miles of the target property.

| <u>Site</u> | <u>Address</u> | <u>Dist / Dir</u> | <u>Map ID</u> | <u>Page</u> |
|-----------------------------|----------------------------|----------------------------------|---------------|-------------|
| METRO METALS NORTHWE | 900 PORT WAY | 1/4 - 1/2 (0.282 mi.) WSW | AJ128 | 442 |
| BROADWAY STATION | 1701 BROADWAY | 1/4 - 1/2 (0.327 mi.) NE | AM145 | 494 |
| VANCOUVER PORT OF RE | 100 COLUMBIA ST | 1/4 - 1/2 (0.352 mi.) S | 150 | 505 |
| COLUMBIA WILLAMETTE | E. MILL PLAIN BLVD. | 1/4 - 1/2 (0.385 mi.) E | AO154 | 519 |

Local Lists of Hazardous waste / Contaminated Sites

ALLSITES: Information on facilities and sites of interest to the Department of Ecology.

A review of the ALLSITES list, as provided by EDR, and dated 11/10/2015 has revealed that there are 118 ALLSITES sites within approximately 0.5 miles of the target property.

| <u>Site</u> | <u>Address</u> | <u>Dist / Dir</u> | <u>Map ID</u> | <u>Page</u> |
|--|---------------------------------|----------------------------|---------------|-------------|
| VANCOUVER FURNITURE Facility Id: 57282495 | 1000 W JEFFERSON | 0 - 1/8 (0.000 mi.) | A2 | 7 |
| WATERFRONT ACCESS PR Facility Id: 11538 | W JEFFERSON & EVERGR | 0 - 1/8 (0.000 mi.) | A3 | 8 |
| H & H TAVERN Facility Id: 26937641 | 910 W 13TH ST | 0 - 1/8 (0.000 mi.) | B5 | 9 |
| VANCOUVER FIRE DEPAR Facility Id: 87427964 | 900 W EVERGREEN BLVD | 0 - 1/8 (0.000 mi.) | C11 | 12 |
| CORWIN BEVERAGE CO Facility Id: 35486399 | 812 W 11TH ST | 0 - 1/8 (0.000 mi.) | D12 | 13 |
| CLARK COUNTY CORRECT Facility Id: 75737659 | 707 W 13TH ST | 0 - 1/8 (0.000 mi.) | F18 | 20 |
| ROYAL APTS Facility Id: 41572119 | 706 W 13TH ST | 0 - 1/8 (0.000 mi.) | F19 | 21 |
| HEGEWALD INC | 701 W 11TH ST | 0 - 1/8 (0.000 mi.) | G26 | 24 |



PRELIMINARY EXECUTIVE SUMMARY

| | | | | |
|-----------------------------|-----------------------------|------------------------------|------------|------------|
| Facility Id: 52597932 | | | | |
| CLARK COUNTY MUNI SW | 1200 FRANKLIN ST | 0 - 1/8 (0.000 mi.) | I31 | 27 |
| Facility Id: 6913 | | | | |
| CLARK COUNTY JUVENIL | 500 W 11TH ST | 0 - 1/8 (0.000 mi.) | J33 | 29 |
| Facility Id: 17246143 | | | | |
| VANCOUVER WAREHOUSE | 1001 W EVERGREEN BLV | 0 - 1/8 (0.014 mi.) S | C37 | 33 |
| Facility Id: 4960 | | | | |
| VAN VISTA ASSISTED L | 410 W 13TH ST | 0 - 1/8 (0.016 mi.) E | K39 | 43 |
| Facility Id: 5118 | | | | |
| Not reported | 605 E EVERGREEN | 0 - 1/8 (0.016 mi.) S | 40 | 44 |
| Facility Id: 63563679 | | | | |
| VANCOUVER WAREHOUSE | 1101 W 11TH ST | 0 - 1/8 (0.019 mi.) W | 41 | 48 |
| Facility Id: 8828 | | | | |
| BOARD OF COUNTY COMM | 1300 FRANKLIN ST | 0 - 1/8 (0.021 mi.) N | L42 | 49 |
| Facility Id: 7437031 | | | | |
| VISTA COURT SENIOR H | 1405 ESTHER ST | 0 - 1/8 (0.031 mi.) N | 43 | 128 |
| Facility Id: 11286 | | | | |
| WASHINGTON BELT DRIV | 906 HARNEY ST | 0 - 1/8 (0.035 mi.) S | M44 | 129 |
| Facility Id: 64284314 | | | | |
| Not reported | W 11TH ST | 0 - 1/8 (0.048 mi.) W | N46 | 131 |
| Facility Id: 1066 | | | | |
| LILE INTL CO | 1101 W 11TH ST | 0 - 1/8 (0.049 mi.) W | N47 | 146 |
| Facility Id: 92987731 | | | | |
| BASF WYANDOTTE CORP | 1101 W 11TH ST BLDG | 0 - 1/8 (0.049 mi.) W | N48 | 151 |
| Facility Id: 91554375 | | | | |
| EMERALD SERVICES INC | 1300 W 12TH ST | 0 - 1/8 (0.052 mi.) W | O53 | 155 |
| Facility Id: 47231541 | | | | |
| USPS VANCOUVER | 1211 DANIELS ST | 0 - 1/8 (0.057 mi.) E | P57 | 201 |
| Facility Id: 23482 | | | | |
| CLARK COUNTY PUBLIC | 1408 FRANKLIN | 0 - 1/8 (0.058 mi.) N | L59 | 204 |
| Facility Id: 34423158 | | | | |
| VARICAST INC | 1200 W 13TH ST | 0 - 1/8 (0.069 mi.) W | Q62 | 222 |
| Facility Id: 1034 | | | | |
| 15 WEST APARTMENT PR | 400 W 15TH ST | 0 - 1/8 (0.091 mi.) NE | 63 | 224 |
| Facility Id: 14031 | | | | |
| WOLF SUPPLY CO VANCO | 301 W 11TH ST | 0 - 1/8 (0.105 mi.) E | 66 | 226 |
| Facility Id: 72357236 | | | | |
| PIONEER PRINTING & S | 1315 COLUMBIA ST | 0 - 1/8 (0.106 mi.) E | R67 | 228 |
| Facility Id: 19342 | | | | |
| EOFF ELECTRIC CO | 808 HARNEY | 0 - 1/8 (0.109 mi.) S | S68 | 229 |
| Facility Id: 82283342 | | | | |
| PENSKE TRUCK LEASING | 807 JEFFERSON ST | 0 - 1/8 (0.114 mi.) S | S69 | 230 |
| Facility Id: 3935813 | | | | |
| VANCOUVER WELDING SU | 710 W EIGHTH ST | 0 - 1/8 (0.115 mi.) S | T70 | 232 |
| Facility Id: 25629226 | | | | |
| CARBONIC SYSTEMS INC | 710 W 8TH ST | 0 - 1/8 (0.115 mi.) S | T71 | 234 |

PRELIMINARY EXECUTIVE SUMMARY

| | | | | |
|---|---------------------------|----------------------------------|--------------|------------|
| Facility Id: 17964 | | | | |
| BNSF VANCOUVER WATER Facility Id: 5404 | JEFFERSON & 8TH ST S | 0 - 1/8 (0.116 mi.) S | U72 | 234 |
| VANCOUVER CITY BREWE Facility Id: 85777985 | 400 W 8TH ST | 0 - 1/8 (0.118 mi.) SSE | V73 | 234 |
| TREADS R US Facility Id: 64191358 | 1300 W 15TH ST | 0 - 1/8 (0.120 mi.) NW | W75 | 235 |
| Not reported Facility Id: 48857266 | 701 W 8TH ST | 0 - 1/8 (0.122 mi.) S | T78 | 238 |
| DABNEYS ALIGNMENT & Facility Id: 138479 | 1013 W 8TH ST | 0 - 1/8 (0.125 mi.) S | U79 | 260 |
| VANCOUVER ENGINE EXC Facility Id: 68278521 | 1505 COLUMBIA ST | 1/8 - 1/4 (0.134 mi.) NE | 80 | 261 |
| PRAXAIR INC VANCOUVE Facility Id: 45183653 | 1309 W 11TH ST | 1/8 - 1/4 (0.144 mi.) W | X81 | 262 |
| WILSON RADIATOR Facility Id: 19515 | 1612 LINCOLN AVE | 1/8 - 1/4 (0.147 mi.) NNW | 82 | 263 |
| DOUGLAS PERRONE Facility Id: 23282546 | 1610 W MARKLE | 1/8 - 1/4 (0.155 mi.) N | 83 | 264 |
| OLTMANN'S MOBIL SERVI Facility Id: 61668566 | 1114 WASHINGTON | 1/8 - 1/4 (0.157 mi.) E | 84 | 265 |
| MARSHALL VANCOUVER F Facility Id: 41494293 | 1004 WASHINGTON ST | 1/8 - 1/4 (0.157 mi.) E | 85 | 269 |
| ALBINA ASPHALT Facility Id: 20041 | 1200 W 8TH ST | 1/8 - 1/4 (0.162 mi.) SW | Y87 | 273 |
| QC CLEANERS Facility Id: 12554793 | 1401 WASHINGTON ST | 1/8 - 1/4 (0.165 mi.) E | 88 | 276 |
| METRO BUICK OLDS VAN Facility Id: 95732758 | 904 WASHINGTON ST | 1/8 - 1/4 (0.168 mi.) ESE | 89 | 281 |
| Not reported Facility Id: 65669126 | 701 KING ST | 1/8 - 1/4 (0.169 mi.) S | Z90 | 284 |
| VANCOUVER ICE & FUEL Facility Id: 1037 | 1112 W 7TH ST | 1/8 - 1/4 (0.170 mi.) SSW | Z91 | 286 |
| Not reported Facility Id: 99478248 | 1400 W 11TH ST | 1/8 - 1/4 (0.170 mi.) W | X93 | 295 |
| PINKERTONS AUTO REPA Facility Id: 95817965 | 1520 WASHINGTON ST | 1/8 - 1/4 (0.180 mi.) ENE | 94 | 297 |
| LAFARGE CORPORATION Facility Id: 86829688 | 1217 W 8TH ST | 1/8 - 1/4 (0.191 mi.) SW | AA96 | 300 |
| Not reported Facility Id: 24972725 | 1300 W 8TH ST | 1/8 - 1/4 (0.211 mi.) WSW | AA98 | 303 |
| AT&T WIRELESS DOWNTOWN Facility Id: 1062123 | 1111 MAIN ST | 1/8 - 1/4 (0.213 mi.) E | AB99 | 309 |
| PORTSIDE LAGOON & LA Facility Id: 8752343 | 1111 MAIN ST STE 700 | 1/8 - 1/4 (0.213 mi.) E | AB100 | 310 |
| Not reported | 907 W 7TH ST | 1/8 - 1/4 (0.213 mi.) E | AB101 | 313 |

PRELIMINARY EXECUTIVE SUMMARY

| | | | | |
|--------------------------------|-----------------------------|----------------------------------|--------------|------------|
| Facility Id: 5007183 | | | | |
| EVERGREEN DISTRIBUTI | 1305 17 ST W | 1/8 - 1/4 (0.214 mi.) NW | 102 | 350 |
| Facility Id: 51819141 | | | | |
| AMERICAN HOOD CLEANI | 109 W 15TH ST | 1/8 - 1/4 (0.218 mi.) ENE | 103 | 351 |
| Facility Id: 24737 | | | | |
| VANCOUVER CITY 6TH S | 512 NW 6TH ST | 1/8 - 1/4 (0.219 mi.) S | 104 | 352 |
| Facility Id: 4894307 | | | | |
| VANCOUVER PORT MAINT | TERMINAL 3 BUILDING | 1/8 - 1/4 (0.221 mi.) WNW | 105 | 352 |
| Facility Id: 33611615 | | | | |
| BRAZIER FOREST INDUS | 1401 INDUSTRIAL WAY | 1/8 - 1/4 (0.231 mi.) W | AC106 | 389 |
| Facility Id: 33837982 | | | | |
| VANCOUVER CITY HOUGH | 1801 ESTHER ST | 1/8 - 1/4 (0.232 mi.) N | 107 | 392 |
| Facility Id: 88396673 | | | | |
| SOUTHWEST DELIVERY C | 415 W 6TH ST | 1/8 - 1/4 (0.240 mi.) SSE | 108 | 393 |
| Facility Id: 94656347 | | | | |
| GENERAL BREWING COMP | 615 COLUMBIA ST | 1/8 - 1/4 (0.242 mi.) SSE | AD109 | 400 |
| Facility Id: 61596213 | | | | |
| HANNAH MOTOR CO BODY | 615 W 6TH ST | 1/4 - 1/2 (0.259 mi.) S | 110 | 404 |
| Facility Id: 36367612 | | | | |
| GREAT WESTERN MALTIN | 1705 N HARBORSIDE DR | 1/4 - 1/2 (0.260 mi.) W | AC111 | 406 |
| Facility Id: 41573682 | | | | |
| SUBURBAN PROPANE VAN | 1303 W MCLOUGHLIN BL | 1/4 - 1/2 (0.260 mi.) NNW | AE112 | 415 |
| Facility Id: 27954975 | | | | |
| MCCALL OIL | 1309 W MCLOUGHLIN AV | 1/4 - 1/2 (0.261 mi.) NNW | AE113 | 415 |
| Facility Id: 1036 | | | | |
| LARKINS GARAGE | 1708 WASHINGTON ST | 1/4 - 1/2 (0.262 mi.) NE | AF114 | 416 |
| Facility Id: 662351 | | | | |
| LUCKY LAGER BREWERY | 230 W 6TH ST | 1/4 - 1/2 (0.263 mi.) SSE | 115 | 417 |
| Facility Id: 95314774 | | | | |
| CHUCK'S TIRE & AUTO | 1416 BROADWAY | 1/4 - 1/2 (0.264 mi.) E | AG116 | 418 |
| Facility Id: 62198439 | | | | |
| CAL GAS CORPORATION | 1308 W MCLOUGHLIN | 1/4 - 1/2 (0.267 mi.) NNW | AE117 | 420 |
| Facility Id: 11751652 | | | | |
| HOESLY AUTO SERVICE | 210 W MCLOUGHLIN BV | 1/4 - 1/2 (0.269 mi.) NNE | AI118 | 421 |
| Facility Id: 95266254 | | | | |
| 19TH ST DRUG LAB | 1015 W 19TH ST | 1/4 - 1/2 (0.271 mi.) N | 119 | 423 |
| Facility Id: 61744832 | | | | |
| HOLLAND BURGERVILLE | 109 W 17TH ST | 1/4 - 1/2 (0.272 mi.) NE | 120 | 424 |
| Facility Id: 11291756 | | | | |
| BNSF RAILWAY CO COLU | 1502 W 8TH ST | 1/4 - 1/2 (0.273 mi.) WSW | AH121 | 425 |
| Facility Id: 23244 | | | | |
| VANCOUVER CHEVRON | 210 E MILL PLAIN BLV | 1/4 - 1/2 (0.274 mi.) E | AG122 | 430 |
| Facility Id: 36699211 | | | | |
| SAMS AUTO BODY | 1813 COLUMBIA | 1/4 - 1/2 (0.275 mi.) NNE | AI123 | 431 |
| Facility Id: 65278938 | | | | |
| PORT OF VANCOUVER 05 | 1501 W 8TH STREET | 1/4 - 1/2 (0.276 mi.) WSW | AH124 | 434 |



