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Powell Banz Valuation, LLC
1467 13th Street SE
Salem, Oregon 97302
(503) 371-2403 voice
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www.powellbanz.com

REAL ESTATE APPRAISAL REPORT

(Photo 13444-51, taken November 9, 2023)

DOME BUILDING & B STREET PARKING LOT

2575 Center Street NE
Map 07S 03W 24C Tax Lots 200 & 400
Salem, Oregon 97301
Contract Number: PO-10700-00052500

PREPARED FOR

DAS Enterprise Asset Management
Real Estate Services
Attn: Robert Underwood
1225 Ferry Street SE, U100
Salem, Oregon 97301

PREPARED BY

Daniel P. Harms, MAI
Katherine Powell Banz, MAI
PBV File Number: P251302

EFFECTIVE DATE OF VALUES

As Is Date of Value: October 22, 2025

POWELL BANZ
VALUATION

October 29, 2025

DAS Enterprise Asset Management
Real Estate Services
Attn: Robert Underwood
1225 Ferry Street SE, U100
Salem, Oregon 97301

RE: **DOME BUILDING & B STREET PARKING LOT**
2575 Center Street NE
Map 07S 03W 24C Tax Lots 200 & 400
Salem, Oregon 97301
Contract Number: PO-10700-00052500

Dear Mr. Underwood:

As requested, the captioned properties have been valued using generally accepted appraisal principles and practices. This report is intended to comply with the development and report requirements of the Uniform Standards of Professional Appraisal Practice (USPAP), the Appraisal Institute, and the appraisal requirements of the State of Oregon Department of Administrative Services. A copy of the Professional Services and Related Services Agreement is included in the Addenda.

The subject property is identified as **a portion of the North Campus of the Oregon State Hospital** located in Salem, Oregon. The property is comprised of two lots totaling 9.38 AC of land zoned Mixed-Use and Public and Private Health Services. One of the lots is improved with the Dome Building, a historic, 66,957 SF, institutional office building. North of the Dome Building and its associated lot is the B Street Lot, which is partially improved with a parking lot.

The subject properties were previously appraised by Powell Banz Valuation, LLC in report P231312 (dated December 1, 2023), within the prior three years.

Based upon our investigation and analysis of available information, the concluded values, under the requested scenarios, as of the date of inspection, were:

MARKET VALUE SCENARIOS - FEE SIMPLE	DATE	VALUE
As Is Market Value of B Street Lot:	October 22, 2025	$ 995,000
As Is Market Value of Dome Building and Site:	October 22, 2025	$ 5,225,000
Estimated Marketing/Exposure Time	Less than One Year for Subject B Street Lot	
	12 to 18 Months for Dome Building and Site	

The concluded values are predicated on the following extraordinary assumptions:

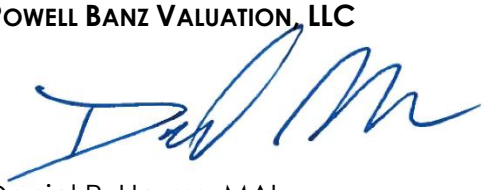
- ***The subject properties have not materially changed from the previous inspection date (November 9, 2023);***
- ***The B Street Lot can be rezoned/redesignated for mixed-use development.***

These assumptions may have affected the assignment results, and if determined to be false, the value conclusions herein will need to be revisited.

This appraisal is subject to the conditions and comments presented in this report. If any questions arise concerning this report, please contact the undersigned.

Sincerely,

POWELL BANZ VALUATION, LLC



Daniel P. Harms, MAI
OR State Certified General Appraiser
No. C001113
Expiration Date: January 31, 2026

Katherine Powell Banz, MAI
OR State Certified General Appraiser
No. C000897
Expiration Date: August 31, 2026

KPB:dph
Appraisal Report
P251302
P231312
P211362
P161162
P131387

TABLE OF CONTENTS

EXECUTIVE SUMMARY

PROPERTY INFORMATION	
Contract #:	**PO-10700-00052500**
Property Name:	**Dome Building & B Street Parking Lot**
Address:	2575 Center Street NE Salem, Oregon 97301
Tax Account Numbers:	600633 & 600635
Map/Tax Lots:	07S 03W 24C (TLs 200 & 400)
Property Type:	Professional office and vacant land
Current Use:	Dome Building as an office building, and partial parking lot
Proposed Use:	Continued use of Dome Building as an office building, with mixed-use development of the B Street Lot
Owner of Record:	**State of Oregon** (acting by and through the Department of Administrative Services, or DAS)
SITE CHARACTERISTICS	
Land Area:	See table below
Zoning Designation:	Predominantly Mixed-Use, with some Public and Private Health Services
BUILDING CHARACTERISTICS	
Dome Building Size (GBA):	66,957 (45,763 SF above grade)
Dome Building Year Built:	1912/1916 (subsequently renovated)
HIGHEST AND BEST USE	
As If Vacant:	Mixed-Use Development
As Improved (Dome Building):	Continued Use of the Dome Building as an Office (or Potential Conversion to Mixed-Use/Multi-Family Use Pending Financial Feasibility)
VALUATION INFORMATION	
Cost Approach:	Not Developed
Income Approach:	Not Developed
Sales Comparison Approach:	Various (See Narrative)

Tax Account	Map	Tax Lot	Lot	Size (AC)	Size (SF)
600633	07S 03W 24C	200	Dome Building	6.95	302,552
600635		400	B Street Lot	2.43	105,828
Total				**9.38**	**408,380**

VALUE CONCLUSIONS - FEE SIMPLE	EFFECTIVE DATE OF VALUE	VALUE CONCLUSION
B Street Lot	**October 22, 2025**	**$ 995,000**
Dome Building and Site:	**October 22, 2025**	**$ 5,225,000**

The concluded values are predicated on the following extraordinary assumptions:

- ***The subject properties have not materially changed from the previous inspection date (November 9, 2023);***
- ***The B Street Lot can be rezoned/redesignated for mixed-use development.***

These assumptions may have affected the assignment results, and if determined to be false, the value conclusions herein will need to be revisited.

PRELIMINARY APPRAISAL INFORMATION

SCOPE OF WORK

Scope of Work is defined in *2024 USPAP* as "the type and extent of research and analyses in an assignment." The scope of work addresses the application and extent of the development process. It can include, but is not limited to: the extent to which the property is identified, the extent to which tangible property is inspected, the type and extent of data researched and the type and extent of analyses applied to arrive at opinions or conclusions. The seven items used in defining the scope of work and the proposed solution are discussed in detail below:

This appraisal report is designed to inform the reader of all factors influencing the property's value in a clear and concise manner. The Preliminary Appraisal Information sections provide an overview of the property and general information. The Description section starts with general regional issues and proceeds to more specific issues directly related to the property. The Highest and Best Use section establishes the premise upon which the property is valued.

The goal of the appraisers is to produce a credible value conclusion. Credible is defined in *2024 USPAP* as "worthy of belief."

In order to conclude credible market value opinions, the client and appraisers determined that the Valuation section focuses on the **as is, fee simple market values of:**

- **Subject B Street Lot**
- **Subject Dome Building and Site**

The Valuation sections include the development of the Sales Comparison Approach, including comparable information, application of market information to the subject property components, and valuation analysis.

All comparable data has been verified by either a party to the transaction or an agent, unless otherwise identified. Supporting information is attached in the Addenda.

CLIENT AND INTENDED USER

The client and intended user for this appraisal is the State of Oregon Department of Administrative Services (DAS) Enterprise Asset Management, care of Robert Underwood.

OTHER INTENDED USERS

There are no other intended users.

This report is not assignable by any of the parties named herein without written consent of all parties.

INTENDED USE

The purpose of this appraisal is to conclude market values, in **fee simple**, as described in this report.

Without prior written approval from the authors, **the intended use of this report is limited to assisting the client in determining a potential sale price for the various subject components**. All other uses are expressly prohibited. Reliance on this report by anyone

other than the client for a purpose not set forth above is prohibited. The authors' responsibility is limited to the client.

TYPE OF VALUE

The **As Is** Value represents the value of the subject property, in its current status as of the date of inspection.

INSPECTION DATE

November 9, 2023 (per the Scope of Work, the subject properties were not re-inspected).

EFFECTIVE DATE OF VALUES

As Is Market Value: October 22, 2025

DATE OF REPORT

October 29, 2025

PROPERTY CHARACTERISTICS

The subject property is identified as **a portion of the North Campus of the Oregon State Hospital** located in Salem, Oregon. The property is comprised of two lots totaling 9.38 AC of land zoned Mixed-Use and Public and Private Health Services. One of the lots is improved with the Dome Building, a historic, 66,957 SF, institutional office building. North of the Dome Building and its associated lot is the B Street Lot, which is partially improved with a parking lot.

ASSIGNMENT CONDITIONS

- An interior and exterior inspection of the subject property components.
- Interviewing the subject property/ownership representatives.
- Inspecting the subject property market area.
- Gathering and confirming land and improved sales (including pending sales and listings) from the immediate area and competing marketplaces.
- Daniel P. Harms, MAI and Katherine Powell Banz, MAI inspected the exterior of all land and improved comparables in person or via photographs.
- Highest and best use analysis.
- The application of the Sales Comparison Approach to arrive at indications of value for the various subject property components.
- A review of the written report.

DEFINITION OF MARKET VALUE

This definition is in compliance with the OCC (Office of the Comptroller of the Currency), FDIC (Federal Deposit Insurance Corporation), *FIRREA (Federal Institutions Reform, Recovery, and Enforcement Act)*, and *USPAP (Uniform Standards of Professional Appraisal Practice)* as adopted by the Appraisal Foundation and the Appraisal Institute. This definition complies with the *2024 USPAP* regulations.

Market Value, as defined by *The Appraisal of Real Estate, 15th Edition* as published by the Appraisal Institute is:

> "*The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition are the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby*:
>
> 1. Buyer and seller are typically motivated;
> 2. Both parties are well informed or well advised, and acting in what they consider their best interests;
> 3. A reasonable time is allowed for exposure in the open market;
> 4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
> 5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale."[1]

PROPERTY RIGHTS APPRAISED

Fee Simple Estate, defined in *The Dictionary of Real Estate Appraisal*, *7th* Edition (2022), Appraisal Institute, as:

Absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power, and escheat.

SPECIFIED FINANCING

Cash to seller, with or without financing; considered to be cash equivalent.

[1] *The Appraisal of Real Estate, 15th Edition*. Chicago: Appraisal Institute, 2020.

OWNERSHIP AND SALES HISTORY ANALYSIS

According to Marion County Assessor's records, the subject property components are currently vested under the ownership of the **State of Oregon** (by and through the Department of Administrative Services, or DAS).

A DAS Request for Proposals (RFP) was released in 2022, when the Dome Building was offered in combination with several adjacent vacant parcels for joint development proposals. Due to changes in market conditions, however, no offers were received.

No transactions involving the subject property components have occurred in the last three years, and they are not currently listed for sale.

ASSESSMENT AND TAX INFORMATION

Annual real estate taxes levied by the **Marion County** Assessor's Office are summarized on the following table:

Tax Account	Map	Tax Lot	Lot	Size (AC)	Size (SF)	Real Market Value			Assessed Value	2025/26 Taxes	Tax Rate
						Land	Imps	Total			
600633	07S 03W 24C	200	Dome Building	6.95	302,552	$ 1,748,340	$ 3,325,470	$ 5,073,810	Exempt		$20.5445
600635		400	B Street Lot	2.43	105,828	$ 873,270	$ 61,120	$ 934,390	Exempt		
Totals				**9.38**	**408,380**	**$2,621,610**	**$3,386,590**	**$6,008,200**	**Exempt**		

The subject tax lots are owned by the State of Oregon, and as such, are **tax exempt**.

B Street Parcel - The County Real Market Value (RMV) of the B Street parcel is $873,270, and was valued by the Assessor as a commercial site. This is lower than the as is value concluded in this report ($995,000). Note that the County Land RMVs have not changed since the subject lots was created in 2021.

Dome Building & Site - The County RMV of the Dome Building and Site is $5,073,810 per the Cost Approach. This is similar when compared to the as is market value of the Dome Building and Site concluded herein ($5,225,000) as concluded herein.

The subject property components are valued utilizing recent and similar comparable sales and market data. **The market values concluded herein are reasonable, credible and well-supported.**

LEGAL DESCRIPTION

Please refer to the Addenda for full legal descriptions.

INSPECTION

Date of Inspection:	November 9, 2023
Ownership/Property Representatives:	Robert Underwood (Department of Administrative Services, or DAS)
Powell Banz Valuation, LLC:	Daniel P. Harms, MAI and Katherine Powell Banz, MAI
Extent of Inspection:	A physical interior and exterior inspection was performed. Per the scope of work for this appraisal, a current site visit was not warranted as there have reportedly been no changes since the 2023 inspection.

SOURCES OF INFORMATION

The following sources were contacted to obtain relevant information:

Source	Information
Robert Underwood (DAS), 971-707-3178, Robert.UNDERWOOD@das.oregon.gov	Subject information.
Leland Consulting Group, Inc. (LCG)	Significant tree information
Marion County Assessor's Office	Subject data; tax information.
City of Salem Planning Department	Zoning information.
Realquest	Subject data, comparable research.
Multiple brokers and real estate professionals	Local area data; comparable confirmation.
Willamette Valley Multiple Listing Service	Comparable research.
Regional Multiple Listing Service	Comparable research.
CoStar	Comparable research.
County Deed Records	Comparable research.

COMPETENCY RULE

We are aware of the competency rule as detailed in *USPAP*, and with our understanding, we possess the education, knowledge, technical skills, and practical experience to complete this assignment competently, in conformance with the stated regulations. We have appraised numerous improved public/special use/office properties and mixed-use development sites in Salem, the Willamette Valley, and throughout the State of Oregon in recent years.

PERSONAL PROPERTY, FIXTURES, AND INTANGIBLE ITEMS

No personal property, trade fixtures, or intangible items were included in this valuation.

USE OF RECOGNIZED APPRAISAL APPROACHES

This report utilizes the Sales Comparison Approach to value the two subject components:

- **Subject B Street Lot**
- **Subject Dome Building and Site**

The **Sales Comparison Approach** is utilized to value the **Subject B Street Lot**. The Cost and Income Approaches are not typically relevant when valuing land, and were therefore not developed. The exclusion of these approaches does not diminish the validity of the value concluded herein.

The Sales Comparison Approach is utilized to value the **Subject Dome Building and Site**. The Cost Approach is not typically relevant when valuing older improvements due to the subjective estimation of depreciation. The Income Approach is not typically relevant when valuing vacant and large institutional properties. Therefore, these approaches were not developed. The exclusion of these approaches does not diminish the validity of the values concluded herein.

UNAVAILABILITY OF INFORMATION

All information necessary to develop an estimate of value of the subject property was available to the appraisers.

EXPOSURE TIME AND MARKETING PERIOD

Exposure time is defined within the *2024 USPAP* as:

> *An opinion, based on supporting market data, of the length of time that the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal*.

Subject B Street Lot - Exposure time is best established upon the experience of recent comparable sales:

Exposure Time Analysis				
Land Sales				
Comparable	**Location**	**List Date**	**Sale Date**	**DOM**
1	Portland Rd NE & Rose Garden St NE Salem, Marion, Oregon	7/13/17	5/30/22	1,782
2	Brush College Rd NW Salem, Polk, OR	7/30/22	11/29/22	122
3	Fairgrounds Rd NE & Smith St NE Salem, Marion, Oregon	8/11/20	9/15/23	1,130
4	23rd St NE, Center St NE & D St NE Salem, Marion, Oregon	1/4/23	1/31/24	392
5	49th Ave SE Salem, Marion, Oregon	N/A	8/23/24	N/A
			Minimum	**122**
			Maximum	**1,782**
			Average	**857**

The sales indicate a range of 122 to 1,782 days on market (DOM), with an average exposure period of **857 DOM**.

Of the 184 land sales utilized in the Market Conditions section of this report, the days on market (DOM) ranged from 0 to 2,896, with an average of **247 DOM**.

Overall, given the subject's physical and locational characteristics, a typical exposure period of **one year or less** for the Subject B Street Lot is anticipated.

Marketing period is very similar to exposure time, but reflects a projected time period to sell the property, rather than a retrospective estimate. Based on recent market trends, a similar marketing period of **one year or less** for the Subject B Street Lot remains reasonable, if listed at or near market value.

Subject Dome Building and Site - Exposure time is best established upon the experience of recent comparable sales:

Exposure Time Analysis				
Improved Sales				
Comparable	**Location**	**List Date**	**Sale Date**	**DOM**
1	2640 NW Alexandra Ave Portland, Multnomah, Oregon	10/18/20	4/13/22	542
2	49 SW Porter St & 3025 SW Corbett Ave Portland, Multnomah, Oregon	9/29/22	5/25/23 & 6/12/23	238 & 256
3	CONFIDENTIAL Willamette Valley, OR	N/A	12/27/23	N/A
4	2828 SW Naito Pkwy Portland, Multnomah, Oregon	10/14/22	7/15/24	640
5	280 Church St NE Salem, Marion, Oregon	8/26/21	7/16/24	1,055
6	932 SE 60th Ave Portland, Multnomah, Oregon	6/9/22	8/1/25	1,149
			Minimum	**247**
			Maximum	**1,149**
			Average	**727**

The sales indicate a range of 247 to 1,149 days on market, with an average exposure period of **727 DOM**.

Of the 114 office sales utilized in the Market Conditions section of this report, the days on market (DOM) ranged from 41 to 1,351, with an average of **321 DOM**.

Considering the physical characteristics of the subject, an exposure period of **12 to 18 months** is reasonable for the Subject Dome Building and Site.

Based on recent market trends, a similar marketing period of **12 to 18 months** for the Subject Dome Building and Site remains reasonable, if listed at or near market value.

ASSUMPTIONS AND LIMITING CONDITIONS

This appraisal is subject to the following assumptions and limiting conditions:

HYPOTHETICAL CONDITIONS

A hypothetical condition is a condition that is contrary to the facts, and yet will be used to value a property. An example of a hypothetical condition would be assuming a larger amount of land than actually exists to arrive at a value.

No hypothetical conditions were assumed in this analysis.

EXTRAORDINARY ASSUMPTIONS

An extraordinary assumption is an assumption made that does not exist, but could reasonably exist.

The concluded values are predicated on the following extraordinary assumptions:

- ***The subject properties have not materially changed from the previous inspection date (November 9, 2023);***
- ***The B Street Lot can be rezoned/redesignated for mixed-use development.***

These assumptions may have affected the assignment results, and if determined to be false, the value conclusions herein will need to be revisited.

ORDINARY ASSUMPTIONS

The analysis assumes that the Marion County Assessor's office legal description accurately represents the subject property. A survey has not been provided to the appraisers. If further verification is required, a survey by a registered surveyor is advised.

We assume no responsibility for matters legal in character, nor do we render any opinion as to title, which is assumed to be marketable.

All existing liens, encumbrances, and assessments have been disregarded, unless otherwise noted, and the property is appraised as though free and clear, under responsible ownership, and competent management.

The exhibits in this report are included to assist the reader in visualizing the property. We have made no survey of the property and assume no responsibility in connection with such matters.

Unless otherwise noted herein, it is assumed that there are no encroachments, zoning, or restrictive violations pertinent to the subject property.

This report is not a real property inspection; the appraisers only performed a visual inspection of accessible areas and this appraisal cannot be relied upon to disclose conditions and/or defects in the property.

The appraisers assume no responsibility for determining if the property requires environmental approval by the appropriate governing agencies, nor if it is in violation thereof, unless noted.

Information presented in this report has been obtained from reliable sources, and it is assumed that the information is accurate.

This report shall be used for its intended purpose only, and by the parties to whom it is addressed. Possession of the report does not include the right of publication.

Simply because a borrower or third party may receive a copy of the appraisal, does not mean that the borrower or third party is an Intended User as that term is defined in USPAP.

The appraisers may not be required to give testimony or to appear in court by reason of this appraisal, with reference to the property in question, unless prior arrangements have been made.

The statements of value and all conclusions shall apply as of the dates shown herein. The appraisers have no present or contemplated future interest in the property that is not specifically disclosed in this report.

Neither all, nor any part, of the contents of this report shall be conveyed to the public through advertising, public relations, news, sales, or other media without the written consent or approval of the authors. This applies particularly to value conclusions and to the identity of the appraisers and the firm with which the appraisers are connected.

This report must be used in its entirety. Reliance on any portion of the report independent of others may lead the reader to erroneous conclusions regarding the property values. No portion of the report stands alone without approval from the authors.

The valuation stated herein assumes professional management and operation of the building(s) throughout the lifetime of the improvements, with an adequate maintenance and repair program.

The valuation is based on the projection that the improvements will maintain a stabilized occupancy level over its economic life, with tenants paying market level rents.

The liability of Powell Banz Valuation, LLC and employees is limited to the client only and only up to the amount of the fee actually received for the assignment. Further, there is no accountability, obligation, or liability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. The appraisers are in no way responsible for any costs incurred to discover or correct any deficiency in the property. The appraisers assume that there are no hidden or unapparent conditions of the property, subsoil, or structures that would render it more or less valuable.

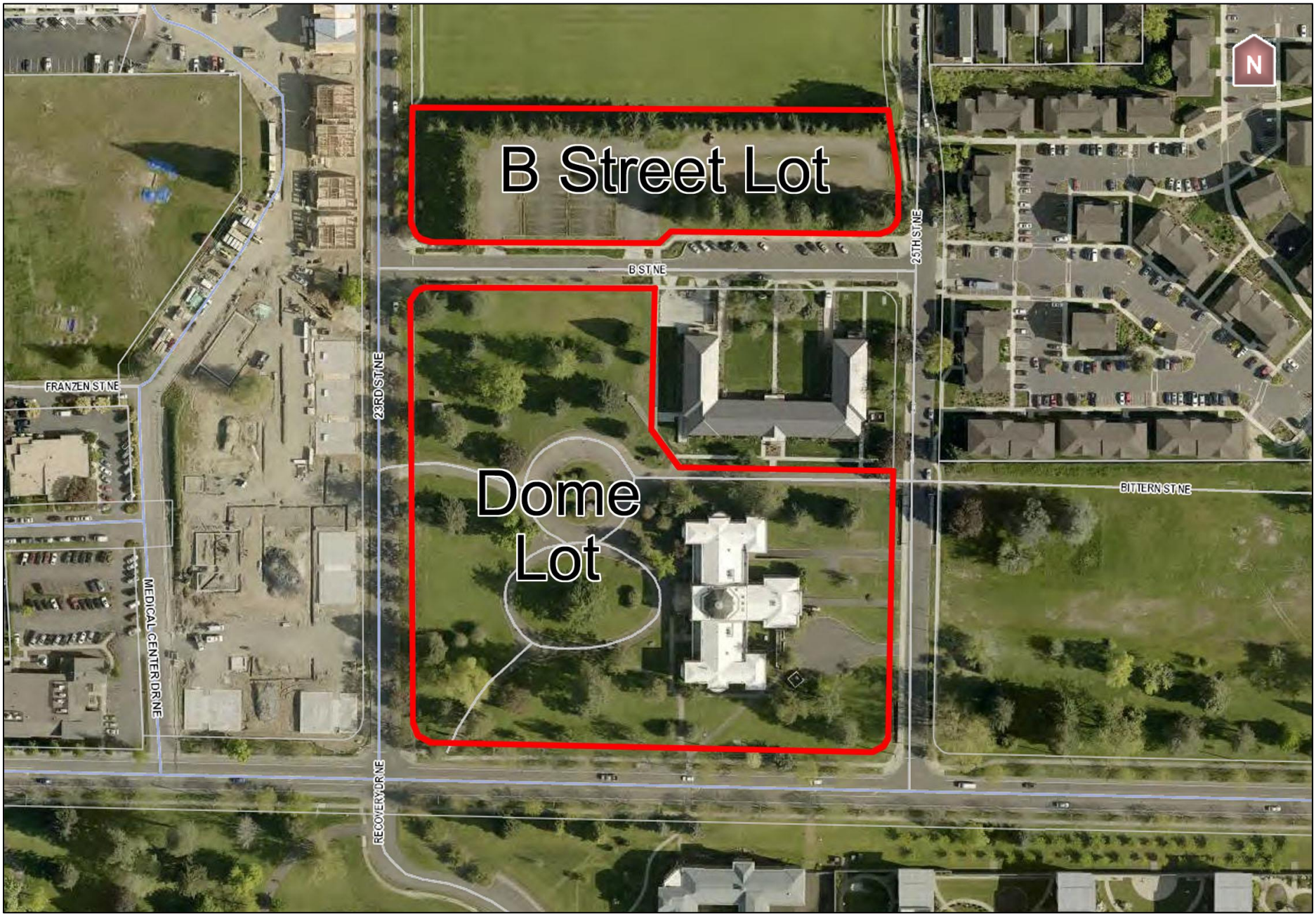
In the case of limited partnerships or syndication offerings or stock offerings in real estate, the client agrees that in case of lawsuit (brought by lender, partner, or part owner in any form of ownership, tenant, or any other party), any and all awards, settlements, or cost, regardless of outcome; the client will hold Powell Banz Valuation, LLC completely harmless.

