

## MINUTES

### Joint Special Meeting

#### Salem Area Mass Transit District Board of Directors and Marion County Board of Commissioners

Tuesday, April 19, 2011

Marion County Clerk/Assessor's Office  
1115 Commercial St NE, Salem, Oregon 97301

Call To Order  
Note Attendance

Commissioner Sam Brentano called the meeting to order at 1:05 p.m. Attendance was noted and a quorum was present. Members of the Boards received a copy of the Bylaws of Courthouse Square Condominium (on file); a flow chart of the current Condominium bylaws and amending the bylaws [Herein given as Attachment A and by this reference made a part of these minutes]; a copy of an appraisal prepared by the Assessor's Office for Courthouse Square [Herein given as Attachment B and by this reference made a part of these minutes]; and a Property & Insurance Inspection and Appraisal Report for Courthouse Square as of August 3, 2007 prepared by American Appraisal [Herein given as Attachment C and by this reference made a part of these minutes].

**Present:** Marion County (MC) Commissioners Sam Brentano, Janet Carlson and Patti Milne; Salem Area Mass Transit District (SAMTD) Board President, Jerry Thompson; and Directors Bob Krebs, Kate Tarter, Joe Green Pete Jossi and Marcia Kelley (arrived 1:10 p.m.)

**Excused:** SAMTD Director Ron Christopher

**Marion County (MC) Staff:** Gloria Roy, MC Legal Counsel; Jolene Kelley, Peggy Mitchell, John Lattimer, Chief Administrative Officer; Don Russo, Sara McDonald, and Barb Young from the Board of Commissioners Office; Dave Henderson, Business Services

**SAMTD Staff:** Allan Pollock, General Manager; Chad Fosnight, Capital Projects Manager; Pat Mercier, Director of Finance; Andrew Cooper, Safety & Loss Specialist; Steve Dickey, Lorna Adkins, Jared Choc, Ben Fetherston, SAMTD Legal Counsel; Linda Galeazzi, Recording Secretary

**Guests:** Eric Meurer, Chair, Courthouse Square Solutions Task Force (CH2STF); Geoff James, Bob Royer, Jerry Walling, Ric McNall and Gene Pfeifer from CH2STF; Donald Eggleston and George Hager, Sera Architects; Jay Thomas, Structural Group; Michael Rose, Statesman Journal; Mayor Anna Peterson, City of Salem; John Hammill, SAMTD Board Candidate-Subdistrict #4; Steve Evans, SAMTD Board Candidate-Subdistrict #1

Review Condo  
Bylaws

Gloria Roy, Legal Counsel for Marion County, reported on the Bylaws of Courthouse Square Condominium. It was her understanding that the SAMTD Board of Directors reviewed the Bylaws at a special meeting on April 18, 2011 with their legal counsel, Ben Fetherston. She reviewed the Bylaws with the Board of Commissioners at a

work session this morning. She explained that there are two owners under the Condominium Association presently, – transit and the county. Additional owners can be added to the Condominium Association but they have to be governmental units that own into the Condominium Association and the Courthouse Square complex. The uses of the property can be a little bit different other than the transit function which is a separate and distinct function. The office building can be leased out and can vary within the building. Transit had some leases with a restaurant and The Beanery.

Ms. Roy noted that the Condominium Association board also met this morning. There are two Directors on the Board – Ms. Roy was appointed by Marion County; Pat Mercier was appointed by Transit. Because it takes two votes to make any kind of a determination, it means they both have to agree. They discussed evaluation of the building in terms of insurance purposes as well as for some repairs or replacement. They discussed an appraisal that was done for insurance purposes by Marion County that includes an appraisal of the Courthouse Square office building (Attachment C) with a stated value of \$35,633,000; however this was done by the County and Transit has not had an opportunity to review anything other than a summary report. So that to the extent that the full appraisal is available, it will be provided to all of the Condominium Board members for further review. They were not able to reach a specific determination. Other information on the value of the building that had been presented to the Courthouse Square Solutions Task Force (CH2STF) was the real market value as determined by the Assessor's Office (Attachment B). It is not the same as the valuation for insurance purposes but is additional information that can be considered by the Condominium Board. There has been quite a bit of discussion about the possibility of amending the Bylaws and there is a process for amending the Bylaws. Ben Fetherston serves as legal counsel for the Condominium Association and to the extent that the Bylaws can be amended, the Condo Board can work with Mr. Fetherston to make sure that it is done in the proper fashion. That is a decision that will be made down the road, perhaps; it is not a decision that they are facing today. The Bylaws also have a dispute resolution process so that if for some reason the two Directors on the Condominium Board cannot agree or reach a deadlock or an impasse, the resolution process goes to the Chairs of the County and Transit Boards; if they cannot agree, it goes before both full Boards. Again, both Boards will have an opportunity to discuss this further with their counsel.