PRELIMINARY EXECUTIVE SUMMARY

| | | | | |
|---------------------------------|-------------------------------------|----------------------------------|--------------|------------|
| Facility Id: 5922991 | | | | |
| SPECIAL EVENTS & CON | BTW 4TH & 6TH & COLU | 1/4 - 1/2 (0.277 mi.) E | 125 | 436 |
| Facility Id: 87668199 | | | | |
| KYUNGSHIN CHOI MATTH | 1505 BROADWAY | 1/4 - 1/2 (0.280 mi.) ENE | 126 | 438 |
| Facility Id: 75145467 | | | | |
| Not reported | 512 COLUMBIA ST | 1/4 - 1/2 (0.281 mi.) SSE | AD127 | 440 |
| Facility Id: 3196792 | | | | |
| PORT WAY ROW PACIFIC | PORT WAY | 1/4 - 1/2 (0.282 mi.) WSW | AJ129 | 449 |
| Facility Id: 2297659 | | | | |
| PACIFIC COAST SHREDD | 901 PORT WAY | 1/4 - 1/2 (0.282 mi.) WSW | AJ130 | 449 |
| Facility Id: 2076997 | | | | |
| Not reported | W 8TH ST | 1/4 - 1/2 (0.282 mi.) WSW | AJ131 | 453 |
| Facility Id: 1029 | | | | |
| VELMA B JORDAN | 1812 WASHINGTON ST | 1/4 - 1/2 (0.283 mi.) NE | AF132 | 475 |
| Facility Id: 77515816 | | | | |
| ADMIRAL DISTRIBUTING | 301 W 5TH ST | 1/4 - 1/2 (0.286 mi.) S | AK133 | 476 |
| Facility Id: 29444484 | | | | |
| TIDEWATER COVE LLC | 915 BROADWAY STE 250 | 1/4 - 1/2 (0.288 mi.) E | 134 | 477 |
| Facility Id: 7294356 | | | | |
| PACIFIC TELECOM CORP | 805 BROADWAY CORPORA | 1/4 - 1/2 (0.289 mi.) ESE | 135 | 477 |
| Facility Id: 59471692 | | | | |
| Not reported | PORT OF VANCOUVER TR | 1/4 - 1/2 (0.305 mi.) S | 136 | 479 |
| Facility Id: 3734335 | | | | |
| HANNAH MOTOR CO | 411 W 5TH ST | 1/4 - 1/2 (0.306 mi.) S | AK137 | 480 |
| Facility Id: 73397873 | | | | |
| CAPITAL TACKEL MFG | 404 W 4TH ST | 1/4 - 1/2 (0.306 mi.) S | AK138 | 482 |
| Facility Id: 37379634 | | | | |
| FROM THE KENNELS | 500 WASHINGTON ST | 1/4 - 1/2 (0.317 mi.) SSE | AL139 | 484 |
| Facility Id: 82715337 | | | | |
| PRESTIGE PLAZA | MILL PLAIN BLVD & C | 1/4 - 1/2 (0.319 mi.) E | 140 | 486 |
| Facility Id: 1896 | | | | |
| VANCOUVER COMMUNITY | E C ST & E EVERGREEN | 1/4 - 1/2 (0.319 mi.) E | 141 | 487 |
| Facility Id: 18171 | | | | |
| ESTATE OF MARY E MAC | 1700 BROADWAY | 1/4 - 1/2 (0.321 mi.) NE | AM142 | 487 |
| Facility Id: 1619881 | | | | |
| VANCOUVER POLICE BUI | 300 E 13TH ST | 1/4 - 1/2 (0.321 mi.) E | 143 | 490 |
| Facility Id: 36597621 | | | | |
| DON LORENTZ & ASSOCI | 1714 BROADWAY | 1/4 - 1/2 (0.324 mi.) NE | AM144 | 492 |
| Facility Id: 95675488 | | | | |
| SHERWIN WILLIAMS CO | 1717 BROADWAY | 1/4 - 1/2 (0.331 mi.) NE | AM146 | 494 |
| Facility Id: 28365833 | | | | |
| HANNAH MOTOR COMPANY | 400 WASHINGTON | 1/4 - 1/2 (0.335 mi.) SSE | AL147 | 496 |
| Facility Id: 25385199 | | | | |
| HANNAH MOTOR COMPANY | 114 EAST SIXTH ST | 1/4 - 1/2 (0.337 mi.) SE | 148 | 497 |
| Facility Id: 6488736 | | | | |
| BILL COPPS INC | 901 C ST | 1/4 - 1/2 (0.339 mi.) ESE | 149 | 498 |



PRELIMINARY EXECUTIVE SUMMARY

| | | | | |
|-----------------------------|---------------------------------|--|--------------|------------|
| Facility Id: 62651667 | | | | |
| VANCOUVER PORT OF RE | 100 COLUMBIA ST | 1/4 - 1/2 (0.352 mi.) S | 150 | 505 |
| Facility Id: 15891 | | | | |
| ACADEMY | 400 E EVERGREEN BLVD | 1/4 - 1/2 (0.378 mi.) E | 151 | 508 |
| Facility Id: 28764496 | | | | |
| NORTHWEST PACKING CO | 16TH & SIMPSON | 1/4 - 1/2 (0.379 mi.) WNW AN152 | | 509 |
| Facility Id: 5118491 | | | | |
| VANCOUVER CITY OF | 1912 MAIN | 1/4 - 1/2 (0.380 mi.) NE | 153 | 512 |
| Facility Id: 52841299 | | | | |
| VANCOUVER USA PORT | 16TH & SIMPSON AVE N | 1/4 - 1/2 (0.387 mi.) WNW AN155 | | 520 |
| Facility Id: 65891939 | | | | |
| Not reported | PORT OF VANCOUVER | 1/4 - 1/2 (0.388 mi.) W | 156 | 522 |
| Facility Id: 71394163 | | | | |
| HANNAH MOTOR COMPANY | 300 WASHINGTON ST/PO | 1/4 - 1/2 (0.398 mi.) SSE AP158 | | 524 |
| Facility Id: 12126843 | | | | |
| VANCOUVER PLANT CASC | 1701 18TH ST W | 1/4 - 1/2 (0.400 mi.) NW | 159 | 526 |
| Facility Id: 58757399 | | | | |
| PACIFIC COGENERATION | 11TH ST W | 1/4 - 1/2 (0.404 mi.) W | 160 | 527 |
| Facility Id: 6598539 | | | | |
| 400 MILL PLAIN CENTE | 400 E MILL PLAIN BLV | 1/4 - 1/2 (0.406 mi.) E | AO161 | 528 |
| Facility Id: 8223776 | | | | |
| Facility Id: 22015 | | | | |
| LAHTI PROPERTY | 305 E 19TH ST | 1/4 - 1/2 (0.429 mi.) NE | 163 | 533 |
| Facility Id: 23197 | | | | |
| MARKLE AVE MEEHAN DR | 2214 MARKLE AVE | 1/4 - 1/2 (0.432 mi.) N | 164 | 534 |
| Facility Id: 42423535 | | | | |
| GIBSON SHIPHOLDING C | | 1/4 - 1/2 (0.461 mi.) W | 166 | 536 |
| Facility Id: 1478660 | | | | |
| RAINBOW GLACIER VANC | 1700 W 20TH ST | 1/4 - 1/2 (0.472 mi.) NW | AQ167 | 537 |
| Facility Id: 7545407 | | | | |
| MALCOLM MONTAGUE | 1600 W 20TH ST | 1/4 - 1/2 (0.472 mi.) NW | AQ168 | 537 |
| Facility Id: 12436367 | | | | |
| PHOENIX 120 GRANT ST | 2315 GRANT ST | 1/4 - 1/2 (0.479 mi.) N | 169 | 539 |
| Facility Id: 8734256 | | | | |
| PINNACLE INC | 300 E 20TH ST | 1/4 - 1/2 (0.489 mi.) NE | 170 | 541 |
| Facility Id: 52625612 | | | | |
| Not reported | 1927 ELEVATOR WAY | 1/4 - 1/2 (0.494 mi.) WNW | 171 | 542 |
| Facility Id: 95321864 | | | | |
| Facility Id: 9189718 | | | | |

PRELIMINARY EXECUTIVE SUMMARY

CSCSL NFA: The data set contains information about sites previously on the Confirmed and Suspected Contaminated Sites list that have received a No Further Action (NFA) determination. Because it is necessary to maintain historical records of sites that have been investigated and cleaned up, sites are not deleted from the database when cleanup activities are completed. Instead a No Further Action code is entered based upon the type of NFA determination the site received.

A review of the CSCSL NFA list, as provided by EDR, and dated 10/20/2015 has revealed that there are 13 CSCSL NFA sites within approximately 0.5 miles of the target property.

| <u>Site</u> | <u>Address</u> | <u>Dist / Dir</u> | <u>Map ID</u> | <u>Page</u> |
|---|-------------------------------------|----------------------------------|---------------|-------------|
| VARICAST INC Facility/Site Id: 1034 CS Id: 3022 | 1200 W 13TH ST | 0 - 1/8 (0.069 mi.) W | Q62 | 222 |
| VANCOUVER CITY BREWE Facility/Site Id: 85777985 CS Id: 4685 | 400 W 8TH ST | 0 - 1/8 (0.118 mi.) SSE | V73 | 234 |
| TREADS R US Facility/Site Id: 64191358 CS Id: 3543 | 1300 W 15TH ST | 0 - 1/8 (0.120 mi.) NW | W75 | 235 |
| METRO BUICK OLDS VAN Facility/Site Id: 95732758 CS Id: 11213 | 904 WASHINGTON ST | 1/8 - 1/4 (0.168 mi.) ESE | 89 | 281 |
| VANCOUVER ICE & FUEL Facility/Site Id: 1037 CS Id: 3679 | 1112 W 7TH ST | 1/8 - 1/4 (0.170 mi.) SSW | Z91 | 286 |
| MCCALL OIL Facility/Site Id: 1036 CS Id: 3023 | 1309 W MCLOUGHLIN AV | 1/4 - 1/2 (0.261 mi.) NNW | AE113 | 415 |
| CHUCK'S TIRE & AUTO Facility/Site Id: 62198439 CS Id: 9915 | 1416 BROADWAY | 1/4 - 1/2 (0.264 mi.) E | AG116 | 418 |
| HOESLY AUTO SERVICE Facility/Site Id: 95266254 CS Id: 11194 | 210 W MCLOUGHLIN BV | 1/4 - 1/2 (0.269 mi.) NNE | AI118 | 421 |
| HOLLAND BURGerville Facility/Site Id: 11291756 CS Id: 4525 | 109 W 17TH ST | 1/4 - 1/2 (0.272 mi.) NE | 120 | 424 |
| SPECIAL EVENTS & CON Facility/Site Id: 87668199 CS Id: 776 | BTW 4TH & 6TH & COLU | 1/4 - 1/2 (0.277 mi.) E | 125 | 436 |
| BILL COPPS INC Facility/Site Id: 62651667 CS Id: 2627 | 901 C ST | 1/4 - 1/2 (0.339 mi.) ESE | 149 | 498 |
| HANNAH MOTOR COMPANY Facility/Site Id: 12126843 CS Id: 7922 | 300 WASHINGTON ST/PO | 1/4 - 1/2 (0.398 mi.) SSE | AP158 | 524 |
| PHOENIX 120 GRANT ST Facility/Site Id: 8734256 CS Id: 3365 | 2315 GRANT ST | 1/4 - 1/2 (0.479 mi.) N | 169 | 539 |



PRELIMINARY EXECUTIVE SUMMARY

Other Ascertainable Records

RCRA NonGen / NLR: RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Non-Generators do not presently generate hazardous waste.

