A Design-Build Project: Repairing the Courthouse Square Complex


JAN 19 2012


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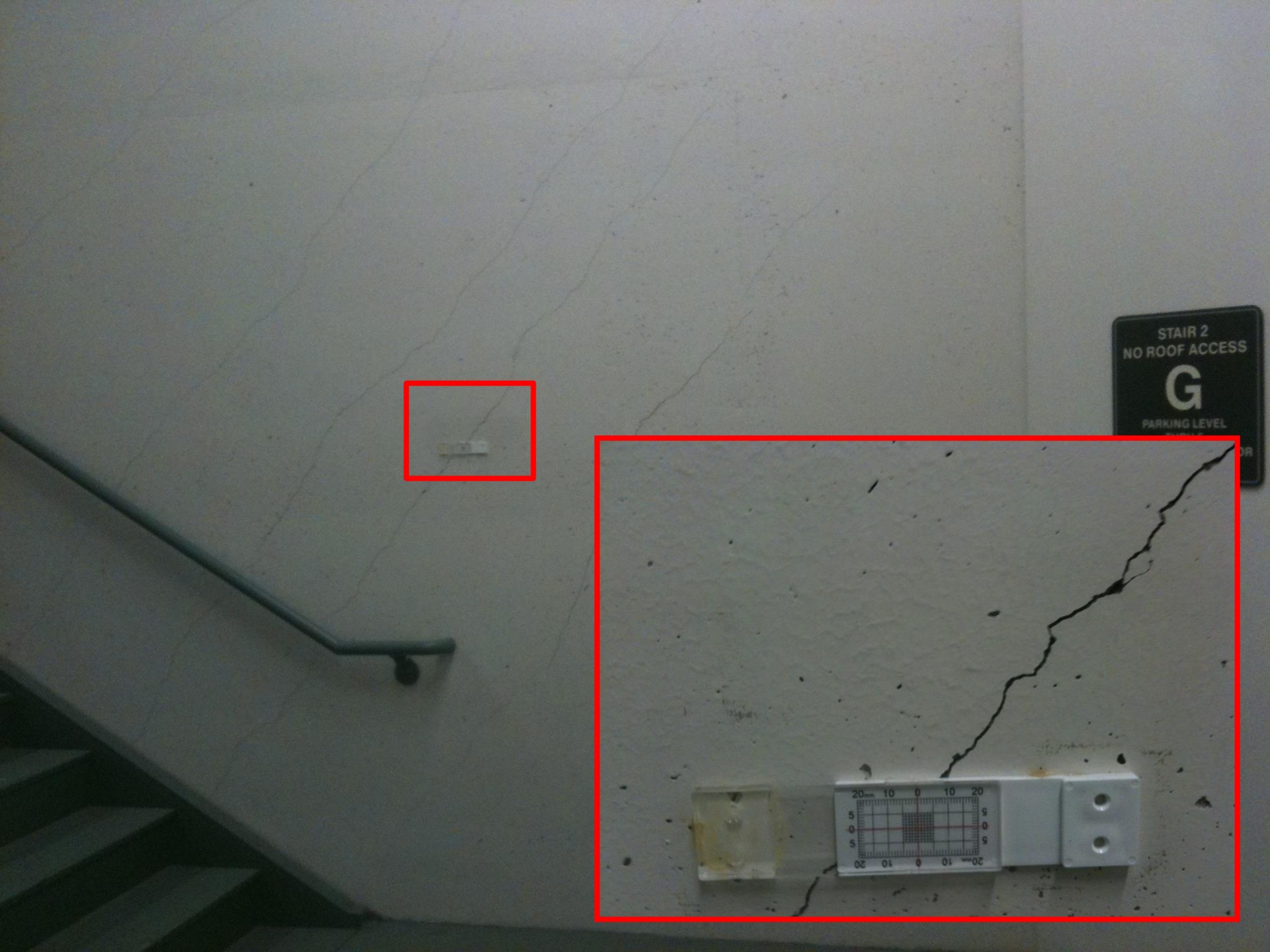
STAIR 2
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PARKING LEVEL


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JAN 19 2012

Salem government building being vacated

By: Daniel Savickas in Construction July 22, 2010 12:08 pm

Marion County offices and other tenants will vacate the Courthouse Square building in Salem within 90 days after inspections found the building to be structurally unsound. (Photo courtesy of Marion County)

Tenants will vacate the Courthouse Square office building in Salem within 90 days, following reports that the building is unsafe for occupancy.

The building has long been plagued by structural problems, but the recent findings created a new sense of urgency, prompting the evacuation.

The findings indicate the load-bearing weight on some of the building's columns is too heavy for the building to be safely inhabitable.

Home to **Marion County** government offices, transit agency **Salem-Keizer Transit** and two retail spaces leased by the county, the Courthouse Square building was only occupied for two years in 2002 before cracks were noticed in the interior walls.

Source: http://djcoregon.com/news/2010/07/22/salem-government-building-unsound-being-vacated/

Project Inception

Courthouse Square -It's worse than you think

BY: SALEM WEEKLY EDITORS · · NO COMMENTS

Video: Is Salem's Courthouse Square unfixable?

County officials accelerate evacuation of structurally deficient facility

Jul. 29, 2010

Courthouse Square: Falling through the cracks

BY: MICHELLE ANDUJAR · · NO COMMENTS

Salem adds Courthouse Square to 'dangerous buildings' list

City plans to investigate how inspectors missed problems that led to office facility's closure

Aug. 4, 2010

Presenters

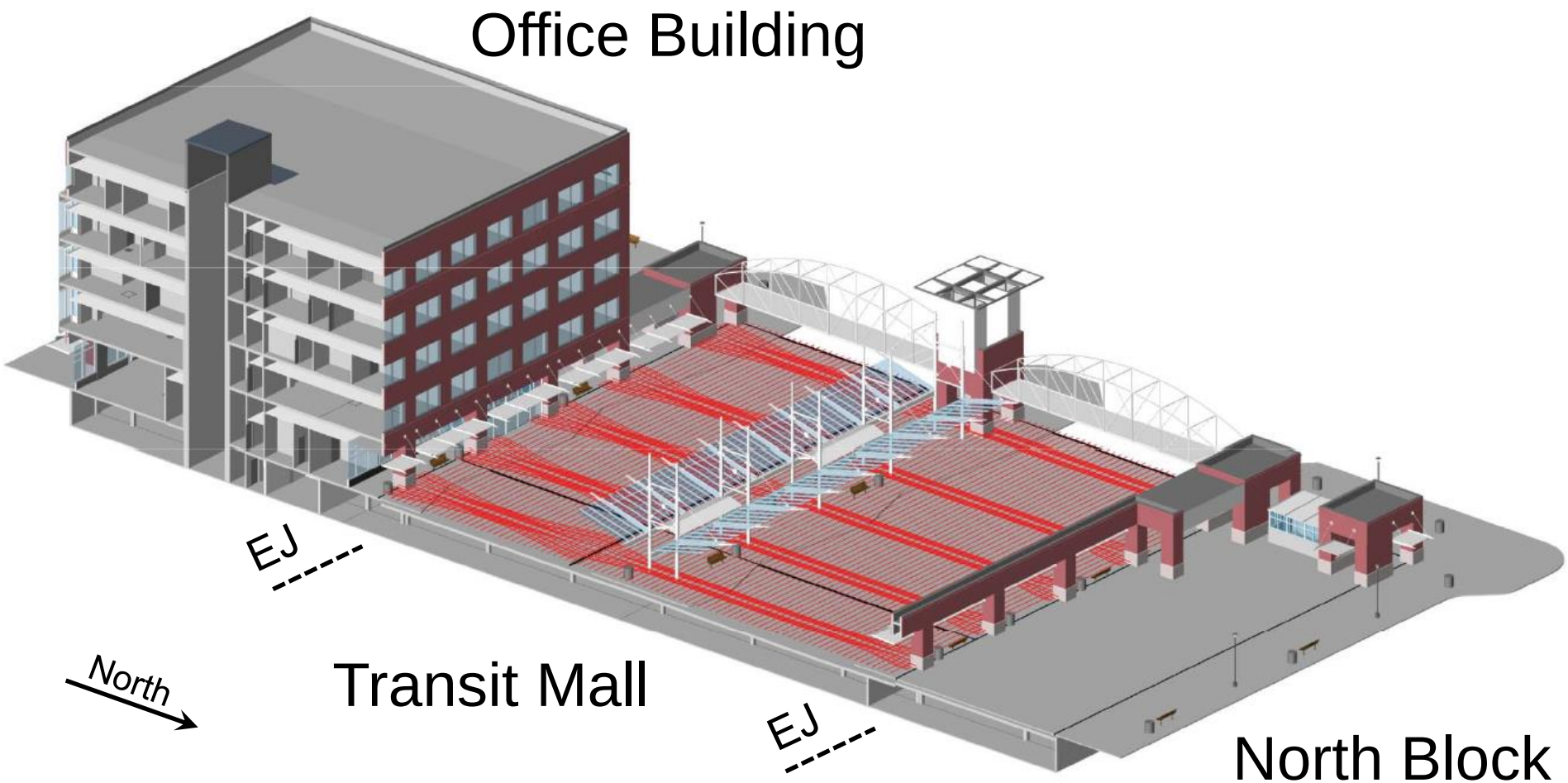
Structural Repairs Project Manager for Engineer of Record

Michael Ahern, P.E.