Commissioner Brentano stated that the next item on the agenda was a decision on these Bylaws and there were two options to consider. He asked President Thompson if he was prepared to express the feeling of the Board.

SAMTD President Thompson responded that the Transit Board has not yet taken a vote and he did not think they were ready to do anything with the Bylaws yet. He wanted to hear more about the cost for repairs and where it goes from there.

Commissioner Carlson advised that the Commissioners had a pre-meeting to get ready for the joint meeting and they came up with a variation of Option One (in Attachment A). They are not stating in hard and fast terms that they are going solely

down the remediation route. They do not feel they have enough information to know whether or not remediation is possible. They have the report from Sera Architects that makes remediation sound like it is highly improbable and very expensive; and they have reports from the Technical Subcommittee that initially make it sound like it can be done very easily and for very little money; yet as people delve into it, there may be more to it and maybe a little more money. There are still the issues of bonding and tendon tests, etc. They believe that by putting out an RFP and testing it on the market, they can come back with proposals that will then let them know what the bids actually are for the costs, and they can evaluate those bids. It does not mean that they are committed to the current bylaws, and will determine that remediation is the only route. If the RFPs comes back and they evaluate the RFPs and there are bids that are feasible and are in the ballpark; it could be the way they go. But if it looks like the costs are higher than they would like, or if they would like to explore, through an RFI or some other mechanism, ideas for redevelopment; they might want to look at those options. If they are going to put out that much money and can do something better, then they could go that route. If that route prevails then they can look at changing the bylaws to adapt to that direction. They are really looking at this in an exploratory mode through the RFP process to see if there are organizations out there that believe that they can repair the building and are willing to put a cost out.

President Thompson advised that the Transit Board was okay with that, but first they need an RFP to find somebody that will write up all of these things. Commissioner Carlson agreed that it needs to be written very carefully but Marion County did not have the expertise to do that. President Thompson agreed that Transit did not either.

Director Kelley said she would feel comfortable with an RFP/RFQ combination when requesting qualifications. She thought there were some possibilities. Commissioner Carlson explained that it would be a firm bid. An RFI would come later if they rejected all of the bids from the RFP.

Commissioner Brentano felt they were pretty firm and ready to move ahead if a number comes in low enough; and with enough confidence that it does fix the problem safely and answers other concerns they need answers to.

Commissioner Milne said it is important to be very clear that if they are moving in this direction, it is not because she is saying they are going to remediate. She wants more information on what it would cost with some estimates. There has been a lot of information provided, but it is not enough information to know if remediation is feasible, cost effective, and realistic or the right decision for them to make. If they do go out to get an RFP and get some proposals that are sound and they have accurate information that gives them the details, they can determine if a fix is possible. She was not saying remediation is their answer or the solution. She wants more information. There are a multitude of other questions they have to ask and get answers to; such as, if they fix the building, what is their borrowing capacity, what is the most cost effective thing to do, what is the proper fix? And when they answer questions along that line and if they decide to fix it - Who is going to locate there? What kind of mix will there be. Maybe the City of Salem leases space, maybe there are additional private offices in addition to restaurants being there again. But also if

they get the numbers that are firm, realistic, feasible, and verifiable; and if they were to decide that they cannot do this-they cannot borrow that kind of money, it is not in the taxpayers best interest-then they can still look at other ideas.

Director Tarter wanted it to be clear that they do not have the money to pay for a bid when they go out to the general public to ask for their ideas and estimates when putting out the RFP; it is not a given that they will be able to act on that solution if it is determined to be a good one. She agreed that as part of the evaluation for ruling in or out what is in the taxpayers' best interest, it is what is offered on the table, but that does not mean that there will not be other options later that will make more sense to the taxpayers.