A review of the RCRA NonGen / NLR list, as provided by EDR, and dated 12/09/2015 has revealed that there are 22 RCRA NonGen / NLR sites within approximately 0.25 miles of the target property.

| <u>Site</u> | <u>Address</u> | <u>Dist / Dir</u> | <u>Map ID</u> | <u>Page</u> |
|-----------------------------|-----------------------------|----------------------------------|---------------|-------------|
| CLARK COUNTY CORRECT | 707 W 13TH ST | 0 - 1/8 (0.000 mi.) | F16 | 17 |
| Not reported | 1001 W EVERGREEN BLV | 0 - 1/8 (0.014 mi.) S | C36 | 31 |
| Not reported | 605 E EVERGREEN | 0 - 1/8 (0.016 mi.) S | 40 | 44 |
| Not reported | 906 HARNEY ST | 0 - 1/8 (0.035 mi.) S | M45 | 130 |
| Not reported | W 11TH ST | 0 - 1/8 (0.048 mi.) W | N46 | 131 |
| LILE INTL CO | 1101 W 11TH ST | 0 - 1/8 (0.049 mi.) W | N47 | 146 |
| Not reported | 1101 W 11TH ST BLDG | 0 - 1/8 (0.049 mi.) W | N49 | 151 |
| Not reported | 1300 W 12TH ST TRANS | 0 - 1/8 (0.052 mi.) W | O54 | 190 |
| Not reported | 1211 DANIELS ST | 0 - 1/8 (0.057 mi.) E | P56 | 199 |
| WOLF SUPPLY CO VANCO | 301 W 11TH ST | 0 - 1/8 (0.105 mi.) E | 66 | 226 |
| PENSKE TRUCK LEASING | 807 JEFFERSON ST | 0 - 1/8 (0.114 mi.) S | S69 | 230 |
| Not reported | 1300 W 15TH ST | 0 - 1/8 (0.120 mi.) NW | W76 | 237 |
| VANCOUVER ENGINE EXC | 1505 COLUMBIA ST | 1/8 - 1/4 (0.134 mi.) NE | 80 | 261 |
| MARSHALL VANCOUVER F | 1004 WASHINGTON ST | 1/8 - 1/4 (0.157 mi.) E | 85 | 269 |
| QC CLEANERS | 1401 WASHINGTON ST | 1/8 - 1/4 (0.165 mi.) E | 88 | 276 |
| METRO BUICK OLDS VAN | 904 WASHINGTON ST | 1/8 - 1/4 (0.168 mi.) ESE | 89 | 281 |
| Not reported | 701 KING ST | 1/8 - 1/4 (0.169 mi.) S | Z90 | 284 |
| Not reported | 1400 W 11TH ST | 1/8 - 1/4 (0.170 mi.) W | X93 | 295 |
| Not reported | 1300 W 8TH ST | 1/8 - 1/4 (0.211 mi.) WSW | AA98 | 303 |
| Not reported | 907 W 7TH ST | 1/8 - 1/4 (0.213 mi.) E | AB101 | 313 |
| BRAZIER FOREST INDUS | 1401 INDUSTRIAL WAY | 1/8 - 1/4 (0.231 mi.) W | AC106 | 389 |
| SOUTHWEST DELIVERY C | 415 W 6TH ST | 1/8 - 1/4 (0.240 mi.) SSE | 108 | 393 |

Inactive Drycleaners: A listing of inactive drycleaner facility locations.

A review of the Inactive Drycleaners list, as provided by EDR, and dated 12/31/2014 has revealed that there is 1 Inactive Drycleaners site within approximately 0.25 miles of the target property.

| <u>Site</u> | <u>Address</u> | <u>Dist / Dir</u> | <u>Map ID</u> | <u>Page</u> |
|---------------------------|---------------------------|--------------------------------|---------------|-------------|
| QC CLEANERS | 1401 WASHINGTON ST | 1/8 - 1/4 (0.165 mi.) E | 88 | 276 |
| EPA I: WAD988485355 | | | | |
| Facility ID: WAD988485355 | | | | |

PRELIMINARY EXECUTIVE SUMMARY

MANIFEST: Hazardous waste manifest information.

A review of the MANIFEST list, as provided by EDR, and dated 12/31/2014 has revealed that there are 8 MANIFEST sites within approximately 0.25 miles of the target property.

| <u>Site</u> | <u>Address</u> | <u>Dist / Dir</u> | <u>Map ID</u> | <u>Page</u> |
|---|-----------------------------|----------------------------------|---------------|-------------|
| VANCOUVER WAREHOUSE Facility Site ID Number: 4960 Gen Status CD: LQG Gen Status CD: XQG EPA ID: WAH000035955 | 1001 W EVERGREEN BLV | 0 - 1/8 (0.014 mi.) S | C37 | 33 |
| EMERALD SERVICES INC Facility Site ID Number: 47231541 Gen Status CD: MQG Gen Status CD: SQG Gen Status CD: LQG EPA ID: WAD068794387 | 1300 W 12TH ST | 0 - 1/8 (0.052 mi.) W | O53 | 155 |
| Not reported Facility Site ID Number: 47231541 Facility Site ID Number: 51375314 Gen Status CD: SQG Gen Status CD: XQG EPA ID: WAD068794387 EPA ID: WAH000012187 | 1300 W 12TH ST TRANS | 0 - 1/8 (0.052 mi.) W | O54 | 190 |
| USPS VANCOUVER Facility Site ID Number: 23482 Gen Status CD: MQG EPA ID: WAH000035022 | 1211 DANIELS ST | 0 - 1/8 (0.057 mi.) E | P57 | 201 |
| Not reported Facility Site ID Number: 48857266 Gen Status CD: SQG Gen Status CD: XQG EPA ID: WAD980985766 | 701 W 8TH ST | 0 - 1/8 (0.122 mi.) S | T78 | 238 |
| ALBINA ASPHALT Facility Site ID Number: 20041 Gen Status CD: MQG EPA ID: WAH000047756 | 1200 W 8TH ST | 1/8 - 1/4 (0.162 mi.) SW | Y87 | 273 |
| Not reported Facility Site ID Number: 8752343 Gen Status CD: MQG Gen Status CD: LQG EPA ID: WAD009427501 | 907 W 7TH ST | 1/8 - 1/4 (0.213 mi.) E | AB101 | 313 |
| VANCOUVER PORT MAINT Facility Site ID Number: 33611615 Gen Status CD: SQG Gen Status CD: LQG Gen Status CD: XQG Gen Status CD: MQG EPA ID: WAD980579304 | TERMINAL 3 BUILDING | 1/8 - 1/4 (0.221 mi.) WNW | 105 | 352 |



PRELIMINARY EXECUTIVE SUMMARY

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

EDR MGP: The EDR Proprietary Manufactured Gas Plant Database includes records of coal gas plants (manufactured gas plants) compiled by EDR's researchers. Manufactured gas sites were used in the United States from the 1800's to 1950's to produce a gas that could be distributed and used as fuel. These plants used whale oil, rosin, coal, or a mixture of coal, oil, and water that also produced a significant amount of waste. Many of the byproducts of the gas production, such as coal tar (oily waste containing volatile and non-volatile chemicals), sludges, oils and other compounds are potentially hazardous to human health and the environment. The byproduct from this process was frequently disposed of directly at the plant site and can remain or spread slowly, serving as a continuous source of soil and groundwater contamination.

A review of the EDR MGP list, as provided by EDR, has revealed that there is 1 EDR MGP site within approximately 1 mile of the target property.

| <u>Site</u> | <u>Address</u> | <u>Dist / Dir</u> | <u>Map ID</u> | <u>Page</u> |
|----------------------|---------------------|------------------------|---------------|-------------|
| VANCOUVER GAS MANUFA | 9TH AND LINCOLN STS | 0 - 1/8 (0.102 mi.) SW | 65 | 225 |

EDR Hist Auto: EDR has searched selected national collections of business directories and has collected listings of potential gas station/filling station/service station sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include gas station/filling station/service station establishments. The categories reviewed included, but were not limited to gas, gas station, gasoline station, filling station, auto, automobile repair, auto service station, service station, etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Auto list, as provided by EDR, has revealed that there are 4 EDR Hist Auto sites within approximately 0.125 miles of the target property.

| <u>Site</u> | <u>Address</u> | <u>Dist / Dir</u> | <u>Map ID</u> | <u>Page</u> |
|--------------|-----------------|-----------------------|---------------|-------------|
| Not reported | 900 W 12TH ST | 0 - 1/8 (0.000 mi.) | 9 | 11 |
| Not reported | 701 W 11TH ST | 0 - 1/8 (0.000 mi.) | G23 | 23 |
| Not reported | 1112 DANIELS ST | 0 - 1/8 (0.050 mi.) E | 50 | 152 |
| Not reported | 1013 W 8TH ST | 0 - 1/8 (0.121 mi.) S | U77 | 238 |

EDR Hist Cleaner: EDR has searched selected national collections of business directories and has collected listings of potential dry cleaner sites that were available to EDR researchers. EDR's review was limited to those categories of sources that might, in EDR's opinion, include dry cleaning establishments. The categories reviewed included, but were not limited to dry cleaners, cleaners, laundry, laundromat, cleaning/laundry, wash & dry etc. This database falls within a category of information EDR classifies as "High Risk Historical Records", or HRHR. EDR's HRHR effort presents unique and sometimes proprietary data about past sites and operations that typically create environmental concerns, but may not show up in current government records searches.

A review of the EDR Hist Cleaner list, as provided by EDR, has revealed that there are 3 EDR Hist

PRELIMINARY EXECUTIVE SUMMARY

Cleaner sites within approximately 0.125 miles of the target property.

| <u>Site</u> | <u>Address</u> | <u>Dist / Dir</u> | <u>Map ID</u> | <u>Page</u> |
|--------------|------------------|-------------------------|---------------|-------------|
| Not reported | 1014 FRANKLIN ST | 0 - 1/8 (0.000 mi.) | H29 | 26 |
| Not reported | 914 DANIELS ST | 0 - 1/8 (0.053 mi.) ESE | 55 | 199 |
| Not reported | 400 W 8TH ST | 0 - 1/8 (0.118 mi.) SSE | V74 | 235 |

PRELIMINARY EXECUTIVE SUMMARY

Due to poor or inadequate address information, the following sites were not mapped. Count: 12 records

| <u>Site Name</u> | <u>Database(s)</u> |
|------------------------------------|------------------------|
| FT VANCOUVER PLYWOOD | FTTS |
| FT VANCOUVER PLYWOOD | HIST FTTS, FINDS, ECHO |
| SAUVIE ISLAND DRUM SITE | SEMS-ARCHIVE |
| HAYDEN ISLAND DRUM | SEMS-ARCHIVE |
| VANCOUVER GAS MANUFACTURING SITE | SEMS-ARCHIVE |
| GLASS TO GLASS, LLC | SWF/LF |
| CITY OF VANCOUVER | SPILLS |
| CITY OF VANCOUVER - SEWER DIVISION | SPILLS |
| CITY OF VANCOUVER | SPILLS |
| BOISE CASCADE CORP. | ICR |
| CARBORUNDUM | ICR |
| UNOCAL #5615 | ICR |

PRELIMINARY MAP FINDINGS SUMMARY

| Database | Search Distance (Miles) | Target Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|---|-------------------------|-----------------|-------|-----------|-----------|---------|-----|---------------|
| STANDARD ENVIRONMENTAL RECORDS | | | | | | | | |
| Federal NPL site list | | | | | | | | |
| NPL | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| Proposed NPL | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| NPL LIENS | TP | | NR | NR | NR | NR | NR | 0 |
| Federal Delisted NPL site list | | | | | | | | |
| Delisted NPL | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| Federal CERCLIS list | | | | | | | | |
| FEDERAL FACILITY | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| SEMS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| Federal CERCLIS NFRAP site list | | | | | | | | |
| SEMS-ARCHIVE | 0.500 | | 2 | 0 | 1 | NR | NR | 3 |
| Federal RCRA CORRACTS facilities list | | | | | | | | |
| CORRACTS | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| Federal RCRA non-CORRACTS TSD facilities list | | | | | | | | |
| RCRA-TSDF | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| Federal RCRA generators list | | | | | | | | |
| RCRA-LQG | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| RCRA-SQG | 0.250 | | 0 | 1 | NR | NR | NR | 1 |
| RCRA-CESQG | 0.250 | | 2 | 0 | NR | NR | NR | 2 |
| Federal institutional controls / engineering controls registries | | | | | | | | |
| LUCIS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| US ENG CONTROLS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| US INST CONTROL | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| Federal ERNS list | | | | | | | | |
| ERNS | TP | | NR | NR | NR | NR | NR | 0 |
| State- and tribal - equivalent NPL | | | | | | | | |
| HSL | 1.000 | | 0 | 0 | 3 | 1 | NR | 4 |
| State- and tribal - equivalent CERCLIS | | | | | | | | |
| CSCSL | 1.000 | | 3 | 5 | 11 | 5 | NR | 24 |
| State and tribal landfill and/or solid waste disposal site lists | | | | | | | | |
| SWF/LF | 0.500 | | 1 | 1 | 2 | NR | NR | 4 |
| State and tribal leaking storage tank lists | | | | | | | | |
| LUST | 0.500 | | 0 | 1 | 3 | NR | NR | 4 |

PRELIMINARY MAP FINDINGS SUMMARY

| Database | Search Distance (Miles) | Target Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|--|-------------------------|-----------------|-------|-----------|-----------|---------|-----|---------------|
| INDIAN LUST | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| State and tribal registered storage tank lists | | | | | | | | |
| FEMA UST | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| UST | 0.250 | | 19 | 11 | NR | NR | NR | 30 |
| AST | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| INDIAN UST | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| State and tribal institutional control / engineering control registries | | | | | | | | |
| INST CONTROL | 0.500 | | 0 | 0 | 3 | NR | NR | 3 |
| State and tribal voluntary cleanup sites | | | | | | | | |
| VCP | 0.500 | | 3 | 1 | 6 | NR | NR | 10 |
| ICR | 0.500 | | 0 | 2 | 5 | NR | NR | 7 |
| INDIAN VCP | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| State and tribal Brownfields sites | | | | | | | | |
| BROWNFIELDS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ADDITIONAL ENVIRONMENTAL RECORDS | | | | | | | | |
| Local Brownfield lists | | | | | | | | |
| US BROWNFIELDS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| Local Lists of Landfill / Solid Waste Disposal Sites | | | | | | | | |
| SWRCY | 0.500 | | 0 | 0 | 4 | NR | NR | 4 |
| SWTIRE | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| INDIAN ODI | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| ODI | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| DEBRIS REGION 9 | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| Local Lists of Hazardous waste / Contaminated Sites | | | | | | | | |
| US HIST CDL | TP | | NR | NR | NR | NR | NR | 0 |
| ALLSITES | 0.500 | | 36 | 26 | 56 | NR | NR | 118 |
| CDL | TP | | NR | NR | NR | NR | NR | 0 |
| HIST CDL | TP | | NR | NR | NR | NR | NR | 0 |
| CSCSL NFA | 0.500 | | 3 | 2 | 8 | NR | NR | 13 |
| US CDL | TP | | NR | NR | NR | NR | NR | 0 |
| Local Land Records | | | | | | | | |
| LIENS 2 | TP | | NR | NR | NR | NR | NR | 0 |
| Records of Emergency Release Reports | | | | | | | | |
| HMIRS | TP | | NR | NR | NR | NR | NR | 0 |
| SPILLS | TP | | NR | NR | NR | NR | NR | 0 |
| SPILLS 90 | TP | | NR | NR | NR | NR | NR | 0 |
| Other Ascertainable Records | | | | | | | | |
| RCRA NonGen / NLR | 0.250 | | 12 | 10 | NR | NR | NR | 22 |