The appraisers are not qualified to detect the presence of toxic or hazardous substances or materials which may influence or be associated with the property or any adjacent properties. We have made no investigation or analysis as to the presence of such materials, and expressly disclaim any duty to note the presence of such materials.

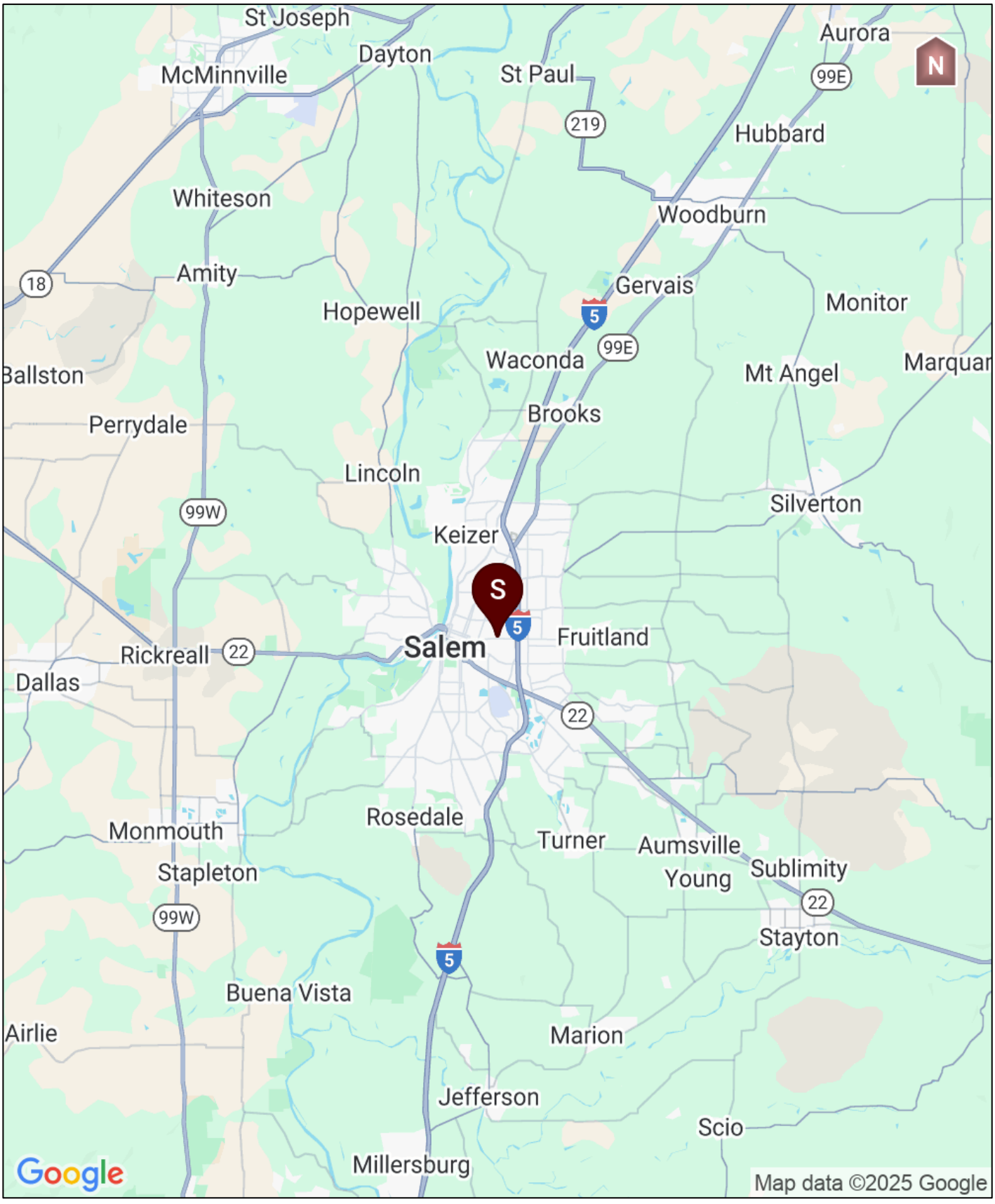
Therefore, irrespective of any degree of fault, Powell Banz Valuation, LLC and its principals, agents, and employees, shall not be liable for costs, expenses, damages, assessments, or penalties, or diminution in value, property damage, or personal injury (including death) resulting from or otherwise attributable to toxic or hazardous substances or materials, including without limitation hazardous waste, asbestos material, formaldehyde, or any smoke, vapors, soot, fumes, acids, alkalis, toxic chemicals, liquids, solids, or gasses, waste materials or other irritants, contaminants, or pollutants.

The appraisers assume no responsibility for determining if the subject property complies with the *Americans with Disabilities Act (ADA)*, which prescribes specific building standards which may be applied differently to different buildings, depending on such factors as building age, historical significance, amenability to improvement, and costs of renovation. Powell Banz Valuation, LLC its principals, agents, and employees, shall not be liable for any costs, expenses, assessments, penalties, or diminution in value resulting from non-compliance. Except as otherwise noted herein, this appraisal assumes that the subject complies with all ADA standards appropriate to the subject improvements; if the subject is not in compliance, the eventual renovation costs and/or penalties would negatively impact the present value of the subject. If the necessary renovation costs, time period needed for renovation, and penalties for non-compliance (if any) were known today, appropriate deductions would be made to the value conclusion(s) reported herein.

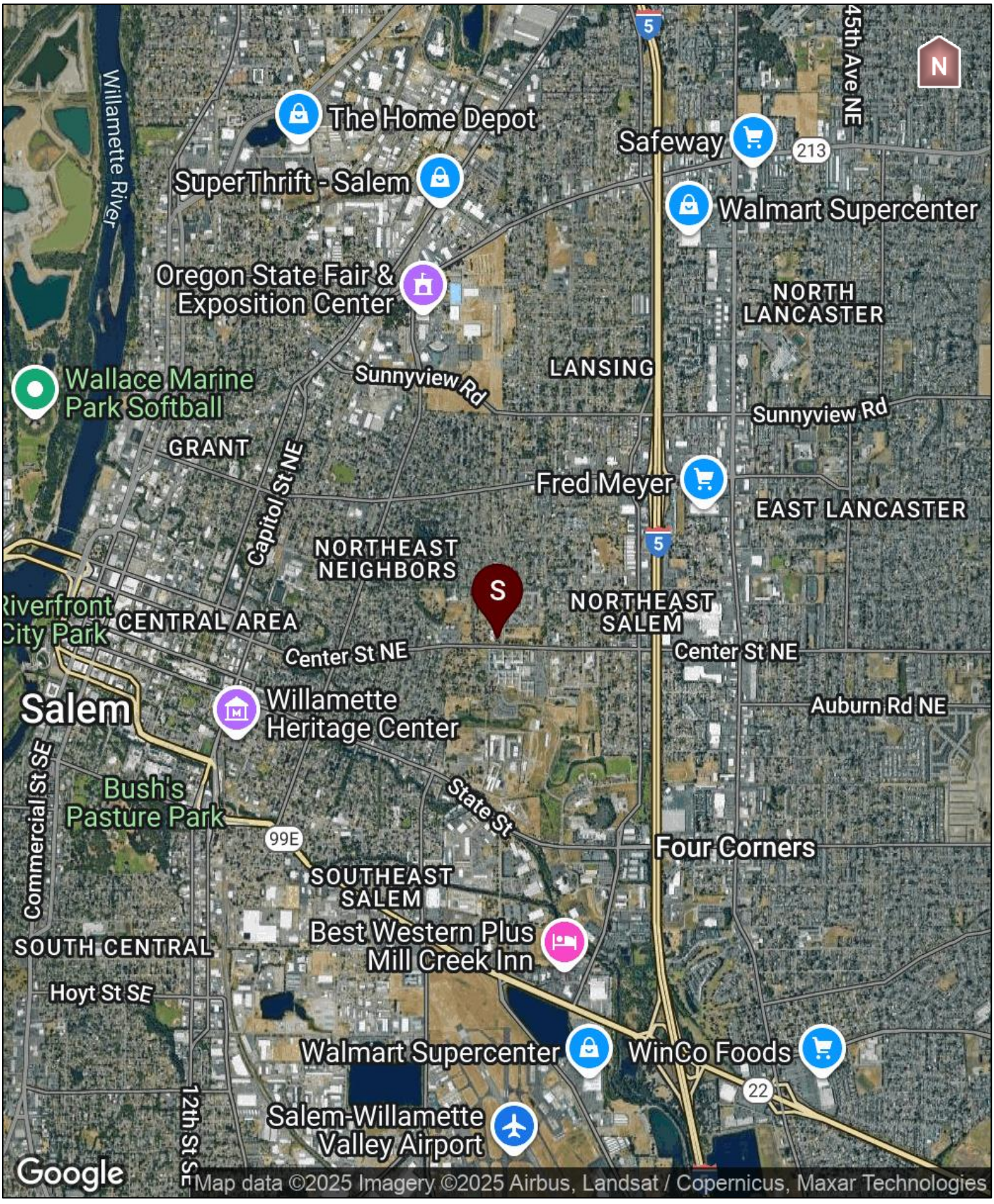
AERIAL PHOTOGRAPH - MARION COUNTY GIS



Regional Map



Market Area Map



DESCRIPTION

REGIONAL DESCRIPTION

Please see the Addenda for a detailed description of the Salem/Keizer MSA, which is comprised of Marion and Polk Counties.

NEIGHBORHOOD DESCRIPTION

A market area is a geographic region from which a majority of demand comes and in which the majority of competition is located. The subject neighborhood is identified as **Northeast Salem**, a portion of the Salem-Keizer Metropolitan Statistical Area (MSA).

Generally, the market area is bounded by Silverton Road NE on the north, Cordon Road on the east, Mission Street (Santiam Highway) on the south, and 17th Street SE on the west.

The area is served by all public utilities, including water, sewer, electricity, natural gas, telephone, and cable television. Police and fire protection are split between the City of Salem and Marion County.

The major north/south arterial in the market area is **Lancaster Drive**, a four-lane arterial that generally includes curbs, gutters, sidewalks, and bike lanes. Cordon Road is a two-lane minor arterial in the east part of the market area that provides access around the congestion on Lancaster Drive. Secondary arterials west of Lancaster Drive include the Summer and Capitol Street couplet, 17th Street NE, and Hawthorne Avenue NE.

Major east/west arterials include Portland Road (Highway 99E), Silverton Road (State Route 213), Sunnyview Road, Market Street, Center Street, State Street, and Santiam Highway (Highway 22). These streets are typically four-lane arterials and all provide access to the Salem CBD and I-5.

The Lancaster Drive corridor is one of Salem's busiest commercial arterials. Traffic counts on Lancaster Drive near Willamette Town Center are approximately 37,000 vpd and reflect some of the highest traffic flow within the city of Salem. Traffic congestion along certain stretches of this corridor can be very heavy, especially near Market Street and the I-5 interchange.

Market Street is largely developed with intensive commercial and retail projects. Moving west, it transitions into single family residential developments. To the east is Interstate 5 and the Lancaster commercial corridor. Between the arterials, single and multi-family residential uses are predominant, interspersed with local parks.

Retail development dominates Lancaster Drive, the major commercial strip in Northeast Salem. Along this street are several shopping centers, "box" retailers, numerous strip and freestanding commercial buildings, and Willamette Town Center (formerly Lancaster Mall), one of two regional shopping malls in Salem.

In early 2017, the Statesman Journal reported developer C.E. John Company, Inc. announced a major rebranding and renovation for the Lancaster Mall. The cost was reportedly $30 million and the mall was renamed **Willamette Town Center**. The shopping center's interior was refreshed with new paint, seating, tile floors, bathroom upgrades and a coffee bar. Hobby Lobby opened in January 2018 in the former Macy's tenant space; in spring 2018, new tenants Home Goods and Sierra Trading Post, both owned by TJX, also opened in portions of the former Sports Authority space. Ulta Beauty moved into an adjacent space in late summer 2018. A 13,200 SF Petco was constructed in 2019 in the

western portion of the mall property adjacent to Best Buy. In early January 2019 Sears closed after Chapter 11 bankruptcy filings. The space has been leased to TJ Maxx. As part of TJ Maxx relocating from the CBD, the DMV building was demolished and the area was reconfigured. Other recent tenants include Mod Pizza, Crumble Cookies, and Panera Bread, which occupy a pad site fronting Lancaster Drive. The most recent developments include Jersey Mike's and Dave's Hot Chicken on pad sites fronting Center Street. A 25,000 SF Nordstrom Rack opened in August 2023, followed by Barnes and Noble.

Major big box retailers in the market area include Fred Meyer, Target, Walmart, and WinCo. Shopko closed in May 2019. Dick's Sporting Goods and Office Max are major freestanding buildings.

Although Lancaster Drive is largely developed, there is a limited amount of land available for development. There are also several large retail centers, including anchor stores that are vacant and listed for sale and/or for lease. There has been a trend in recent years of failed big box and/or anchor spaces being vacated and re-tenanted as office uses catering toward larger tenants such as the State of Oregon. Another example of this is the redevelopment of the 35,000 SF former Office Depot near the corner of Lancaster and State Streets, which was renovated in 2017 into the Lancaster Family Health Center, a full-service medical clinic with pharmacy operated by a regional provider.

Willamette Career Academy, a technical high school, was developed at 1200 Lancaster Drive NE in partnership with Mountain West Investment Corporation in the former Toys-R-Us building. The building was converted to the educational use following Mountain West's 2020 purchase of the property. Willamette Career Academy offers six programs for high school students, including cosmetology, medical technology, diesel technology, manufacturing, construction, and information technology.

The State of Oregon is the largest property owner in this market area. State-owned property includes the **Oregon State Penitentiary**, located in the central portion of the market area. The OSP is comprised of 194.4 acres identified by the site address 2605 State Street. Twenty-two acres are bounded by 25 foot high perimeter walls interspersed with ten towers. The penitentiary has over 2,100 beds and nearly 600 staff members, as of 2018. The OSP was established in 1866 and up until 1959 it served as Oregon's only prison.

Other state-owned properties in the market area include the Oregon State Hospital, the Oregon Department of Transportation, the State Lottery Building, Oregon Emergency Management, the Forestry Buildings, Anderson Readiness Center (National Guard base), and the State Printing Plant.

The central portion of the market area is heavily influenced by the presence of the North and South Campuses of the **Oregon State Hospital**. Several surrounding blocks are occupied with medical facilities providing both private and government funded medical services. The ~47 AC **North Campus** was declared surplus and is no longer operating as part of the Oregon State Hospital. In 2015, DAS was granted $8.3 million from the legislature to invest in the campus, to remove hazardous materials and demolish all but two of the seven buildings to make the property viable for sale (Dome Building and Yaquina Hall). The remaining buildings have since been razed, and the site is in the process of being redeveloped.

The Oregon Department of Administrative Services (DAS) solicited offers for redevelopment. After a few failed negotiations, DAS reached an agreement with Mountain West Investment

Corporation (MWIC) to purchase two portions of the site. Based on deed records and information from DAS, MWIC purchased two sites as follows:

- 5.72 AC Tax Lot 700, for the development of the 44-lot single family residential subdivision Delta Winds. Note that the lots have since been purchased in bulk and developed by Comfort Homes, LLC.
- 11.88 AC Tax Lot 800, for the development of the 248-unit Jory Apartments. Construction has since been completed.

Similarly, DAS sold a portion of the North Campus to the City of Salem in December 2020. Tax Lot 500 (5.75 AC) was purchased by the City for the development of D Street Park. In Q1 2021, utility work to extend sanitary sewer service to the park was completed. Street frontage improvements were completed in 2021 with sidewalks added on D Street, replaced on 23rd Street, and extension of the sidewalk on 25th Street. According to the D Street Master Park Plan, D Street Park will remain an open space for local use and in 2025 and 2026, the City will request community input to guide the future park improvements through a park master plan process.

Lastly, DAS sold the Yaquina Hall building (and supporting 1.68 AC site) to Yaquina Southfair Housing LP (care of the City of Salem) in late 2021 with plans to convert the building into affordable housing, managed by the Salem Housing Authority. According to the City of Salem, Yaquina Hall is more than 51,000 SF and was constructed in 1947 as a former nurses' dormitory. The **Yaquina Hall Apartments** project broke ground in late 2021 and was delivered in May 2023. It consists of 51 one-bedroom apartments and one studio apartment that can house up to 155 people.

The remaining North Campus site totals approximately 17.36 AC. DAS is in the process of studying redevelopment options and readying the site for sale.

Between Center and State Streets is the Marion County Juvenile Detention Center campus. The campus contains multiple buildings including the detention center, office buildings and a county operated deli/restaurant and plant sale facility. In 2006, the original 1964-built detention center was replaced with the current improvement. The facility operates 24-hours a day, 365 days a year and houses multiple units, which contain 56 beds, classrooms, a gym/multi-purpose room, outdoor recreation yard, etc.

Residential development in dispersed throughout the market area and generally reflects single and multi-family uses constructed in the 1960s or earlier. However, the area is ripe for redevelopment on infill lots where the current use has reached the end of its economic life. New large-scale developments include the following:

- **East Park Estates Planned Unit Development (PUD)** is currently under construction on Auburn Road NE in North Salem. The 122 AC, multi-phase, single/multi-family residential development is being developed on the former PictSweet Mushroom Farm Site by I&E Construction and D.R. Horton. **East Park Apartments** is part of this development and includes a 369-unit apartment complex containing studio, one, two- and three-bedroom units located on 13.83 acres at the SE corner of the site. Vertical construction is anticipated for completion by mid to late-2025.
- **NorthStar** is a 150 AC project located between Kale Street NE and Hazelgreen Road NE in North Salem. It is being developed by I&E Construction and D.R. Horton. It consists of nearly 1,000 residential units (single and multi-family).

- **Crossings @ Center Street**, located at 4696 Center Street NE, is a 120-unit apartment complex comprised of one bedroom/one bath and two bedroom/two bath units located on 5.00 acres (217,800 SF) on Center Street was completed in summer 2023. Amenities include a fenced dog run, fitness center, outdoor lounge with fire pit, package lockers, and gated entry.
- **4 Corners Apartments**, located at 178 Lancaster Drive SE, is a gated 69-unit project and one and 2-bedroom unit types. Construction started in January 2022 and was completed in September 2023.
- **Birch Place Apartments** is a 60-unit project located at 4712 Silverton Road NE. The 3-building development includes 1, 2- and 3-bedroom unit types, and was completed in 2023.
- Near the corner of Center Street NE and 23rd Street NE, 10.6 AC of undeveloped Public and Private Health Services zoned land, which was part of the Salem Health Hospitals and Clinics campus, was sold to the City of Salem in January 2024 for nearly $4 million with plans for an affordable housing development. The project, **Gussie Belle Brown Apartments**, will consist of nine three-story garden style residential buildings and one community building. There will be 120 units, including one- to four-bedroom unit types. The project will be completed in two phases, with the second phase to include an early childhood education or daycare center. The project is expected to cost nearly $43 million (~$358,000/unit). Construction has begun and is ongoing as of Q4 2025.

Commercial Development – In addition to the Lancaster Drive corridor, commercial and retail development is primarily found along the Mission Street/Highway 22 corridor extending from Interstate 5 west to 12th Street. This strip originally evolved to serve as one of the primary routes to and from I-5 to the Salem CBD. It has grown up with lodging facilities near the interchange. In recent years, the Mission Street arterial has transitioned from an auto row, to redevelopment opportunities as two of the primary dealerships have relocated north to the Salem Parkway. The site of the former dealerships, a 17.32 AC parcel north of the airport, was purchased in 2017 for redevelopment by the owner of Jerry's Home Improvement, a regional hardware store, which has yet to be constructed.

The new **Marion County Health and Human Services** office building, located at 3160 Center Street NE, was delivered October 2023 with a final cost of $16.5 million (~$522/SF). With many county health offices scattered across the city, the 31,636 SF medical and professional office and human services improvement was built to bring public health services under one building, improving services and saving hundreds of thousands in annual leases for space across several locations. In an interview with the Salem Reporter, Commissioner Colm Willis stated that he felt the cost was justified as a "*long-term cost-savings account*." Ryan Mathews, Health and Human Services Administrator for the county, was quoted in the same Salem Reporter article, stating "*Marion County currently pays a total of around $593,400 per year on four other leases at Beverly Avenue Northeast and Pence Loop Southeast, which officials plan on discontinuing*."

In late 2019, Northwest Farm Credit Services purchased ~10 AC of industrial land on Hawthorne Avenue SE for the construction of their regional office headquarters. The project was delivered in 2022.

Shopping centers in the market area are clustered around the former Big K in the western portion of the market area at Mission and 25th Streets. A new Starbucks was completed

on a pad site at the center in 2022, fronting Mission Street SE. Lowe's Home Improvement Center and a Wal-Mart Superstore are located south of Mission Street/Highway 22 fronting Turner Road.

A small pocket of commercial development can be found along Mission Street between 12th and 25th Streets and includes several professional office buildings and retail-oriented development.

In May 2018, Costco listed its store for sale, contingent upon finalizing approvals to develop a new 170,000 SF Costco Wholesale to the south in SE Salem, at the Kuebler interchange of Interstate 5. After years of approval decisions, reversals and appeals, the new SE Salem store opened on Kuebler Boulevard SE in March 2022. The former Costco at the corner of Mission and Hawthorne Streets SE sold for $10,500,000 to an investor, who demised the building for multi-tenancy and removed the former Costco gas station. Harbor Freight Tools (17,526 SF) opened in 2023, and Electric Castle's Wunderland (28,262 SF) opened in Q1 2025. At Home Décor superstore signed a lease to occupy 87,456 SF (this space is currently available for sublease) while the remaining 11,857 SF of building space and the pad site of the former gas station remain available for lease.

Industrial/Flex Development - There is minimal industrial development within the immediate market area. However, the uses that remain are generally older facilities located along Airport Road, State Street, and along Hawthorne Avenue.