Director Green shared concern about going out for an RFP and they get three – one is low, one is high, one is mid-range. Do they check out one and follow it to its end point to find out if it is realistic. The Technical Subcommittee came up with a concept that Sera Architects, the professional group they hired, said will not work. So they get the next reasonable bid that states a fix but it is going to cost a little more. Will the Boards still know whether that bid is feasible? Even with a third or fourth bid they may still not know what to do.

Commissioner Carlson responded that the Commissioners discussed this in their morning meeting with Peggy Mitchell who works with their public contracting processes. If they actually get a person with a lot of depth of knowledge in this area to help them with their RFP, there will be criteria built in to that RFP. She did not think they would go low bid but would go through a qualifications process. All of that would be built in to the scope of work for the person that writes up the RFP and it would come back to them with their ratings.

Director Green questioned if that bid was somewhere less than what they received from Sera and considerably more than what the Technical Subcommittee suggests, will they still know that the new bidders are the ones –are they registered; are they professional- because no one on the Board has the qualifications to do that.

Director Kelley asked if there was any update on the insurance policy. It will factor in no matter what they do. They need some qualifications so that the bidders don't think they have been given a free ride by proceeding to build or remediate without some action on the insurance carrier's part. Transit has invested a lot in the building and it is not just the building itself. A few reports document the need for transit to be on that block. She wants to put that in the mix when doing an RFQ or an RFP so that the proposers know that at some point there is a transit presence on that block. We don't want to pay for more environmental impact studies or for consultant reports on how transit affects other things. The city probably does not want to go through the major traffic studies that they did to get transit located on the block in the first place.

Commissioner Brentano said that the insurance will come or it will not, but they should be planning and moving ahead up to that decision point. At that point, one or the other of the Boards can - if it meets the threshold test - say they want to go ahead and we better be ready to go ahead if that is the case. He did not want that

to surprise anybody. It is only when they get something back to compare with so they have some time to get the value but he does not want that to hold them up – that will develop.

President Thompson asked if the County had established the value as of this morning. Ms. Roy explained that a determination of the value was not reached. They want to look at the full details of the appraisal to see if it is a solid number and also to consider if there is a difference between the appraisals for insurance purposes in terms of trying to get as much insurance to cover the replacement value of the building; and right now they cannot get that much insurance. There is about \$20 million total of insurance coverage; before that it was \$29 million and right now the building is only covered for fire and not vandalism (which has recently occurred) or for other perils. The 75% figure is not an absolute. If the bids come back and it is lower than the 75% threshold, and you still cannot figure out a way to afford it, that is when the Boards might get together and consider changing the bylaws.

Director Jossi, referring to the Assessor's appraisal, asked why the value of the building is not significantly lower now that it is condemned and not useable. Commissioner Brentano said the assessment is a pre-damage or pre-discovery number. Director Kelley stated that technically the building has not been condemned. It has been declared a potentially dangerous building and that was enough to get everyone out, but it was not condemned. Director Jossi recounted that in the sense that nobody has been able to work there; it is essentially a building that has lost a lot of value, but it is not acknowledged in the numbers. Commissioner Carlson pointed out in the third column of the Assessor's appraisal that it shows the improvements went down to zero. Ms. Roy stated that the explanation given by the former assessor was that it was an unknown value, recognizing that it may not be the same as the pre-closure value which is what they are basing the insurance on as well as the threshold figure.

Commissioner Brentano asked if it was wrong or reckless if the Boards decide what that value is in the near future and acknowledge it as their target. When would they do that and how. Ms. Roy advised that any decision made by a governing body would be based on reasonable or substantial evidence. She did not believe they needed to make a decision at this time. The Condominium Association will review further information and will come back with a figure in July when they meet again, however if necessary they could call a special meeting.

Director Tarter asked for any recommendations to assure quality of work, if they do go down that path. Is there any insurance or other method to do that? Ms. Roy stated that the primary recommendation is to have an owner's representative. That person will be the eyes and ears for the two Boards following the process. There are other things – lessons learned in terms of what kind of insurance to require; any kind of work would be covered by performance bonds to make sure the work is completed as bid. This would be taken care of in the contracting process.