PRELIMINARY MAP FINDINGS SUMMARY

| Database | Search Distance (Miles) | Target Property | < 1/8 | 1/8 - 1/4 | 1/4 - 1/2 | 1/2 - 1 | > 1 | Total Plotted |
|----------------------|-------------------------|-----------------|-------|-----------|-----------|---------|-----|---------------|
| FUDS | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| DOD | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| SCRD DRYCLEANERS | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| US FIN ASSUR | TP | | NR | NR | NR | NR | NR | 0 |
| EPA WATCH LIST | TP | | NR | NR | NR | NR | NR | 0 |
| 2020 COR ACTION | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| TSCA | TP | | NR | NR | NR | NR | NR | 0 |
| TRIS | TP | | NR | NR | NR | NR | NR | 0 |
| SSTS | TP | | NR | NR | NR | NR | NR | 0 |
| ROD | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| RMP | TP | | NR | NR | NR | NR | NR | 0 |
| RAATS | TP | | NR | NR | NR | NR | NR | 0 |
| PRP | TP | | NR | NR | NR | NR | NR | 0 |
| PADS | TP | | NR | NR | NR | NR | NR | 0 |
| ICIS | TP | | NR | NR | NR | NR | NR | 0 |
| FTTS | TP | | NR | NR | NR | NR | NR | 0 |
| MLTS | TP | | NR | NR | NR | NR | NR | 0 |
| COAL ASH DOE | TP | | NR | NR | NR | NR | NR | 0 |
| COAL ASH EPA | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| PCB TRANSFORMER | TP | | NR | NR | NR | NR | NR | 0 |
| RADINFO | TP | | NR | NR | NR | NR | NR | 0 |
| HIST FTTS | TP | | NR | NR | NR | NR | NR | 0 |
| DOT OPS | TP | | NR | NR | NR | NR | NR | 0 |
| CONSENT | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| INDIAN RESERV | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| FUSRAP | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| UMTRA | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| LEAD SMELTERS | TP | | NR | NR | NR | NR | NR | 0 |
| US AIRS | TP | | NR | NR | NR | NR | NR | 0 |
| US MINES | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| FINDS | TP | | NR | NR | NR | NR | NR | 0 |
| DOCKET HWC | TP | | NR | NR | NR | NR | NR | 0 |
| UXO | 1.000 | | 0 | 0 | 0 | 0 | NR | 0 |
| AIRS | TP | | NR | NR | NR | NR | NR | 0 |
| COAL ASH | 0.500 | | 0 | 0 | 0 | NR | NR | 0 |
| DRYCLEANERS | 0.250 | | 0 | 0 | NR | NR | NR | 0 |
| Financial Assurance | TP | | NR | NR | NR | NR | NR | 0 |
| Inactive Drycleaners | 0.250 | | 0 | 1 | NR | NR | NR | 1 |
| MANIFEST | 0.250 | | 5 | 3 | NR | NR | NR | 8 |
| NPDES | TP | | NR | NR | NR | NR | NR | 0 |
| UIC | TP | | NR | NR | NR | NR | NR | 0 |
| ECHO | TP | | NR | NR | NR | NR | NR | 0 |
| FUELS PROGRAM | 0.250 | | 0 | 0 | NR | NR | NR | 0 |

EDR HIGH RISK HISTORICAL RECORDS

EDR Exclusive Records

| | | | | | | | | |
|------------------|-------|--|---|----|----|----|----|---|
| EDR MGP | 1.000 | | 1 | 0 | 0 | 0 | NR | 1 |
| EDR Hist Auto | 0.125 | | 4 | NR | NR | NR | NR | 4 |
| EDR Hist Cleaner | 0.125 | | 3 | NR | NR | NR | NR | 3 |

PRELIMINARY MAP FINDINGS SUMMARY

| <u>Database</u> | <u>Search Distance (Miles)</u> | <u>Target Property</u> | <u>< 1/8</u> | <u>1/8 - 1/4</u> | <u>1/4 - 1/2</u> | <u>1/2 - 1</u> | <u>> 1</u> | <u>Total Plotted</u> |
|--|--------------------------------|------------------------|-----------------|------------------|------------------|----------------|---------------|----------------------|
| <u>EDR RECOVERED GOVERNMENT ARCHIVES</u> | | | | | | | | |
| <i>Exclusive Recovered Govt. Archives</i> | | | | | | | | |
| RGA HWS | TP | | NR | NR | NR | NR | NR | 0 |
| RGA LF | TP | | NR | NR | NR | NR | NR | 0 |
| RGA LUST | TP | | NR | NR | NR | NR | NR | 0 |
| - Totals -- | | 0 | 94 | 64 | 102 | 6 | 0 | 266 |

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

LIFE SAFETY CODE ASSESSMENT (Pielow Consulting, Bremerton, WA)

An analysis was performed to determine if the Clark County Correctional Center in Vancouver, Washington meets the general fire and life safety provisions of the code. The drawings for CCCC are dated 1981 and indicate conformance with the Uniform Building Code (UBC). It is probable the design is based upon the 1978 version of the UBC. CCCC is stated to be 124,318 square feet in area with two stories, a mezzanine to the upper story housing units, and a basement level. The building is Type I-Fire Resistive construction. The building is provided with automatic sprinkler protection throughout.

The building appears to be in general conformance with contemporary standards for fire protection and life safety within existing correctional and detention facilities. This is based upon a review of the original construction drawings. Assumptions were made regarding probable locations of smoke barriers and other passive and active fire protection features. CCCC was not made available for an on-site review during this analysis. The facility's Emergency Action Plan also was not provided.

The UBC is one of the three legacy building codes in the United States that combined to create the first version of the International Building Code (IBC) in 2000. The current Washington State Building Code (WSBC) is an amended version of the 2012 edition of the IBC.

The WSBC does not contain extensive requirements for existing buildings. In general, Section 102.6 allows existing buildings that were legally approved under earlier versions of the building code to continue their previously approved use unless the Building Official or Fire Marshal identify specific hazards to the life and safety of the public.

A nationally recognized metric for evaluating fire protection and life safety within existing detention and correctional occupancies is found in the 2012 version of NFPA 101, the Life Safety Code as promulgated by the National Fire Protection Association, Quincy, Massachusetts. All code references within this section are from NFPA 101 for existing correctional and detention occupancies.

The codes have basic general principles for changes made to existing correctional facilities:

- Any new construction must meet the requirements for new construction
- Any changes cannot reduce the existing level of safety provided
- New additions should be separated by two hour fire resistive rated construction

The IBC classifies the occupancies found in CCCC as follows:

- Sleeping areas – Group I-3
- Day rooms – Group I-3
- Other areas with detention features – Group I-3
- Offices – Group B
- Storage – Group S-1

In addition to the Group I-3 occupancy classification the codes also assign a Use Condition based upon restrictions placed on free movement for the inmates as follows:

- Use Condition III: free movement is allowed within individual smoke compartments, such as within a residential unit comprised of individual sleeping rooms and a group activity space, with egress impeded by remote-controlled release of means of egress from such a smoke compartment to another smoke compartment.
- Use Condition IV: free movement is restricted from an occupied space, and remote-controlled release is provided to allow movement from all sleeping rooms, activity spaces, and other occupied areas within the smoke compartment to another smoke compartment.

- Use Condition V: free movement is restricted from an occupied space, and staff-controlled manual release at each door is provided to allow movement from all sleeping rooms, activity spaces, and other occupied areas within the smoke compartment to another smoke compartment.

The occupant load, in number of persons for whom means of egress and other provisions are required, either shall be determined on the basis of the occupant load factors of Table 7.3.1.2 that are characteristic of the use of the space or shall be determined as the maximum probable population of the space under consideration, whichever is greater. 120 sf/person for detention/correction use.

Required means of egress capacity shall comply with Section 7.3 (23.2.3.1). Where any required egress capacity from a balcony or mezzanine passes through the room below, that required capacity shall be added to the required egress capacity of the room below.

Stairways are required to be of minimum size of 28 inches and provide 0.30 inches of egress width per persons. Door, ramps, corridors, aisles and other paths within the means of egress are sized at 0.20 inches per person. Doors are required to have a minimum clear width of 32 inches. Corridors shall be a minimum width of 36 inches.

Two exits are required from balcony or mezzanine unless the common path of travel limits are met or it is otherwise allowed to only have one by Chapter 23.

At least 1 exit from every fire compartment and required smoke compartment into which residents are potentially moved in a fire emergency, with the exits arranged so that egress is possible without returning through the zone of fire origin. (23.2.4.3)

At least 2 exits shall be provided on every story and be accessible from every part of every story, fire compartment, or smoke compartment. (23.2.4.2)

Every sleeping room shall have a door leading directly to an exit access corridor unless one adjacent room, such as a day room, a group activity space, or other common space, shall be permitted to intervene and shall also be permitted to be separated in elevation by a one-half story or full story height. (23.2.5.1)

Existing dead-end corridors are undesirable and shall be altered wherever possible so that exits are accessible in not less than two different directions from all points in aisles, passageways, and corridors. (23.2.5.2)

The common path of travel (maximum distance a person is required to travel before being able to exit in two directions) should be limited to 100 feet.

Travel distance between any room door required as an exit access and an exit or smoke barrier shall not exceed 150 feet. (23.2.6.3)

Travel distance between any point in a room and an exit smoke barrier shall not exceed 200 feet. (23.2.6.5)

Travel distance between any point in a sleeping room to the door of that room shall not exceed 50 feet. OR 100 feet IF the enclosing walls of the space are of smoke-tight construction AND not less than two exit access doors remotely located from each other are provided where travel distance to the exit access door from any point within the room exceeds 50 feet. (23.2.6.6/7)

Requirements of exit discharge in Section 7.7.2 (Exit Discharge through interior building areas) shall be waived provided that not more than 50 percent of the exits discharge into a single fire compartment separated from other compartments by construction having not less than 1-hour fire resistance rating. (23.2.7.4)

Where all exits are discharging through areas on the level of exit discharge a smoke barrier shall be provided to divide that level into not less than 2 compartments with not less than 1 exit discharging into each compartment; each compartment shall have an exit discharge to the building exterior; any other portion of the level of discharge with access to the discharge area shall be separated from the discharge area in accordance with the

requirements for the enclosure of exits is Section 7.1.3.2.1 (1 hour fire-resistive rated construction and all opening protectives accordingly). (23.2.7.5)

Existing doors to resident sleeping rooms housing four or fewer residents shall be permitted to be not less than 19 inches in clear width, otherwise not less than 28 inches. (23.2.11.5/6)

Multi-level resident housing areas without enclosure protection between levels is permitted provided the entire normally occupied area, including all communicating floor levels, shall be sufficiently open and unobstructed so that a fire or other dangerous condition in any part is obvious to the occupants or supervisory personnel in the area. Egress capacity shall simultaneously accommodate all occupants of all communicating levels and areas, with all communicating levels in the same fire area considered as a single floor area for purposes of determining required egress capacity. The height between the highest and lowest finished floor levels shall not exceed 13 feet (number of levels not restricted). (23.3.1.2)

In housing area smoke compartments, unprotected openings shall be permitted provided that the height between the lowest and highest finished floor levels does not exceed 23 feet (number of levels not restricted), residential housing areas subdivided as required shall be permitted to be considered as part of the communicating space. (23.3.1.1)

A multi-tiered, open cell block shall be considered as a single story within the building. (23.3.1.3)

Padded cells, if provided, require 1 hour fire resistance separation. (Table 23.3.2.1)

Smoke detectors are required within smoke compartments in corridors, common spaces, and sleeping rooms with more than 4 occupants. (23.3.4.4.4)

Smoke barriers shall be provided to divide every story used for sleeping by 10 or more residents, or any other story having an occupant load of 50 or more persons, into not less than 2 compartments. (23.3.7.1)

Where required by Section 23.3.7.1, smoke barriers shall limit the occupant load to not more than 200 residents in any smoke compartment. They shall limit the travel distance to a door in a smoke barrier as follows: the distance from any room door required as exit access shall not exceed 150 feet; and the distance from any point in a room shall not exceed 200 feet. (23.3.7.3/4)

Not less than 6 net square feet per occupant shall be provided on each side of the smoke barrier for the total number of occupants in adjoining compartments, and this space shall be readily available wherever occupants are moved across the smoke barrier in a fire emergency. (23.3.7.7)

Table 23.3.8 Subdivision of Resident Housing Spaces

| | Use Condition | | |
|--|---|---|---|
| | III | IV | V |
| Room to Room Separation | NR | NR | SR ^a |
| Room face to corridor separation | NR | NR | SR ^a |
| Room face to common space separation | ≤50 ft ^c NR >50 ft ^c SR ^b | ≤50 ft ^c NR >50 ft ^c SR ^a | SR ^a |
| Common space to corridor separation | NR | NR | SR ^a |
| Total openings in solid room face where room face is required to be smoke resistant or fire rated* | 0.85ft ² | 0.85ft ² | 0.85ft ² where meeting one of the following: 1) Kept in closed position, except when in use by staff 2) Closable from the inside 3) Provided with smoke control |

NR-No Requirement

SR – Smoke Resistant

(3) Under Use Condition III, or IV, a space subdivided by open construction (any combination of grating doors and grating walls or solid walls) is permitted to be considered one room if housing not more than 16 persons. The perimeter walls of such space are required to be of smoke-resistant construction. Smoke detection is required to be provided in such space. Under UC IV, common walls between sleeping areas within the space are required to be smoke resistant, and grating doors and fronts are permitted to be used. UC III, open dormitories are permitted to house more than 16 persons, as permitted by other sections of this chapter.

(4) Where barriers are required to be smoke resistant, the provisions of Sections 8.4/8.5 do not apply.