Project Manager for General Contractor

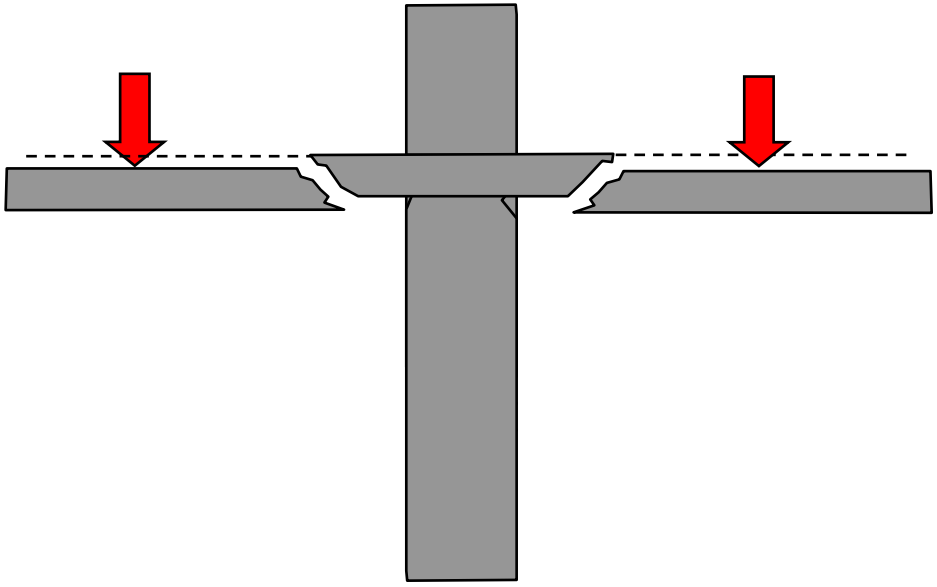
David Clark

Courthouse Square Complex (CH2) Overview



Source: SERA Architects

Punching Shear Deficiency



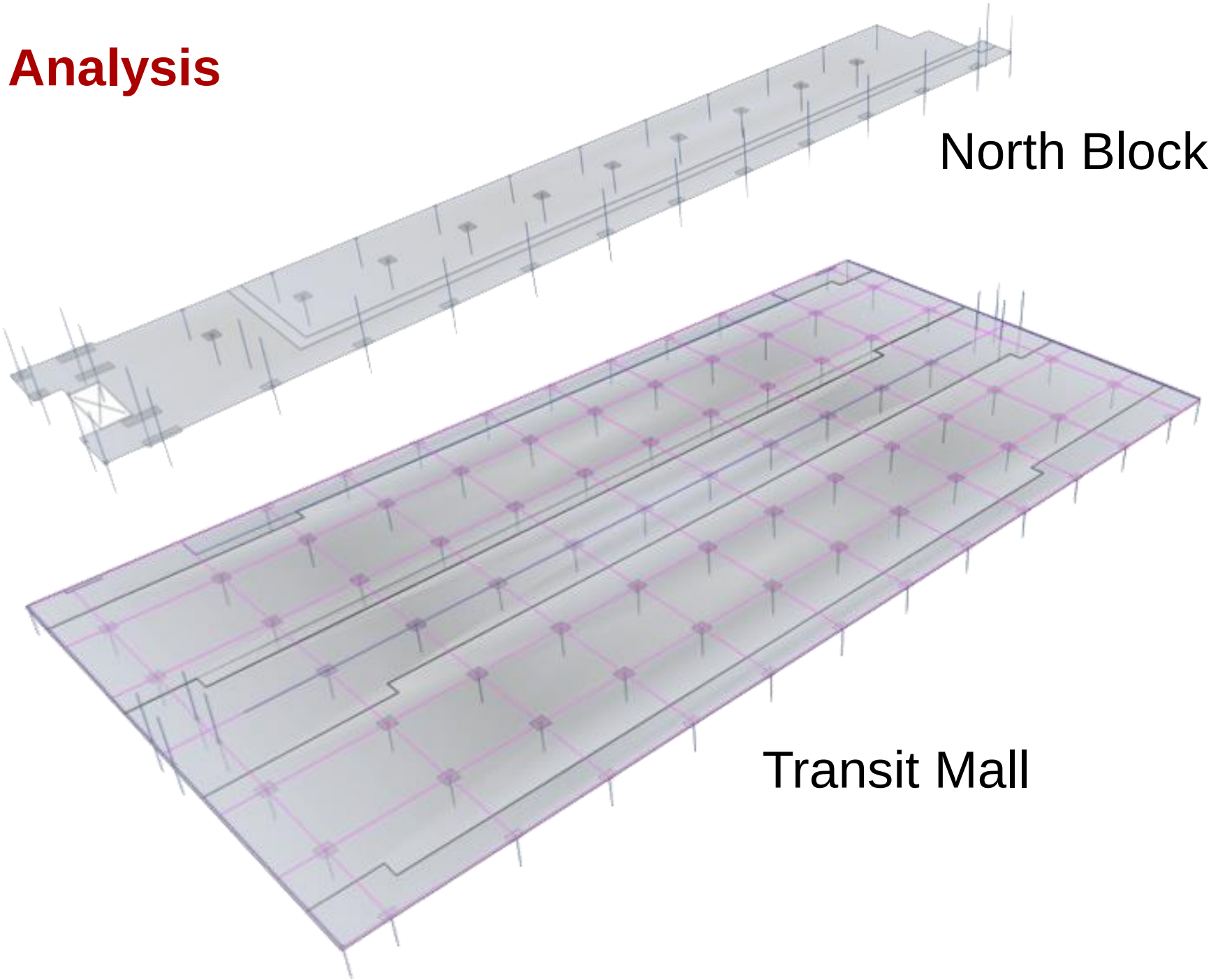
Punching Shear Failure

Cracking Pattern on the Roof of a Building with Punching Shear Deficiency (not CH2)