Ms. Roy went back to the question about when it is time for the Boards to make a determination if the Condominium Association board cannot – The time for that is when they get the RFPs back and they are looking at the numbers to compare this

to, to know whether one board or the other has the authority to say we want to stick with the bylaws – if it is less than 75% value – and go forward with that. If the Condo Board cannot agree, then they go to the Chairs of the Boards to reach a determination and then they will go to the full Boards.

Director Thompson asked if it would be appropriate to make an interim assessment of the value and use that \$35,600,000 as a starting point since there is no other information available. Commissioner Brentano stated that they certainly did not have to have that number until the RFPs come back. Director Kelley advised that under the Bylaws that determination is made by the Condo Board and not by the Boards, but they do have a good ball park number. Mr. Fetherston advised that at this point neither Board needs to make a decision, nor does the Condo Board about what the value is for the purposes of that particular provision. It is only relevant after you receive the information from the RFPs and have some concrete information on what the cost of the repairs will be.

Director Krebs stated that the projected value will still remain before the building had to be evacuated and that it is going to be in that \$36,000,000 range depending on the criteria we use to set that value.

Commissioner Brentano asked if he was hearing a consensus in following the bylaws right down the line to determine this value in the future.

Commissioner Carlson said they do not need to follow the chart (Attachment A) hard and fast. They do not need to determine the threshold at this point. They are not going to change the Bylaws currently by moving forward with the RFP because they do not need to; but the owner's commitment to the current Bylaws is much stronger than what was talked about at their morning meeting and it feels stronger than the conversation they are having now. They just want to hire the owners' representative to assist with the scope of work and release a remediation RFP. They will evaluate those RFPs based on criteria that will be worked through with the owners' rep and the Boards input. Once they have evaluated those RFPs, do they then move to remediate or do they move in another direction to more options.

Commissioner Milne said they then have information so that a possible remediation is one option. They find out if remediation is possible. If it were determined it is possible – that is one option; just one option to look at. It is not a decision. It does not equate to a decision. They are not making a commitment, they are putting that decision point aside and they are not committing to a remediation process.

Commissioner Brentano felt they were following the process. He felt they might be trapped by the bylaws and the numbers come in low that they are kind of committed to following it. He asked for more discussion on the owners' representative. The Board of Commissioners is pretty decided. President Thompson responded that the District followed the same procedure for the construction of their maintenance facility.

Director Jossi asked if they follow the flow chart as it suggests it appears to lead or there is an assumption that it leads to remediation. Commissioner Milne responded that she has been pretty clear about what she wants to do. Director Jossi explained that as far

as committing to an owners representative, they will have invested the extra money in hiring that person, and it is sort of committing to remediation. If you turn yourself back and say that you are not going to build it; is that hard because you have spent a bunch of money on the owners representative. Commissioner Carlson advised that they were probably getting farther down the road than they were ready to but she thought that what they talked about in their earlier meeting was that remediation does not just mean to bring the building and transit mall back to the way they were. Remediation means there is a building and a block that can be developed. If they were to decide that the entire County did not need to move back to the building like they were, there would be space to do other things. On a similar vane, Transit may decide they do not need to have as large a footprint and there may be opportunities to use portions of that block for other uses as well. Those decisions are on the table and have not been decided yet. Her guess was that an owner's rep would be required for any development. The building is not going to sit vacant for much longer so she does not think it will be money misspent and an owner's rep will help guide them through that process with a level of expertise that neither the Boards nor staff will be able to provide otherwise.

Director Tarter said it was their responsibility to look at all of the options and explain to the taxpayers why they ruled things out or moved them in. Unfortunately, they have to spend some money at times to say yes or no to each option. She hopes they can spend less.

Commissioner Brentano asked if they should direct staff to write up an RFP to locate an owner's representative and then work on a commitment of who pays for it and by how much. He proposed an 80/20 split.

Director Kelley said that from transit's standpoint they need to make sure that their legal counsel is involved to make sure they work through the issues that are required by the federal government for an RFP if Transit is going to get money from the federal government or they expend any federal funds. Commissioner Carlson agreed that both legal counsels can be involved. The forensic investigation is in process right now and the Commissioners had a discussion about adding this report to the agenda for the May 3rd task force meeting.