^a Might be no requirement (NR) where one of the following is provided:

(1) Approved automatic smoke detection system installed in all corridors and common spaces

(2) Multi-tiered cell blocks meeting the requirements of 23.3.1.3

^b Might be NR in multi-tiered, open cell block meeting the requirements of 23.3.1.3

^c Travel distance through the common space to the exit access corridor

^d “Total openings in solid room face” include all openings (e.g. undercuts, food passes, grilles), the total of which is not to exceed 0.85 ft² . All openings are required to be 36 inches or less above the floor.

ADA CODE ASSESSMENT (Pielow Consulting, Bremerton, WA)

An analysis was performed to determine if the Clark County Correctional Center in Vancouver, Washington meets the general accessibility provisions of the code for persons with disabilities. The drawings for CCCC are dated 1981 and indicate conformance with the Uniform Building Code (UBC). The Clark County Correctional Center was designed and built in the early 1980's. The building codes in effect at that time had minimal requirements for accessibility by persons with disabilities.

The American's With Disabilities Act (ADA) is civil rights legislations that was enacted in 1990. Under Title 2 of the ADA, government facilities are required to provide accessibility to users. CCCC has no accessible sleeping units. Inmates with disabilities are held in the Center's medical unit.

In general, no accessibility improvements would be required by the Building Code unless alterations were made. Alterations to an existing facility would trigger accessible improvements to only the areas being altered. This would include accessible holding cells and areas open to the public such as; restrooms, waiting areas, and visitation areas. Accessibility improvements to existing facilities would not be required where such improvements are determined to be technically infeasible.

The ADA would have required CCCC to perform an accessibility audit and provide accessible features to the building where technically feasible and financially readily achievable. An accessibility audit was not provided as a part of this review.

The following are holding cell accessibility requirements that would apply to both new construction, and alternation to existing buildings.

A total of 2%, but no less than one holding cell shall be provided with accessible features and located on an accessible route. Where special holding cells are provided, at least one of each type shall be accessible (this could include, but is not limited to; medical ward, solitary confinement, or similar unique holding areas). Where a holding area/room has 25 or more beds, at least 5% of all beds in that area shall be provided with clear floor spaces as indicated below.

Accessible holding cells shall include:

60-inch or 'T' shaped turning space per ADA Section 304.

Where provided, benches shall comply with ADA Section 903.

Where provided, beds shall be provided with a 30"x48" clear floor space on at least one end of the bed. The clear floor space shall be positioned for a parallel approach.

Where provided, a desk or work surface shall be provided with a clear floor space positioned for a forward approach and provided with knee and toe clearances

Where provided, toilet and/or bathing facilities shall comply with ADA Section 603.

Where provided, audible alarms shall comply with ADA Section 702.

Where provided, telephones shall comply with ADA Section 704.3.

These requirements are based on the ICC suite of codes and the ADA.

Application of the American Correctional Association (ACA) accessibility requirements (if applicable) must be confirmed separately.

DETAILED PROGRAM



| SHERIFF'S ADMINISTRATION | Type | Square Footage | | |
|--------------------------|------|----------------|--------------|---|
| | | Qty | SF/Space | Total |
| Sheriff | PO | 1 | 250 | 250 |
| Undersheriff | PO | 1 | 180 | 180 |
| Chief - Criminal | PO | 1 | 180 | 180 |
| Chief - Civil | PO | 1 | 180 | 180 |
| Risk Manager | PO | 1 | 180 | 180 |
| Safety Coordinator | PO | 1 | 120 | 120 |
| Support | WS | 4 | 64 | 256 |
| Interns | WS | 2 | 36 | 72 |
| Conference Room | ER | 1 | 300 | 300 |
| Interview Room | ER | 1 | 100 | 100 |
| Kitchenette | ER | 1 | 60 | 60 |
| Workroom | ER | 1 | 120 | 120 |
| | | | Subtotal | 1,998 |
| | | | Grossing | 699 |
| | | | Total | 2,697 |
| | | | | Notes |
| | | | | Table to fit 4 people |
| | | | | In Records |
| | | | | AV recording |
| | | | | 2 microwaves, 2 fridge, 1 sink, etc. |
| | | | | Copier, shredder, office supply storage |

| INTERNAL AFFAIRS | Type | Square Footage | | |
|------------------|------|----------------|--------------|---|
| | | Qty | SF / Space | Total |
| Investigators | PO | 2 | 120 | 240 |
| Support | WS | 1 | 64 | 64 |
| Conference Room | ER | 1 | 225 | 225 |
| Interview Room | ER | 1 | 80 | 80 |
| Workroom | ER | 0 | 120 | - |
| | | | Subtotal | 609 |
| | | | Grossing | 213 |
| | | | Total | 822 |
| | | | | Notes |
| | | | | 1 lateral file cabinet in each |
| | | | | 8 - 10 people |
| | | | | Copier, shredder, office supply storage, closet |





| FINANCE | Type | Square Footage | | | Notes |
|--------------------|------|----------------|--------------|--------------|--------------------------------|
| | | Qty | SF / Space | Total | |
| Finance Manager | PO | 1 | 180 | 180 | |
| Accounts Payable | PO | 1 | 120 | 120 | |
| Staff Workstations | WS | 5 | 64 | 320 | |
| Intern | WS | 2 | 36 | 72 | |
| Archive Room | ER | 1 | 250 | 250 | Seven (4) drawer lateral files |
| Workroom | ER | 0 | 120 | - | Shared with HR |
| | | | Subtotal | 942 | |
| | | | Grossing | 330 | |
| | | | Total | 1,272 | |

| HUMAN RESOURCES | Type | Square Footage | | | Notes |
|--------------------------------|------|----------------|--------------|--------------|---|
| | | Qty | SF / Space | Total | |
| Background Investigators | PO | 6 | 120 | 720 | Sound isolated |
| Human Resource Manager | PO | 1 | 180 | 180 | Table to fit 2 people |
| Human Resource Officers | PO | 3 | 120 | 360 | |
| Training Sergeants/Supervisors | PO | 3 | 140 | 420 | |
| Training Staff | WS | 5 | 64 | 320 | |
| Support Staff | WS | 4 | 64 | 256 | |
| Recruitment Officer | WS | 1 | 64 | 64 | |
| Interns | WS | 4 | 36 | 144 | hotseated |
| Workroom | ER | 1 | 120 | 120 | Copier, shredder, office supply storage |
| Interview Room | ER | 2 | 80 | 160 | |
| Storage | ER | 1 | 300 | 300 | High Density |
| Training Files | ER | 1 | 80 | 80 | |
| Confidential File Storage | ER | 1 | 150 | 150 | |
| | | | Subtotal | 3,044 | |
| | | | Grossing | 1,065 | |
| | | | Total | 4,109 | |

| | | Square Footage | | |
|-------------------------|------|----------------|--------------|--------------|
| TRAINING/MEETING | Type | Qty | SF / Space | Total |
| Community Room | ER | 1 | 2,000 | 2,000 |
| Tactical Training | ER | 1 | 900 | 900 |
| Classroom | ER | 1 | 900 | 900 |
| Mat Storage | ER | 1 | 100 | 100 |
| Equipment/Table Storage | ER | 1 | 100 | 100 |
| | | | Subtotal | 4,000 |
| | | | Grossing | 1,200 |
| | | | Total | 5,200 |

| Notes |
|-----------------------------|
| adjacent to Sheriff's Lobby |

| SATELLITE EVIDENCE | Type | Qty | SF / Space | Total |
|------------------------|------|-----|--------------|------------|
| Evidence Processing | OS | 1 | 150 | 150 |
| Evidence Supplies | OS | 1 | 50 | 50 |
| Evidence Lockers | OS | 1 | 100 | 100 |
| Large Evidence Storage | ER | 1 | 100 | 100 |
| | | | Subtotal | 400 |
| | | | Grossing | 140 |
| | | | Total | 540 |

| Notes |
|--|
| Counter with evidence storage supplies |
| Shelving |
| Various size slam lockers |





| RECEPTION UNIT: SHERIFF | | Type | Qty | SF / Space | Total | Notes |
|---------------------------------------|--|------|-----|--------------|--------------|---|
| Weather Vestibule | | ER | 1 | 100 | 100 | |
| Security Screening | | OS | 1 | 200 | 200 | Metal detector, package screening |
| Lobby | | OS | 1 | 800 | 800 | Seating for 20. 6 kiosks (CBC, Jail, etc) |
| Public Restroom | | ER | 2 | 140 | 280 | |
| Reception | | OS | 1 | 200 | 200 | open counter |
| Reception Storage | | ER | 1 | 80 | 80 | |
| Interview Room | | ER | 2 | 80 | 160 | AV recording |
| Fingerprint Room | | ER | 1 | 100 | 100 | adjacent to reception |
| | | | | Subtotal | 1,920 | |
| | | | | Grossing | 384 | |
| | | | | Total | 2,304 | |
| OTHER RESOURCES | | Type | Qty | SF / Space | Total | Notes |
| Employee Parking (total for site) | | | 37 | | | |
| County/State Parking (total for site) | | | 5 | | | |
| Public/Visitor | | | 15 | | | |
| Vendor/Temporary Parking | | | 5 | | | plus community room visitors ~100 |



| CIVIL | Type | Square Footage | | | Notes |
|--------------------------|------|----------------|--------------|--------------|---|
| | | Qty | SF/Space | Total | |
| Supervisor | PO | 1 | 140 | 140 | |
| Archives Manager | PO | 1 | 120 | 120 | Can be located anywhere in an administrative area |
| Support | WS | 6 | 64 | 384 | |
| Cadet | WS | 2 | 36 | 72 | Future |
| Campus Unit Space | WS | 0 | 36 | - | Space goes here, but accounted for in HQ |
| Case Management Sergeant | PO | 0 | 120 | - | Space goes here, but accounted for in HQ |
| Public Service Counter | OS | 1 | 180 | 180 | Cash handling station, printer, 2 windows, bullet resistant |
| | | | Subtotal | 896 | |
| | | | Grossing | 314 | |
| | | | Total | 1,210 | |

| WARRANTS | Type | Square Footage | | | Notes |
|------------------|-------|----------------|--------------|--------------|--|
| | | Qty | SF/Space | Total | |
| Supervisor | PO | 1 | 140 | 140 | |
| Support | WS | 8 | 64 | 512 | 2 future |
| Warrant Files | OS/ER | 1 | 400 | 400 | High density |
| Teletype Station | WS | 1 | 36 | 36 | unassigned |
| Workroom | ER | 0 | 120 | - | copier, shredder, office supply storage (shared with Jail Records & Civil) |
| | | | Subtotal | 1,088 | |
| | | | Grossing | 381 | |
| | | | Total | 1,469 | |

| JAIL RECORDS | Type | Square Footage | | | Notes |
|-----------------|-------|----------------|--------------|--------------|---|
| | | Qty | SF/Space | Total | |
| Supervisors | SO | 1 | 300 | 300 | Share with 3 supervisors |
| Support | WS | 8 | 64 | 512 | 2 future |
| Files | OS/ER | 1 | 400 | 400 | High density |
| Workroom | ER | 1 | 120 | 120 | copier, shredder, office supply storage |
| Service Counter | OS | 1 | 180 | 180 | copier, shredder, office supply storage |
| | | | Subtotal | 1,512 | |
| | | | Grossing | 529 | |
| | | | Total | 2,041 | |

| CRIMINAL RECORDS | Type | Square Footage | | | Notes |
|------------------------|-------|----------------|--------------|--------------|---|
| | | Qty | SF/Space | Total | |
| Supervisor | WS | 4 | 100 | 400 | |
| Support | WS | 11 | 64 | 704 | |
| Teletype | WS | 1 | 36 | 36 | |
| Workroom | ER | 1 | 120 | 120 | copier, shredder, office supply storage |
| Scan Station | WS | 1 | 36 | 36 | |
| Criminal Records Files | ER/OS | 1 | 600 | 600 | high density |
| Interview Room | ER | 1 | 80 | 80 | |
| Service Counter | OS | 1 | 180 | 180 | 2 windows, bullet resistant |
| | | | Subtotal | 2,156 | |
| | | | Grossing | 755 | |
| | | | Total | 2,911 | |



| PUBLIC DISCLOSURE | Type | Square Footage | | Notes | |
|-------------------|------|----------------|----------------|--------------|---|
| | | Qty | SF/Space Total | | |
| Supervisor | SO | 1 | 200 | 200 | 2 workstations |
| Manager | PO | 1 | 120 | 120 | |
| Support | WS | 6 | 80 | 480 | |
| Future Support | WS | 7 | 80 | 560 | |
| Media Room | ER | 1 | 80 | 80 | acoustic & lighting controls |
| Conference Room | ER | 1 | 300 | 300 | Shared (use 2 days/month) |
| Workroom | ER | 0 | 120 | - | copier, shredder, office supply storage |
| | | | Subtotal | 1,740 | |
| | | | Grossing | 609 | |
| | | | Total | 2,349 | |

| IDENTIFICATION | Type | Square Footage | | Notes | |
|----------------|------|----------------|----------------|------------|---------------------|
| | | Qty | SF/Space Total | | |
| Office | ER | 1 | 280 | 280 | 2 WS, 1 fingerprint |
| Files | ER | 1 | 50 | 50 | in Office |
| | | | Subtotal | 330 | |
| | | | Grossing | 116 | |
| | | | Total | 446 | |



| RECORDS SUPPORT | Type | Square Footage | | | Notes |
|-----------------|------|----------------|--------------|--------------|---|
| | | Qty | SF/Space | Total | |
| Conference | ER | 1 | 600 | 600 | 20 ppl |
| Conference | ER | 0 | 300 | - | 12 ppl |
| Workroom | ER | 1 | 250 | 250 | Shared |
| Kitchenette | ER | 1 | 200 | 200 | 2 microwaves, 2 fridge, 1 sink, etc. |
| Breakroom | ER | ? | | | access to adequate breakroom space with multiple seating type options |
| Closet | ER | 1 | 50 | 50 | |
| Lockers | ER | 1 | 100 | 100 | 50 1'x1' lockers |
| Quiet Room | ER | 1 | 100 | 100 | |
| Archive Storage | ER | 1 | 1,500 | 1,500 | High Density, facility wide |
| | | | Subtotal | 2,800 | |
| | | | Grossing | 980 | |
| | | | Total | 3,780 | |