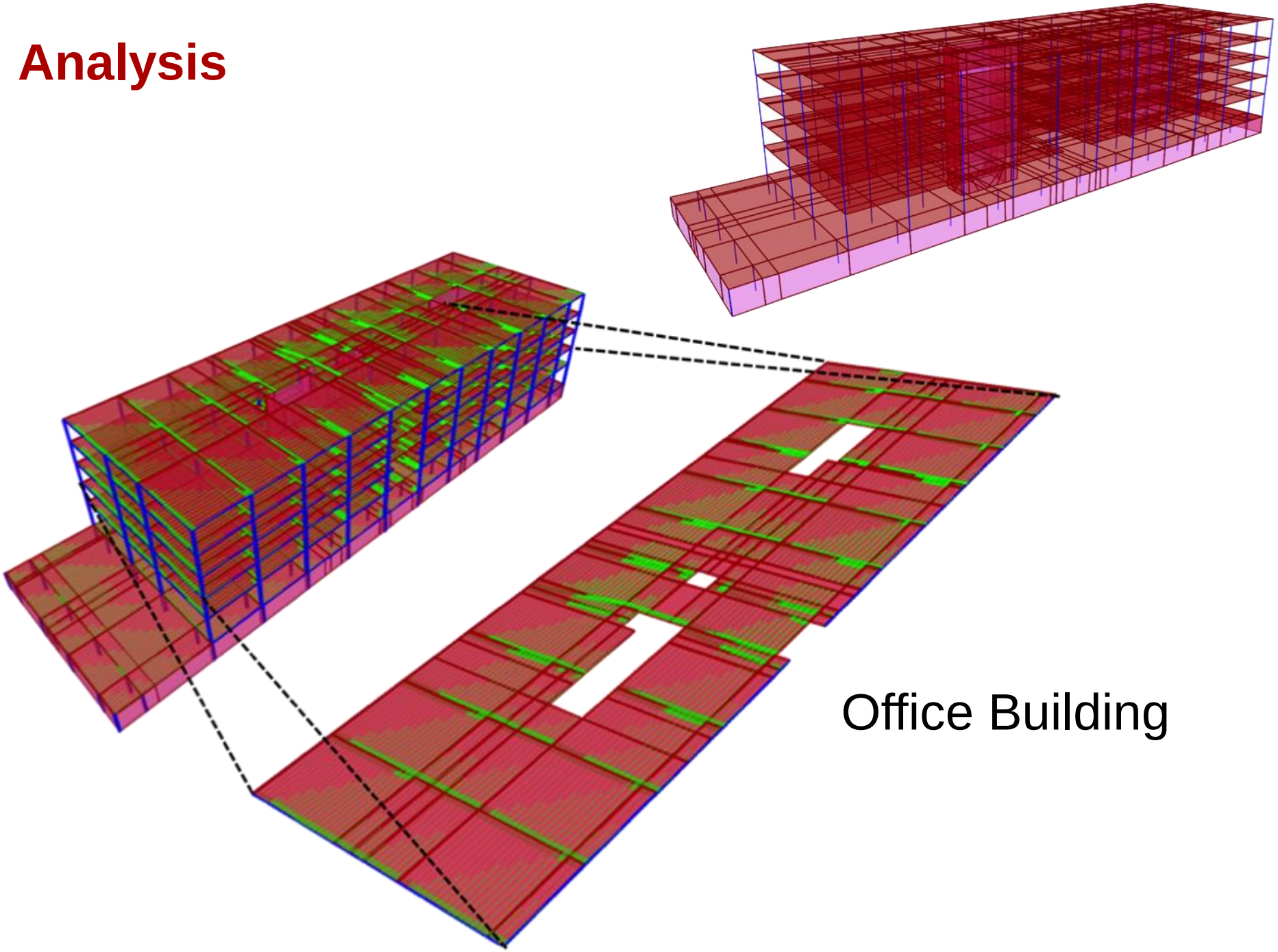
Field Investigation

Field Investigation

Analysis



Analysis

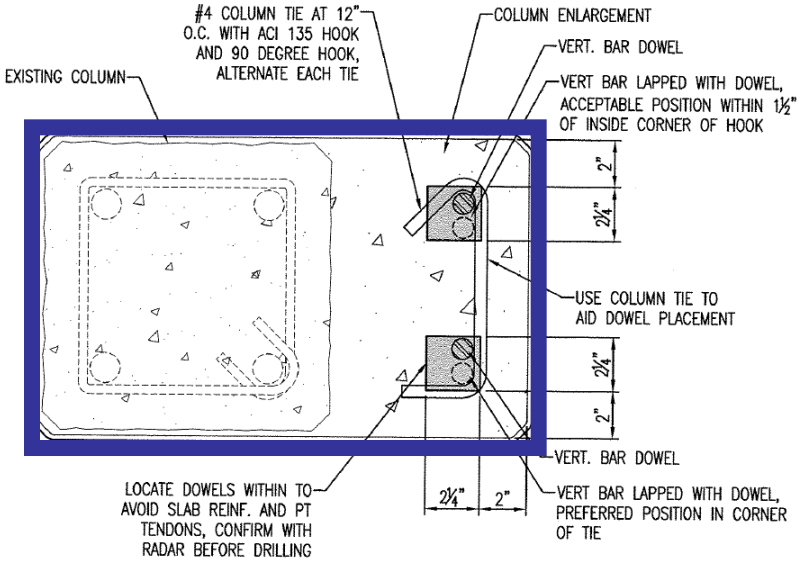


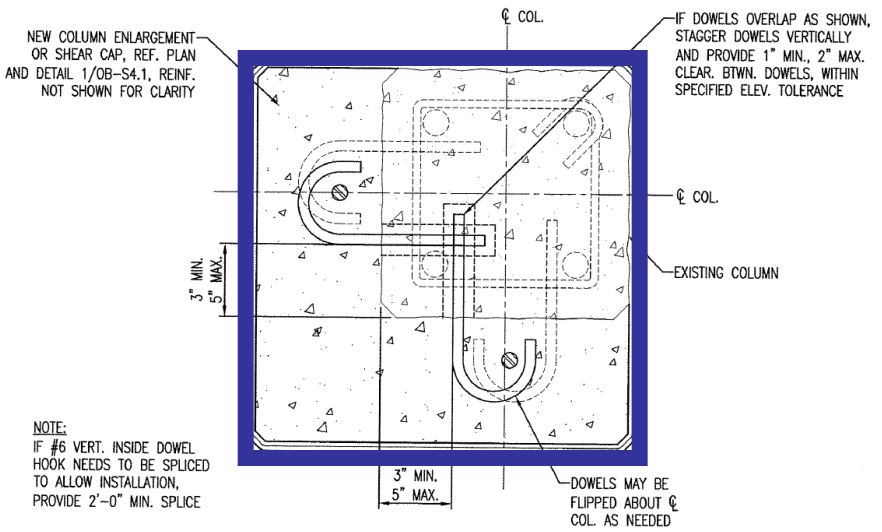
Office Building

Design

- Example: Office Building
  Perimeter Column Enlargements

Design





Combination of section enlargement and FRP strengthening to meet seismic ductility requirements

Design

Design

- Office Building Shear Caps

Shear Cap for punching shear deficiency

Design

- Transit Mall:
  - Enlarged Footings
  - Strengthened Columns with FRP
  - Drop Panels

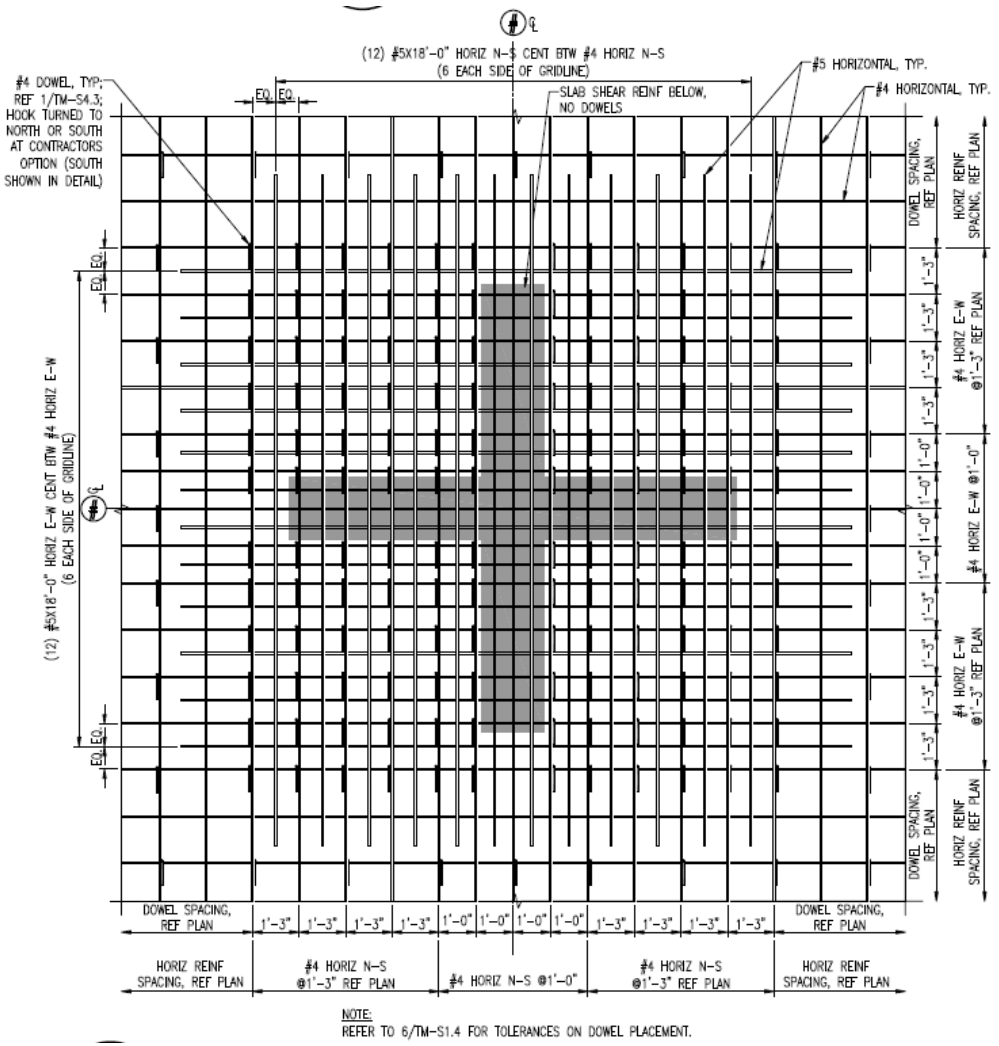
Design

- Example: Transit Mall Bonded Overlay

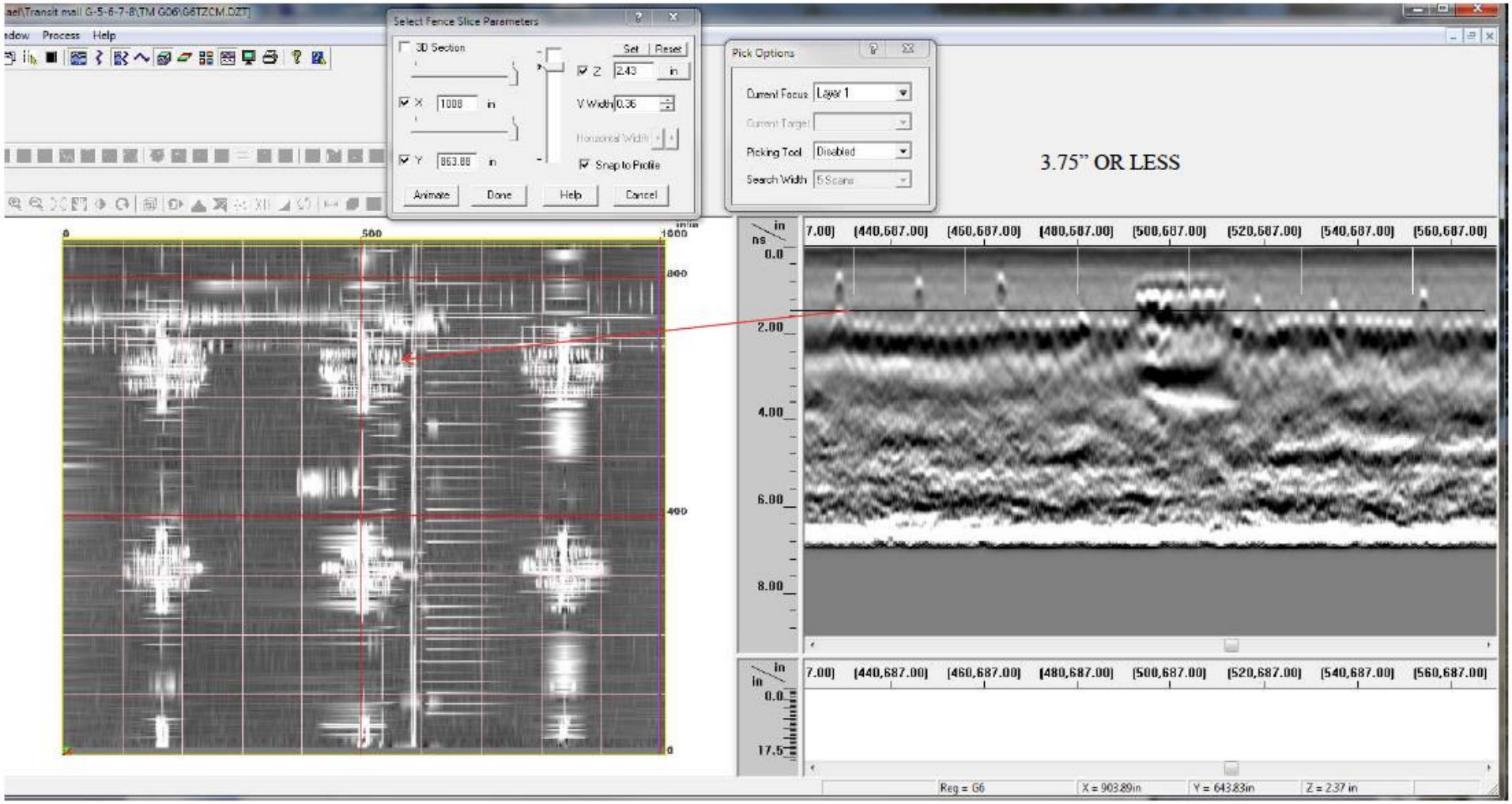
Design

- Example: Transit Mall Bonded Overlay

Dowels detail at the column locations. Very high congestion of existing reinforcement at topside of existing column (about 40 strands plus 120 #4 (T12) - 4 legs closed stirrups spaced at 3 in. (75 mm O.C.)