Barb Young advised that they met with the forensic investigator on Monday. He will finalize the report by May 3<sup>rd</sup> so the question to the Boards is whether they want to have a separate presentation or wait to see the presentation when it is brought to the full task force. One of the strong recommendations from the forensic investigator is to have an owner's rep.

Commissioner Carlson asked if the forensic investigator suggested when they should hire this person. Ms. Young responded that he suggested that an owner's rep be there at the start of the project to walk them through the process so that they don't miss something. He explained why it would be so important to have the expertise to help with those details as they craft an RFP because a remediation RFP is very different than a new building RFP. He shared ideas of what to put in an RFP if you want to make sure to put items in there like build to last 50 years or build for 50 years or a 50 year fix.

Motion

**President Thompson said that he would make a motion to hire an owners representative to help them with an RFP at a rate of 80/20 to pay the cost and that can be adjusted after everything is calculated out. Director Kelley said that she would second the motion but she had a question. When they hire this owner's representative, they hire them with an RFP? So that as a friendly amendment, they authorize staff and legal counsel to work on an RFP to hire an owner rep as they go forward. Commissioner Brentano stated that it has been moved and seconded and asked if there was any discussion. There was no further discussion. The motion was unanimously passed.**

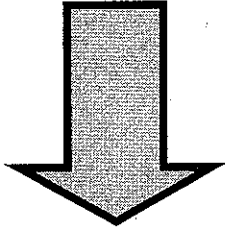
ADJOURNMENT

Ms. Young stated that they may want to talk about a spokesperson for the group to report to the task force whose meeting starts at 3:00 PM. Commissioner Brentano noted that there were several task force members at the joint meeting but he asked Commissioner Carlson to do the report if she would be willing.

The meeting was adjourned at 1.50 p.m.

Respectfully submitted,  
Linda Galeazzi  
Administrative Secretary  
Salem-Keizer Transit

# Current Condominium By-laws



## FOLLOW EXISTING BY-LAWS

Condominium Board  
to Determine Building Value  
& Threshold (75%)

Owners Commit to Current By-laws &  
Remediation Process

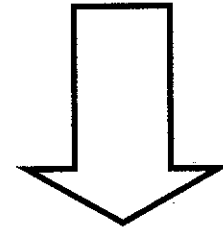
Hire Owner's Representative to Assist with:

- Scope of Work
- Post Tension Testing
- Evaluate Response & credentials
- Negotiate Contracts
- Oversee Projects on Owner's Behalf

Release Remediation RFP

Accept Remediation  
Proposals and  
Continue

Amend By-Laws  
For Alternative  
Proposals



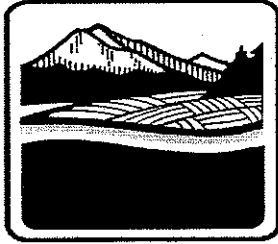
## AMEND BY-LAWS

Draft Revised Language & Process

Implement Statutory Process for Approval

Submit amended By-Laws  
to  
Real Estate Commission  
for  
Final Approval

Release RFI/RFP for  
Alternative Proposals



**Marion County**  
OREGON  
ASSESSOR'S OFFICE

COURTHOUSE SQUARE

For the Joint Meeting of the Marion County Commissioners/SAMTD Board of Directors on April 19, 2011  
ATTACHMENT B

INTERIM ASSESSOR  
W.A. Shawn Beaton  
(503) 588-5480  
(503) 588-7985 (FAX)

BOARD OF COMMISSIONERS  
Janet Carlson  
Patti Milne  
Sam Brentano  
(503) 588-5212