| OTHER RESOURCES | Type | Qty | SF / Space | Total | Notes |
|---------------------------------------|------|-----|------------|-------|-------|
| Employee Parking (total for site) | | | | | |
| County/State Parking (total for site) | | 2 | | | |
| Vendor/Temporary Parking | | | | | |



| JAIL ADMINISTRATION | Type | Square Footage | | | Notes |
|----------------------------------|------|----------------|----------|--------------|---|
| | | Qty | SF/Space | Total | |
| Chief | PO | 1 | 200 | 200 | Best office ever |
| Commander | PO | 5 | 180 | 900 | |
| Office Manager | PO | 1 | 120 | 120 | |
| Support | WS | 7 | 64 | 448 | |
| Interns | WS | 2 | 36 | 72 | |
| File Room | ER | 1 | 180 | 180 | |
| Storage | ER | 1 | 100 | 100 | |
| Planning & Admin Commander | PO | 1 | 180 | 180 | |
| Planning & Admin Assistant | WS | 1 | 64 | 64 | |
| Planning & Accreditation Sgt. | PO | 1 | 160 | 160 | R: Shared |
| Planning & Accreditation Support | WS | 1 | 64 | 64 | |
| Workroom | ER | 1 | 120 | 120 | Copier, shredder, office supply storage |
| | | | | Subtotal | 2,608 |
| | | | | Grossing | 1,695 |
| | | | | Total | 4,303 |



| RECEPTION UNIT: JAIL | | Square Footage | | | Notes |
|----------------------|-----|----------------|--------------|--------------|---|
| Type | Qty | SF / Space | Total | | |
| Lobby | 1 | 500 | 500 | | Hardened lobby. 20 1'x1' Lockers for visitors |
| Reception Counter | 1 | 180 | 180 | | Secure. 2 Walk-up spaces and 5 staff spaces. |
| Interview Room | 1 | 80 | 80 | | AV recording |
| Public Restroom | 2 | 65 | 130 | | with baby changing station |
| Kiosk | 6 | 6 | 36 | | various inmate-related kiosks |
| Visitor Screening | 1 | 120 | 120 | | |
| | | | Subtotal | 1,046 | |
| | | | Grossing | 366 | |
| | | | Total | 1,412 | |

| INFORMATION SYSTEMS | | | | | Notes |
|-------------------------|-----|------------|--------------|--------------|-----------------|
| Type | Qty | SF / Space | Total | | |
| IS Manager | 1 | 120 | 120 | | |
| IS Support | 1 | 800 | 800 | | 10 workstations |
| IS Storage/Hardware | 1 | 180 | 180 | | 2 workstations |
| IS Command Center | 1 | 100 | 100 | | Cameras |
| Sheriff Technology Room | 1 | 100 | 100 | | Tech gagets |
| | | | Subtotal | 1,300 | |
| | | | Grossing | 260 | |
| | | | Total | 1,560 | |



| BUILDING SUPPORT | Type | Square Footage | | | Notes |
|------------------|------|----------------|--------------|--------------|--|
| | | Qty | SF / Space | Total | |
| Breakroom | ER | 1 | 1,500 | 1,500 | Allowance - may be distributed |
| Staff Restrooms | ER | 1 | 1,000 | 1,000 | Allowance - will be distributed |
| Locker Room | ER | 1 | 2,500 | 2,500 | 15SF/staff - Allowance |
| Staff Showers | ER | 1 | 300 | 300 | Allowance - may be distributed |
| Lactation Room | ER | 1 | 80 | 80 | Near staff lockers/main support areas. Sink and undercounter fridge. |
| Janitor's Closet | ER | 1 | 300 | 300 | Allowance - will be distributed |
| Fitness Room | ER | 1 | 800 | 800 | Exercise machines and free weights |
| Quiet Room | ER | 0 | 200 | - | Couches, TV, no kitchenette |
| | | | Subtotal | 6,480 | |
| | | | Grossing | 1,296 | |
| | | | Total | 7,776 | |

| OTHER RESOURCES | Type | Qty | SF / Space | Total | Notes |
|---------------------------------------|------|-----|------------|-------|-------|
| Employee Parking (total for site) | | 14 | | | |
| County/State Parking (total for site) | | 3 | | | |
| Vendor/Temporary Parking | | 3 | | | |



| TRAINING/MEETING | Type | Square Footage | | |
|-------------------------|------|----------------|--------------|-----------------------------|
| | | Qty | SF / Space | Total |
| Community Room | ER | 1 | 2,000 | 2,000 |
| Tactical Training | ER | 1 | 900 | 900 |
| Classroom | ER | 1 | 900 | 900 |
| Mat Storage | ER | 1 | 100 | 100 |
| Equipment/Table Storage | ER | 1 | 100 | 100 |
| | | | Subtotal | 4,000 |
| | | | Grossing | 1,200 |
| | | | Total | 5,200 |
| | | | | Notes |
| | | | | adjacent to Sheriff's Lobby |

| OTHER RESOURCES | Type | Qty | SF / Space | Total | Notes |
|---------------------------------------|------|-----|------------|-------|-------|
| Employee Parking (total for site) | | | | | |
| County/State Parking (total for site) | | | | | |
| Vendor/Temporary Parking | | | | | |



| CAMPUS UNIT | Type | Square Footage | | | Notes |
|-----------------------------|------|----------------|--------------|------------|------------------|
| | | Qty | SF/Space | Total | |
| Deputy Posts | WS | 5 | 0 | - | Existing |
| Campus Unit Report Stations | WS | 2 | 36 | 72 | Located in Civil |
| Case Management Sergeant | PO | 1 | 120 | 120 | Located in Civil |
| Future Office | PO | 1 | 100 | 100 | Located in Civil |
| | | | Subtotal | 292 | |
| | | | Grossing | 102 | |
| | | | Total | 394 | |

| SEX OFFENDERS | Type | Square Footage | | | Notes |
|-------------------|------|----------------|--------------|--------------|---|
| | | Qty | SF / Space | Total | |
| Supervisor Office | PO | 1 | 120 | 120 | |
| Deputy | WS | 4 | 64 | 256 | |
| Support | WS | 2 | 64 | 128 | |
| Workroom | ER | 1 | 120 | 120 | copier, shredder, office supply storage |
| Sublobby | OS | 1 | 180 | 180 | off of jail lobby |
| Service Counter | OS | 2 | 80 | 160 | Hardened service counter, with Privacy Screen |
| | | | Subtotal | 844 | |
| | | | Grossing | 295 | |
| | | | Total | 1,139 | |

| OTHER RESOURCES | Type | Square Footage | | | Notes |
|---------------------------------------|------|----------------|------------|-------|-------|
| | | Qty | SF / Space | Total | |
| Employee Parking (total for site) | | 7 | | | |
| County/State Parking (total for site) | | 5 | | | |
| Vendor/Temporary Parking | | 0 | | | |



| CERT | Type | Square Footage | | Notes |
|-----------------------|------|----------------|--------------------|--|
| | | Qty | SF/Space Total | |
| Locker/Equipment Room | ER | 1 | 350 350 | Large lockers for 15 |
| Restroom | ER | 1 | 60 60 | |
| Muste Room | ER | 1 | 400 400 | Outside of secure perimeter |
| Vestibule | ER | 1 | 100 100 | secure to enter Lockers/Armory (3-way interlock) |
| Storage | ER | 1 | 150 150 | |
| Armory | ER | 1 | 150 150 | Secure - outside perimeter, cleaning area, clearing barrel, sink |
| | | | Subtotal 1,210 | |
| | | | Grossing 424 | |
| | | | Total 1,634 | |

| CONTROL | Type | SF / Space | | Notes |
|---------------------------------|------|------------|--------------------|-------------------------------------|
| | | Qty | Total | |
| Central Control | ER | 1 | 300 300 | Elevated, 2 main stations, 1 future |
| Central Control Sally Vestibule | ER | 1 | 50 50 | Interlock to enter CC. |
| Central Control Restroom | ER | 1 | 50 50 | Adjacent to CC |
| Central Control Equipment Room | ER | 1 | 400 400 | Interlock with SV and CC |
| | | | Subtotal 800 | |
| | | | Grossing 280 | |
| | | | Total 1,080 | |

| OTHER RESOURCES | Type | SF / Space | | Notes |
|---------------------------------------|------|------------|-------|-------|
| | | Qty | Total | |
| Employee Parking (total for site) | | | | |
| County/State Parking (total for site) | | | | |
| Vendor/Temporary Parking | | | | |



| TRANSPORT | Type | Square Footage | | Notes | |
|---------------------------|------|----------------|----------------|--------------|---|
| | | Qty | SF/Space Total | | |
| Transport Office | PO | 1 | 400 | 400 | On non-secure side of bridge access. 5 36SF WS, fit up to 20 staff, kitchenette |
| Sergeant | PO | 1 | 120 | 120 | Near TO |
| Staff Restroom | ER | 1 | 50 | 50 | Near TO |
| Holding | ER | 5 | 100 | 500 | 8 ppl, wet, secure side of SV |
| Single Holding | ER | 2 | 80 | 160 | |
| Changing Room | ER | 2 | 50 | 100 | Secure side of SV - can be 1 room with 2 booths |
| Clothing Storage | ER | 1 | 100 | 100 | hanging racks and shelving |
| Storage | ER | 1 | 50 | 50 | Chains, transport supplies |
| Sally Vestibule to Bridge | ER | 1 | 250 | 250 | Interlocked. 25 inmates & staff |
| | | | Subtotal | 1,730 | |
| | | | Grossing | 606 | |
| | | | Total | 2,336 | |

| VIDEO COURT | Type | SF / Space | | Notes | |
|--------------------|------|------------|--------------|--------------|--|
| | | Qty | Total | | |
| Video Booths | ER | 15 | 80 | 1,200 | 1/2 glass door, cuff port, secured video equipment |
| Video Booths (ADA) | ER | 2 | 120 | 240 | 1/2 glass door, cuff port, secured video equipment |
| Inmate Holding | ER | 4 | 120 | 480 | wet, up to 8 inmates. |
| Single Holding | ER | 2 | 80 | 160 | |
| Video Court Office | PO | 1 | 100 | 100 | |
| Staff Restroom | ER | 1 | 50 | 50 | |
| | | | Subtotal | 2,230 | |
| | | | Grossing | 781 | |
| | | | Total | 3,011 | |



| LOGISTICS | Type | Square Footage | | | Notes |
|---------------------|------|----------------|--------------|--------------|-----------------------------|
| | | Qty | SF / Space | Total | |
| Jail Supply Storage | ER | 1 | 2,000 | 2,000 | Shelving, near loading dock |
| | | | Subtotal | 2,000 | |
| | | | Grossing | 400 | |
| | | | Total | 2,400 | |

| OTHER RESOURCES | Type | Qty | SF / Space | Total | Notes |
|---------------------------------------|------|-----|------------|-------|------------------------------|
| Employee Parking (total for site) | | 6 | | | Space for a 16-20 person van |
| County/State Parking (total for site) | | 4 | | | |
| Vendor/Temporary Parking | | | | | |



| DISTRICT COURT PROBATIONS SERVICES | | Type | Qty | SF/Space | Total | Notes |
|------------------------------------|----|------|--------------|---------------|-------|---|
| Manager | PO | 1 | 150 | 150 | | |
| PO Office | PO | 35 | 120 | 4,200 | | |
| Program Associates | WS | 8 | 64 | 512 | | |
| Support Staff | WS | 5 | 64 | 320 | | |
| Future Manager | PO | 0 | 150 | - | | |
| Future PO Office | PO | 10 | 120 | 1,200 | | |
| Future Program Associates | WS | 3 | 64 | 192 | | |
| Future Support Staff | WS | 2 | 64 | 128 | | |
| Interns | WS | 2 | 36 | 72 | | |
| File Room | ER | 1 | 450 | 450 | | High density storage and cabinets |
| Workroom | ER | 1 | 120 | 120 | | Copier, shredder, office supplies |
| Breakroom | ER | 1 | 300 | 300 | | Kitchen wall, café tables. If no access to larger lunch room, this may grow |
| Interview Room | ER | 2 | 100 | 200 | | Secure, AV recording. |
| Conference/Classroom | ER | 1 | 600 | 600 | | |
| BAC Room | ER | 1 | 100 | 100 | | |
| UA Restroom | ER | 2 | 70 | 140 | | |
| Storage | ER | 1 | 100 | 100 | | Small fridge for UA sample. Shelving |
| Reception | ER | 1 | 180 | 180 | | Secure, talk around glazing, paper pass. |
| Lobby | ER | 1 | 400 | 400 | | Waiting for 20. Area to fill out paperwork |
| | | | Subtotal | 9,364 | | |
| | | | Grossing | 3,277 | | |
| | | | Total | 12,641 | | |
| OTHER RESOURCES | | Type | Qty | SF / Space | Total | Notes |
| Assigned Employee Parking | | | 6 | | | |
| Public | | | 20 | | | |



| MEDICAL CLINIC | Type | Square Footage | | | Notes |
|---------------------------------|------|----------------|----------|-------|---|
| | | Qty | SF/Space | Total | |
| Holding | ER | 2 | 120 | 240 | Group waiting up to 8 |
| Holding | ER | 3 | 50 | 150 | single waiting |
| Inmate Waiting | ER | 0 | 120 | - | Open seating |
| Nurse Station | OS | 1 | 350 | 350 | 6 workspaces. Open counter. |
| Exam Room | ER | 3 | 120 | 360 | exam table, sink counter with lockable storage, provider desk |
| Trauma/Procedure Room | ER | 1 | 180 | 180 | exam table, sink counter with lockable storage, provider desk |
| Lab | ER | 1 | 120 | 120 | Counters with uppers and lower storage, sink, refrigerator |
| Phlebotomy Alcove | ER | 1 | 120 | 120 | 2 stations, separated |
| Inmate Restroom | ER | 0 | 60 | - | |
| Storage | ER | 1 | 200 | 200 | |
| Health Services Administrator | PO | 1 | 120 | 120 | |
| Director of Nursing | PO | 1 | 140 | 140 | |
| Admin Office | ER | 1 | 140 | 140 | 2 stations, separated |
| Providers - Electronic Charting | ER | 1 | 200 | 200 | 4-5 work stations |
| Secure Medication Storage | ER | 1 | 120 | 120 | Counters with uppers and lower storage, sink, refrigerator |
| Records | ER | 1 | 150 | 150 | open shelving |
| Clean Utility | ER | 1 | 100 | 100 | Counters with uppers and lowers, sink |
| Soiled Utility | ER | 1 | 100 | 100 | Counters with uppers and lowers, sink, flushing sink |
| Janitor's Closet | ER | 1 | 35 | 35 | mop sink, custodial supplies |
| Biohazard | ER | 1 | 50 | 50 | floor drain |
| Nurse Workroom | ER | 0 | 120 | - | Counters with upper and lower storage, sink. |
| Xray | ER | 1 | 300 | 300 | Digital |