Design


Select Fence Slice Parameters
3D Section
Set
Reset
Z 2.43 in
X 1008 in
Y 863.88 in
V Width 0.36
Snap to Profile
Animate
Done
Help
Cancel
Pick Options
Current Focus Layer 1
Current Target
Picking Tool Disabled
Search Width 5 Scans
3.75" OR LESS
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(480,687.00)
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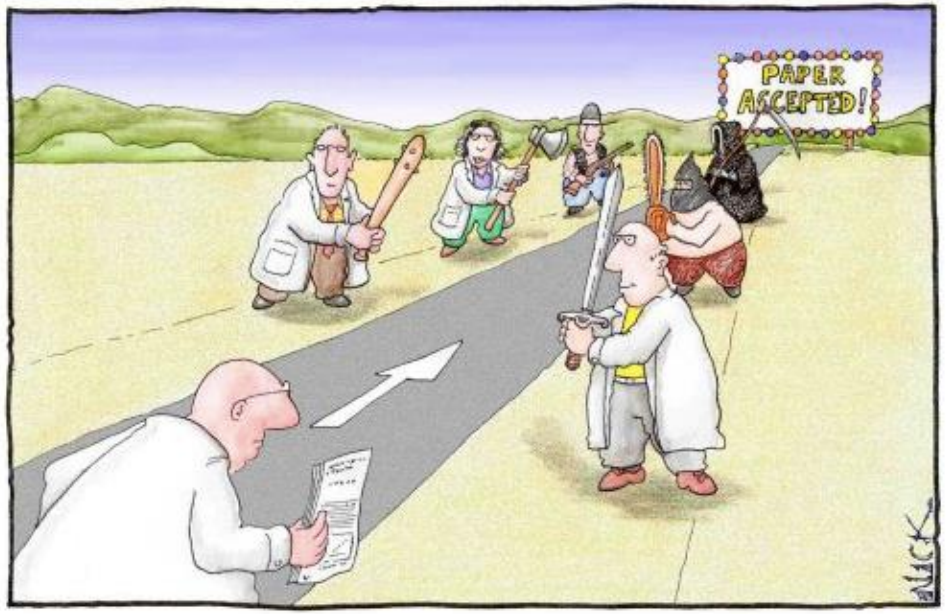
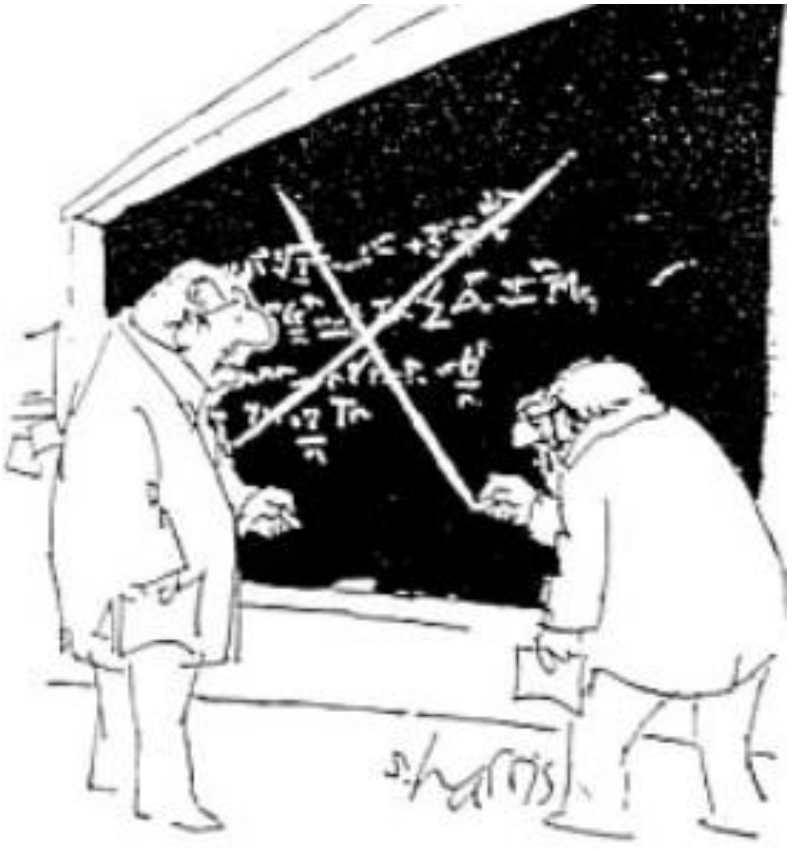
(520,687.00)
(540,687.00)
(560,687.00)
17.5
Reg = G6
X = 903.89in
Y = 643.83in
Z = 2.37 in

Peer Review

- Structural Preservation Systems Review
- City of Salem Review
- Owner's Representative Review

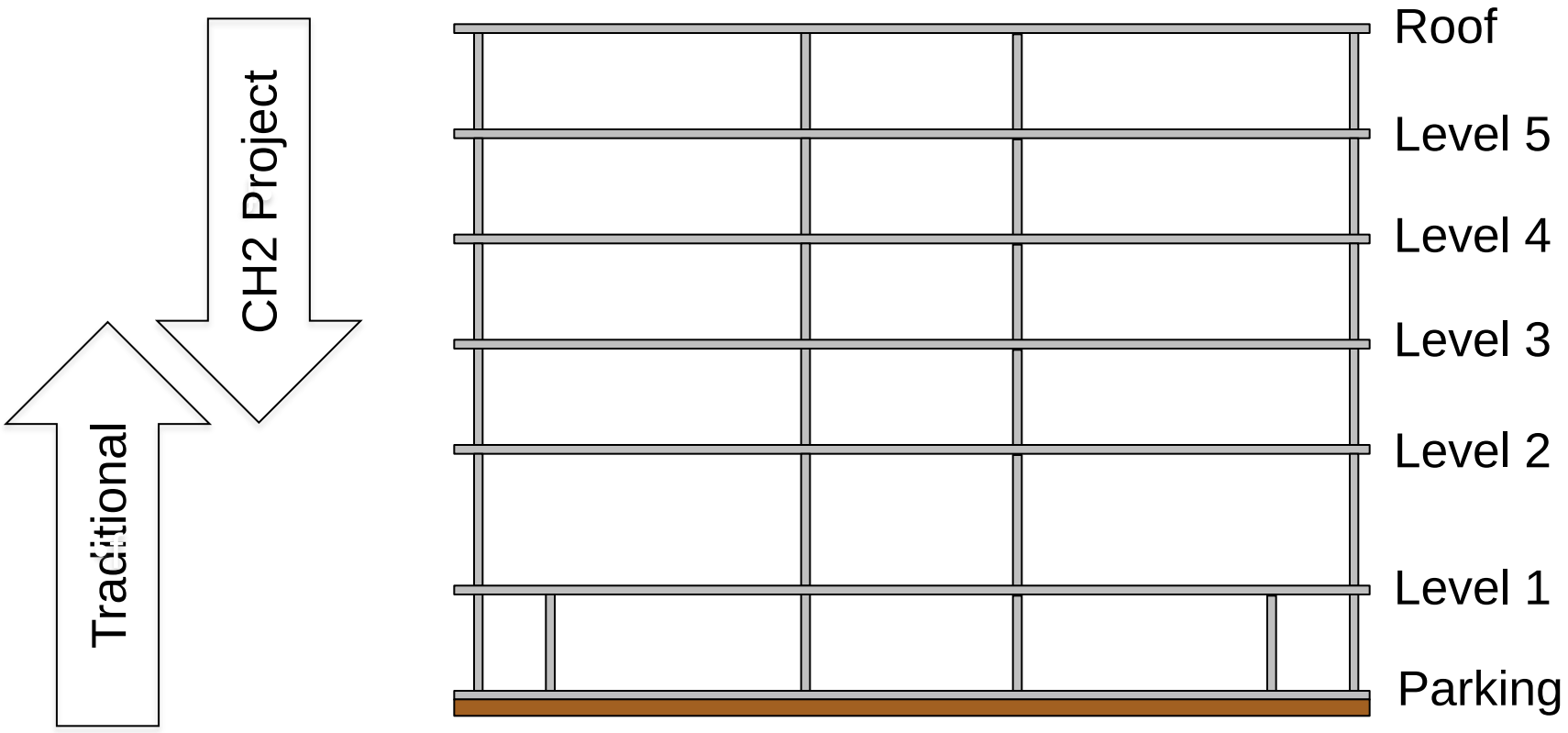


Most scientists regarded the new streamlined peer-review process as 'quite an improvement.'



"That's it? That's peer review?"