CHIEF ADMINISTRATIVE OFFICER  
John Lattimer  
(503) 588-5212

WEBSITE  
www.co.marion.or.us

ACCT. #	Map Tax Lot	Area Description	% Allocation	2008-2009	2009-2010	2010-2011	2011-2012			
				Total RMV	Total RMV	Total RMV	Land RMV	Imp RMV	Total RMV	
R329957	073W22DD90000	Common Area	0%	\$0	\$0	\$0	\$0	\$0	\$0	
R329958	073W22DD90001	Marion County Parking	8.90%	\$3,928,500	\$3,928,500	\$3,928,500	\$308,367	\$3,620,133	\$3,928,500	
R329959	073W22DD90002	Salem Area Transit Parking	3.77%	\$1,662,720	\$1,662,720	\$1,662,720	\$130,515	\$1,532,205	\$1,662,720	
R329960	073W22DD90003	Mail Room	1.27%	\$562,850	\$562,850	\$562,850	\$44,181	\$0	\$44,181	
R329961	073W22DD90004	Hearing Room	2.99%	\$1,319,530	\$1,319,530	\$1,319,530	\$103,576	\$0	\$103,576	
R329962	073W22DD90005	Transit Station	4.09%	\$1,807,830	\$1,807,830	\$1,807,830	\$141,905	\$0	\$141,905	
R329963	073W22DD90006	2 Resturants	0.49%	\$215,420	\$215,420	\$215,420	\$16,909	\$0	\$16,909	
R329964	073W22DD90007	Bus Mall	3.59%	\$1,586,530	\$1,586,530	\$1,586,530	\$124,535	\$0	\$124,535	
R329965	073W22DD90008	Future Development (North end of Bus Mall)	0.63%	\$276,950	\$276,950	\$276,950	\$21,739	\$0	\$21,739	
R329966	073W22DD90009	2nd FLOOR OFFICES	18.61%	\$8,215,370	\$8,215,370	\$8,215,370	\$644,865	\$0	\$644,865	
R329967	073W22DD90010	3rd FLOOR OFFICES	19.01%	\$8,394,290	\$8,394,290	\$8,394,290	\$658,909	\$0	\$658,909	
R329968	073W22DD90011	4th FLOOR OFFICES	19.01%	\$8,394,290	\$8,394,290	\$8,394,290	\$658,909	\$0	\$658,909	
R329969	073W22DD90012	5th FLOOR OFFICES (Salem Area Transit)	8.45%	\$3,730,480	\$3,730,480	\$3,730,480	\$292,824	\$0	\$292,824	
R329970	073W22DD90013	5th FLOOR OFFICES (Marion County)	9.19%	\$4,055,500	\$4,055,500	\$4,055,500	\$318,336	\$0	\$318,336	
<b>Total</b>				<b>100.00%</b>	<b>\$44,150,260</b>	<b>\$44,150,260</b>	<b>\$44,150,260</b>	<b>\$3,465,570</b>	<b>\$5,152,338</b>	<b>\$8,617,908</b>

**Building Only RMV**

Mail Room	562,850
Hearing Room	1,319,530
Transit Station	1,807,830
2 Resturants	215,420
2nd Floor Offices	8,215,370
3rd Floor Offices	8,394,290
4th Floor Offices	8,394,290
5th Floor Offices - Transit	3,730,480
5th Floor Offices - County	4,055,500
<b>Building RMV</b>	<b>36,695,560</b>

# COURTHOUSE SQUARE

Bare Land		
\$/SF	SF	Land Value
\$30	115,519	\$3,465,570
	331'x349'	

YEAR	TOTAL RMV
2008-2009	\$44,150,260
2009-2010	\$44,150,260
2010-2011	\$44,150,260
2011-2012	\$8,617,908
<hr/>	
2011-2012 TOTAL RMV	\$8,617,908
2010-11 CPR	0.7649
Potential MAV/AV	\$6,591,840
Tax Rate (2010-11)	0.0185033
<b>Potential Tax Levied</b>	<b>\$121,970.79</b>