| MEDICAL CLINIC | Type | Square Footage | | | Notes |
|------------------------------|------|----------------|--------------|--------------|---|
| | | Qty | SF/Space | Total | |
| Dialysis | ER | 1 | 200 | 200 | space for 3 stations |
| Mental Health Office | ER | 4 | 120 | 480 | |
| Professional Visitors Office | ER | 2 | 120 | 240 | |
| Group Room | ER | 1 | 200 | 200 | |
| Interview Room | ER | 2 | 80 | 160 | |
| Dental Operatory | ER | 1 | 400 | 400 | Space for 4 chairs |
| Dental Lab | ER | 1 | 100 | 100 | Counter with upper and lower storage, sink. |
| Dental Office | ER | 1 | 100 | 100 | |
| Dental Equipment | ER | 1 | 100 | 100 | compressor, amalgam separator, vacuum pump |
| | | | Subtotal | 5,155 | |
| | | | Grossing | 1,804 | |
| | | | Total | 6,959 | |

| MEDICAL HOUSING | Type | Square Footage | | | Notes |
|--------------------------|------|----------------|--------------|--------------|--|
| | | Qty | SF / Space | Total | |
| Isolation Cell | ER | 2 | 110 | 220 | Negative Pressure, bathroom & shower facilities |
| Isolation Cell Ante Room | ER | 1 | 50 | 50 | Between both NP. Sink, Negative Pressure |
| Quad Cell | ER | 2 | 416 | 832 | 4 beds, no bunks, bathroom & shower facilities |
| Single Cell | ER | 2 | 110 | 220 | 1 bed, bathroom & shower facilities, 1 for special needs |
| Nurse Station | OS | 1 | 120 | 120 | Open counter 2 workstations |
| Storage | ER | 1 | 100 | 100 | Shelving |
| | | | Subtotal | 1,542 | |
| | | | Grossing | 540 | |
| | | | Total | 2,082 | |



| PRE-INTAKE | Type | Square Footage | | Notes |
|-------------------------------|------|----------------|--------------|---|
| | | Qty | SF/Space | |
| Vehicular Sally Port | ? | 1 | 4,000 | 4,000 8 parking spaces, 2 drive lanes, covered & secure, but maybe not enclosed, large property storage area |
| Pre Intake Processing | ER | 1 | 800 | 800 Open area with staff station. |
| Medical Triage | ER | 1 | 80 | 80 Enclosed room or Alcove |
| Mental Health Triage | ER | 1 | 80 | 80 Enclosed room or Alcove |
| BAC | ER | 1 | 200 | 200 Counter space for 4 BAC machines |
| Decontamination/Inmate Toilet | ER | 1 | 80 | 80 Shower, floor drain, combi, access from SP and into PIP |
| PI Interview Room | ER | 1 | 80 | 80 AV recording |
| Inmate Identification | ER | 1 | 250 | 250 DNA, Fingerprint, Photo. Vestibule between PIP and Intake. Space for 2 DNA & Fingerprint |
| | | | Subtotal | 5,570 |
| | | | Grossing | 1,950 |
| | | | Total | 7,520 |

| INTAKE | Type | Square Footage | | Notes | |
|----------------------------|------|----------------|--------------|--------------|--|
| | | Qty | SF/Space | | Total |
| Open Seating | OS | 1 | 800 | 800 | Open seating. Adjacent to intake processing. TV. Phone booth |
| Inmate Toilet | ER | 2 | 50 | 100 | for inmates in Open Seating, remote flush |
| Individual Holding | ER | 12 | 80 | 960 | Clusters or alcoves of 4, 6, and 4 cells, wet remote flush, AV, Shutters on doors, cuff port |
| Group Holding | ER | 2 | 120 | 240 | wet remote flush, AV, cuff port |
| Intake Interview Room | ER | 2 | 80 | 160 | AV Recording |
| Intake Processing Stations | OS | 4 | 65 | 260 | raised, counter, separator fins between stations, computer on staff side. 1 ADA (lower) |
| Workroom | ER | 1 | 120 | 120 | copier, shredder, office supplies |
| Medical Screening | ER | 1 | 120 | 120 | office-like |
| Mental Health Screening | ER | 1 | 120 | 120 | office-like |
| Classification Office | ER | 1 | 350 | 350 | 4 WS (2 classification, 2 re-entry) |
| Intake/Release Sergeant | ER | 1 | 180 | 180 | raised with processing, 2 workstations |
| Storage | ER | 1 | 100 | 100 | general equipment & supplies |
| Change-In Area | ER | 1 | 200 | 200 | 3 booths with shower |
| Clothing Issue | ER | 1 | 150 | 150 | shelving, adjacent to Change-In |
| Inmate Property Processing | ER | 1 | 300 | 300 | Vacuum machines, supplies, W&D, 100SF drying cabinet |
| Inmate Property | ER | 1 | 1,500 | 1,500 | Hanging bag system |
| | | | Subtotal | 5,660 | |
| | | | Grossing | 2,547 | |
| | | | Total | 8,207 | |



| RELEASE | Type | Square Footage | | | Notes |
|--------------------------|------|----------------|--------------|--------------|--|
| | | Qty | SF / Space | Total | |
| Transport Office/Storage | ER | 1 | 100 | 100 | W/ Chaining area in hallway |
| CBC Office | ER | 1 | 100 | 100 | |
| Staff Restroom | ER | 1 | 50 | 50 | Serves all of Intake & Release |
| Change-Out | ER | 1 | 200 | 200 | 3 booths - no shower. |
| Janitor's Closet | ER | 1 | 35 | 35 | mop sink, supplies, Serves all of Intake & Release |
| Laundry Alcove | OS | 0 | 80 | - | Inmate uniform laundry cart |
| Single Holding | ER | 6 | 80 | 480 | wet, AV, Shutters on doors, cuff port |
| Group Holding | ER | 2 | 120 | 240 | wet, AV, cuff port |
| Inmate Property | OS | 1 | 0 | - | Access to property for release |
| Biohazard | ER | 1 | 120 | 120 | staff Shower, Clean up, Storage |
| Sally Vestibule | ER | 1 | 100 | 100 | Into Sally Port &/or release door |
| | | | Subtotal | 1,425 | |
| | | | Grossing | 499 | |
| | | | Total | 1,924 | |

| OTHER RESOURCES | Type | Qty | SF / Space | Total | Notes |
|---------------------------------------|------|-----|------------|-------|-------|
| Employee Parking (total for site) | | | | | |
| County/State Parking (total for site) | | | | | |
| Vendor/Temporary Parking | | | | | |



| ASSESSMENT HOUSING | Type | Square Footage | | Notes | |
|--------------------|------|----------------|---------------------|--------------|-------------------------------|
| | | Qty | SF/Space Total | | |
| Single Cell | ER | 20 | 80 | 1,600 | Wet, AV, Suicide resistant |
| Dayroom | ER | 20 | 50 | 1,000 | May be larger due to geometry |
| Staff Station | OS | 1 | 100 | 100 | raised open station |
| Showers | ER | 2 | 60 | 120 | ADA |
| Janitor's Closet | ER | 1 | 35 | 35 | |
| | | | Subtotal | 2,855 | |
| | | | Grossing | 1,428 | |
| | | | Total 1 Pod | 4,283 | |
| | | | Total 2 Pods | 8,565 | 40 Inmates |

| ASSESSMENT HOUSING SUPPORT | Type | Square Footage | | Notes | |
|----------------------------|------|----------------|----------------|--------------|---------------------------------------|
| | | Qty | SF/Space Total | | |
| Control Room | ER | 1 | 140 | 140 | |
| Sally Vestibule (CR) | ER | 1 | 50 | 50 | |
| Storage | ER | 1 | 120 | 120 | General, bedding issue |
| Housing Sergeant | PO | 1 | 140 | 140 | |
| Classification Office | SO | 1 | 350 | 350 | 4 WS (2 classification, 2 re-entry) |
| Visiting Support Office | PO | 1 | 100 | 100 | |
| Transport Office | PO | 1 | 100 | 100 | |
| Medical Exam | ER | 4 | 120 | 480 | |
| Medical Interview | ER | 2 | 80 | 160 | |
| Medical Office | ER | 1 | 200 | 200 | Shared |
| Medical Supplies | ER | 1 | 100 | 100 | |
| Visiting | ER | 1 | 600 | 600 | 6 Non-Contact Booths (2 sides), 1 ADA |
| Multi-purpose | ER | 2 | 300 | 600 | |
| Interview | ER | 2 | 80 | 160 | AV recorded |
| Outdoor Recreation | ER | 2 | 750 | 1,500 | |
| | | | Subtotal | 4,800 | |
| | | | Grossing | 1,680 | |
| | | | Total | 6,480 | |



| 7-8-9 HOUSING | Type | Square Footage | | Notes | |
|------------------|------|----------------|---------------------|---------------|-----------------------------------|
| | | Qty | SF/Space | | Total |
| Single Cell | ER | 24 | 80 | 1,920 | Wet, Sliders, wrist & ankle ports |
| Dayroom | ER | 24 | 70 | 1,680 | May be larger due to geometry |
| Staff Station | OS | 1 | 100 | 100 | raised open station |
| Showers | ER | 2 | 50 | 100 | 1 ADA |
| Janitor's Closet | ER | 1 | 35 | 35 | |
| | | | Subtotal | 3,835 | |
| | | | Grossing | 1,918 | |
| | | | Total 1 Pod | 5,753 | |
| | | | Total 5 Pods | 28,763 | 120 Inmates |

| 7-8-9 HOUSING SUPPORT | Type | Square Footage | | Notes | |
|-----------------------|------|----------------|--------------|--------------|---------------------------------------|
| | | Qty | SF/Space | | Total |
| Control Room | ER | 1 | 140 | 140 | |
| Sally Vestibule (CR) | ER | 1 | 50 | 50 | |
| Bedding Issue/Storage | ER | 1 | 80 | 80 | |
| Housing Sergeant | PO | 0 | 140 | - | |
| Visiting | ER | 1 | 440 | 440 | 4 Non-Contact Booths (2 sides), 1 ADA |
| Multipurpose | ER | 2 | 300 | 600 | |
| Outdoor Recreation | ER | 8 | 180 | 1,440 | |
| Interview | ER | 4 | 80 | 320 | AV recorded. |
| Interview | ER | 2 | 120 | 240 | with sink and lockable cabinets |
| | | | Subtotal | 3,310 | |
| | | | Grossing | 1,159 | |
| | | | Total | 4,469 | |



| 4-5-6 HOUSING - DOUBLES | Type | Square Footage | | Notes |
|-------------------------|------|----------------|---------------------|--|
| | | Qty | SF/Space | |
| Double Cell | ER | 24 | 80 | 1,920 Wet |
| Dayroom | ER | 48 | 50 | 2,400 May be larger due to geometry |
| Staff Station | OS | 1 | 100 | 100 raised open station |
| Showers | ER | 4 | 50 | 200 1 ADA |
| Janitor's Closet | ER | 1 | 35 | 35 |
| | | | Subtotal | 4,655 |
| | | | Grossing | 2,095 |
| | | | Total 1 Pod | 6,750 |
| | | | Total 4 Pods | 26,999 |

192 Inmates

| 4-5-6 HOUSING - QUADS | Type | Square Footage | | Notes |
|-----------------------|------|----------------|---------------------|--|
| | | Qty | SF/Space | |
| Quad Cell | ER | 12 | 160 | 1,920 Wet |
| Dayroom | ER | 48 | 50 | 2,400 May be larger due to geometry |
| Staff Station | OS | 1 | 100 | 100 raised open station |
| Showers | ER | 4 | 50 | 200 1 ADA |
| Janitor's Closet | ER | 1 | 35 | 35 |
| | | | Subtotal | 4,655 |
| | | | Grossing | 1,862 |
| | | | Total 1 Pod | 6,517 |
| | | | Total 3 Pods | 19,551 |