Construction Sequence

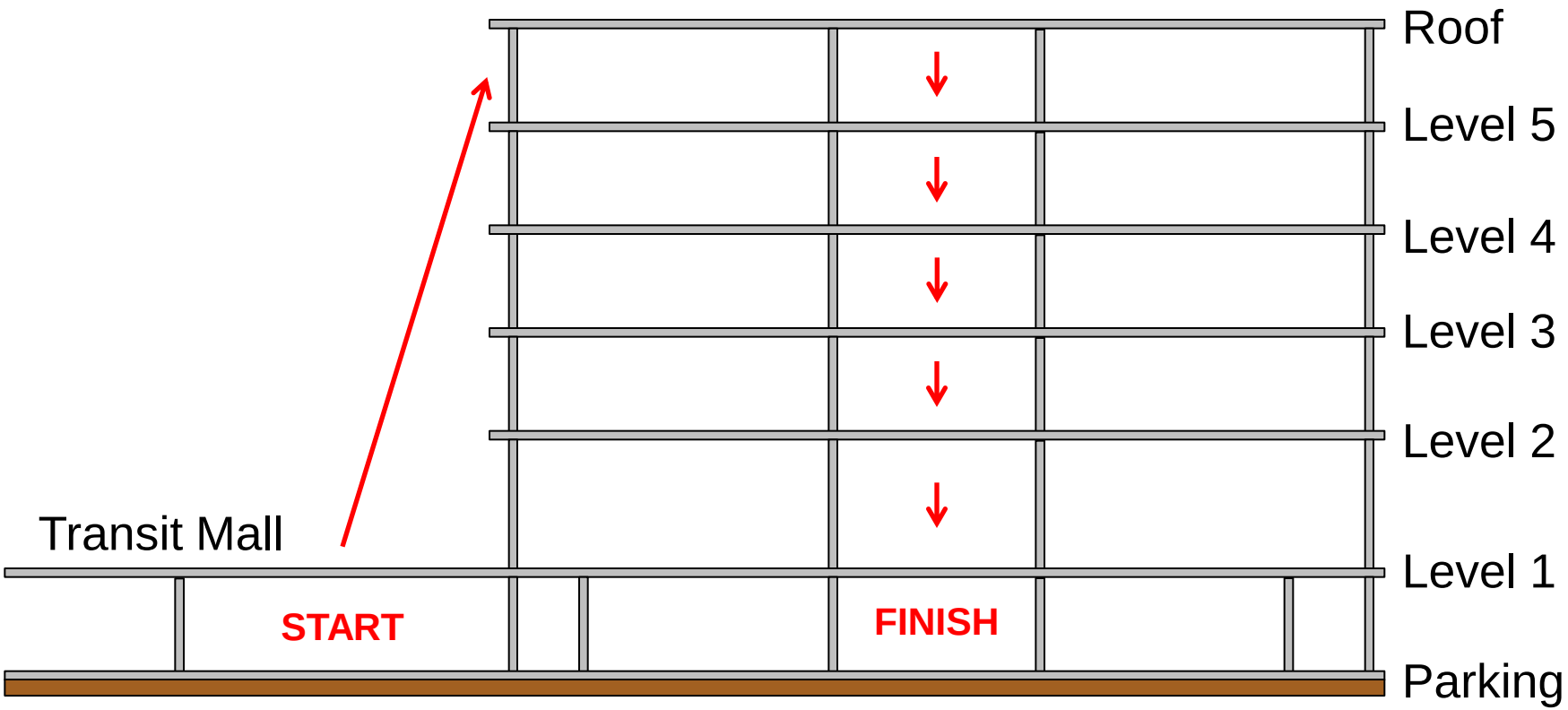


Engineering Considerations

- Relatively small amount of dead load added
- Detailed construction live load restrictions

Construction Sequence

1) Demolition 2) Strengthening 3) Finishes



Schedule

Source: http://www.statesmanjournal.com/

Schedule

COURTHOUSE SQUARE COMPLEX
SALEM, OREGON
REMEDIATION CONSTRUCTION DOCUMENTS

OWNER INFORMATION

DESIGN-BUILD TEAM INFORMATION

SITE

VICINITY MAP

LOCATION

CITY OF Salem AT YOUR SERVICE

Building and Safety
PAC: (503) 588-6256
Inspections: (503) 588-6256
Fax: (503) 588-6115

City Hall
555 Liberty St SE
Room 320
Salem, OR 97301-3503

CRAIG CARLSON
3095 RIVER RD N
SALEM OR 97303

Building Seq #: 13-102178-BP
Date Issued: Mar 05, 2013

JOB COPY

Property Address: 555 COURT ST NE
Legal Description: Sub: N Lot: 0 Blk: 0

Parcel: 90000
STRUCTURAL SLAB LEVELS 5

Contractors' Construction Board #: 175669
Occupancy and Group: B
Fire Sprinkler Installed?: Yes
Slope: -9
In UGB?: Yes
Sheets Size C or larger copies: 27
Total Project Valuation: $4,300,000.00

ntractor:
UCTURAL PRESERVATION
STEMS LLC
5 SAN TOMAS RD
DRIDGE MD 21075
k: (410) 796-5000

plicant:
IG CARLSON
5 RIVER RD N
LEM OR 97303

gree to complete the installations in
s and specifications, and to call this

3/5/13

th 180 days, or if construction or
ork has commenced.

Issued by: Twila Pichardo

Act ID	Description	Orig Dur	Rem Dur	Early Start	Early Finish
General Conditions					
General Items					
10000	Contract Execution	1d	0	20SEP12 A	20SEP12 A
10010	Initial Mobilization	31d	0	21SEP12 A	02NOV12 A
10030	Demobilization	20d	20d	20MAR14	17APR14
Design Services					
11010	NB/TM Structural Design - P Level	26d	0	21SEP12 A	02NOV12 A
11020	NB/TM Structural Owner Review - P Level	5d	0	05NOV12 A	09NOV12 A
11030	NB/TM Structural Permit - P Level	10d	1d	12NOV12 A	19DEC12
11040	NB/TM Structural Design - D Level	46d	13d	21SEP12 A	08JAN13
11050	NB/TM Structural Owner Review - D Level	5d	5d	09JAN13	15JAN13
11060	NB/TM Structural Permit - D Level	10d	10d	16JAN13	29JAN13
11070	OB Structural Design - R,5,4 Level	65d	64dh	21SEP12 A	02JAN13
11080	OB Structural Owner Review - R,5,4 Level	5d	5d	02JAN13	09JAN13
11090	OB Structural Permit - R,5,4 Level	15d	15d	09JAN13	30JAN13
11100	OB Structural Design - 3,2,1,P Level	93d	30d	21SEP12 A	31JAN13
11110	OB Structural Owner Review - 3,2,1,P Level	5d	5d	01FEB13	07FEB13
11120	OB Structural Permit - 3,2,1,P Level	15d	15d	08FEB13	28FEB13
11130	NB/TM Architectural Design	109d	46d	21SEP12 A	22FEB13
11140	NB/TM Architectural Owner Review	5d	5d	25FEB13	01MAR13
11150	NB/TM Architectural Permit	15d	15d	04MAR13	22MAR13
11160	OB Architectural Design - Interior	115d	52d	21SEP12 A	04MAR13
11170	OB Architectural Owner Review - Interior	5d	5d	05MAR13	11MAR13
11180	OB Architectural Permit - Interior	15d	15d	12MAR13	01APR13
11190	OB Architectural Design - Exterior	118d	55d	21SEP12 A	07MAR13
11200	OB Architectural Owner Review - Exterior	5d	5d	08MAR13	14MAR13
11210	OB Architectural Permit - Exterior	15d	15d	15MAR13	04APR13
North Block and Transit Mall					
NB / TM Parking Level					
12000	Obstruction Removal	5d	0	05NOV12 A	09NOV12 A
12010	Column./Cap/FRP Mockup	10d	11d	05NOV12 A	04JAN13
12020	Column/Cap Enlargements	30d	15d	26NOV12 A	25JAN13
12030	FRP Installation	45d	22d4h	26NOV12 A	06FEB13
12035	Footing Repairs	10d	5d	12NOV12 A	26DEC12
12040	Injection Work	15d	15d	06FEB13	27FEB13
12050	Obstruction Replacement	5d	5d	27FEB13	11MAR13
12060	Striping / Cleaning	4d	4d	11MAR13	15MAR13
NB / TM Deck Level					
13000	Obstruction Removals	8d	0	05NOV12 A	16NOV12 A
13010	Paver / Sidewalk Removal	20d	7d	19NOV12 A	28DEC12
13020	Layout / Surface Prep	17d	17d	30JAN13	21FEB13
13030	GRP / Dowels	18d	18d	22FEB13	19MAR13
13040	Steel Installation	26d	26d	20MAR13	24APR13
13050	Concrete Overlay	15d	15d	25APR13	15MAY13
13060	Expansion Joints / Drains	20d	20d	16MAY13	12JUN13
13070	TM Coating System	20d	20d	13JUN13	11JUL13
13080	NB Coating System	6d	6d	08FEB13	14FEB13
13090	Reinstall Sidwalk	15d	15d	12JUL13	01AUG13
13100	Reinstall Column Surrounds	10d	10d	02AUG13	15AUG13
Office Building					
Office Building 5th Level					
14000	Finish Removals	18d	1d2h	05NOV12 A	20DEC12

Start date	20SEP12
Finish date	17APR14
Data date	19DEC12
Run date	20DEC12
Page number	1A
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STRUCTURAL
Courthouse Square Remediation
12-19-12 Update

Early bar
Progress bar
Critical bar
Summary bar
Start milestone point
Finish milestone point

Public Opinion

OMG! WTF, Courthouse Square?

Posted on Feb 9, 2011 in Opinion | 0 comments

OMG! WTF, Courthouse Square? It's time to once again revisit the crumbling of a major square in the heart of downtown Salem. Yes, Courthouse Square is still there, with its $39 million fence filling concrete. Marion County offices are gone, the two restaurants on the floor levels are gone, and the transit system that was built around using that block is still teetering back into optimal service levels.