The **Salem-Willamette Valley Airport** (formerly the Salem Municipal Airport, and locally known as McNary Airfield) fronts the south boundary of Mission Street/Highway 22. The airport is used by a number of area businesses. Set on 751 AC, it has two runways with 150' of excellent asphalt and 140' of good asphalt that can accommodate both single wheel and double tandem aircraft ranging from 30,000 to 185,000 lbs. May Trucking, Holiday Retirement, West Coast Washers and Fasteners, Microflect, and Oregon Research and Development all base aircraft at the airport. In addition, numerous companies located outside of the area frequent the airport when they conduct business in Salem. These companies include Hewlett-Packard, JeldWen, Washington Power and Les Schwab Tires. FedEx and UPS each have one flight a day to pick up and deliver freight and packages. FedEx also has a distribution center at the airport, which employs approximately 50 people.

In 2022, the City of Salem was awarded an $850,000 grant through the U.S. Department of Transportation's (DOT's) Small Community Air Service Development Program (SCASDP). The funding is designed to help small communities attract and expand passenger airline service. In early 2023, city councilors approved a transfer of $2.4 million from the general fund to pay for terminal renovations and the hiring of nine additional airport employees. After 15 years of having no commercial air service at the Salem Municipal Airport, Avelo Airlines began flying 4 to 7 direct flights per week to Hollywood-Burbank (BUR)/Las Vegas (LAS). In mid-2024, city councilors voted to rename the Salem Municipal Airport to the Salem-Willamette Valley Airport. However, due to lack of demand, Avelo no longer offer flights into or out of Salem, starting August 2025.

Developing Projects – Two new notable projects are planned for construction in the heart of the market area. A new 115-room hotel is planned for a vacant lot at the SW intersection of State Street and Kettle Court. The City of Salem approved a site plan review for the project in October 2024, and construction was underway in mid-2025. The

four-story hotel will be an **Everhome Suites branded hotel** (owned by Choice Hotels), with delivery anticipated for July 2026.

Geer Community Park, located north of State Street fronting Hawthorne Avenue, will receive $4.64 million in upgrades to include a state-of-the-art skatepark, a new fenced dog park, reconstructed soccer fields, and upgrades to two baseball fields with artificial turf. The projects are anticipated to be completed in late 2025.

In summary, the area is characterized by intensive commercial development along arterials, with residential developments interspersed throughout. The Interstate 5 interchange at Market Street and Santiam Highway interchange at Hawthorne Avenue increases traffic flow throughout the market area. Access and services throughout the area are good. Considering the many changes to the Marion County Detention facility, Oregon State Hospital, and other State-owned properties, as well as new and redeveloped commercial and retail improvements in the area, the future for residential and commercial property in the subject's market area appears strong over the long-term. With mature single-family residential developments surrounding the commercial arterials and increasing traffic counts, the commercial segment should continue to expand from additional population pressures. While the majority of the market area is fully built-up, many sites carry the potential for redevelopment. Over the long term, values can be expected to increase in proportion to continuing demand for remaining commercial and residential land.

SITE DESCRIPTION

Hazardous Waste/Asbestos

Upon physical inspection of the subject sites, no hazardous material was evident. We have made no independent investigation regarding this issue.

Asbestos abatement/remediation of tunnels and the site took place in 2017/18.

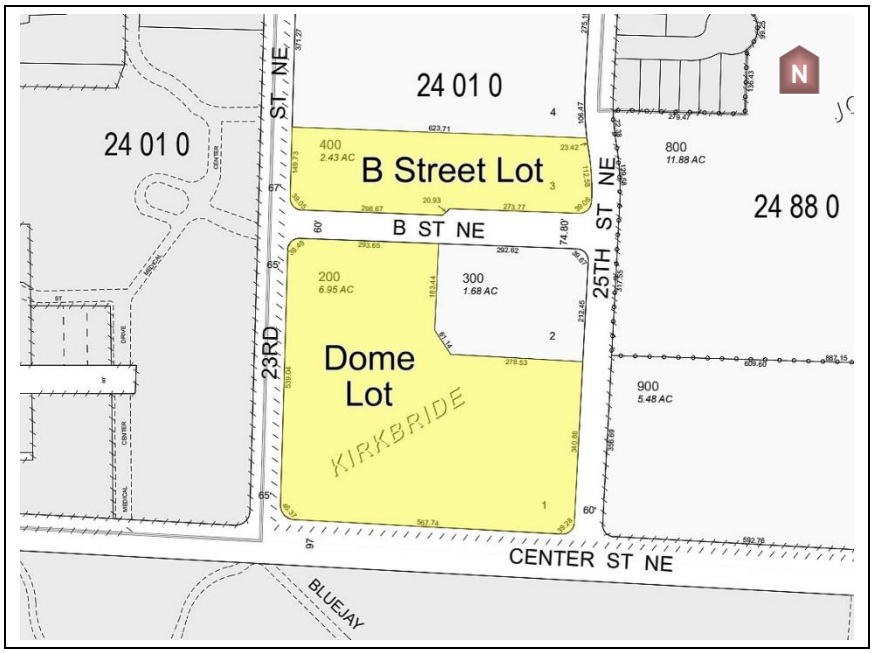
This appraisal assumes the subject sites are free of all hazardous waste and toxic materials. Please refer to the Assumptions and Limiting Conditions section regarding this issue.

Current Use

The subject property is identified as **a portion of the North Campus of the Oregon State Hospital** located in Salem, Oregon. The property is comprised of two lots totaling 9.38 AC of land zoned Mixed-Use and Public and Private Health Services. One of the lots is improved with the Dome Building, a historic, 66,957 SF, institutional office building. The B Street Lot is partially improved with parking lot site improve,ents.

DESCRIPTION (continued)

Plat Map



Source: Lincoln County Assessor; highlighting and labeling by PBV

Map and Tax Lots

07S 03W 24C (TLs 200 & 400).

Site Size

According to measurements taken from the Marion County Assessor's plat map, the Subject Lots have site sizes ranging from 2.43 to 6.95 AC, and have a combined size of 9.38 AC:

Tax Account	Map	Tax Lot	Lot	Size (AC)	Size (SF)
600633	07S 03W 24C	200	Dome Building	6.95	302,552
600635		400	B Street Lot	2.43	105,828
Total				**9.38**	**408,380**

Shape

The B Street Lot has a generally rectangular shape, which is conducive to development.

The Dome Lot has an irregular "L" shape.

Topography

The B Street Lot is generally level and at street grade.

The Dome Lot is generally level; however, the southwest corner slopes down somewhat toward the corner of Center and 23rd Streets.

DESCRIPTION (continued)

Abutting Properties -

North

- Yaquina Hall Apartments (State Hospital dormitory building converted to subsidized housing);
- Undeveloped park land (under City of Salem ownership on non-subject Tax Lot 500);
- D Street NE, with established residential neighborhoods beyond.

East

- Yaquina Hall;
- 25th Street NE;
- Jory Apartments;
- Delta Winds;
- Park Avenue NE, with established residential neighborhoods beyond.

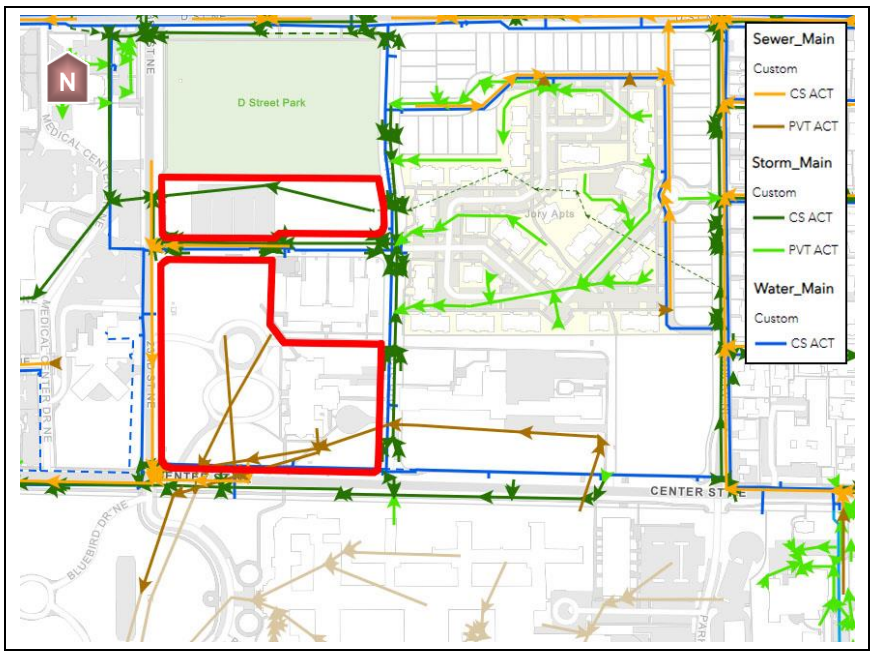
South

- Center Street NE, with Oregon State Hospital campus (including museum and park area) and Oregon State Penitentiary beyond.

West

- 23rd Street NE, current multi-family residential development, and Salem Health facilities beyond.

Utilities

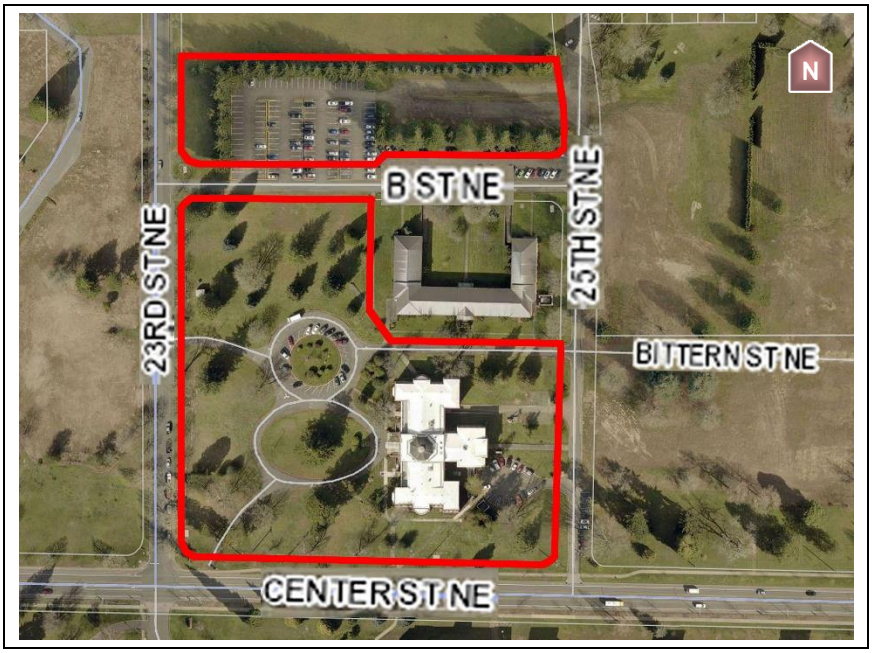


(Source: City of Salem GIS; outlining by PBV)

Public utilities, including water, sewer, garbage and electricity, are available/adjacent to the Subject Lots.

DESCRIPTION (continued)

Street Improvements



(Source: Marion County GIS; outlining by PBV)

The Subject Lots are bound by/located along various public streets, as well as private drives that do not appear to be located within public Rights of Way (ROWs).

Center Street NE is a major arterial improved with an asphalt surface, bike lanes, gutters, concrete curbs, streetlights and sidewalks. It is a two-way street with one lane each of east and westbound traffic. There is also a center refuge/turn lane.

B Street NE is a local collector street improved with an asphalt surface, some "off-street" parking, gutters, concrete curbs, streetlights and sidewalks. It is a two-way street with one lane each of east and westbound traffic.

Bittern Street NE is a private drive that does not appear to be within a ROW. It connects 23rd Street NE to 25th Street NE, and serves as the main entrance to the Dome Building. It is improved with an asphalt surface and a 27 space parking circle (to the west of the Dome Building).

23rd Street NE is a collector street improved with an asphalt surface, gutters, concrete curbs and streetlights. It is a two-way street with one lane each of north and southbound traffic.

25th Street NE is a collector street improved with an asphalt surface, gutters, concrete curbs, streetlights and sidewalks. It is a two-way street with one lane each of north and southbound traffic.

Access

The Subject Lots are located along (or proximate to) the City of Salem's bus line. Buses stop at or near the Subject Lots every 15 minutes on weekdays, every 30 minutes on Saturdays, and every 60 on Sundays.

The Subject Lots are also accessible from a variety of public streets and avenues.

The Subject Lots have the following exposure characteristics:

- The **Dome Lot** is located along the paved streets of Center Street NE, 23rd Street NE, B Street NE & 25th Street NE. Access is from 23rd and 25th Streets NE. Access is **above average**;
- The **B Street Lot** is located along the paved streets of B Street NE, 23rd Street NE and 25th Street NE. Access is currently from B Street NE. When considering the proximity (but not adjacency to) the bus line, access is **average**.

Exposure

The Subject Lots have the following exposure characteristics:

- The **Dome Lot** is located at the unsignalized corners of Center Street NE (a major arterial) and 23rd Street NE (a collector street), and 23rd Street NE (a collector street) and B Street NE (a local street), and Center Street NE (a major arterial) and 25th Street NE (a local street). It has ~611' of frontage on Center Street NE, ~582' on 23rd Street NE, ~313' on B Street NE, and ~361' on 25th Street NE. Traffic counts were ~19,500 vehicles per day (vpd) in 2024 (most recent available). Exposure is **very good**;
- The **B Street Lot** is located at the unsignalized corners of 23rd Street NE (a collector street) and B Street NE (a local street), and 25th Street NE (a local street) and B Street NE (a local street). It has ~150' of frontage on 23rd Street NE, ~625 linear feet on B Street NE, and ~135' on 25th Street NE. Traffic counts were ~3,500 vehicles per day (vpd) in 2022 (most recent available). Exposure is **above average.**

Easements and Encumbrances

A preliminary title report was not provided for review.

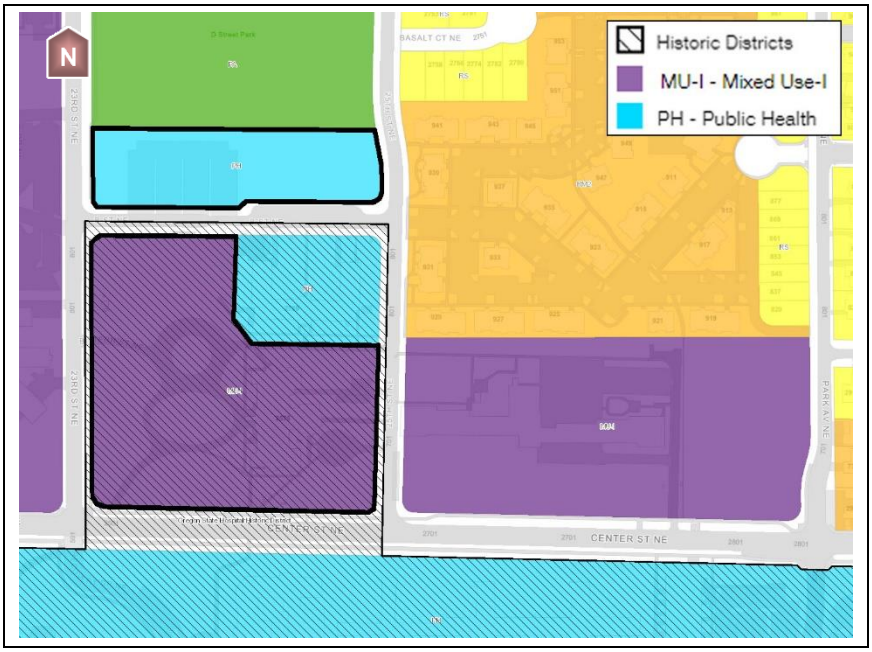
Based on a November 2021 easement granted by the State of Oregon to the City of Salem, Yaquina Hall has the right to use a maximum of 55 non-exclusive, unassigned parking spaces within the parking lot on the Subject B Street Lot.

The impact of this parking easement will be analyzed in a subsequent section of this report.

Upon reviewing county plat maps and records, there did not appear to be any other adverse easements, encroachments, or encumbrances relevant to the Subject Lots.

If questions arise regarding easements, encroachments, or encumbrances, further research is advised.

Zoning



(Source: City of Salem GIS; outlining by PBV)

Mixed Use - The Dome Lot is zoned **MU-I (Mixed Use I)** by the City of Salem.

The purpose of this zone is to identify allowed uses and establish development standards that promote pedestrian-oriented development in vibrant mixed-use districts, encourage a mix of compatible uses in multi-story buildings, and emphasize active commercial uses on ground floors facing major streets.

A variety of residential and commercial uses are permitted outright in this zone.

The Dome Building, as the existing office use, is permitted outright in the zone.

Zoning (continued)

Development within the MU-I zone that is exclusively residential shall have a minimum density of 12 dwelling units per acre.

Historic District - The Dome Lot is also located within the **Oregon State Hospital National Historic District**. The landscaping associated with the Dome Building also has **historical significance** and is included in the Dome Building's historic registry. This limits the developability of the Dome Lot, and reduces the net developable land area.

Public - The B Street Lot is zoned **PH (Public and Private Health Services)** by the City of Salem.

The purpose of this zone is to implement the community service designation of the Salem Area Comprehensive Plan through the identification of allowed uses and the establishment of development standards.

The PH zone generally allows a variety of public and private health service uses, together with a limited variety of other compatible uses.

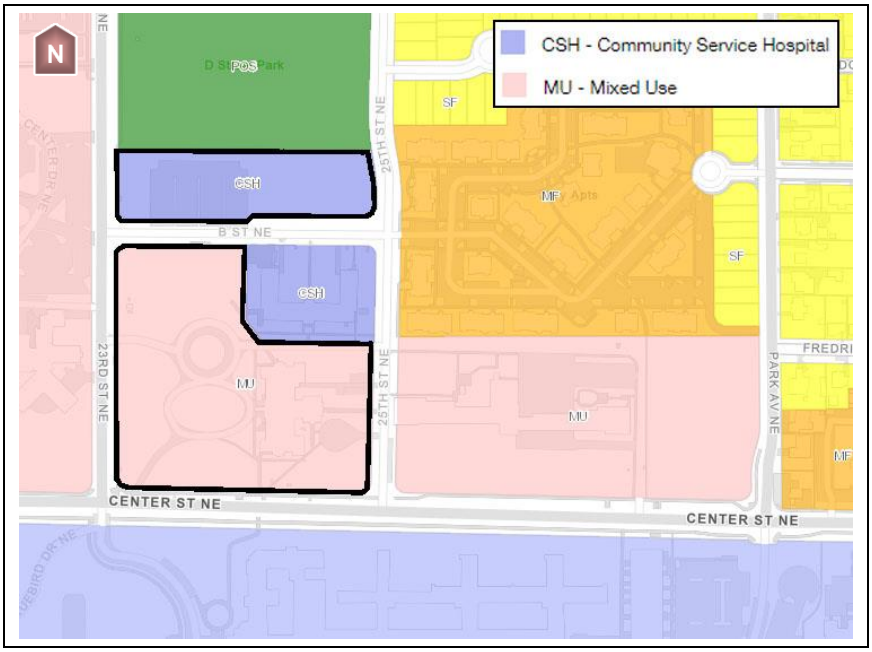
Permitted uses include, but are not limited to, drug stores, health and social services, educational services, correctional institutions, public order/safety uses, and public health administrative uses.

The concluded value of the B Street Lot is predicated on the extraordinary assumption that it can be rezoned for mixed-use development.

The complete zoning code can be located at the following City of Salem website address:

https://library.municode.com/or/salem/codes/code_of_ordinances?nodeId=TITXUNDECO

Comprehensive Plan Designation



(Source: City of Salem GIS; outlining by PBV)

Mixed-Use - The **Dome Lot** is designated **Mixed-Use** in the City of Salem Comprehensive Plan Map.

This designation encompasses the opportunity for a variety of housing opportunities, including but not limited to, single-family detached, single family attached, garden apartments, apartments, communal living, and row houses.

What differentiates this classification from Single-Family and Multi-Family Residential categories is an expansion of the types of uses deemed compatible with residential development.

In addition to nonresidential uses (such as schools and other educational facilities, parks, open space, and religious organizations), this classification permits the mixing of shopping and services, convenience stores, commercial office (including live/work units) and compatible commercial and/or industrial uses within neighborhoods and structures.

Community Service - The **B Street Lot** is designated Community Service Hospital in the City of Salem Comprehensive Plan Map. This designation includes sites and facilities for uses such as health and medicine, religion, education, culture, government, including cemeteries, airports, and waste disposal.

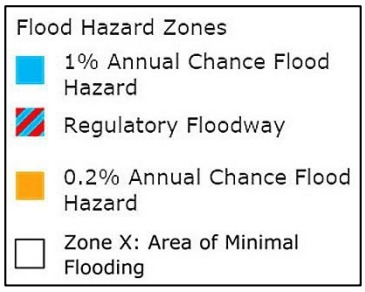
The concluded value of the B Street Lot is predicated on the extraordinary assumption that it can be redesignated for mixed-use development.

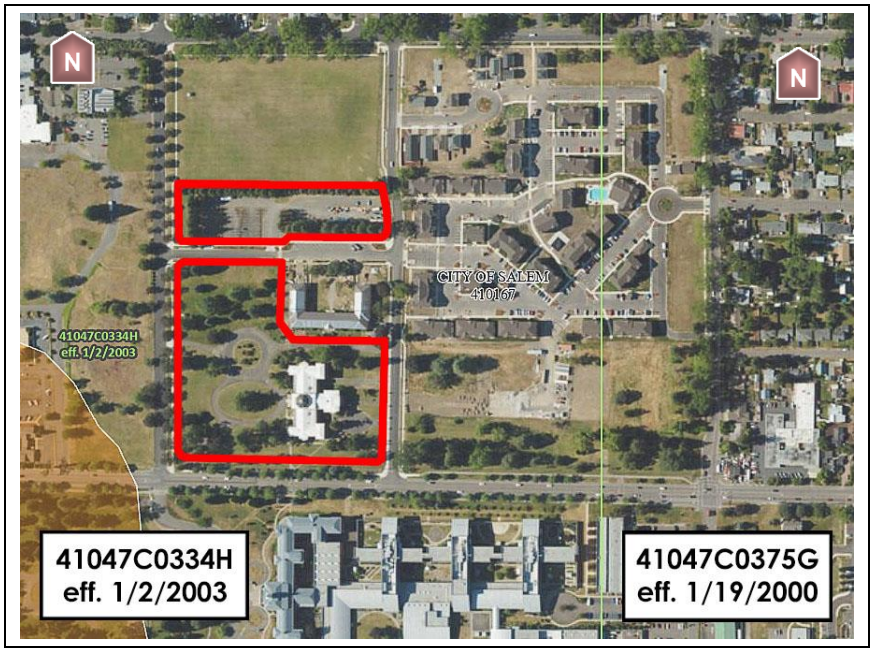
Comprehensive Plan Designation (continued)

The complete comprehensive plan can be located at the following City of Salem website address:

https://www.cityofsalem.net/CityDocuments/salem-area-comprehensive-policies-plan.pdf

Floodplain

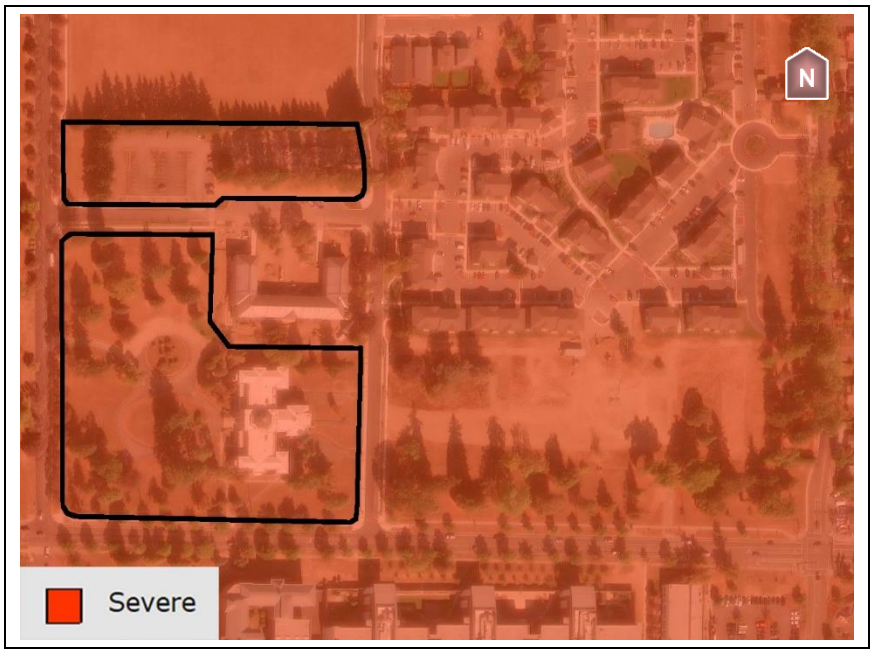




(Source: FEMA Flood Map Service Center GIS; outlining by PBV)

According to the Federal Emergency Management Agency (FEMA), National Flood Insurance Program (NFIP), Flood Insurance Rate Map (FIRM), Community-Panel Nos. 41047C0334H (dated January 2, 2003) and 41047C0375G (dated January 19, 2000), the Subject Lots are located within **Zone X** (an area of minimal flooding located outside 0.2 and 1% annual chance flood hazard areas).