144 Inmates



| 4-5-6 HOUSING SUPPORT | Type | Square Footage | | Notes |
|-----------------------|------|----------------|--------------|---------------|
| | | Qty | SF/Space | |
| Control Room | ER | 1 | 140 | 140 |
| Sally Vestibule (CR) | ER | 1 | 50 | 50 |
| Bedding Issue/storage | ER | 1 | 120 | 120 |
| Housing Sergeant | PO | 1 | 140 | 140 |
| Visiting | ER | 4 | 440 | 1,760 |
| Multipurpose | ER | 4 | 500 | 2,000 |
| Multipurpose | ER | 8 | 300 | 2,400 |
| Outdoor Recreation | ER | 4 | 750 | 3,000 |
| Interview | ER | 8 | 80 | 640 |
| | | | Subtotal | 10,250 |
| | | | Grossing | 3,588 |
| | | | Total | 13,838 |

| OTHER RESOURCES | Type | Qty | SF / Space | Total | Notes |
|---------------------------------------|------|-----|------------|-------|-------|
| Employee Parking (total for site) | | | | | |
| County/State Parking (total for site) | | | | | |
| Vendor/Temporary Parking | | | | | |



| MAIN JAIL RE-ENTRY | Type | Square Footage | | | Notes |
|--------------------------------|------|----------------|--------------|--------------|---|
| | | Qty | SF/Space | Total | |
| Re-Entry Supervisor | PO | 1 | 140 | 140 | |
| Social Worker | ER | 1 | 500 | 500 | 6 workstations |
| Intern | WS | 2 | 36 | 72 | |
| Workroom | ER | 1 | 120 | 120 | |
| Secure Storage | ER | 0 | 100 | - | Shelving |
| Staff Restroom | ER | 1 | 50 | 50 | |
| Large Classroom | ER | 1 | 900 | 900 | |
| Medium Classroom | ER | 1 | 500 | 500 | |
| Interview Room | ER | 2 | 80 | 160 | AV recording |
| Computer Lab | ER | 1 | 300 | 300 | |
| Clothing Closet | ER | 1 | 120 | 120 | w/W&D |
| Lifeskills Kitchen & Classroom | ER | 1 | 350 | 350 | 2 kitchen walls, 300SF breakout room use medium classroom |
| Janitor's Closet | ER | 1 | 35 | 35 | mop sink, supplies |
| Inmate Restroom | ER | 1 | 50 | 50 | |
| | | | Subtotal | 3,297 | |
| | | | Grossing | 1,154 | |
| | | | Total | 4,451 | |



| ATR RE-ENTRY | Type | Square Footage | | Notes |
|--------------------------------|------|----------------|--------------|--------------|
| | | Qty | SF/Space | |
| Re-Entry Supervisor | PO | 0 | 120 | - |
| Social Worker | ER | 1 | 500 | 500 |
| Workroom | ER | 1 | 120 | 120 |
| Secure Storage | ER | 0 | 100 | - |
| Staff Restroom | ER | 1 | 50 | 50 |
| Large Classroom | ER | 1 | 900 | 900 |
| Medium Classroom | ER | 1 | 500 | 500 |
| Interview Room | ER | 1 | 80 | 80 |
| Computer Lab | ER | 1 | 300 | 300 |
| Clothing Closet | ER | 1 | 120 | 120 |
| Lifeskills Kitchen & Classroom | ER | 0 | 650 | - |
| Industrial Classroom | ER | 0 | 500 | - |
| Janitor's Closet | ER | 1 | 35 | 35 |
| Inmate Restroom | ER | 1 | 50 | 50 |
| | | | Subtotal | 2,655 |
| | | | Grossing | 929 |
| | | | Total | 3,584 |

| OTHER RESOURCES | Type | Qty | SF / Space | Total | Notes |
|---------------------------------------|------|-----|------------|-------|-------|
| Assigned Employee Parking | | 0 | | | |
| County/State Parking (total for site) | | 0 | | | |
| Vendor/Temporary Parking | | 0 | | | |
| Employees | | 0 | | | |
| Public | | 0 | | | |



| WDOC | Square Footage | | | Notes | |
|------------------------------------|----------------|-----|----------------|--|---|
| | Type | Qty | SF/Space Total | | |
| Supervisor | PO | 1 | 140 | 140 | |
| Case Manager | PO | 1 | 120 | 120 | |
| Office Assistant | PO | 1 | 100 | 100 | |
| Hearings Room | ER | 0 | 350 | - | |
| Workroom | ER | 0 | 200 | - | |
| | | | Subtotal | 360 | |
| | | | Grossing | 126 | |
| | | | Total | 486 | |
| | | | | Needs observation. AV recording. Use WR. Use JWC's. | |
| ADULT TRANSITION & REENTRY HOUSING | | | | | |
| | Type | Qty | SF / Space | Total | Notes |
| 8 Bed Dormitory | ER | 26 | 416 | 10,816 | 8 beds - 2 full bathrooms & counter with sink |
| 4 Bed Dormitory | ER | 20 | 208 | 4,160 | 4 beds - 1 full bathroom & counter with sink |
| Dayroom | OS | 288 | 35 | 10,080 | This space may be larger based on geometry |
| Laundry | ER | 3 | 200 | 600 | 6W 6D each |
| Officer's Station | WS | 3 | 80 | 240 | Open raised workstation in dayroom(s) |
| Staff Restroom | WS | 3 | 50 | 150 | One each floor |
| Holding Cells | ER | 3 | 80 | 240 | One each floor |
| Vending Machines | OS | 9 | 9 | 81 | in dayroom (or lobby?) |
| Storage | ER | 3 | 120 | 360 | One each floor |
| Janitor's Closet | ER | 3 | 40 | 120 | with mop sink |
| | | | Subtotal | 26,847 | |
| | | | Grossing | 9,396 | |
| | | | Total | 36,243 | 288 beds |



| ADULT TRANSITION & REENTRY SUPPORT | Type | Square Footage | | | Notes |
|--|------|----------------|--------------|--------------|---|
| | | Qty | SF / Space | Total | |
| Sergeant | PO | 1 | 160 | 160 | Shared - 2 WS |
| Work Release Office | PO | 1 | 100 | 100 | Office with equipment and keys |
| Support Office | PO | 1 | 100 | 100 | |
| Workroom | ER | 1 | 120 | 120 | Shared with WDOC. |
| "Dirty" Lockers | ER | 1 | 240 | 240 | 50 full height lockers or 100 1/2 height. |
| Jail Industries/Work Release Screening | ER | 1 | 200 | 200 | Metal detector, 80 SF search alcove |
| Jail Industries/Work Release Gear | ER | 1 | 150 | 150 | boots, outdoor gear, etc. |
| "Clean" Lockers | ER | 1 | 240 | 240 | 50 full height lockers or 100 1/2 height. |
| Lab/Secure Storage | PO | 1 | 60 | 60 | With small fridge for UA samples |
| Staff Breakroom | ER | 1 | 80 | 80 | Kitchenette with 4 person table |
| Staff Restroom | ER | 1 | 50 | 50 | |
| General Storage | ER | 1 | 200 | 200 | |
| Property Room | ER | 1 | 500 | 500 | |
| Conference Room | ER | 2 | 300 | 600 | |
| Conference Room | ER | 2 | 500 | 1,000 | |
| Inmate Exercise Room | ER | 1 | 300 | 300 | Workout equipment |
| | | | Subtotal | 4,100 | |
| | | | Grossing | 1,435 | |
| | | | Total | 5,535 | |
| OTHER RESOURCES | | Qty | SF / Space | Total | Notes |
| Employee Parking (total for site) | | 3 | | | |
| County/State Parking (total for site) | | 2 | | | |
| Vendor/Temporary Parking | | 2 | | | |



| COMMUNITY CENTER | | Type | Qty | SF/Space | Total | Notes |
|-------------------------|----|------|--------------|----------|--------------|---|
| Lobby | OS | 1 | 400 | 400 | 400 | With reception counter |
| Health Services | ER | 1 | 1,200 | 1,200 | 1,200 | Exam Room(s), Storage, Provider Office(s) |
| Social Worker | WS | 2 | 64 | 64 | 128 | In an enclosed room. |
| Community Center Office | ER | 1 | 600 | 600 | 600 | TBD |
| Interview Room | ER | 2 | 80 | 80 | 160 | small private meetings |
| Workroom | ER | 1 | 120 | 120 | 120 | copier, shredder, supply storage |
| Visitor Restroom | ER | 2 | 70 | 70 | 140 | with baby changing station and space for UA |
| Conference Room | ER | 4 | 300 | 300 | 1,200 | Community Center flexible space |
| Classroom | ER | 2 | 900 | 900 | 1,800 | Community Center flexible space |
| Café | ER | 1 | 800 | 800 | 800 | |
| | | | Subtotal | | 6,548 | |
| | | | Grossing | | 2,619 | |
| | | | Total | | 9,167 | |

| SHELTER HOUSING | | Type | Qty | SF / Space | Total | Notes |
|--------------------|----|------|--------------|------------|--------------|--|
| 4 Bed Room | ER | 2 | 416 | 416 | 832 | 4 beds (no bunks) - 1 full bathroom |
| 2 Bed Room | ER | 4 | 208 | 208 | 832 | 2 beds (no bunks) - 1 full bathroom |
| Dayroom | OS | 16 | 35 | 35 | 560 | This space may be larger based on geometry |
| Laundry | ER | 1 | 140 | 140 | 140 | 3W 3D |
| Office | PO | 1 | 160 | 160 | 160 | 2 WS |
| Multi-purpose Room | ER | 0 | 350 | - | - | |
| Vending Machines | OS | 3 | 9 | 9 | 27 | in dayroom (or lobby?) |
| Lobby | OS | 1 | 100 | 100 | 100 | |
| Janitor's Closet | ER | 1 | 35 | 35 | 35 | with mop sink |
| | | | Subtotal | | 2,686 | |
| | | | Grossing | | 1,074 | |
| | | | Total | | 3,760 | 16 beds |

| | | Square Footage | | | |
|---------------------------------------|------|----------------|--------------|---------------|---|
| TRANSITION HOUSING | Type | Qty | SF / Space | Total | Notes |
| Apartment | ER | 16 | 416 | 6,656 | bed area, kitchenette, dining counter, full bathroom, storage |
| Utility | ER | 2 | 200 | 400 | |
| Laundry | ER | 1 | 140 | 140 | 3W 3D |
| Office | PO | 1 | 160 | 160 | 2 WS |
| Lobby | OS | 1 | 100 | 100 | |
| | | | Subtotal | 7,456 | |
| | | | Grossing | 2,982 | |
| | | | Total | 10,438 | 16 beds |
| OTHER RESOURCES | Type | Qty | SF / Space | Total | Notes |
| Employee Parking (total for site) | | 3 | | | |
| County/State Parking (total for site) | | 2 | | | |
| Vendor/Temporary Parking | | 2 | | | |



| FOOD SERVICE | Type | Square Footage | | | Notes |
|-----------------------------|------|----------------|--------------|--------------|--|
| | | Qty | SF / Space | Total | |
| Office | PO | 1 | 200 | 200 | 3 WS |
| Supervisor Office | PO | 1 | 160 | 160 | |
| Staff Restroom | ER | 1 | 50 | 50 | |
| Staff Break | ER | 1 | 150 | 150 | kitchenette, staff lockers, table |
| Inmate Restroom | ER | 1 | 50 | 50 | |
| Secure Storage | ER | 1 | 80 | 80 | near office |
| Cart Staging | OS | 1 | 300 | 300 | floor drain |
| Cart Cleaning Alcove | ER | 1 | 80 | 80 | With floor drain, cart wash, can wash |
| Food Prep Area | OS | 1 | 800 | 800 | Tables, hand sinks, traying area, ice machine |
| Cooking Area | OS | 1 | 400 | 400 | 2 kettles, 2 skillets, 2 combi's, oven |
| Baking Area | OS | 1 | 400 | 400 | 2 ovens, mixer, work table |
| Wash Area | OS | 1 | 500 | 500 | dishwash line, 3 compartment sink, hand sink, scraping stations. |
| Freezer | ER | 1 | 300 | 300 | Shelving |
| Cooler | ER | 1 | 500 | 500 | Shelving |
| Dry Storage | ER | 1 | 500 | 500 | Shelving |
| Day Cooler | ER | 1 | 150 | 150 | |
| Janitor's Closet | ER | 1 | 50 | 50 | with mop sink |
| Skybridge/Tunnel Connection | ER | 0 | 1,500 | - | staging & circulation |
| | | | Subtotal | 4,670 | |
| | | | Grossing | 1,635 | |
| | | | Total | 6,305 | |



| WAREHOUSE | Type | Square Footage | | | Notes |
|----------------------------|------|----------------|--------------|--------------|---|
| | | Qty | SF / Space | Total | |
| Office | PO | 1 | 120 | 120 | |
| Receiving/Loading Dock | ER | 1 | 800 | 800 | 3 loading dock spaces |
| Staff Restroom | ER | 1 | 50 | 50 | |
| Inmate Restroom | ER | 1 | 50 | 50 | |
| Janitor's Closet | ER | 1 | 35 | 35 | |
| Warehouse | ER | 1 | 6,250 | 6,250 | ability to separate w/ fencing to drive in with vehicle. Freezer trailer in this space. |
| Future Warehouse Expansion | ER | 1 | 3,200 | - | future (consolidated jail purchasing). |
| | | | Subtotal | 7,305 | |
| | | | Grossing | 1,461 | |
| | | | Total | 8,766 | |

| LAUNDRY | Type | Square Footage | | | Notes |
|-------------------------------|------|----------------|--------------|--------------|---|
| | | Qty | SF/Space | Total | |
| Staff Office | PO | 1 | 160 | 160 | 2 WS |
| Dirty Staging | OS | 1 | 300 | 300 | carts and sorting. Floor drain. |
| Washing | OS | 1 | 400 | 400 | 160lb, 100lb, 80lb, standard commercial |
| Chemical Storage/Distribution | ER | 1 | 80 | 80 | near washing |
| Drying | OS | 1 | 350 | 350 | 4 dryers |
| Folding | OS | 1 | 300 | 300 | folding tables and cart circulation |
| Clean Staging | OS | 1 | 300 | 300 | shelving |
| Inmate Restroom | ER | 1 | 50 | 50 | |
| Janitor's Closet | ER | 1 | 35 | 35 | with mop sink |
| | | | Subtotal | 1,975 | |
| | | | Grossing | 1,284 | |
| | | | Total | 3,259 | |

| OTHER RESOURCES | Type | Square Footage | | | Notes |
|---------------------------------------|------|----------------|------------|-------|-------|
| | | Qty | SF / Space | Total | |
| Employee Parking (total for site) | | 14 | | | |
| County/State Parking (total for site) | | 3 | | | |
| Vendor/Temporary Parking | | 3 | | | |



| FACILITIES | Type | Square Footage | | | Notes |
|------------------------|------|----------------|--------------|--------------|---|
| | | Qty | SF/Space | Total | |
| Supervisor | PO | 1 | 120 | 120 | |
| Support Staff | ER | 3 | 36 | 108 | |
| Storage | ER | 1 | 300 | 300 | |
| Workshop | ER | 1 | 600 | 600 | |
| Workroom | ER | 1 | 120 | 120 | Copier, shredder, office supply storage |
| Central Custodial Room | ER | 1 | 150 | 150 | |
| Work Cart Storage | ER | 1 | 100 | 100 | |
| | | | Subtotal | 1,498 | |
| | | | Grossing | 524 | |
| | | | Total | 2,022 | |

| OTHER RESOURCES | Type | Qty | SF / Space | Total | Notes |
|---------------------------------------|------|-----|------------|-------|-------|
| Assigned Employee Parking | | 1 | | | |
| County/State Parking (total for site) | | 0 | | | |
| Vendor/Temporary Parking | | 3 | | | |
| Employees | | 0 | | | |
| Public | | 0 | | | |