SERA Architects and Miller Consulting Engineers compiled a 106 page report detailing three plans for the project based on Marion County's direction. The three options were to demolish the building, remediate it or replace it. The costs ranged from $2.5 million to $59 million. That's not counting the existing debt still on the building, the ramifications of the Transit District displacement, or the rent on the new Marion County office locations

Source: http://www.willamettelive.com/

Public Opinion

Carbon fiber plays key role in Courthouse Square repairs

Written by Michael Rose Statesman Journal
Nov. 29, 2012

statesmanjournal.com

SAL1129-COURTHOUSE SQUARE

Purchase Image Zoom

Workers practice using the saturation machine as Carbon Fiber Reinforced Polymer fabric goes through a resin bath and is squeezed between two rollers. The demonstration allowed workers who will be a part of the remediation project to practice at mock stations. / KOBBI R. BLAIR / Statesman Journal

Contractors

e Square repair project.
ystems LLC

GP Engineers Inc; Carlson Veit Architects;

nstruction workers filled Courthouse Square's
king garage on Wednesday and brushed up on
gs.

ear walls, and slabs. A carbon fiber material,
element in Courthouse Square's nearly $23

Source: http://www.statesmanjournal.com/

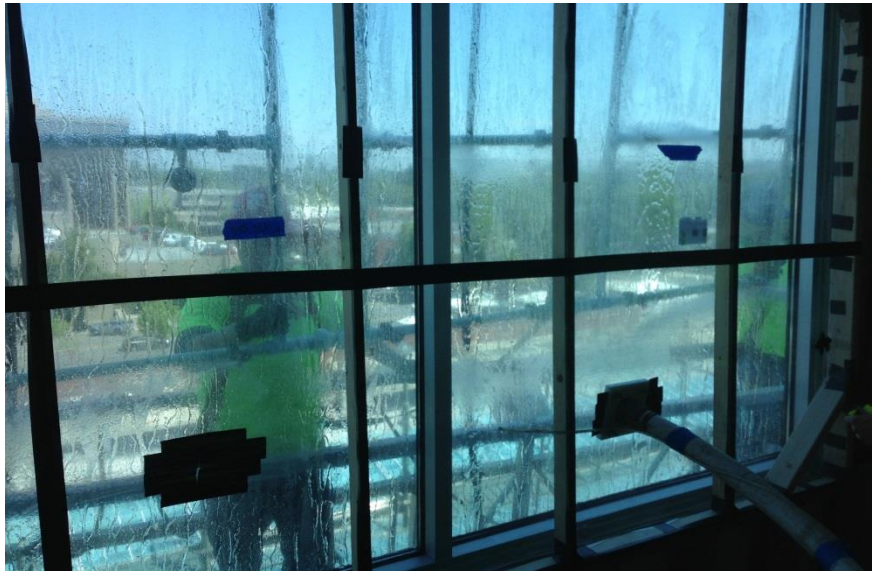
Public Opinion

Source: http://www.statesmanjournal.com/

Quality Control

2-D-13

	STRUCTURAL Inspected	CASE *Owners' Quality Assurance Review* No Exception Taken	NW Geotech Approved	City Approved
1) Dowel Installation	_____	_____	_____	_____
2) Pre-Pour Steel Inspection	_____	_____	_____	_____



Contract Scope

Design-Builder shall perform all design and construction services, and provide all material, equipment, tools, labor, transportation, services, and incidentals reasonably necessary to successfully perform the Remediation and shall perform the Services and complete the Work described in or reasonably inferable from the Contract Documents (defined in Section 2.1 of the Contract) in accordance with current industry standards and current applicable building codes for new construction.

For greater clarity, and without limiting the generality of the foregoing, Design-Builder shall perform additional field investigation and testing to support design development; and shall perform, as it determines applicable and appropriate: floor surface leveling; bonding of structural cracks with epoxy; routing and sealing of durability cracks; enhancement of the foundation bearing capacity; concrete enlargement; fiber reinforced polymer (FRP) installation; drop panel installation; reconfiguration and restriping of parking; removal and resetting of windows with air/water resistive systems; repair and replacement of insulated glazing units (IGU); removal and replacement of brick at each building corner and above the bullnose at the top of the 4th floor and where necessary due to significant displacement; re-cutting of vertical control joints where compressed; reconstruction and transition of flashing and installation of air/water resistive barrier and sealants, zone plugs, and other elements for curtain walls; re-glazing of curtain walls where necessary; local replacement of damaged, loose, or wrinkled roof membrane; integration of roof system into main flashing systems, rails, and parapets; replacement of flashing system where necessary; removal and reinstallation of all exterior-wall finishes; removal and reinstallation, or repair, of damaged interior wall finishes; removal and reinstallation of all ceiling systems; repainting of metal stair structures; correction of the mechanical and electrical issues noted in the Environmental and Engineering Services Inc. (EESI) Comprehensive Building Conditions Assessment Report, dated February 6, 2012; removal of transit mall brick pavers and bedding sand; installation of bonded reinforced concrete overlay and FRP reinforcement bonded to slab underside in transit mall; installation of epoxy overlay on transit mall; and replacement of isolation joint on transit mall adjacent to building column face.

For greater clarity, Design-Builder shall perform the following items which shall define the Work:

1 OFFICE BUILDING		
1.A Life Safety	1.A.1	Strengthening of deficient isolated footings as determined by Design-Builder to be required to meet design criteria
	1.A.2	Strengthening of west stair core mat foundation as determined by Design-Builder to be required to meet design criteria
	1.A.3	Column strengthening using concrete enlargement and/or fiber reinforced polymer (FRP) as determined by Design-Builder to be required to meet design criteria
	1.A.4	Slab strengthening using fiber reinforced polymer (FRP) as determined by Design-Builder to be needed to meet strength requirements
	1.A.5	Slab shear strengthening using cast in place enlargements as determined by Design-Builder to be required to meet design criteria
	1.A.6	Strengthening of deficient shear walls as determined by Design-Builder to be required to meet design criteria
	1.A.7	Bonding of structural cracks in concrete floor slabs and shear walls using epoxy adhesive as deemed necessary by Design-Builder to meet structural requirements
1.B Serviceability	1.B.1	Chemical grout injection of cracks currently leaking in the foundation walls (no warranty shall be provided for chemical grouting work)
	1.B.2	Routing and sealing of durability cracks in areas of structural concrete exposed to weather or in areas with potential for water infiltration as determined by Design-Builder
	1.B.3	Re-striping of underground parking garage based upon existing layout
	1.B.4	Removal and replacement of insulation at underside of first floor slab in areas where removal is required to perform the structural remediation work
	1.B.5	Floor surface leveling (around existing partition walls) using leveling compound to areas where slab deflection exceeds 1.9" (L/240 based on 38' span)
	1.B.6	Removal and replacement of interior finishes on exterior-walls on floors 2 to 5. Existing insulation to be left in place and reused
1.B Serviceability (Continued)	1.B.7	Removal and replacement of isolated portions of interior partition wall framing and finishes only to the extent as needed to access structural members to perform repairs
	1.B.8	Repair existing damaged interior drywall finishes to remain (cracks, openings, small holes)
	1.B.9	Removal and replacement of all acoustic ceiling tile (ACT) systems
	1.B.10	Removal and replacement of all carpet floor coverings (including rubber base), and replacement of other isolated floor finishes only to the extent where removal is required to perform the structural remediation. Custom logo on 5th floor to be re-used.
	1.B.11	Replacement of wall coverings or repainting of interior walls at areas affected by the structural remediation
	1.B.12	Removal and re-installation of existing casework and countertops as required to perform the structural remediation
	1.B.13	Repair or modification of existing interior doors identified in the SERA Report as having a "function issue" as required to restore proper alignment within frames (replacement of missing door hardware not included)
	1.B.14	Repaint interior hollow metal door frames
	1.B.15	Replacement or reinstallation, at Design-Builder's election, of laminate window sills where removed for work at exterior walls
	1.B.16	Removal and re-installation of existing window blinds
	1.B.17	Repair of existing metal stair landings to reduce existing deflections and buckling
	1.B.18	Repainting of metal stair structures within East and West stairwells
	1.B.19	Repainting of interior face of East and West stairwell walls
	1.B.20	Provide adequate pedestrian overhead protection adjacent to office building along Church and Court Streets as reasonably required during building envelope repair phase
	1.B.21	Removal and replacement of all brick at each of the four building corners within the extents of the adjacent vertical expansion joints located approximately 24" away on either side of each corner.
	1.B.22	Removal and replacement of the exterior brick starting from the course above the 5th floor bullnose up to the top of the parapet wall
	1.B.28	Perform general detergent and pressure wash cleaning of the façade
	1.B.29	Removal, repair and resetting (or replacing if damage is severe) of up to 20 punched windows on floors 2 to 5
	1.B.30	At all existing punched windows to remain, inspect window system and make the following repairs as determined by the Design-Builder: re-shim frames, repair damaged gaskets, re-seal end dams, repair fasteners, and re-center insulated glazing units (IGU) within frame
	1.B.31	Replacement of up to 6 damaged insulated glazing units (IGU).
	1.B.32	Repair closure detail between punched window frames and existing air/water resistive systems from the exterior on 5th floor utilizing repair details as determined by Design-Builder
	1.B.33	Repair closure detail between punched window frames and existing air/water resistive systems from the interior on floors 2 to 4 utilizing repair details as determined by Design-Builder
	1.B.34	At four projecting curtain wall system locations, perform repairs as Design-Builder deems necessary by field investigation results to system components including: snap trim, pressure bars, zone plugs, end dams, fasteners, gaskets, IGU alignment, frame alignment, closures performance or wet glazing
	1.B.35	Repair or replace roofing membrane as required at the four projecting curtain wall locations
	1.B.36	Remove and re-adhere portions of wrinkled roof membrane on parapet walls, and replace localized area of damaged roof membrane near penthouse access (approximately 500 SF) Roof repairs do not incorporate any extensions or additions to current roofing warranties
1.B Serviceability (Continued)	1.B.37	Temporary removal, storage, and re-installation of existing mechanical, electrical (including low voltage data), plumbing, and fire protection systems to accommodate Design-Builder's structural remediation work
	1.B.38	Perform maintenance repairs to AC units 1-4 as Design-Builder deems necessary to bring equipment into good working order including: Treat rust at furnace section to avoid structure damage, replace rusting cooling coil condensate pan, grease fan and motor zerk fittings, reseal compartment doors to prevent water infiltration, check loud fan motors and replace bearings if found to be faulty, repair refrigerant leaks in coils, recharge units per manufacturer's recommendations.
	1.B.39	Perform maintenance repairs to CRU-1 as Design-Builder deems necessary to bring equipment into good working order including: Reclaim remaining refrigerant charge, pressure test, fix leaks if any and then recharge with refrigerant per manufacturer's recommendations.
	1.B.40	Perform isolated plumbing repairs as Design-Builder deems necessary to bring systems into good working order including: replacement of two hose bibs, clean drinking fountain drains and check vent lines, clean clogged floor drains and covers, install low-flow aerators on lavatory faucets with high-flow rate
	1.B.41	Perform isolated electrical system repairs as Design-Builder deems necessary to bring systems into good working order including: replacement of burned out lamps, removal of lead-acid batteries from room 4252