Seismic Hazard



(Source: Oregon Statewide Geohazards Viewer; outlining by PBV)

According to the Oregon Department of Geology and Mineral Industries (DOGAMI), the data show the amount of shaking expected if a magnitude 9.0 Cascadia Subduction Zone (CSZ) earthquake occurs (map located on the previous page).

The Subject Lots will experience **severe** shaking in the event of seismic activity. This data shows the strongest shaking expected to occur during an earthquake in a 500-year period. The stronger the amount of shaking, the more structural damage will occur.

This seismic rating is typical for the immediate area and larger region.

Soils

The old hospital tunnel network has been decommissioned, demolished, removed, and backfilled with engineered fill.

Soils are assumed to be stable, supporting the Subject Lots and neighborhood buildings.

Vegetation

Based on our observations at the time of inspection, the Subject Lots are partially treed with a variety of tree species of various ages, diameters and heights.

The Salem Revised Code (SRC) provides for the protection of heritage trees, **significant trees**, and trees and native vegetation in riparian corridors, as natural resources for the City, by requiring tree preservation and planting of trees in all areas of the City.

Vegetation (continued)

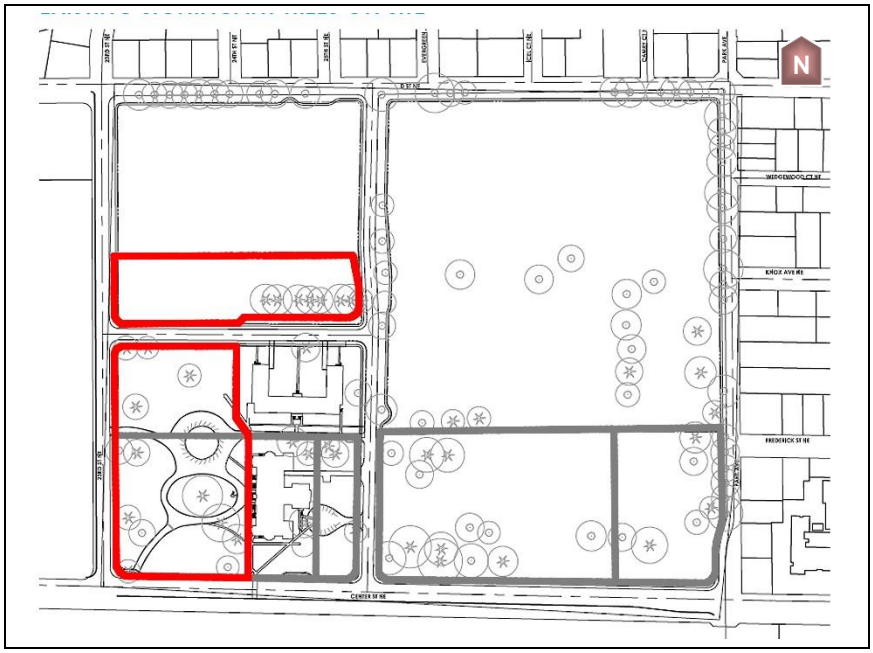
The definition of significant trees includes Oregon white oaks with a diameter at breast height of 20 inches or greater, and other trees (excluding Trees of Heaven, Empress Trees, Black Cottonwood and Black Locust) with a diameter at breast height of 30 inches or greater.

Significant trees could only be removed under one of the following circumstances:

- A tree and vegetation removal permit is obtained;
- A tree variance is obtained from the Planning Department;
- The tree is scheduled for removal in a Tree Conservation Plan (TCP).

The **Leland Consulting Group, Inc. (LCG)** was hired by the State of Oregon in 2021 to development conceptual plans for the subject property, which included "significant tree" removal.

Based on our reading of the preliminary findings per the Leland Consulting Group (LCG), **55 significant trees are located on the Subject Lots** (which are shown in the following diagram):



(Source: Leland Consulting Group; outlining by PBV)

The presence of significant trees on the Subject Lots has been factored into the various development scenarios discussed herein.

Site Rating

The site ratings of the Subject Lots are as follows:

- **Dome Lot:** noting its somewhat large size, the above average access, very good exposure and mixed-use zoning, but also the historic designation which limits its developability somewhat, the Dome Lot has an **average** rating for mixed-use development. Overall, it should compete well in the market;
- **B Street Lot:** noting its medium size, average access, above average exposure, mixed-use zoning (assumed) and easement encumbrance to provide parking for Yaquina Hall, the B Street Lot has an **average** rating for development.

DESCRIPTION OF IMPROVEMENTS

(Photo 13444-51, taken November 9, 2023)

Introduction

The improvement description is primarily based upon a physical inspection of the property, interviews with the property representatives, assessor's records, and limited architectural drawings.

Hazardous Materials/Asbestos

This appraisal assumes that the structure is free of all hazardous waste and toxic materials, including (but not limited to) asbestos.

Asbestos remediation/abatement of the basement and tunnels took place in 2017/18.

We have made no independent investigation regarding this issue. Please refer to the Assumptions and Limiting Conditions section regarding this issue.

DESCRIPTION (continued)

Current Use

The **Dome Building** was built in 1912 and 1916 and previously housed hospital administration. The building has historical significance as it was representative of high quality governmental architecture in the early 1900s. It was designed by Edgar Lazarus. The building is on the National Register of Historic Places and the State of Oregon Historical Registry.

As of the date of inspection, it was **vacant** [vacated by the Oregon State Department of Corrections (DOC) in 2021/22].

General Description

The building has three above grade floors that are primarily utilized for administrative offices.

The basement is primarily utilized for storage and maintenance; however, at one time, there was also some supplemental office space.

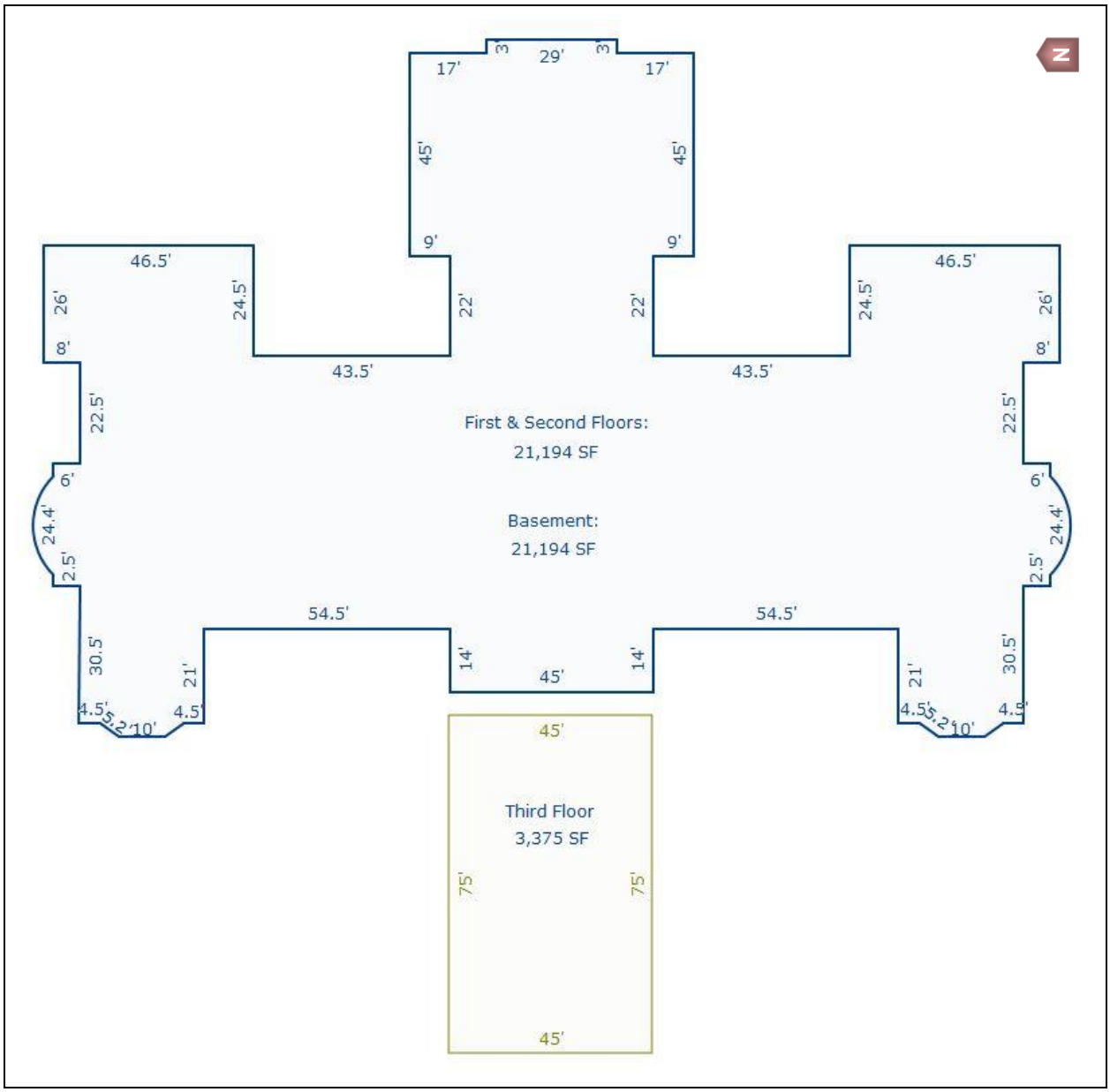
Size

The square footage was field verified by the appraisers. Based on physical measurements, the building totals **66,957 SF**, as follows:

Dome Building - Gross Building Area	
Floor	**Size (SF)**
First	21,194
Second	21,194
Third	3,375
Above Grade Area	45,763
Basement	21,194
GBA	**66,957**

The basement offers daylight through numerous windows and is suitable for a variety of storage, light office, and repair/maintenance related uses. This area is included in the GBA.

DESCRIPTION (continued)



Number of Stories The building includes two full stories, a small third floor, and a basement.

Site Coverage and/or Floor Area Ratio

Site coverage is a useful metric when the subject and market comparables are single story only, or when the subject and market comparables have a similar distribution of gross building area in multi-story buildings.

Noting the limited data associated with the market comparables (see Sales Comparison Approach for the Dome Building and Site), their gross building area distribution in multi-stories was not known.

Therefore, the **floor area ratio (FAR)** metric, will be utilized: this is the relationship between the entire improved floor area of the various improvements, divided by the total area of the site.

The **Dome Building** has a gross building area (GBA) of 66,957 SF, and a site size of 302,552 SF. Therefore, the **FAR** equates to **0.22** (66,957 SF GBA ÷ 302,552 SF of Site).

This falls within the range of the comparables utilized in the Sales Comparison Approach, summarized below:

Comparable	Gross Building Area (SF)	Site Size		FAR
		(AC)	(SF)	
5	87,241	1.26	54,886	1.59
6	159,590	3.77	164,221	0.97
4	28,028	0.73	31,799	0.88
2	78,226	3.25	141,475	0.55
1	47,632	3.64	91,999	0.52
SUBJECT DOME BUILDING AND SITE	**66,957**	**6.95**	**302,552**	**0.22**
3	64,985	7.25	315,810	0.21

Foundation

Concrete. The concrete floor framing consists of beams and joists supported on concrete columns. The brick wall clay tiles used for forming the joists remain in place between the concrete joists in the basement.

Exterior Walls

Unreinforced brick masonry.

Exterior Pedestrian Doors

All pedestrian doors are wood and operable.

Roof Structure and Cover

Concrete with wood truss roof and a combination built-up and metal cover.

Condition

Above Average considering its age. No signs of settling and only minor cracking typical of age were noted.

Insulation

Does not meet the current Energy Code; however, it is adequate considering the year built and historic significance.

DESCRIPTION (continued)

Electrical Service	The distribution board is in the basement and was reported to be in good condition. Feeding emergency loads and standby loads is a dedicated generator. Lighting control is manual and there is an emergency system generator. The building has closed circuit TV, and a fire alarm system.
Heating and Air Conditioning	There is air conditioning in some spaces: cooling coils and fans with roof and mounted at grade condensing units. HVAC has only two zones for the building. The windows are operable.
Fire Sprinkler	The improvement is equipped with a wet-pipe system.
Floor Coverings	Floor coverings include a combination of commercial grade carpet and vinyl sheet/tiles.
Interior Walls	Interior walls are plaster finished.
Interior Doors	Interior doors are wood.
Ceiling	Ceiling is plaster and/or drywall with some acoustical panels.
Interior Lighting	Interior lighting is primarily fluorescent with some areas of incandescent lighting.
Plumbing	Plumbing is functional but does not meet requirements for conservation and accessibility.
Interior Finish	Finishes are typical of other average quality office properties located throughout the Salem/Keizer MSA. However, the building does include significant architectural accents commensurate with the historic nature of construction. Notable features include a large open circular staircase with wood hand rail, wainscoting, operable multi-pane windows, decorative ceramic tiled entry, etc.
Basement	There is a full basement utilized for storage, repair/maintenance, and light office.

Seismic Soundness

The Tier 1 Seismic Evaluation Report dated March 7, 2022) (performed by LRS Architects and included in the Addenda) indicates the Dome Building would not meet current seismic code requirements and would perform poorly in a seismic event.

In order to seismically upgrade the building, new concrete shear walls would have to be added against the inside face of the brick walls. The roof and floors would need to be anchored to the exterior walls and some foundation work would also be required.

Based on the report, associated cost projections, and information from DAS, **seismically retrofitting** the Dome Building structure would cost approximately **$4.9 million** (as of March 2022).

Building Age

Actual Age

The subject was built in 1912 and 1916. The actual physical age is between 109 and 113 years old.

Effective Age

Based on visual observation and the LRS Tier 1 report, effective age is estimated at roughly 30 years. The building has been adequately maintained and periodically updated throughout the years.

Economic Life

According to *Marshall Valuation Service*, the economic life of a good quality, Class B office building is about 55 to 60 years.

Remaining Economic Life

With an economic life of 60 years and an effective age of roughly 30 years, the remaining economic life is estimated at about 30 years.

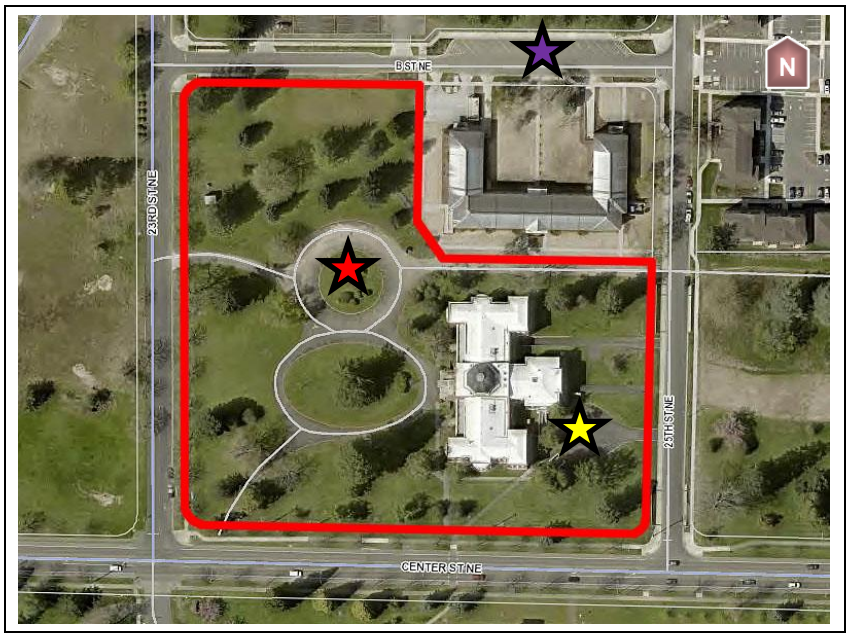
Site Improvements and Landscaping

The site is improved with asphalt-paved drives and a parking circle, concrete curbing, a large monument sign, and yard lighting.

Landscaping consists of trees, native shrubbery, grass, and bark dusting.

The landscaping associated with the Dome Building also has **historical significance** and is included in the Dome Building's historic registry.

Parking



The Subject Dome Building and Site is outlined red in the map above.

The Dome Building as the following parking characteristics:

- The yellow star denotes the location of **17 <u>on-site</u> parking spaces** to the east of the Dome Building;
- The red star denotes **27 <u>on-site</u> parking spaces** within the Bittern Street NE parking circle;
- The purple star denotes **17 <u>street</u> parking spaces** within the B Street NE ROW.

Total parking for the Dome Building is 44 (17 + 27) <u>on-site</u> parking spaces, with an additional 17 <u>street</u> parking spaces available.

According to recent changes to the Salem Revised Code (SRC), **there are no minimum parking space requirements.**

However, the market still requires parking to some degree, as will be shown in the following analysis.

Parking can also be represented as the number of spaces per 1,000 SF of Gross Building Area. Noting that only the above grade SF is occupied as office, the number of spaces per 1,000 SF of above grade building area is analyzed.

The **Dome Building** has an above grade area of 45,763 SF, and the number of parking spaces is **44 (On-Site)**, plus street parking.

Parking (continued)

Therefore, the parking ratio equates to **0.96 spaces per 1,000 SF of above grade building area** [44 ÷ (45,763 ÷ 1,000)].

This falls within the range of the comparables utilized in the Sales Comparison Approach:

Comparable	Number of Parking Spaces	Gross Building Area (SF) Above Ground	Number of Parking Spaces/ 1,000 SF of Above Ground SF
2	191 (On-Site) and Street Parking	78,226	2.44
4	36 (On-Site) and Street Parking	16,062	2.24
1	48 (On-Site)	35,509	1.35
SUBJECT	**44 (On-Site) and Street Parking**	**45,763**	**0.96**
6	115 (On-Site) and Street Parking	159,590	0.72
3	36 (On-Site) and Street Parking	64,985	0.55
5	17 (On-Site) and Street Parking	43,621	0.39

The Subject Dome Building is concluded to have adequate parking; albeit consisting of on-site and street spaces. If additional parking is needed, there is land available in the northeast corner of the site for additional parking development.

Summary - The Dome Building is a historic three-story office building with basement. The brick building was originally constructed in 1912 and 1916. It has been renovated over the years and due to routine maintenance, condition and quality are above average. The interior layout lends itself easily to office use. However, the improvement has not been seismically retrofitted.

Overall, it has an **average** marketability rating when compared to other large institutional improvements, and should compete well in the market if listed at or near market value.