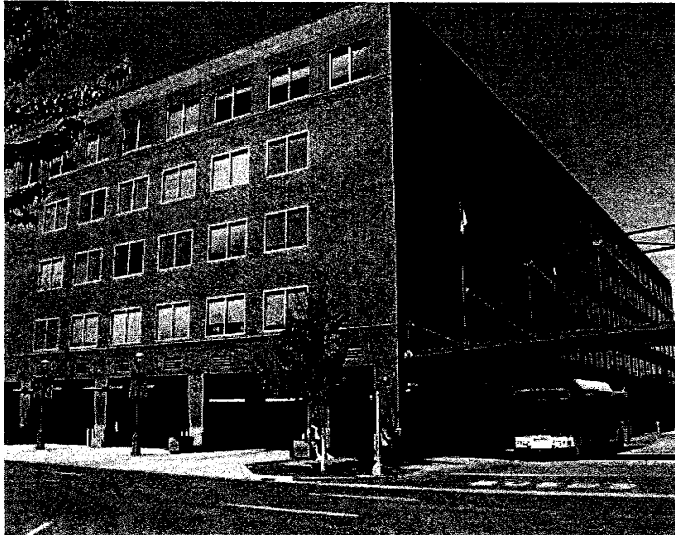
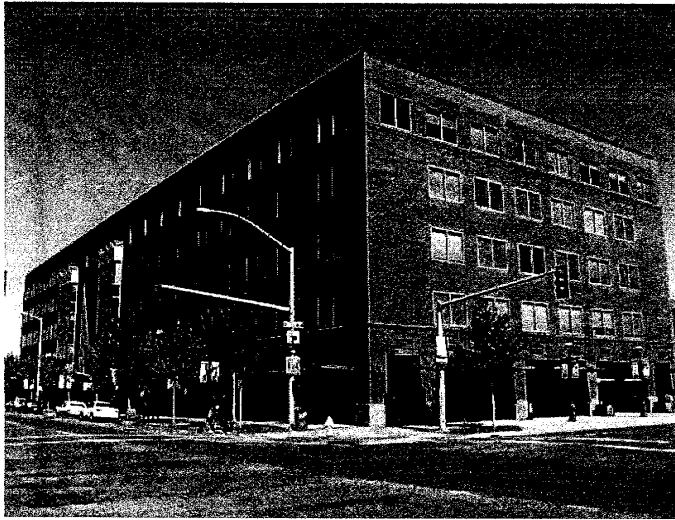


(REVISED REPORT - SEE SUMMARY APPRAISAL REPORT)

Marion County Oregon  
Salem , Oregon

SITE 001 DOWNTOWN CAMPUS  
BUILDING: 001 COURT HOUSE SQUARE/ADMIN.

555 COURT STREET NE  
SALEM, OR 97309



**Valuation Summary**

Date of Inspection: 08/02/2007

<b>BUILDING COST OF REPRODUCTION NEW</b>	<b>\$35,633,000</b>	( \$ 139.11 per SF)
<b>CONTENTS COST OF REPRODUCTION NEW</b>	<b>\$7,955,000</b>	( \$ 31.06 per SF)

**Construction Components**

System ID: 1

<b>ISO Class:</b>	3 - NON-COMBUSTIBLE (35 %), 4 - MASONRY NON-COMBUSTIBLE (65 %)	
<b>Exterior Wall Type:</b>	BRICK, SOLID 12" THICK ( 65 % ) , CURTAIN WALL, GLASS ( 35 % )	
<b>Heating:</b>	FORCED WARM AIR ( 100 % )	
<b>Cooling:</b>	FORCED COOL AIR ( 100 % )	
<b>Roof Material:</b>	BUILT-UP, SMOOTH ( 100 % )	
<b>Roof Pitch:</b>	FLAT ( 100 % )	
<b>Elevators:</b>	Passenger: 3	Freight: 0

**Description**

<b>Year Built:</b>	2000	
<b>Number of Stories:</b>	5	
<b>Average Story Height:</b>	12 FEET	
<b>Square Footage:</b>	Super Structure:	162,813
	Sub Structure:	93,332
	<b>Total:</b>	<b>256,145</b>

**Construction Square Feet**

NON-COMBUSTIBLE	35 %	89,651
MASONRY NON-COMBUSTIBLE	65 %	166,494

**Protection**

<b>Manual Fire Alarm:</b>	Y
<b>Automatic Fire Alarm:</b>	Y
<b>Sprinklers:</b>	Y
<b>Entry Alarm:</b>	Y
<b>Fire Dept Paid/Volunt.:</b>	
<b>Protection Class:</b>	

**Miscellaneous Additional Features**

CANOPIES ; BUS TRANSIT STATION

**Exposure**

<b>Latitude:</b>	
<b>Longitude:</b>	
<b>Flood Zone:</b>	
<b>Flood Zone Certificate:</b>	
<b>BFE:</b>	
<b>Distance To Coast:</b>	

<b>Earthquake Risk:</b>	
<b>Seismic:</b>	
<b>Portable:</b>	
<b>Historical Register National:</b>	
<b>Historical Register State:</b>	
<b>Historical Register Other:</b>	

ATTACHMENT C