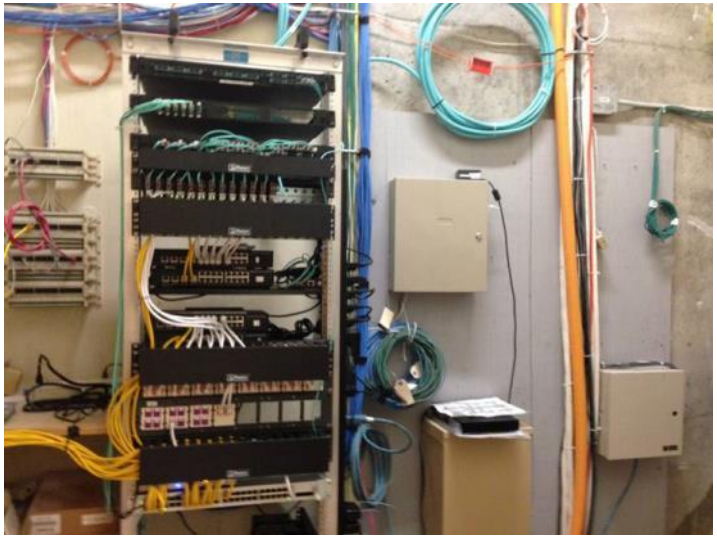
2 TRANSIT MALL		
2.A Life Safety	2.A.1	Strengthening of deficient isolated footings as determined by Design-Builder to be required to meet design criteria
	2.A.2	Column strengthening using concrete enlargement and/or fiber reinforced polymer (FRP) as determined by Design-Builder to be required to meet design criteria
	2.A.3	Slab strengthening using fiber reinforced polymer (FRP) and/or reinforced concrete overlay as determined by Design-Builder to be needed to meet strength requirements
	2.A.4	Slab shear strengthening using cast in place enlargements as determined by Design-Builder to be required to meet design criteria
	2.A.5	Bonding of structural cracks in concrete floor slabs and shear walls using epoxy adhesive as deemed necessary by Design-Builder to be to meet structural requirements
	2.A.6	Routing and sealing of durability cracks in areas of structural concrete exposed to weather or in areas with potential for water infiltration as determined by Design-Builder
2.B Serviceability	2.B.1	Chemical grout injection of cracks currently leaking in the foundation walls (no warranty shall be provided for chemical grouting work)
	2.B.2	Re-striping of underground parking garage and bus lanes based upon existing layout
	2.B.3	Removal of transit mall brick paver system, curbs and sidewalks as determined by Design-Builder to be required for installation of reinforced concrete overlay
	2.B.4	Reconfiguration of slab isolation joints at North and South ends of transit mall
3 NORTH BLOCK		
3.A Life Safety	3.A.1	Slab strengthening using fiber reinforced polymer (FRP) as determined by Design-Builder to be needed to meet strength requirements
	3.A.2	Slab shear strengthening using cast in place enlargements as determined by Design-Builder to be required to meet design criteria
	3.A.3	Bonding of structural cracks in concrete floor slabs and shear walls using epoxy adhesive as deemed necessary by Design-Builder to meet structural requirements
3.B SERVICEABILITY	3.B.1	Routing and sealing of durability cracks in areas of structural concrete exposed to weather or in areas with potential for water infiltration as determined by Design-Builder
	3.B.2	Chemical grout injection of cracks currently leaking in the foundation walls (no warranty shall be provided for chemical grouting work)
	3.B.3	Re-striping of underground parking garage based upon existing layout
	3.B.4	Repair deficiencies and/or replace existing urethane waterproofing membrane system as determined by Design-Builder during field investigations

Where Design-Builder must remove and replace, Design-Builder shall make reasonable efforts to match or come as close to matching the *in situ* materials with new/replacement materials; however, the parties hereto recognize that it is often difficult, if not impossible, to provide an exact match, and sometimes not possible to even closely match the existing materials.