SUBJECT PHOTOGRAPHS
NOVEMBER 9, 2023

1. View west along Center Street NE: the Dome Building is on the right. (13444-47)

2. View east along Center Street NE: the Dome Building is on left. (13444-1)

3. View north along 23rd Street NE: the Dome Building is on the right. (13444-2)

4. View south along 23rd Street NE: the Dome Building is on the left. (13444-3)

5. View northeast across the Dome Building site from Center Street NE. (13444-162)

6. View southeast of the Dome Building: west elevation. (13444-51)

7. View north of the Dome Building from Center Street NE: south elevation. (13444-48)

8. View west of the Dome Building from 25th Street NE: east elevation. (13444-39)

9. View south of the Dome Building: north elevation. (13444-54)

10. View of a typical 1st floor hallway. (13444-78)

11. View of a typical 1st floor hallway. (13444-77)

12. View of larger 1st floor office. (13444-82)

13. View of 1st floor hallway/breakroom area. (13444-97)

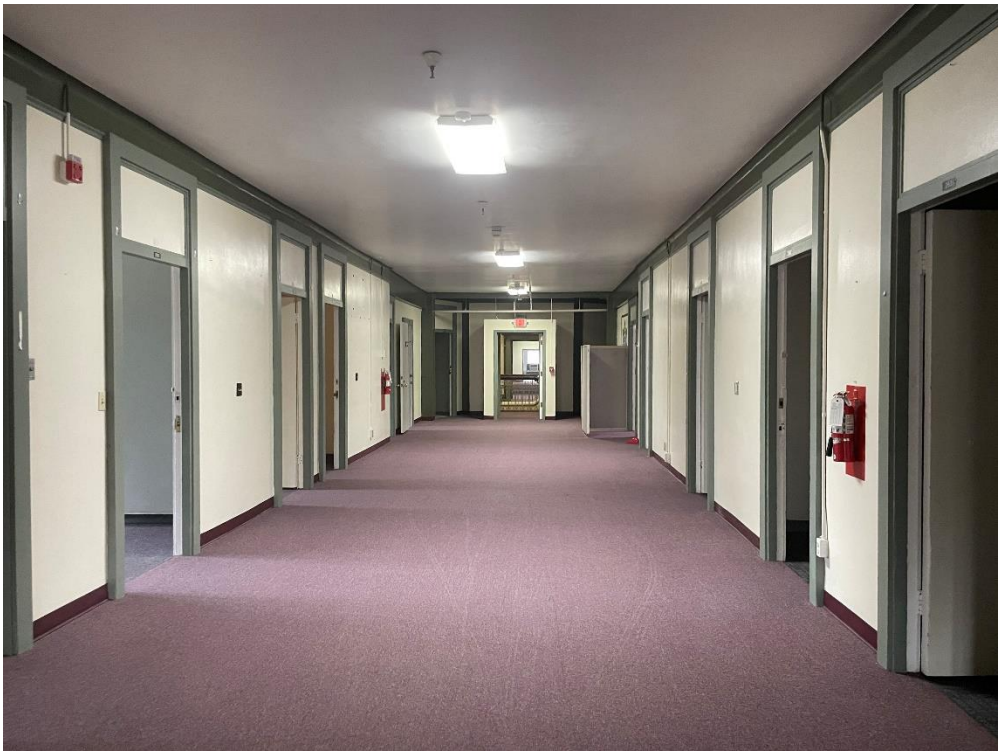
14. View of the larger 1st floor conference room. (13444-99)

15. View of a typical 1st floor conference room. (13444-93)

16. View of a 1st floor kitchenette/break room. (13444-91)

17. View of a 1st floor restroom. (13444-80)

18. View of the staircase. (13444-102)



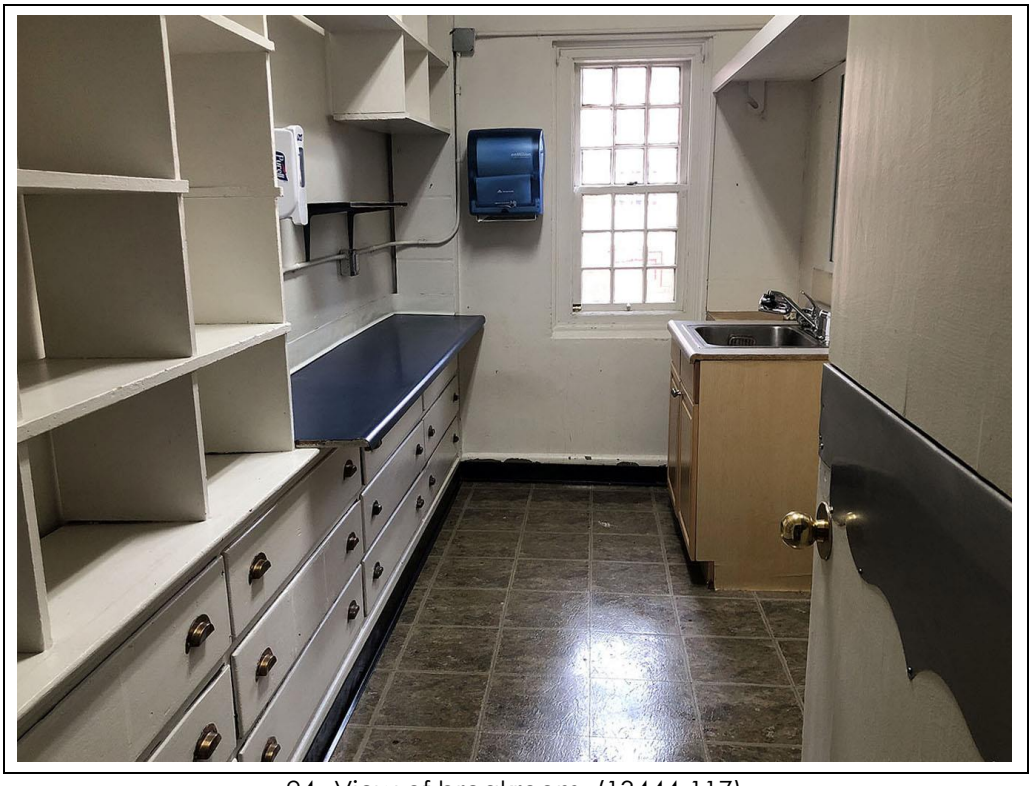
19. View of a typical 2nd floor hallway. (13444-170)

20. View of a larger 2nd floor office. (13444-111)

21. View of a typical 2nd floor office. (13444-119)

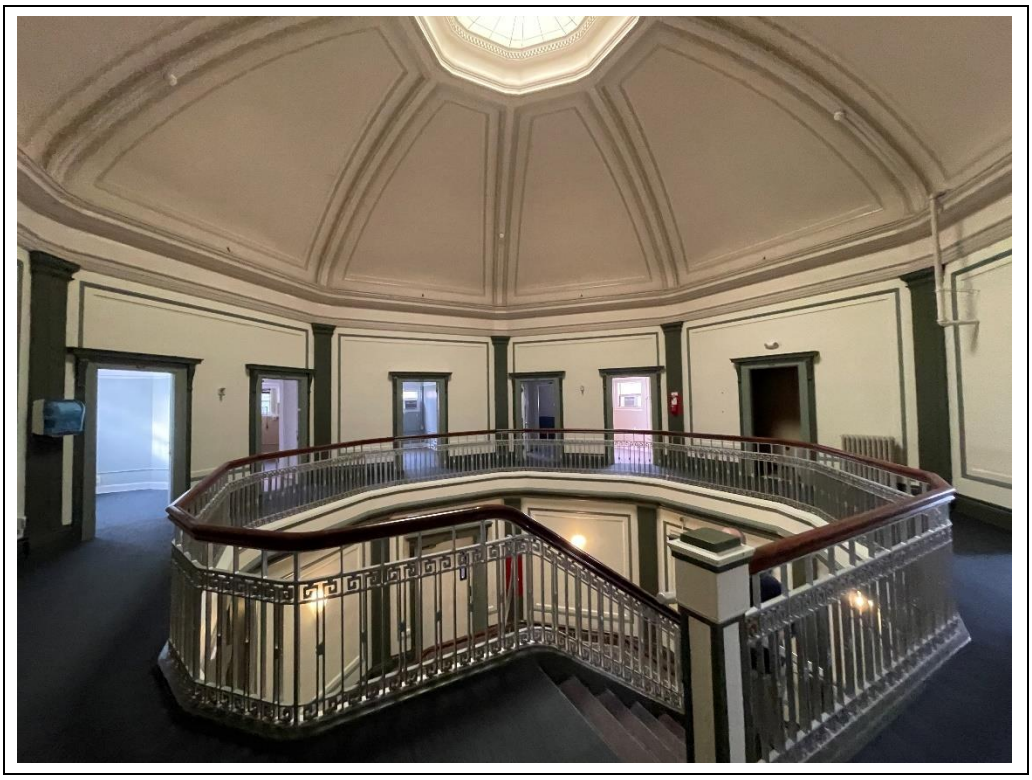
22. View of a larger 2nd floor office. (13444-171)

23. View of a 2nd floor hallway. (13444-110)



24. View of breakroom. (13444-117)

25. View of a typical 2nd floor restroom. (13444-104)



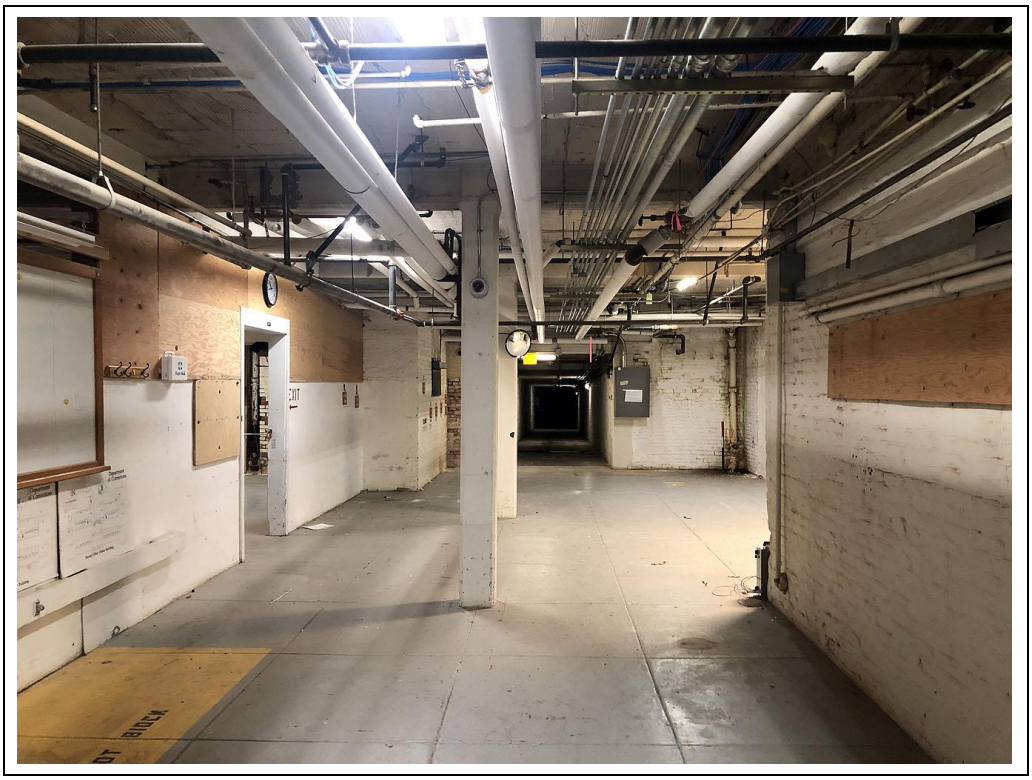
26. View of dome and staircase from 3rd floor, with offices around the perimeter. (13444-175)

27. View of a typical 3rd floor office. (13444-128)

28. View of a typical 3rd floor restroom. (13444-129)

29. View of HVAC system above 3rd floor ceiling. (13444-127)

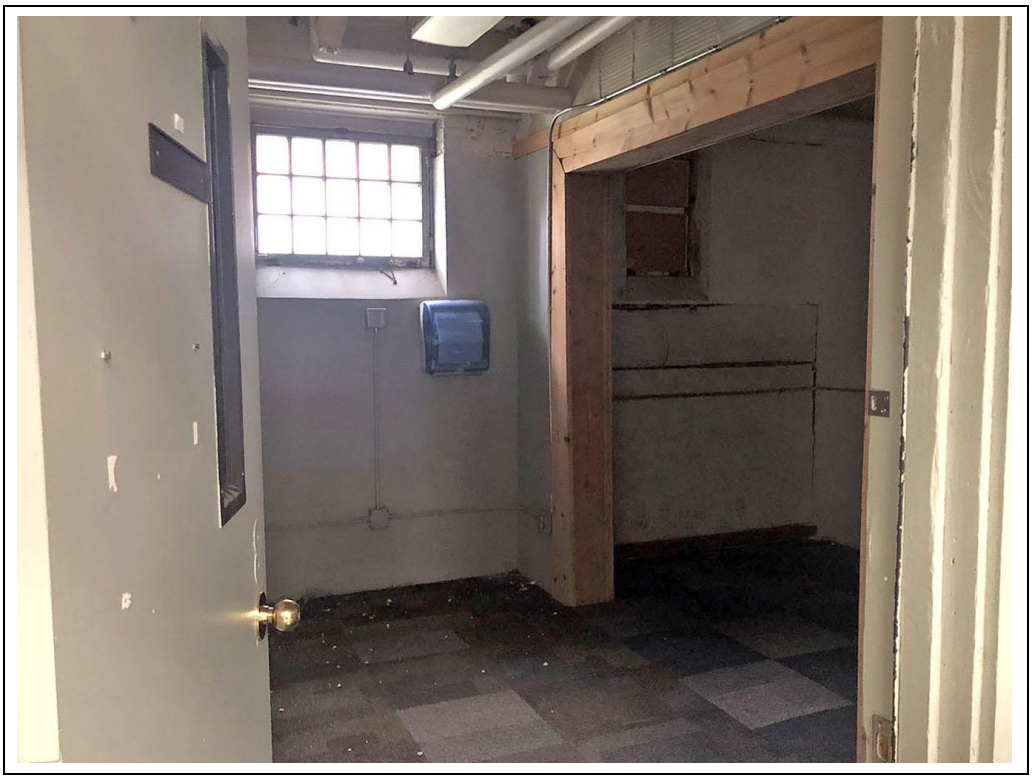
30. View of elevator. (13444-180)



31. View of typical basement corridor. (13444-137)

32. View of typical basement corridor. (13444-157)

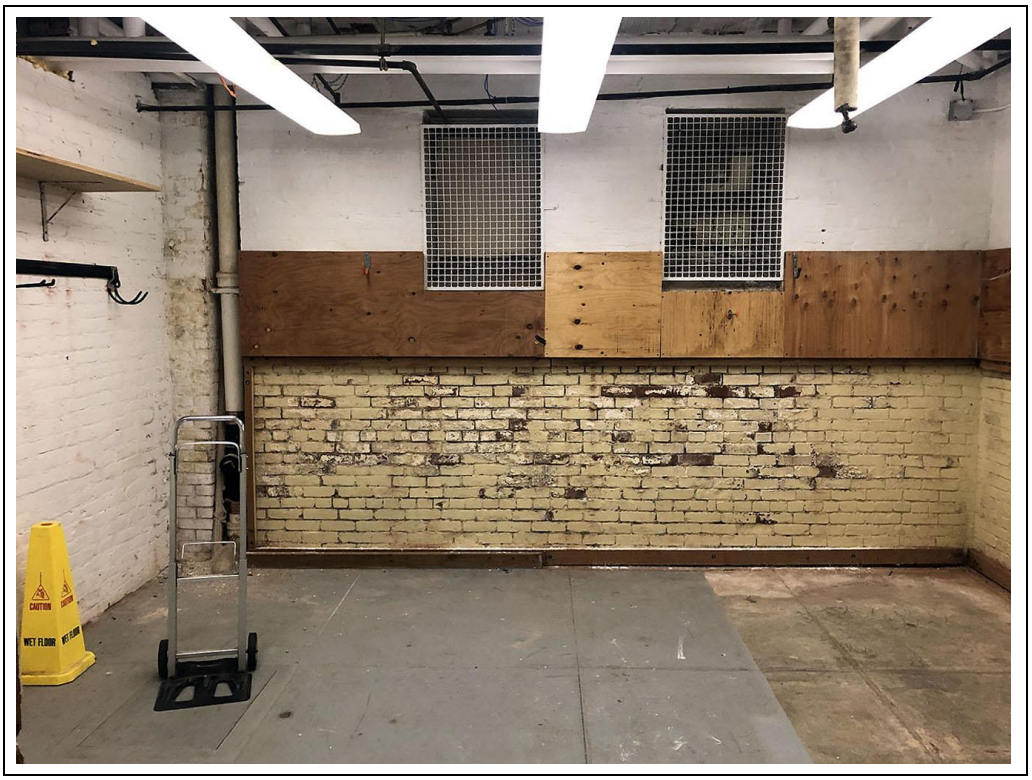
33. View of a typical basement office area. (13444-152)



34. View of a typical basement office. (13444-133)

35. View of basement shop area. (13444-145)

36. View of basement storage area. (13444-156)



37. View of basement space. (13444-131)

38. View of a basement restroom. (13444-178)

39. View east along B Street NE: Dome Building Lot is on the right, and B Street Lot (Parking Lot) is on the left. (13444-4)

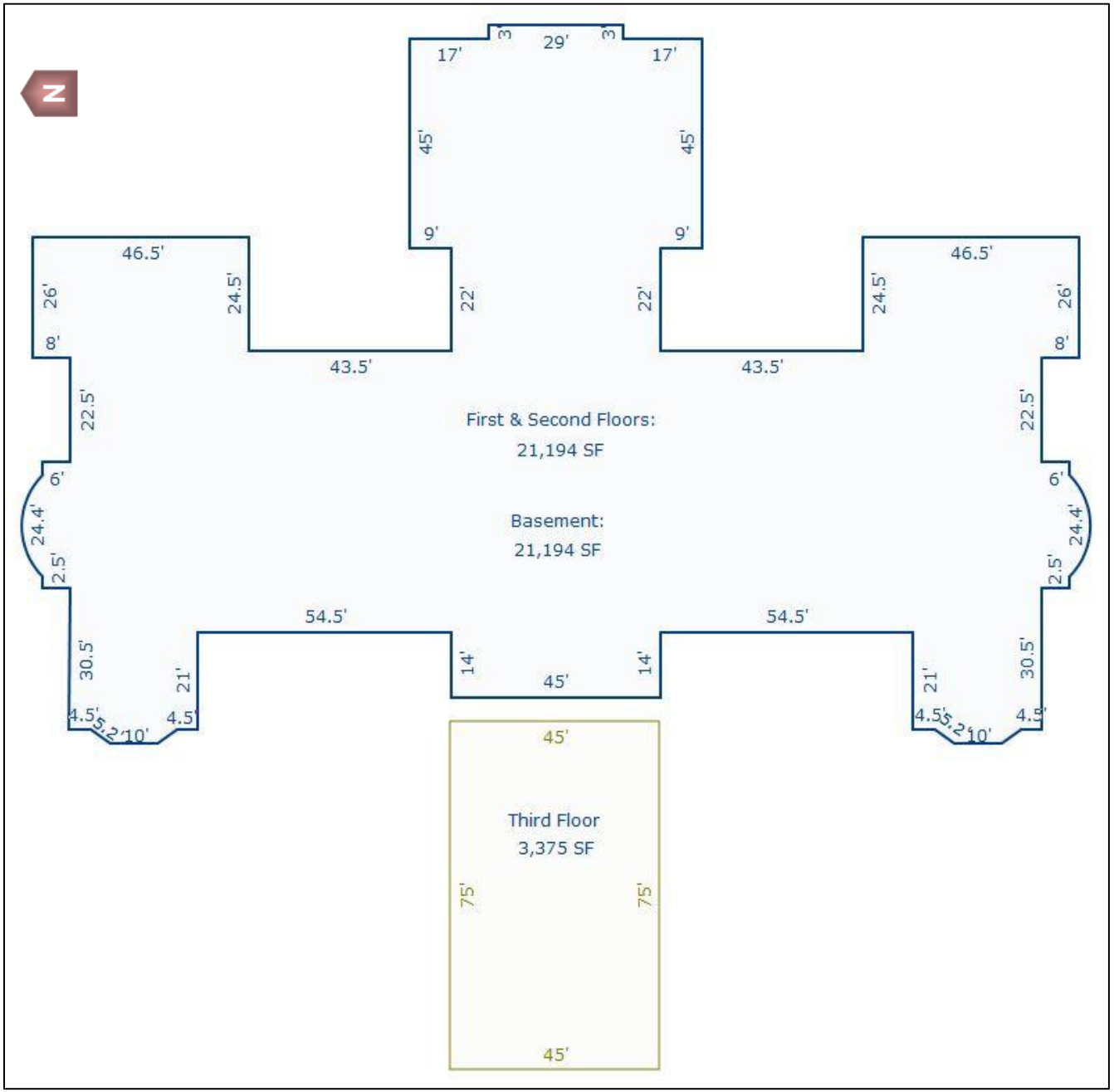
40. View northwest across B Street Lot (Parking Lot) from the intersection of B Street NE and 25th Street NE. (13444-11)

41. View west across B Street Lot's paved parking area. (13444-16)

42. View west across B Street Lot's graveled area from 25th Street NE. (13444-12)

Site Diagram

BUILDING DIAGRAM



MARKET ANALYSIS/HIGHEST & BEST USE

MARKET OVERVIEW

Please see the Addenda for a detailed description of the Salem/Keizer MSA, which is comprised of Marion and Polk Counties.

MARKET CONDITIONS (GENERAL)

Tariffs/Trade War - In 2025, the US trade-weighted average tariff rose from 2% to an estimated 28%, the highest level in over a century.

Tariffs include:

- 20% tariffs on all imports from China;
- 15% on most goods from the European Union;
- 25% tariffs on many imports from Mexico and Canada;
- 10 to 80% tariffs on a variety of imports from other countries.

According to the Darden School of Business at the University of Virginia, recent trade developments are likely to hinder U.S. economic expansion unless swift trade negotiations reverse current tariffs. While direct trade isn't a huge part of the U.S.'s total economy, it significantly influences the costs of materials, labor, and the earnings of American companies. If these tariffs remain, the U.S. and its trading partners will likely experience slower economic growth, job losses, and higher prices for consumers. The agriculture, auto, and energy sectors are predicted to face the most substantial effects.

Furthermore, retaliatory actions from Canada, Mexico, and China, a pattern seen in past trade disputes, are anticipated. Such responses could further disrupt global supply chains and trade, compounding the negative impact on economic growth.

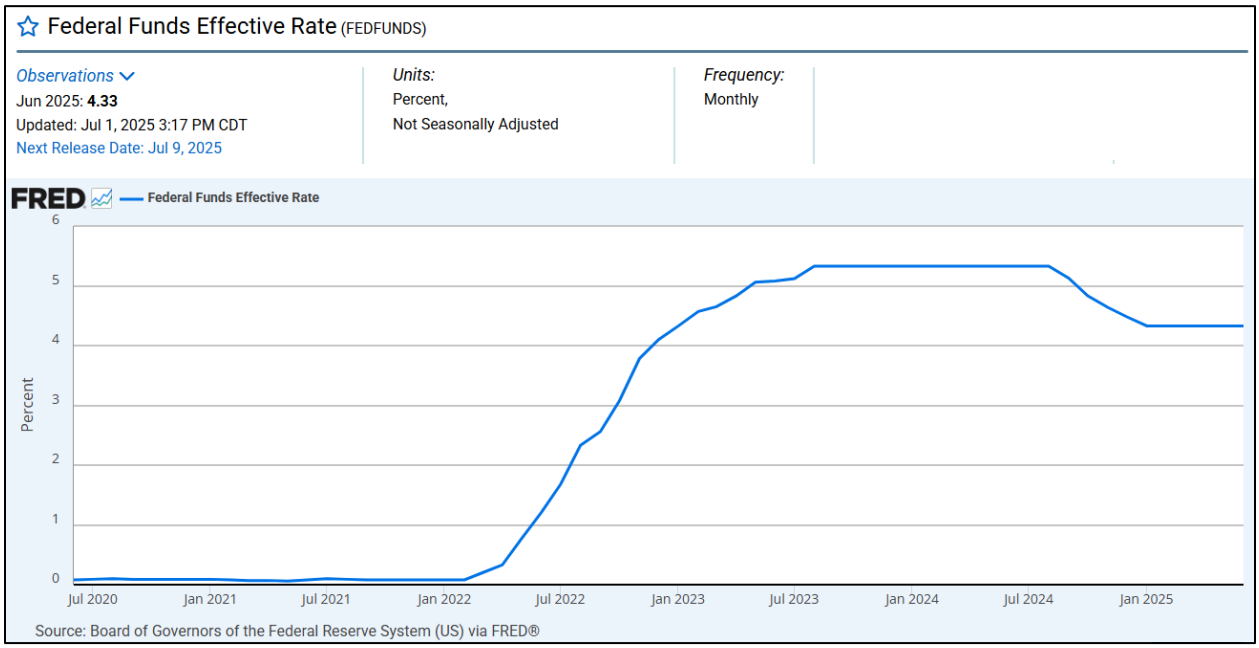
The extensive nature of these tariffs carries the risk of triggering wider trade conflicts, potentially destabilizing international markets.

Economy - Additional consideration is given to a wider range of economic issues to include:

- High inflation;
- Elevated interest rates;
- Uncertain Federal Reserve monetary policy;
- Tariffs/trade war;
- Decreased availability of capital for new developments;
- Fuel prices;
- Decline in home sales;
- Labor shortages.

INTEREST RATES

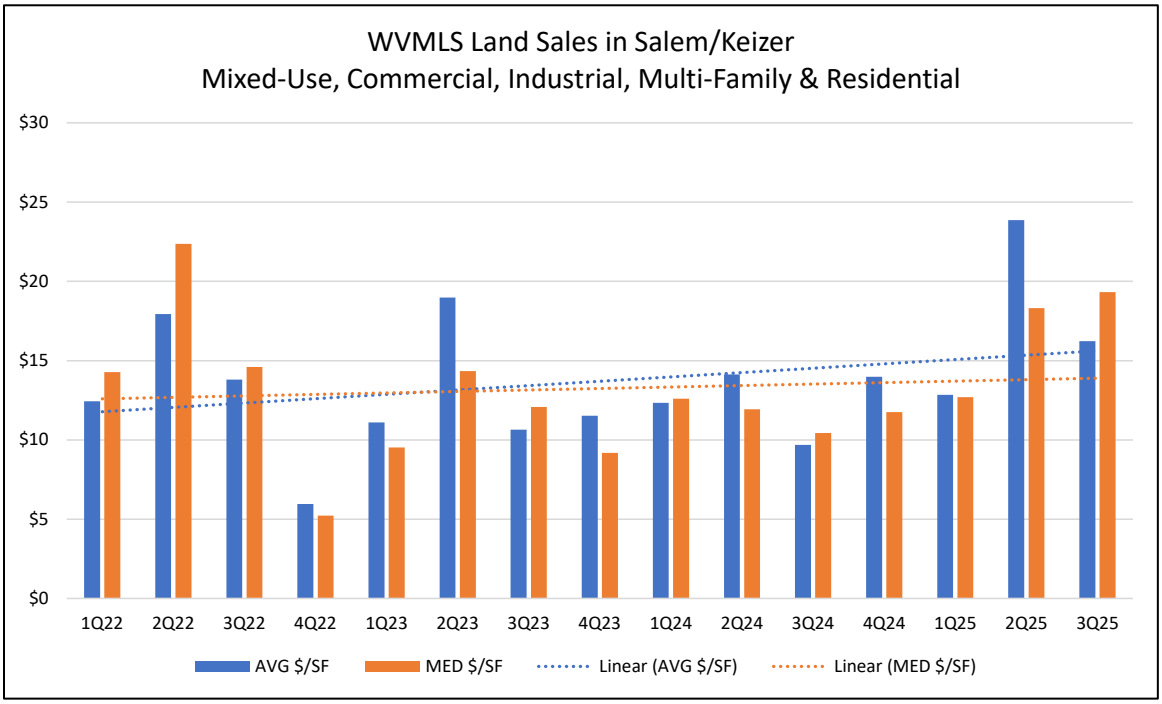
Over the last three FOMC meetings in 2024, the Federal Reserve implemented a series of interest rate cuts in response to evolving economic conditions. These adjustments totaled a 1% decrease in the federal funds rate during the latter half of 2024 (September, November, and December's FOMC meetings). **As of the latest meeting on September 17, 2025, the Federal Reserve cut the federal funds rate by a quarter-point to 4.00%–4.25%.** These monetary policy decisions were influenced by factors such as inflation trends, labor market conditions, and economic uncertainties, including the impact of new tariffs introduced by the Trump administration.



Investors anticipate further rate cuts in 2025 due in large part to recent events surrounding unemployment risks and GDP growth. However, the Federal Reserve has cited elevated economic uncertainty and a cooling job market as potential barriers to future rate cuts.

MARKET CONDITIONS (LAND)

The following charts were developed with data from the Willamette Valley Multiple Listing Service (WVMLS), and outline sales of mixed-use, commercial, industrial, multi-family and residential land in the Salem/Keizer area, on the bases of **average price/SF** and **median price/SF**:



Note that commercial, industrial, multi-family and single family land sales have been surveyed, as zoning generally permits **multi-family development**.

Lines of best fit (or lines of regression) have also been graphed.

The slopes of the regression lines indicate a change in the average sale price/SF of **+0.58% per month** and a change in the median sale price/SF of **+0.23% per month** between 1Q2022 and 3Q2025 **(mid-point of +0.40%/Month)**.

Note that the 1Q2022 to 3Q2025 surveyed timeframe encompasses the sale dates of the land sale comparables.

Market Conditions Adjustment for Land: Based on the trend data presented in this section, and the general market/economic uncertainty surrounding increasing tariffs and high interest rates, **a tempered market conditions adjustment of +0.33%/Month (+4.00%/Year)** is applied to the land comparables up to the date of value (October 22, 2025).

MARKET CONSIDERATIONS (OFFICE)

The Subject Dome Building is a 66,957 SF office property.

CoStar analytics will be presented for office properties 20,000 SF and larger throughout the state of Oregon.

INVENTORY SF	UNDER CONSTRUCTION SF	12 MO NET ABSORPTION SF	VACANCY RATE	MARKET ASKING RENT/SF	MARKET SALE PRICE/SF	MARKET CAP RATE
106M +0.1%	607K -10.9%	(1.1M) +6.4%	15.6% +1.1%	$30.31 +0.9%	$230 -2.3%	8.7% +0.2%
Prior Period 106M	Prior Period 681K	Prior Period (1.2M)	Prior Period 14.5%	Prior Period $30.04	Prior Period $236	Prior Period 8.5%

Key Metrics

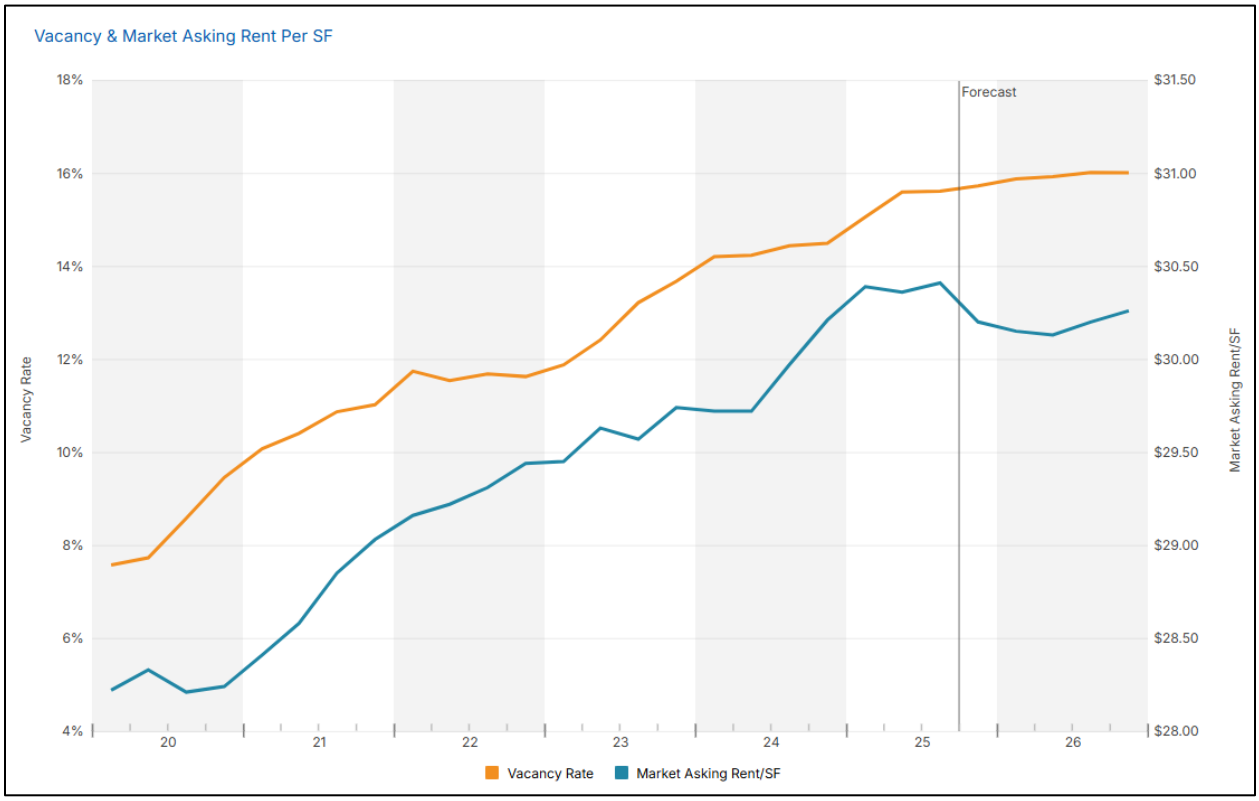
Availability		Inventory	
Vacant SF	16.6M	Existing Buildings	1,579
Sublet SF	2M	Under Construction Avg SF	86.7K
Availability Rate	17.2%	12 Mo Demolished SF	0
Available SF Total	18.5M	12 Mo Occupancy % at Delivery	60.5%
Available Asking Rent/SF	$29.71	12 Mo Construction Starts SF	61.8K
Occupancy Rate	84.4%	12 Mo Delivered SF	137K
Percent Leased Rate	86.9%	12 Mo Avg Delivered SF	45.5K

Sales Past Year		Demand	
Asking Price Per SF	$175	12 Mo Net Absorp % of Inventory	-1.0%
Sale to Asking Price Differential	-12.1%	12 Mo Leased SF	2.8M
Sales Volume	$316M	Months on Market	18.8
Properties Sold	73	Months to Lease	14.6
Months to Sale	11.3	Months Vacant	16.7
For Sale Listings	94	24 Mo Lease Renewal Rate	59.0%
Total For Sale SF	4.3M	Population Growth 5 Yrs	0.5%

As of October 2025, CoStar reports office inventory within the surveyed area of 1,579 buildings totaling about 106 million square feet.

Over the prior year, approximately 16.6 million SF was vacant, resulting in an average overall vacancy rate of **15.6%**, which is an increase of 11 basis points from the prior period (October 2024). The average asking rent has increased slightly, and net absorption remains negative. The average sale price per SF has decreased, and the average capitalization rate has increased slightly (as expected). Overall, the market for office properties 20,000 SF and larger throughout Oregon remains soft.

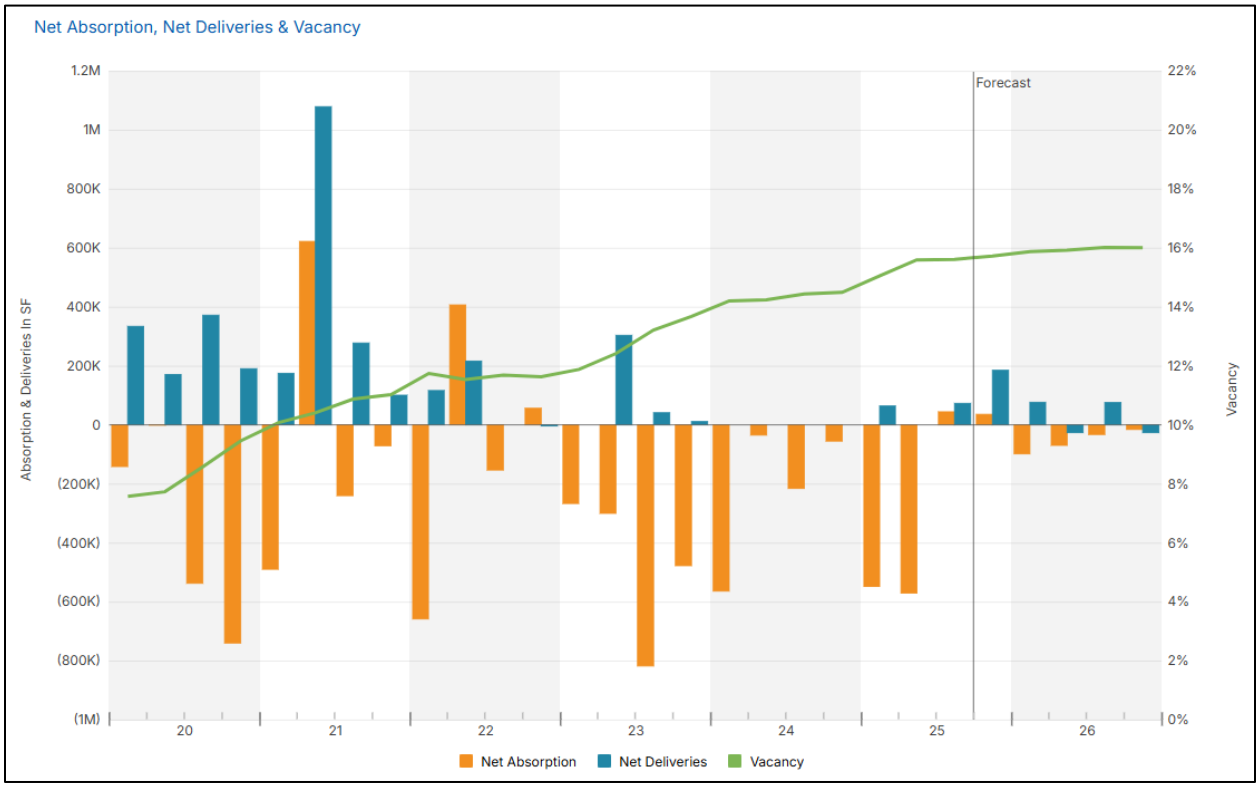
Vacancy and Rent Statistics – Rental data, derived from CoStar, is based on office properties 20,000 SF and larger throughout Oregon.



As the chart indicates, vacancy has steadily increased since 2020. The Q4 vacancy of **15.6%** is significantly higher than the long-run market expectation of 5%. This illustrates the drastic reduction in market activity for larger office properties over the prior four years. Overall, the data reflects an oversaturated office market with excess supply, although market participants suggest demand remains higher for Class-A property types, while older, Class-C properties have experienced prolonged marketing periods. CoStar predicts vacancy will remain elevated through 2026.

The average rent for office properties 20,000 SF and larger throughout Oregon has generally increased since 2020, despite the elevated vacancy. This is primarily due to inflation. The Q4 2025 average asking rent of $30.31 per SF per year reflects a slight increase over the average rent as of Q4 2024. CoStar predicts average rents will decrease through the remainder of 2025 and mid-2026, before rising again in by Q4 2026 and beyond.

Absorption, Deliveries, & Vacancy – The chart below, derived from CoStar, is based on office properties 20,000 SF and larger throughout Oregon.



Net absorption has fluctuated quarterly over the past five years; however, the general trend over the past 2+ years has been limited new construction and negative net absorption. The volume of new construction noticeably decreased, beginning in mid-2022 in conjunction with rising interest rates and rising construction costs; reducing and/or eliminating the feasibility of speculative and build-to-suit office developments.

Looking forward to 2026, CoStar anticipates absorption will improve. Despite some new construction on the horizon, net absorption is anticipated to be less in 2026 and beyond.

While the market for owner-users remains generally positive, few investor driven projects are coming out of the ground.

Drilling down to the **Salem/Keizer MSA**, supply and demand factors for office properties 20,000 SF and larger reflect a more promising picture.

INVENTORY SF	UNDER CONSTRUCTION SF	12 MO NET ABSORPTION SF	VACANCY RATE	MARKET ASKING RENT/SF	MARKET SALE PRICE/SF	MARKET CAP RATE
6.8M +0%	29.8K +237.0%	60.5K +1,463.4%	4.6% -0.9%	$25.00 +0.6%	$172 -3.4%	9.9% +0.2%
Prior Period 6.8M	Prior Period 8.9K	Prior Period 3.9K	Prior Period 5.5%	Prior Period $24.85	Prior Period $179	Prior Period 9.7%

Key Metrics

Availability		Inventory	
Vacant SF	312K	Existing Buildings	143
Sublet SF	0	Under Construction Avg SF	29.8K
Availability Rate	6.8%	12 Mo Demolished SF	0
Available SF Total	464K	12 Mo Occupancy % at Delivery	-
Available Asking Rent/SF	$24.00	12 Mo Construction Starts SF	20.8K
Occupancy Rate	95.4%	12 Mo Delivered SF	0
Percent Leased Rate	95.5%	12 Mo Avg Delivered SF	-

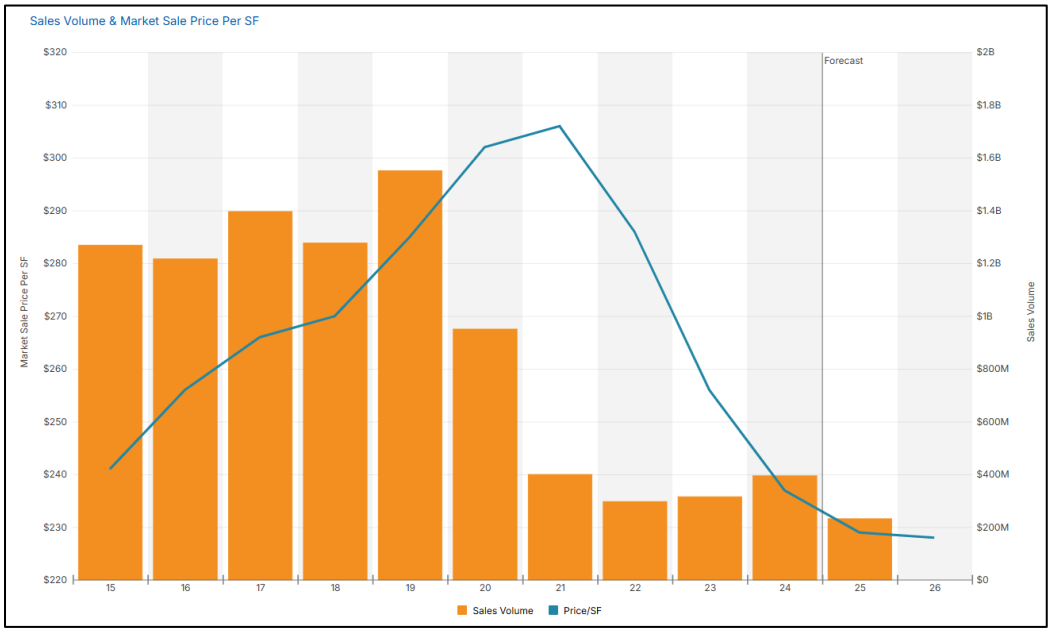
Sales Past Year		Demand	
Asking Price Per SF	$167	12 Mo Net Absorp % of Inventory	0.9%
Sale to Asking Price Differential	-12.2%	12 Mo Leased SF	215K
Sales Volume	$16.8M	Months on Market	15.6
Properties Sold	10	Months to Lease	9.8
Months to Sale	5.4	Months Vacant	10.8
For Sale Listings	6	24 Mo Lease Renewal Rate	80.9%
Total For Sale SF	204K	Population Growth 5 Yrs	2.1%

The average vacancy for an office property measuring 20,000 SF and larger in the Salem/Keizer MSA is only 4.6%; well below the statewide average of 15.6%. However, the average sale price has decreased over the past year, and the average capitalization rate is higher than the average rate statewide.

There is currently nearly 30,000 SF under construction, and net absorption is positive. This suggests the local market is starting to recover from the ripple effects that have plagued the office market since the onset of the pandemic.

Sale Trends

CoStar was surveyed for office transactions. The following chart depicts the annual sales volume and average market price per SF for office properties 20,000 SF and larger throughout the state of Oregon.



As the chart illustrates, sales volume peaked in 2019, at $1.55 billion, before declining in 2020, to about $955 million. Volume continually declined through 2023, and had a slight bump up to ~395 million in 2024. Sales volume has drastically decreased over the past few years. The data is further refined below:

Period	Sales Volume	Price/SF	$/SF % Change	$/SF % Change/Mth
2015	$1,268,774,525	$241	-	-
2016	$1,220,918,191	$256	6.22%	0.52%
2017	$1,396,409,002	$266	3.91%	0.33%
2018	$1,277,051,689	$270	1.50%	0.13%
2019	$1,550,944,143	$285	5.56%	0.46%
2020	$950,772,025	$302	5.96%	0.50%
2021	$399,844,558	$306	1.32%	0.11%
2022	$297,128,239	$286	-6.54%	-0.54%
2023	$315,328,913	$256	-10.49%	-0.87%
2024	$394,840,647	$237	-7.42%	-0.62%
2025 YTD (Jan-mid-Oct)	$231,968,646	$230	-10.16%	-1.45%
2025 EST		$229	-0.43%	
2026	-	$228	-0.44%	
2027	-	$233	2.19%	
2028	-	$247	6.01%	
			Average	-0.14%
			Avg 2022 - 2025 YTD	-0.57%
			Avg 2023 - 2025 YTD	-0.45%
			Avg 2024-2025 YTD	-0.28%

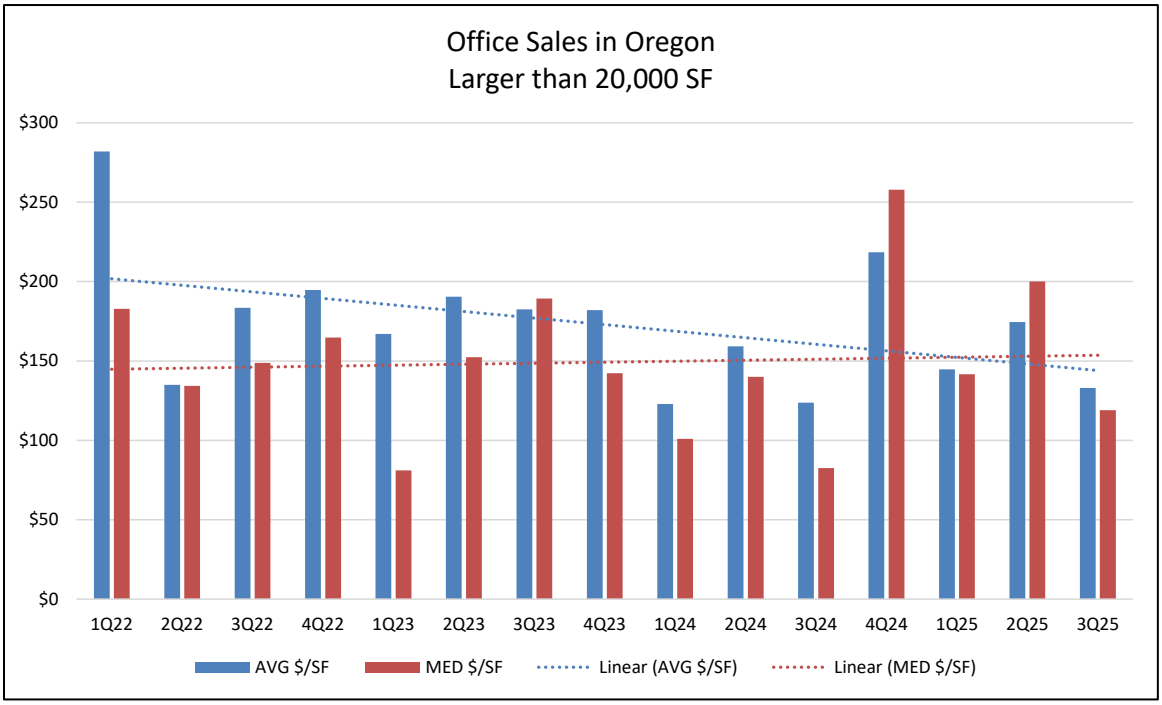
As the cost of borrowing capital increased beginning in mid-2022, some buyers were left on the sidelines, no longer able to afford the required down payment necessary to keep mortgage payments feasible.

The change in unit price over the past 10 years has been -0.14% per month. While price appreciation was common from 2015 through 2021, decreases took hold in 2022 amidst the increases in interest rates. The average sale price per SF decreased -0.57% per month between 2022 and 2025 YTD; decreasing another -0.45% per month between 2023 and 2025 YTD. As of mid-October 2025, prices have declined again; however, the velocity of the decline has slowed. The average sale price per SF decreased -0.28% from 2024 through October 2025.

CoStar predicts a slight decrease through the end of 2025 and 2026, with more meaningful gains anticipated beginning in 2027.

Due to the fluctuating sales volume, and drastic decline in sale price/SF, additional research was performed. Several sales were removed from the data set as they were outliers in either size, sale price, or sale price per square foot.

The following chart includes 114 sales of office properties in Oregon with sizes 20,000 SF or larger.



Lines of best fit (or lines of regression) have also been graphed.

The slopes of the regression lines indicate a change in the average sale price/SF of -0.64% per month and a change in the median sale price/SF of +0.14% per month between 1Q2022 and 3Q2025 **(mid-point of -0.25%/Month)**.