Owners' Initial Scope

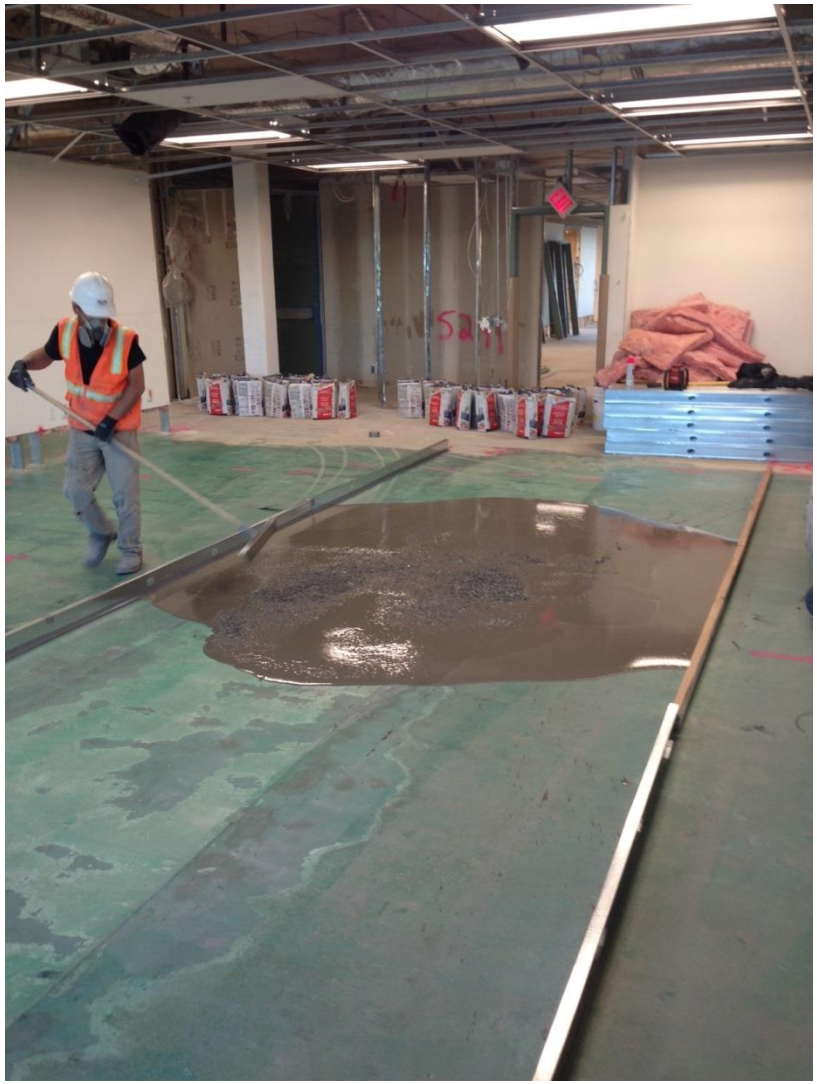
Design/Build Team's Initial Scope

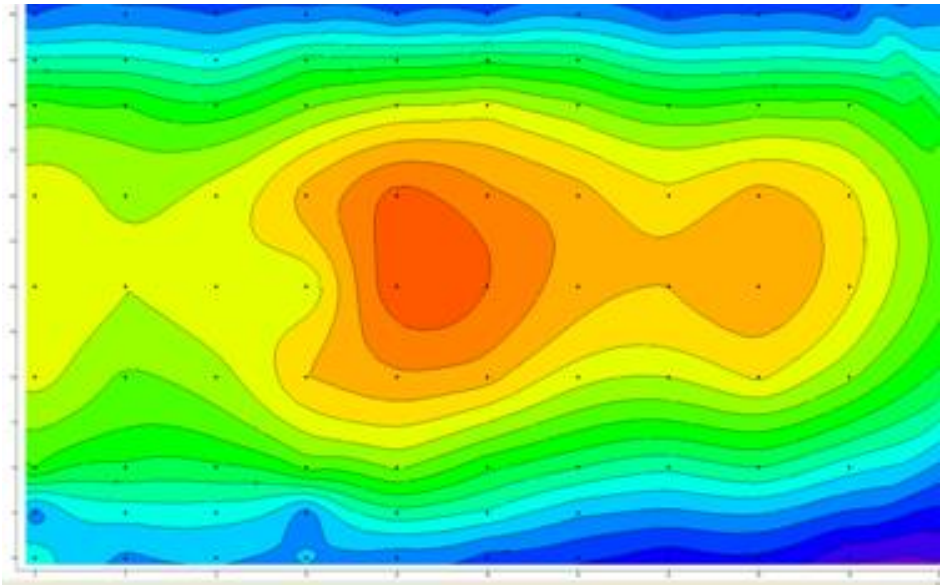
Contract Scope

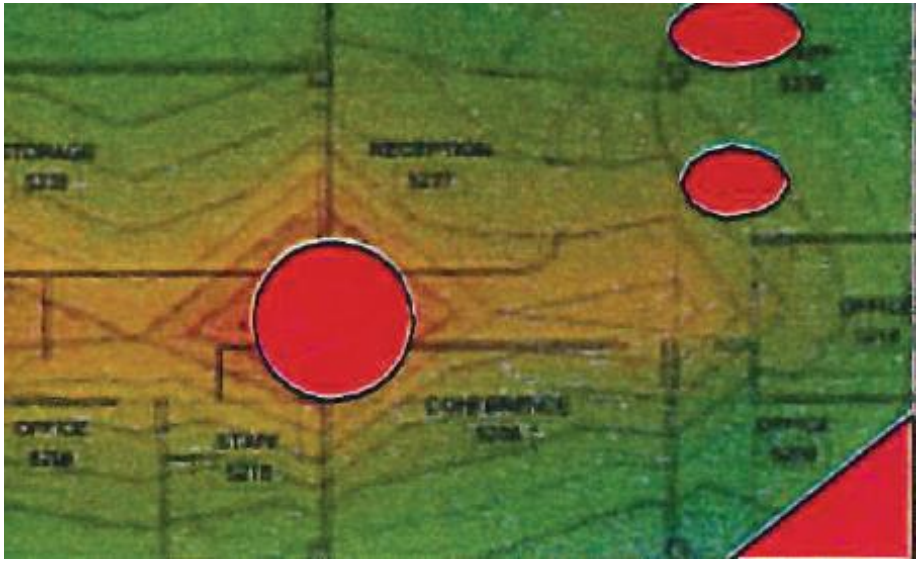


Aligning Expectations

Floor Leveling







Source: SERA Architects

Aligning Expectations

Carpet Selection

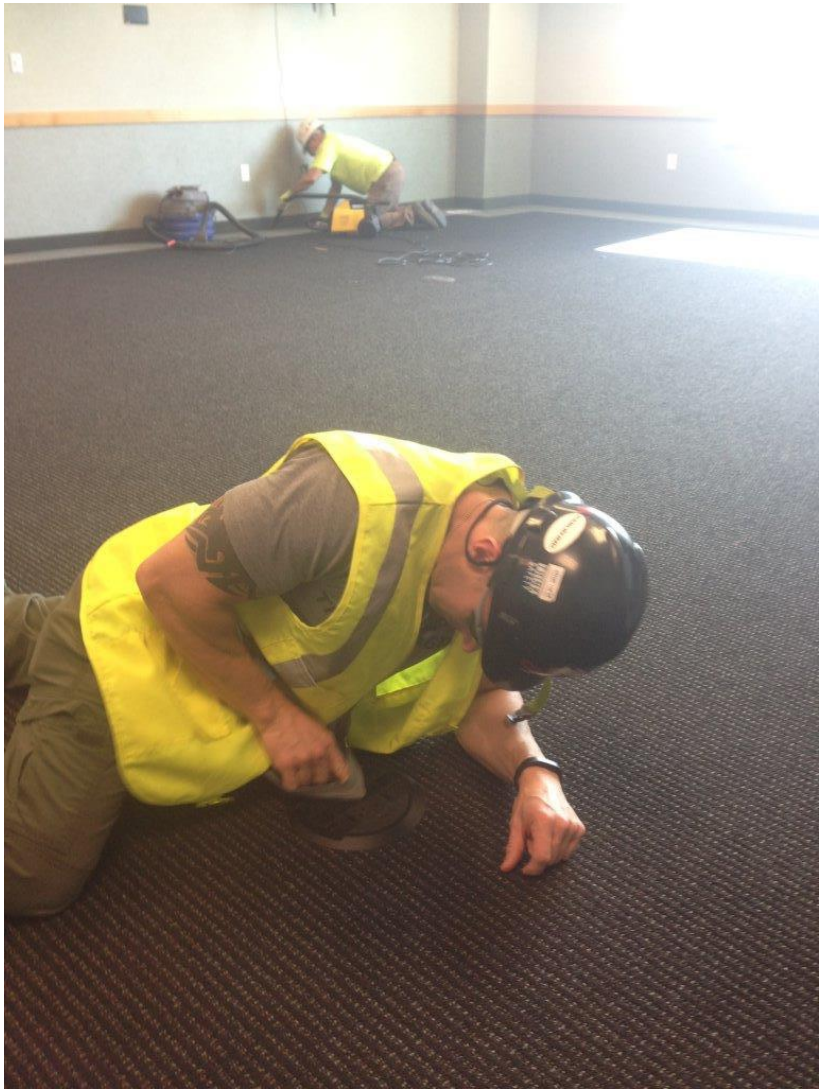
2 PRODUCTS

2.1 MATERIALS:

A. Carpet Types:

1. Carpet Type 1: Patcraft "Fundamental - 281"
   a. Type Yarn: 100% Solutia Ultron VIP Continuous Filament Nylon.
   b. Construction: Cut/Uncut
   c. Dye Method: Piece Dyed
   d. Ply: 2
   e. Gauge: 1/8
   f. Stitches Per Inch: 13.0
   g. Tufted Pile Height: 11/32" (.344) - 1/4" (.250)
   h. Yarn Weight (Sq. Yd.): 41.5 oz.
   i. Finished Pile Thickness: .252"
   j. Density: 5929
   k. Weight Density: 246,054
   l. Special Treatments: Treated with 3M Commercial Carpet Protector
   m. Primary Backing: Woven Polypropylene
   n. Secondary Backing: Woven Polypropylene
   o. Width: 12'0"
   p. Flammability:
      (1) Methenamine Pill Test (DOC FF-1-70): Passes.
      (2) Flooring Radiant Panel (ASTM E-648): Class 1.
      (3) Smoke Density (ASTM E-662): Less than 450.
   q. Wearability: Patcraft 10-year wear warranty.
   r. Static Control: Built-in Permanent Static Control.
   s. Traffic Class: Heavy.
   t. ADA Compliance: Product to meet guidelines as set forth in the Americans with Disabilities Act for minimum static coefficient of friction of 0.6 for accessible routes.

2. Carpet Type 2: Shaw Commercial "Beach Music"
   a. Style Number: 50186
   b. Description: Graphic Loop
   c. Fiber Content: 100% Solutia Ultron VIP BCF Nylon with 3M Scotchgard Carpet Protector
   d. Tufted Yarn Weight: 32.0 ozs./s.y.
   e. Tufted Pile Height: .250 inches
   f. Finished Pile Thickness: .165 inches
   g. Total Thickness: .352 inches
   h. Gauge: 1/10
   i. Stitches Per Inch: 12.0
   j. Primary Backing: Polypropylene
   k. Secondary Backing: Polypropylene
   l. Total Weight: 70.0 ozs./s.y.
   m. Density: 6981 ozs./c.y.
   n. Weight Density: 223,392
   o. Coefficient of Friction: .78
   p. Stock Colors: 13 Pre-dyed
   q. Flammability:
      (1) Pill Test: (DOC FF1-70): Pass.
      (2) Radiant Panel (Direct Glue), ASTM E-648: Class I.
      (3) NBS Smoke Density: ASTM E-662.
         (a) Flaming Mode: Less than 450; at 4 minutes, less than 300.
         (b) Non-flaming Mode: Less than 450; at 4 minutes, less than 300.



Design-Build Lump Sum Contract

FOR COUNCIL MEETING OF: April 23, 2012
AGENDA ITEM NO.: 3.2 (d)

TO: MAYOR AND CITY COUNCIL

FROM: LINDA NORRIS, CITY MANAGER

SUBJECT: RESOLUTION IN SUPPORT OF THE REMEDIATION PLAN FOR COURTHOUSE SQUARE

ISSUE:

Shall Council adopt Resolution 2012-29 supporting the remediation plan for Courthouse Square?

RECOMMENDATION:

Staff recommends that Council adopt Resolution 2012-29.

BACKGROUND:

Last week, the Courthouse Square Evaluation Committee completed its work and provided its recommendation to the Marion County Board of Commissioners and Salem Area Mass Transit District Board of Directors. The Committee's recommendation is to engage a design-build firm to remediate the building and transit mall structural deficiencies. The project goal is to deliver repairs that will provide Courthouse Square with a 50 year service life. Both Boards are now considering the Committee's recommendation, along with a cost-benefit analysis and public comment.

The Courthouse Square block is an important component of downtown Salem. Its location in downtown Salem is an ideal location for efficient public transportation and access to essential county services. It is important to the health of the downtown core that the Boards approve a plan for correcting the building's problems as quickly as possible. Once fixed, Courthouse Square will once again consolidate County services at one location. It will also house the 300 County and Transit District employees in the heart of downtown and move the Cherriots bus mall operations off the street.

FACTS AND FINDINGS:

The Courthouse Square Evaluation Committee has engaged a number of experts over the course of its work to provide it with a well-reasoned opinion upon which to base its recommendation. The Marion County Board of Commissioners and Salem Area Mass Transit District Board of Directors are now considering this recommendation and are seeking public comment prior to making a final decision on the future of Courthouse Square. If approved by Council, the attached resolution will serve as the City's official comment on this matter.

Solution Building

Typical 4-Sided Shear Cap

Custom 3-Sided Shear Cap


JCPenney
EXIT


EXIT


MOTORCYCLE

Project Completion

Source: http://www.statesmanjournal.com/