Note that the 1Q2022 to 3Q2025 surveyed timeframe encompasses the sale dates of the land sale comparables.

Resale Analyses - Resales are also a good indicator for a reliable market conditions adjustment.

Resale Analysis: Statesman Journal Properties, Salem, OR (Comparable 5)						
Sale Date	Sale Price	Resale Date (Aggregate)	Resale Price (Aggregate)	% Difference	Time Elapsed (months)	% Change per Month
6/3/21	$2,890,388	6/29/23	$2,876,500	-0.48%	25.00	-0.02%

Sale & Relisting Analysis: Salvation Army White Shield Center, Portland, OR (Comparable 1)						
Sale Date	Sale Price	Current Date	List Price - 10%	% Difference	Time Elapsed (months)	% Change per Month
4/13/22	$4,350,000	10/22/25	$4,500,000	3.45%	42.00	0.08%

The data indicates a change from -0.02 to +0.08%/month, with a mid-point of **+0.03%/month.**

Market Conditions Adjustment for Office Property: Based on the trend data presented in this section, and the general market/economic uncertainty surrounding increasing tariffs and high interest rates**, a tempered market conditions adjustment of -0.25%/Month (+4.00%/Year)** is applied to the improved comparables up to the date of value (October 22, 2025).

CHALLENGES IN THE OFFICE SECTOR POST-PANDEMIC

The office market in Oregon, particularly concerning large professional office buildings, faces several challenges since the pandemic.

- **Shift to Remote and Hybrid Work Models –** Since the pandemic, there has been a significant increase in remote and hybrid work models. This shift has reduced the demand for traditional office spaces, especially those designed for full-time in-person work, which has resulted in higher vacancy rates as businesses shrink their office footprints. Business Insider (September 2024) reports the current trend among big tech companies is to consolidate offices in a few large hubs, which has worked against Oregon, due to the lack of large tech companies based in the state. As a result, software employment is down 7.4% statewide over the past two years. For example, in September 2024 Salesforce announced closing its Hillsboro office by the end of January 2025. Employees were offered the option to relocate or accept severance. This move eliminated over 100 Oregon jobs and created 115,000 SF of vacancy, reflecting a broader trend of companies reassessing their office space needs. This trend reaches beyond the tech sector, and has been reported in other sectors as well, including banking, finance, and government.

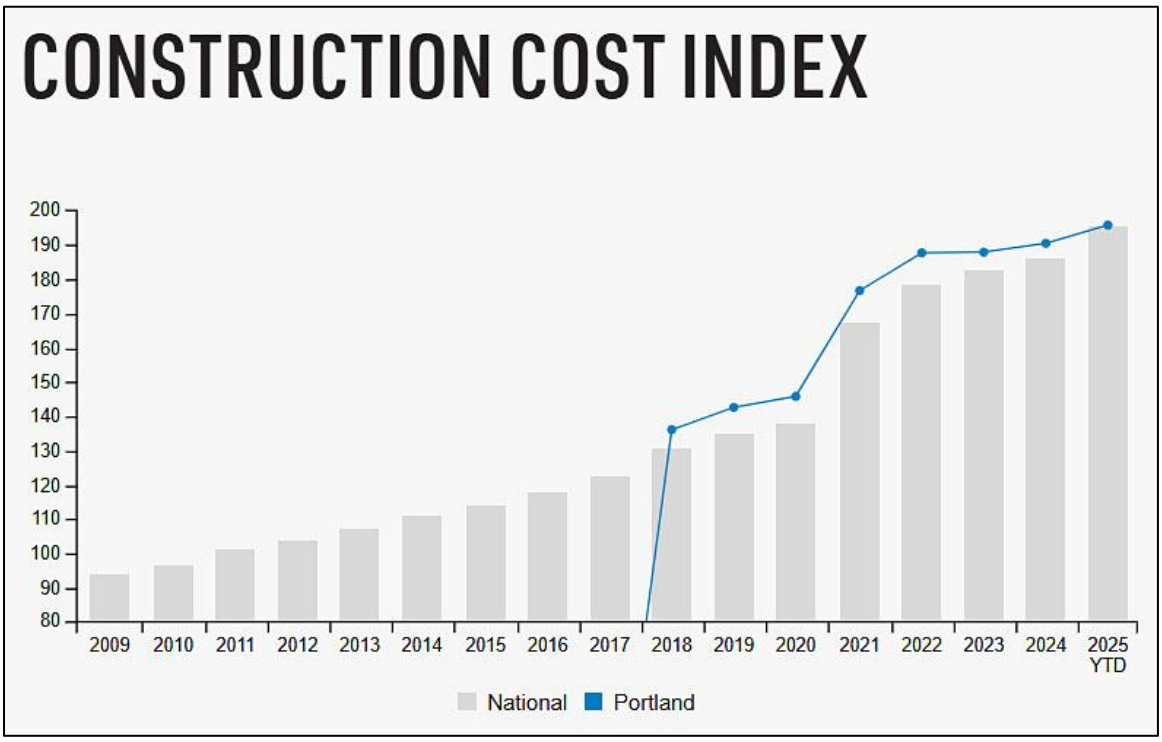
  As the state capitol, Salem has historically benefitted from significant State of Oregon office absorption. However, similar to other sectors, the State is downsizing its office footprint due to the shift to hybrid work schedules. Much of this downsizing and reorganization of the State workforce has resulted in many State leases not being renewed; leaving larger office suites vacant and available for lease. As the State of Oregon has historically been one of the main tenants to lease these larger

spaces, they can be difficult to fill without significant cash investment in the properties to demise the spaces into smaller suites that better reflect the needs of typical officer users in the local market.

- **Migration from CBD to Suburban Areas –** There is a noticeable trend of businesses relocating from downtown areas to suburban regions. This migration is driven by factors such as lower taxes, shorter commutes, and more modern facilities. Consequently, large professional office buildings in urban centers may experience decreased demand. According to the most recent Colliers Portland Metro Office Market report (Q4 2024), the greater Portland office market faced continued challenges in Q4 2024. "*Vacancy rates remain the highest in the Central Business District (CBD) at 34.7%. Over 2024, net absorption surpassed negative 1 million square feet in the CBD. In the CBD Perimeter, vacancy rates fell by 40 basis points to 27%. Most notably, the Clark County submarket experienced a second consecutive quarter of positive net absorption, driving the vacancy rate to 8.3%. During the quarter, tenants vacated more than 262,000 square feet, bringing the overall vacancy rate to 24.4%. While the market-wide vacancy rate has increased by more than three percentage points in the last 12 months, Q4 marks the third consecutive quarter in which the pace that vacant space has come back to the market has slowed.*"

- **Increased Construction Costs –** The cost of construction over the past five years has been influenced by several key factors, including material price volatility, labor shortages, supply chain disruptions, and evolving design requirements.

  Construction costs escalated significantly during the early 2020s, driven by supply chain disruptions and heightened demand. However, by 2025 YTS, the rate of increase had moderated. The following chart uses the Mortenson Cost Index to show construction cost trends for the U.S. and Portland.



Nationally, the Mortenson Cost Index increased approximately 5% from 2024 to 2025 YTD. In Portland, costs rose by approximately 3% during the same period.

In January 2025, the National Association of Home Builders (NAHB) reported that building material price growth slowed dramatically in 2023, in line with slowing inflation in the broader economy; however, prices still increased and remained elevated from post-pandemic surges. "*The only major building material to see price recovery is lumber," said Jesse Wade, NAHB director of tax and trade policy analysis. "At the end of 2023, lumber was trading about 20% higher than in 2019, but with further price declines in 2024, the price is roughly back to normal. This is after surges in 2020-21 that saw lumber prices rise more than 300%.*" Other building materials, while not as extreme as lumber, are still above pre-pandemic levels; however, specific materials, like copper, have seen higher price growth rates in the U.S. in December 2024 compared to the previous year. NAHB continually tracks the latest lumber prices and futures prices, and provides an overview of the behaviors within the U.S. framing lumber market.

Beyond material costs - labor shortages, permitting delays, economic uncertainty, and financing availability also play a role in construction costs. The newly implemented tariffs on imports and exports are also expected to play a significant role in the cost of construction materials going forward. It is unknown yet how significant of an impact the tariffs will have, and when that impact will be felt locally.

SCOT ANALYSIS

Strengths: Characteristics of the property or project that give it an advantage over others.

- The **B Street Parking Lot and Dome Building** are located in Salem. The parcels are regularly-shaped, have generally level topography, are located along or proximate to bus lines, and have average to good access. The subject properties have above average to very good exposure characteristics, and are zoned for mixed-use development (assumed). All utilities are available/adjacent, and the properties are located outside of the floodplain and proximate/adjacent to parks.
- The **Dome Building**:
    - has been well maintained and reflects above average condition and quality considering age, renovations, maintenance, etc.;
    - has adequate parking;
    - is included on the National Registry of Historic Places (tax benefits).

Challenges: Characteristics of the property or project that place it at a disadvantage relative to others.

- The subject property components are located just outside of the downtown core;
- There are a number of significant trees on the subject property components that may limit development options and/or configuration;
- The large size and layout of the Dome Building may limit potential buyers to a small market of buyers of institutional properties;
- The Dome Building has <u>not</u> been seismically retrofitted;

- The Dome Building is included on the National Registry of Historic Places (which limits improvement alterations/renovations/redevelopment somewhat).

Opportunities: Elements in the market that the property or project could exploit to its advantage.

- Seismically retrofitting the Dome Building could increase its potential uses, as well as the pool of buyers/users.

Threats: Elements in the market that could cause trouble for the property or project.

- Ongoing economic uncertainty, elevated interest rates, and decreased availability of capital for purchases and new development as previously discussed.

HIGHEST AND BEST USE

Introduction

Highest and best use is a market driven concept which identifies the most profitable and competitive use to which a property can be put. It is further defined as follows:

> "*The reasonably probable and legal use of vacant land or an improved property, which is physically possible, appropriately supported, financially feasible, and that results in the highest value. The four criteria the highest and best use must meet are legal permissibility, physical possibility, financial feasibility, and maximum profitability*."[2]

The concept of highest and best use is fundamental to real property value. In one application of the concept, a site is valued as though vacant and available for development to its highest and best use. In another application, the highest and best use of the property as improved is estimated. A site may have one highest and best use as though vacant, while the improved site may have another optimal use.[3]

Highest and best use is essentially a market driven concept which identifies the ideal use(s) of a property which follow logical market criteria. It attempts to mirror the thinking of a buyer in the marketplace. Analysis pertaining to the legal, physical, financial and most productive uses of the site, both as though vacant and as improved, narrows development options to those best fitting the demand for the property. Once highest and best use is established, the appraisal process focuses on the identified sub-market, selecting parameters for meaningful analyses.

The highest and best use of the subject land and improvements has been tested separately against the four criteria in the following analysis.

AS VACANT

Among all reasonable, alternative uses, the use that yields the highest present land value, after payments are made for labor, capital, and coordination. The use of a property based on the assumption that the parcel of land is vacant or can be made vacant by demolishing any improvements.[4]

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[2] *The Dictionary of Real Estate Appraisal, 7th Edition.* Chicago: Appraisal Institute, 2022.
[3] *The Appraisal of Real Estate, 15th Edition*. Chicago: Appraisal Institute, 2020.
[4] *The Dictionary of Real Estate Appraisal, 7th Edition*. Chicago: Appraisal Institute, 2022.

Legally Permissible - Legal factors influencing the Subject Lots as vacant are primarily zoning regulations and City ordinances. Recall that the Subject B Street Parking Lot is valued under the extraordinary assumption it can be rezoned/redesignated for mixed-use development.

Recall also that the Subject Dome Lot is within a historic zone overlay which limits its development somewhat.

Legal uses support **mixed-use development** of the vacant B Street Parking Lot and the underlying Dome Lot.

Physically Possible - The **Subject Lots** are located in Salem, are regularly-shaped, have generally level topography, are located along or proximate to bus lines, and have average to good access. The Subject Lots have above average to very good exposure characteristics, and are zoned for mixed-use development (assumed). All utilities are available/adjacent, and the Subject Lots are located outside of the floodplain and proximate/adjacent to parks.

Physically possible uses include **mixed-use development** of the majority of the vacant Subject Lots.

Financially Feasible - Due to the sites' physical characteristics, surrounding development, and legal considerations, the greatest financial return would likely come from mixed-use development.

Recent single-family and multi-family residential, and commercial land purchases, increased lot construction/development activity, increased multi-family unit construction/development activity, and increased vertical construction all indicate a generally healthy demand for mixed-use land in the subject's market. However, the influx of new multi-family development over the past few years has resulted in an increase in multi-family vacancy in existing projects. Despite this, new construction continues to be absorbed quickly, and a deficit of affordable multi-family housing exists.

Therefore, **mixed-use development** of the vacant Subject Lots appears financially feasible.

Maximally Productive - Mixed-use development accurately describes the maximally productive use of the vacant Subject Lots, as it represents a financially feasible, physically possible and legally permissible use.

Marketability - As stated previously, the vacant Subject Lots have average marketability ratings for mixed-use development. Marketability factors support **mixed-use development** of the vacant Subject Lots.

We anticipate an exposure/marketing period of **one year** for each of the Subject Lots, as vacant, if listed at or near market value.

Highest and Best Use Conclusion As Vacant - Based upon past, present and prospective market activity in the subject's market area, it is our opinion that the vacant Subject Lots have a highest and best use of **mixed-use development**.

AS IMPROVED – DOME BUILDING

Highest and best use of a property as improved pertains to the use that should be made of an improved property in light of its improvements.

Legally Permissible - The Dome Building is a conforming use within the mixed-use zoning. **Continued use of the Dome Building as an office, or potential conversion to mixed-use/multi-family use**, is legally permissible.

Physically Possible - The Dome Building is in above average condition considering its age, renovations, maintenance, etc. Recall; however, that the Dome Building would not meet current seismic code requirements and would perform poorly in a seismic event.

However, continued use of the Dome Building as an office, or potential conversion to mixed-use/multi-family use, is physically possible.

Financially Feasible – The lack of seismic retrofitting suggests the State of Oregon and other municipalities or potential users such as universities/schools, etc. may not consider the Dome Building a viable location for office and related uses. This is supported by the relatively recent vacation of the Department of Corrections.

In addition to the seismic concerns, the ripple effects of COVID-19 continue to be a concern, as many large scale office users have not fully returned to in-office work. Some larger companies – and municipalities – continue to downsize their office footprints, which puts emphasis on the general size and layout of the subject. Because much of the space reflects shared open office areas, many large-scale users may want to retrofit the Dome Building with a new air handling system to better circulate air through the building. It is reasonable to assume most buyers would incur costs to either update the building to reflect a more modern layout/air handling/demising for multi-tenancy/seismic retrofit or similar/etc. If a buyer purchases for multi-tenancy, the costs would be significant.

The following table shows several large historic, institutional building resales after renovation:

Renovation and Resale Analyses						
Property	**Sale Date**	**Sale Price**		**Resale Date**	**Resale Price**	**% Difference**
321 NW Glisan Street, Portland OR	Dec-13	$6,250,000		Jan-15	$9,300,000	48.80%
1111 SW 10th Avenue, Portland, OR	Dec-13	$4,250,000	**RENOVATION**	Dec-18	$10,000,000	135.29%
Bank of the West Building, Portland OR	Jan-15	$3,200,000		Aug-19	$10,825,000	238.28%
Bank of Commerce Building, Oregon City, OR	May-13	$1,600,000		Nov-19	$2,625,000	64.06%
					Minimum	**48.80%**
					Maximum	**238.28%**
					Average	**121.61%**

The resale data ranges from increases of 48.80% to 238.28% (with an average increase of 121.61%). Note, however, that a significant portion of these increases was also due to increasing market trends (from May 2013 to November 2019).

Therefore, it is unknown whether retrofitting/renovating the Dome Building would be financially feasible, if pursued.

Given the information presented, **continued use of the Dome Building as an office (or potential conversion to mixed-use/multi-family use pending financial feasibility)**.

While a seismic retrofit/renovation may be financially feasible, it is also possible that some users would purchase the property "as is," and attempt to either owner occupy (without the retrofit), or find tenants that accept the building without the retrofit.

Maximally Productive - Continued use of the Dome Building as an office (or potential conversion to mixed-use/multi-family use pending financial feasibility) describes the maximally productive use of the subject property as improved, as it represents a financially feasible, physically possible and legally permissible use.

Marketability - As stated previously, the Dome Building has an "average" marketability for office use as a large, historic, institutional improvement. Marketability factors support **continued use of the Dome Building as an office (or potential conversion to mixed-use/multi-family use pending financial feasibility).**

As discussed, the large size of the improvement, its location in the State Capital, and its lack of demising into smaller office suites, suggests a government or institutional user as the most likely user of the property. Note, however that, according to DAS, municipalities (cities, counties and states) are typically prevented from occupying improvements that have not been seismically retrofitted. **The Dome Building's lack of seismic retrofitting may limit the pool of potential users.**

Other than municipalities, potential owner-users that could occupy the entire Dome Building are likely limited. A college/university/school/institution may be able to utilize the entire improvement, but may also have restrictions that prevent them from occupying one that is not seismically retrofitted.

One result of the COVID pandemic is many large-scale office users downsized, plan to downsize at lease renewal, or shifted to some combination of in-office/remote work. This further limits the demand for large office buildings like the subject.

However, given its physical limitations, marketability factors support **continued use of the Dome Building as an office (or potential conversion to mixed-use/multi-family use pending financial feasibility).**

We anticipate an exposure/marketing period of **12 to 18 months** for the Dome Building and associated site, if listed at or near market value.

Highest & Best Use As Improved - Based upon past, present and prospective market activity in the subject's market area, it is our opinion that **continued use of the Dome Building as an office (or potential conversion to mixed-use/multi-family use pending financial feasibility)** represents the highest and best use as improved.

Most Likely Buyer - If sold on its own, the most likely buyer of the Subject Dome Building and Site is an **owner-user**. While the improved sales data indicates a mix of investors and owner-users, the cost of seismically retrofitting and demising the improvement for multi-tenancy would likely deter many investors who would otherwise purchase the property for its potential income stream.

VALUATION METHODS

SITE VALUE

In valuing the subject site, as though vacant as of the effective date of this report, the Sales Comparison Approach is utilized. In this approach, recent sales and/or listings of similar sites are compared to the subject using the adjustment process (if appropriate) to indicate value. Where good market activity and data is available, this approach best reflects market behavior and provides a useful estimate of value for the subject land.

COST APPROACH

The Cost Approach is based upon the principle that the value of property is significantly related to its physical characteristics and that no one would pay more than the cost to build a like facility in today's market on a comparable site. In this approach, the market value of the site is estimated and added to the depreciated value of the improvements. In addition, entrepreneurial profit is added. For proposed or newer properties, this approach may have significant relevance. For older properties or those with substantial depreciation, this approach has limited application. However, the Cost Approach may prove useful as an indication of potential supply, as measured by the amount of profit evident. These factors will be considered in addressing the emphasis placed on the Cost Approach.

INCOME APPROACH

This approach is predicated on the assumption that there is a definite relationship between the net income a property will earn and its value. Net income is the income generated before payment of any debt service. The process of converting it into value is called capitalization. Net income is divided by a capitalization rate. Factors such as risk, time, interest on the capital investment, upside potential and recapture of the depreciating asset are considered in the rate. Applying a capitalization rate based on indications from comparable sales reflects expectations of buyers and sellers in the market.

Another capitalization concept employed with the Income Approach is the Discounted Cash Flow Analysis or yield capitalization. It is developed by projecting cash flows over a holding period assuming variations in income, expenses, lease terms, reversion rates and internal rates. The net present value of the cash flows is a method of measuring anticipated future benefits.

SALES COMPARISON APPROACH

This approach analyzes sales of comparable properties with regard to the nature and condition of each sale. Logical adjustments and/or comparisons are made for varying physical characteristics. For land value, a common denominator is a price per square foot or price per acre; for improved properties, it may be the price per square foot, price per unit, or a gross income multiplier. This approach develops a good indication of value when sales of similar properties have occurred.

RECONCILIATION

This is the process by which the individual approach indications are weighed based on validity and applicability to the subject market. The indications often indicate different values. After factors influencing each approach are carefully considered (i.e. quality and quantity of data, sophistication of the market, etc.), a final point estimate of value is concluded.

This report utilizes the Sales Comparison Approach to value the two subject components:

- **B Street Parking Lot**
- **Dome Building and Site**

The **Sales Comparison Approach** is utilized to value the **Subject B Street Lot**. The Cost and Income Approaches are not typically relevant when valuing land, and were therefore not developed. The exclusion of these approaches does not diminish the validity of the value concluded herein.

The Sales Comparison Approach is utilized to value the **Subject Dome Building and Site**. The Cost Approach is not typically relevant when valuing older improvements due to the subjective estimation of depreciation. The Income Approach is not typically relevant when valuing vacant and large institutional properties. Therefore, these approaches were not developed. The exclusion of these approaches does not diminish the validity of the values concluded herein.

SALES COMPARISON APPROACH:
INTRODUCTION

The **Subject Property Components** are identified in the map above, and are described as follows:

- **B Street Parking Lot**
- **Dome Building and Site**

SALES COMPARISON APPROACH:
B STREET PARKING LOT

In this section, the market value of the **Subject B Street Parking Lot** will be estimated by comparing it with comparable sales of similar sites located in the subject's market area.

As discussed in previous sections of this report, the Subject B Street Lot has the following Highest and Best Use: **Mixed-Use Development.**

Recall that a November 2021 easement granted by the State of Oregon to the City of Salem allows Yaquina Hall the right to use a maximum of 55 non-exclusive, unassigned parking spaces within the parking lot on the Subject B Street Parking Lot.

The exhibit above shows the Subject B Street Parking Lot (outlined in red), which is partially improved with a paved, 104-space parking lot (outlined in yellow).

With a paved parking area of 34,848 SF (~0.80 AC), this equates to an average parking space size of 335 SF (34,848 SF ÷ 104 parking spaces). Per parking space metrics outlined in the Marshall Valuation Service (a national, cost-estimating guide), average to good parking spaces (including drives and aisles) range from 315 to 345 SF in size. The existing parking spaces are well-supported by the market.

To meet the conditions of the parking easement, 55 unassigned parking spaces must remain. Utilizing an average parking space size of 335 SF, **this indicates an area of 18,425 SF (335 SF/parking space x 55 parking spaces) must remain as parking.**

Note, however, that as the parking easement states the parking spaces are non-exclusive, then any development of the Subject B Street Parking Lot could potentially also utilize those spaces and that parking lot area.

Assuming an equal (50%) use of those 55 parking spaces (or 18,425 SF area), approximately 9,213 SF (18,425 SF parking area) is considered undevelopable to any future use of Subject B Street Parking Lot.

Therefore, the net developable site size of Subject B Street Parking Lot is estimated at 96,615 SF (105,828 Gross SF - 9,213 SF of parking area).

COMPARABLE ANALYSIS

The limited number of comparable sales in the immediate area and lack of uniformity within this market prevents direct extraction of adjustments from the marketplace. General analysis reflecting market behavior is utilized to determine which comparables are superior or inferior to the subject. This analysis establishes value parameters allowing for final value conclusions.

The comparables are analyzed considering such factors as access, exposure, net developable site size, availability of utilities, zoning/comprehensive plan designation, entitlements, potential development density, type of potential unit, net developable site developability, and amenities/other.

When valuing raw land, economies of scale may be in play, with a premise that buyers will pay less per unit of size for larger sites. Conversely, buyers will pay more per unit of size for smaller sites.

The comparable sales transpired between May 2022 and August 2024. Each of the comparables is reflective of commercial, mixed-use or multi-family residential development land in Salem, Oregon.

As portions of the Subject B Street Parking Lot and several comparables are considered undevelopable, the analysis will be conducted on a **price per net developable SF** basis. In addition, the **price per potential unit** will also be utilized. These indicators best reflect the behavior of the typical buyer and seller of commercial, mixed-use and multi-family residential development land in the region.

The comparables have an unadjusted price range of $7.65 to $12.50/Net Developable SF, or $10,674 to $19,919/Potential Unit.

POTENTIAL DEVELOPMENT DENSITY ANALYSIS

Zoning - Recall that Subject B Street Parking Lot is valued under the extraordinary assumption that it can be rezoned for mixed-use development.

Per the City of Salem zoning code, there is no maximum development density within the Mixed-Use I zoning. There is, however, a minimum of 12 units/AC.

Therefore, per the mixed-use zoning, the Subject B Street Parking Lot has a potential development density of **12 Units/AC or higher, with no maximum**.

Jory Apartments - Adjacent to Subject B Street Parking Lot, this 248-unit multi-family project has a development density of **20.88 Units/AC** (248 Units ÷ 11.88 AC). Note, the adjacent property is zoned RM2, which has an allowable development density range from 12 to 28 Units/AC, with an average of 20 Units/AC.

Comparables - The following table outlines the comparables and their potential development density characteristics:

Comparable	Net Developable Site Size (AC)	Number of Potential Units	Potential Development Density (Units/Net Dev. AC)
1	1.91	89	46.60
2	2.25	60	26.67
3	1.24	N/A	N/A
4	9.08	200	22.03
5	1.75	54	30.86
	Minimum		**22.03**
	Maximum		**46.60**
	Average		**31.54**

The potential development density of the comparables ranges from 22.03 to 46.60 Units/Net Developable AC, with an average of 31.54 Units/Net Developable AC.

Projects - The following table outlines several recent and relatively recent multi-family and mixed-use developments in Downtown Salem:

Project Number	Project Name	Location	Number of Stories	Number of Potential Units	Site Size (AC)	Development Density (Units/Net Dev. AC)
1	The Meridian	Downtown Salem	6	105	2.54	41.34
2	The Rivers Condos		9	27	0.48	56.25
3	295 Church Street		5	27	0.57	47.37
4	South Block I and II		5	178	5.00	35.60
5	Koz on State		6	146	0.38	384.21
6	Holman Riverfront Park Hotel		7	129	0.48	268.75
7	Nordstrom		5	157	0.69	227.54
8	Koz on 14th		4	194	1.32	146.97
				Minimum		**35.60**
				Maximum		**384.21**
				Average		**151.00**

The data ranges from 35.60 to 384.21 Units/Net Developable AC, with an average of 151.00 Units/Net Developable AC.

Note that Projects 5-8 are very dense projects on small sites within the Downtown Salem core. They are very high indicators of potential development density for the entirety of the Salem/Keizer area. Noting the Subject B Street Parking Lot is located just outside of Downtown, a lower potential development density is indicated.

The following chart is revised to exclude the very dense Projects 5-8:

Project Number	Project Name	Location	Number of Stories	Number of Dwelling Units	Site Size (AC)	Development Density (Units/Net Dev. AC)
1	The Meridian	Downtown Salem	6	105	2.54	41.34
2	The Rivers Condos		9	27	0.48	56.25
3	295 Church Street		5	27	0.57	47.37
4	South Block I and II		5	178	5.00	35.60
				Minimum		**35.60**
				Maximum		**56.25**
				Average		**45.14**

The data ranges from 35.60 to 56.25 Units/Net Developable AC, **with an average of 45.14 Units/Net Developable AC.**

Conclusion - The following table summarizes the potential development density range results.

Development Density Analysis			
Type of Analysis	**Number of Units/AC**		
	Minimum	**Maximum**	**Average**
Zoning	12.00	None	None
Jory Apartments	20.88		
Comparables	22.03	46.60	31.54
Projects (Excluding Very Dense)	35.60	56.25	45.14
Minimum	12.00	20.88	20.88
Maximum	35.60	56.25	45.14
Average	**22.63**	**41.24**	**32.52**

With primary emphasis placed on the results of the comparable analysis, **a potential development density of 31.50 Units/Net Developable AC is concluded for Subject B Street Parking Lot**.

With a net developable site size of 2.22 AC (96,615 SF ÷ 43,560 SF/AC), this equates to an estimated 69.93 units (31.50 Units/Net Developable AC x 2.22 Net Developable AC), rounded to the nearest whole unit, or 70 units. **A total of 70 units is concluded for Subject B Street Parking Lot.**

QUANTITATIVE ADJUSTMENTS

Property Rights Conveyed - Properties are sold with a specific bundle of rights and typically reflect various forms of ownership interest. This analysis focuses on the **fee simple** value of the subject property. All of the comparables involved the transaction of the fee simple interest. Therefore, no adjustments were necessary.

Financing Terms - Financing can play an important role in a sale transaction. The comparable sales are analyzed to ensure typical financing or cash equivalency. All financing terms were determined to be conventional or equivalent to cash. Therefore, no adjustments were necessary.

Conditions of Sale - Conditions of sale reflects the motivations of the buyer and seller. An adjustment is necessary if either party is operating under duress. Transactions of this type are not reflective of arm's length negotiations and require an adjustment. Per conversations,

The motivations of the buyers and sellers associated with the comparables were determined to be typical. Therefore, no adjustments were necessary.

Contributory Value of Improvements - Comparables 4 and 5 were improved at the time of sale. Comparable 4 was improved with several paved access drives. The contributory value of those site improvements will be adjusted for qualitatively. Comparable 5 was improved with a manufactured home and an outbuilding. The manufactured home was not included in the sale, and the outbuilding did not contribute value to the site. Therefore, no quantitative adjustments were necessary.

Expenditures Made After Sale: For development parcels, these costs typically involve demolishing improvements and/or making the site ready for development. As stated previously, **Comparables 4 and 5** were improved at the time of sale. The site improvements associated with Comparable 4 will not be demolished as they are required to remain. The outbuilding on Comparables 5 will require demolition, and those costs are considered to be nominal or were factored into the price. Therefore, no adjustments were necessary.

Market Conditions Adjustment - Based on the analysis presented in the Market Analysis section of this report, **a market conditions adjustment of +0.33%/Month (+4.00%/Year)** is applied to the comparables up to the date of value (October 22, 2025).

Following adjustment for conditions of sale and market conditions, the comparable price range shifts to **$8.54 to $13.54/Net Developable SF, or $12,133 to $21,313/Potential Unit.**

ANALYSIS

The following data sheets summarize the comparable transactions. Following the data sheets is a Comparable Tabulation Chart and Adjustment Grid, which rates the comparables in comparison to the **Subject B Street Parking Lot**. A Comparable Location Map is also provided.

POWELL BANZ VALUATION

Development Land

Comparable 1

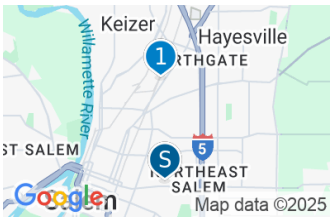
Sale Information

Buyer	Babuhai & Savitaben Patel	
Seller	Ochoa's Queseria; Francisco Ochoa	
Sale Date	5/30/2022	
Transaction Status	Recorded	
Sale Price	$950,000	$11.44 /SF Land
Analysis Price	$950,000	$11.44 /SF Land
Recording Number	4620-0046	
Rights Transferred	Fee Simple	
Financing	Cash Equiv.	
Conditions of Sale	Arm's Length	
Marketing Time	1,782 days	

Property

Land Area	1.9065 Acres (83,045 SF)
Number of Parcels	1
Zoning	CR, with proposed change to MU-III
Shape	Irregular
Topography	Level
Corner	No

3300 Portland Rd NE
Salem, OR 97301



County
Marion

APN
073W13BB05200

Confirmation

Name	Ruth Dana
Company	First Commercial Real Estate
Phone Number	503.364.7400
Affiliation	Buyer Agent
Date	12/29/2022

Remarks

This was 1.91 AC of commercial development land in Salem, Marion County, Oregon. Access was above average (paved street and on a city bus line). Exposure was good (corner lot, unsignalized, with frontage on a major arterial and local street). Zoning was commercial, with a proposed change to mixed-use. All utilities were available/adjacent, there were no developability issues, and there were no amenities. The site was unentitled, and the appraisers estimate the site could support 89 hotel rooms. This resulted in a potential development density of 46.68 Units/Net Developable AC.

The property was listed on the market for 1,782 days before selling for 13.64% below the list price.

The property was purchased for the development on an undisclosed number of hotel rooms.

POWELL BANZ VALUATION

Multi-Family Residential Development Land

Comparable 2

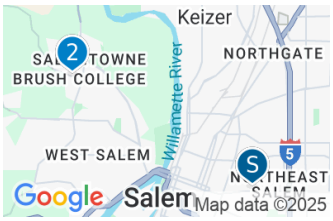
Sale Information

Buyer	West Coast Home Solutions LLC	
Seller	Hope Point Church	
Sale Date	11/29/2022	
Transaction Status	Recorded	
Sale Price	$750,726	$7.65 /SF Land
Recording Number	2022-12921	
Rights Transferred	Fee Simple	
Financing	Cash Equiv.	
Conditions of Sale	Arm's Length	
Marketing Time	122 days	

Property

Land Area	2.2526 Acres (98,122 SF)
Number of Parcels	1
Zoning	MU-I
Shape	Other
Topography	Level
Flood Zones	No Flood Zones

2345 Brush College Rd NW
Salem, OR 97304



County
Polk

APN
267357

Confirmation

Name	Craig Evans
Company	Crown RE Group
Phone Number	craig@crownrealestategroup.com
Affiliation	Agent
Date	8/1/2023

Remarks

This property was 2.25 AC of mixed-use development land in W Salem, OR. Access was average (paved street), and exposure was average. The entire site was developable, resulting in a net developable site size of 2.25 AC. The site was zoned for mixed use development, was located within City Limits, and was designated for mixed use development. All utilities were available/adjacent. The site had overall slopes between 0 and 4%. No encumbrances were noted, and there were no amenities. The site was marketed as being able to support 60 dwelling units, but will ultimately be developed with 26. This results in a development density of 11.56 Units/Net Developable AC.

This property was listed for 122 days before selling for 24.93% below the list price of $1,000,000.

POWELL BANZ VALUATION

Development Land

Comparable 3

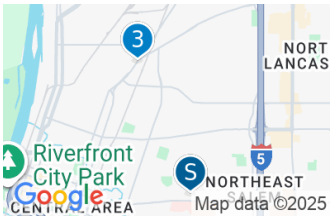
Sale Information

Buyer	Jones	
Seller	Stortz Trust	
Sale Date	9/15/2023	
Transaction Status	Recorded	
Sale Price	$675,000	$12.50 /SF Land
Analysis Price	$675,000	$12.50 /SF Land
Recording Number	2023-28054	
Rights Transferred	Fee Simple	
Financing	Cash Equiv.	
Conditions of Sale	Arm's Length	
Marketing Time	1,130 days	

Property

Land Area	1.24 Acres (54,014 SF)
Number of Parcels	1
Zoning	MU-I
Shape	Generally Rectangular
Topography	Generally Level
Corner	No
Utilities	All available

2410 Fairgrounds Rd NE
Salem, OR 97301



County
Marion

APN
073W14DB01500

Confirmation

Name	Jennifer Hand
Company	Gall Real Estate
Phone Number	503.363.6051
Affiliation	Agent
Date	10/3/2023

Remarks

This was 1.24 AC of mixed-use development land in Salem, Marion County, Oregon. Access was above average (paved street and on a city bus line). Exposure was very good (interior lot, unsignalized, with frontage on a major arterial and local street). Zoning was mixed-use, all utilities were available/adjacent, there were no developability issues, and there were no amenities. The site was unentitled, and no estimate of the number of potential units was available.

The property was listed on the open market for 1,130 days before selling for the list price.

The property was purchased for the development of an automotive dealership.

POWELL BANZ VALUATION

Mixed Use Development Land

Comparable 4

Sale Information

Buyer	City of Salem	
Seller	SALEM HEALTH HOSPITALS & CLINICS	
Sale Date	1/31/2024	
Transaction Status	Recorded	
Sale Price	$3,983,715	$8.62 /SF Land
Analysis Price	$3,983,715	$8.62 /SF Land
Recording Number	2024-3390	
Rights Transferred	Fee Simple	
Financing	Cash Equiv.	
Conditions of Sale	Arm's Length	
Marketing Time	392 days	

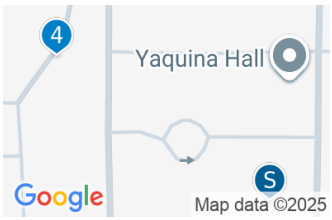
Property

Land Area	10.61 Acres (462,172 SF)
Number of Parcels	3
Zoning	Predom. MU-I, with some CR/CO
Shape	Irregular
Topography	Generally Level
Corner	Yes; Non-Signalized
Utilities	Available/Adjacent
Easements	Access

23rd Street NE
Salem, OR 97301

County
Marion

APN
527113, 527114, 274895



Confirmation

Name	Mike Mosar
Company	Mosar Commercial Properties
Phone Number	503-551-2202
Affiliation	Agent
Date	11/15/2023

Remarks

This is 10.61 AC of mixed-use development land in Salem, Marion County, Oregon. Access is very good (several paved streets and on a city bus line). Exposure is excellent (unsignalized corner lot, with frontage on a major arterial, collector street, and minimal frontage on a minor arterial). Zoning is predominantly mixed-use, with small areas of commercial, and all utilities are available/adjacent. Approximately 1.53 AC is located within access easements, resulting in a net developable site size of 9.08 AC. Amenities include adjacent parks. The site was unentitled at the time of sale, but the buyer anticipates developing the site with 200 multi-family units. This results in a potential development density of 22.03 Units/Net Developable AC.

The property had a marketing period of 392 days, and closed for a -17.86% discount from the asking price. The site was purchased for the development of multi-family units.

POWELL BANZ
VALUATION

Multi-Family Residential Land

Comparable 5

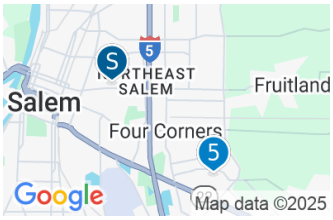
Sale Information

Buyer	City of Salem	
Seller	49th Ave SE, LLC	
Sale Date	8/23/2024	
Transaction Status	Recorded	
Sale Price	$650,000	$7.46 /SF Land
Recording Number	2024-26093	
Rights Transferred	Fee Simple	
Financing	Cash Equiv.	
Conditions of Sale	Arm's Length	
Marketing Time	0 days	

Property

Land Area	2 Acres (87,120 SF)
Number of Parcels	2
Zoning	RM2
Shape	Generally Rectangular
Topography	Level
Utilities	Available/Adjacent
Environmental	Wetlands

1325 49th Ave SE
Salem, OR 97317



County
Marion

APN
559350, 600070

Confirmation

Name	Clint Dameron
Phone Number	503.540.2404
Affiliation	Grantee Representative
Date	10/4/2024

Remarks

This is a 2.00 AC parcel in Salem, OR. It has above average access (paved streets), local road exposure, and all utilities available/adjacent. The site is zoned for multiple family residential development. Note that approximately 0.25 AC are considered wetlands, and are undevelopable. A zoning and comparable analysis performed by the appraisers indicates the site could support 54 units. The site has no known developability issues, and no amenities. The manufactured home and outbuildings did not contribute toward the sale price.

The property was not listed on the open market. The City of Salem purchased the site for a future park.

COMPARISON CONCLUSION

Price per Net Developable Square Foot - The perceived position of **Subject B Street Parking Lot** is arrayed with the comparables in the following table on a price per net developable square foot basis:

Comparable	Net Dev. Site Size (SF)	Adjusted Price/ Net Dev. SF	Indication
3	54,014	$13.54	Very High
1	83,045	$13.00	Very High
4	395,457	$10.78	Reasonable
B STREET LOT	**96,615**		
5	76,230	$8.92	Very Low
2	98,122	$8.54	Very Low

Based on the physical and locational characteristics influencing value, the Subject B Street Parking Lot is well bracketed by the comparables.

Comparable 4 ($10.78/Net Developable SF) is the recent and adjacent sale of a large, mixed-use property. Availability of utilities, zoning/comprehensive plan designation, and lack of entitlements are similar when compared to the subject property. Superior and inferior characteristics offset each other. Due primarily to the adjacency of the comparable, this comparable is a reasonable indicator for the subject property.

Overall, a unit value of **$10.75/Net Developable SF** is concluded for **Subject B Street Parking Lot**. With a net developable site size of **96,615 SF**, this equates to a value of $1,038,611 ($10.75/Net Developable SF x 96,615 Net Developable SF), rounded to **$1,040,000**.

Price per Potential Unit - The perceived position of Subject B Street Lot is arrayed with the comparables in the following table on a price per potential unit basis:

Comparable	Net Developable Site Size (AC)	Number of Potential Units	Potential Development Density (Units/Net Dev. AC)	Type of Unit	Adjusted Price/ Potential Unit	General Indication
4	9.08	200	22.03	Multi-Family	$21,313	Very High
2	2.25	60	26.67	Multi-Family	$13,972	Reasonable
B STREET LOT	**2.22**	**70**	**31.56**	**Mixed-Use (Assumed)**		
5	1.75	54	30.86	Multi-Family	$12,599	Reasonable
1	1.91	89	46.60	Hotel Rooms	$12,133	Slightly Low
3	1.24	N/A	N/A	N/A	N/A	N/A

Based on the physical and locational characteristics influencing value, the Subject B Street Parking Lot is well bracketed by the comparables. Comparables 5 and 2 indicate a narrowed range from $12,599 to $13,972/Potential Unit, and are considered "reasonable" indicators.

Comparable 5 ($12,599/Potential Unit) is the recent sale of multi-family residential development land. Access, availability of utilities, zoning/comprehensive plan designation, lack of entitlements, and potential development density are similar when compared to the subject property. Superior and inferior characteristics offset each other. Overall, this comparable is a reasonable indicator for the subject property.

Comparable 2 ($13,972/Potential Unit) is the relatively recent sale of multi-family residential development land. Access, net developable site size, availability of utilities, zoning/comprehensive plan designation, and lack of entitlements are similar when compared to the subject property. Superior and inferior characteristics offset each other. Overall, this comparable is a reasonable indicator for the subject property.

Overall, a unit value of **$13,500/potential unit** is concluded for **Subject B Street Parking Lot** utilizing the price per potential unit methodology. With a potential unit count of **70**, this equates to an estimated market value of **$945,000** ($13,500/potential unit x 70 potential units).

RECONCILIATION - B STREET LOT

Equal emphasis is placed on the two market value indications:

MARKET VALUE RECONCILIATION: SUBJECT B STREET LOT		
Indicated Market Value ($/Net Dev. SF Basis)	**Indicated Market Value ($/Potential Unit Basis)**	**Reconciled Market Value (Rounded)**
Equal Emphasis	**Equal Emphasis**	
$1,040,000	$945,000	**$995,000**

The reconciled market value ($995,000) equates to $10.30/Net Developable SF or $14,214/Potential Unit, which are supported by the comparable data range.

AS IS MARKET VALUE CONCLUSION: SUBJECT B STREET PARKING LOT

The as is, fee simple, market value of **Subject B Street Parking Lot**, as of the date of value, October 22, 2025, was:

NINE HUNDRED NINETY FIVE THOUSAND DOLLARS

$995,000

The concluded value is predicated on the following extraordinary assumption:

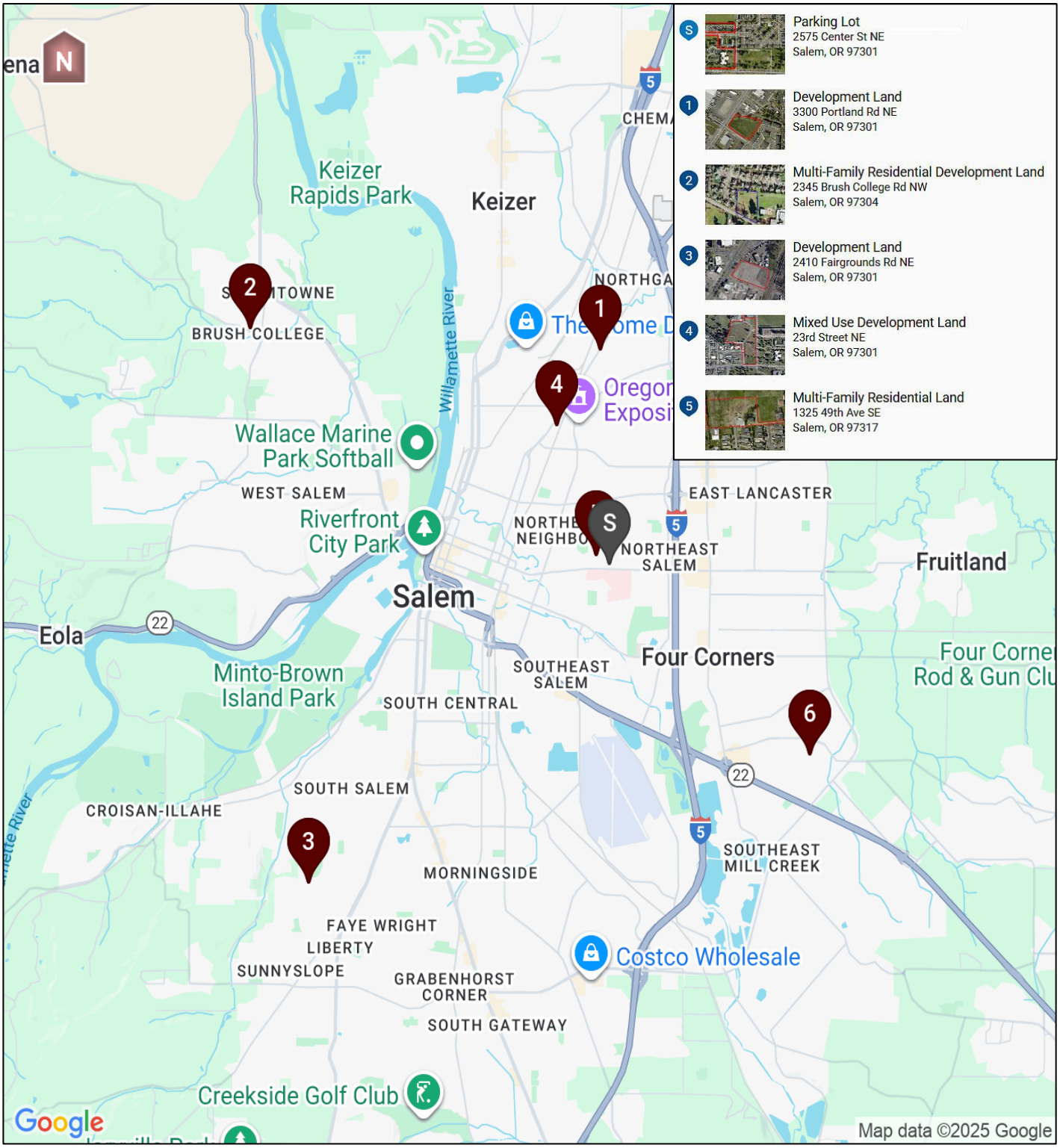
- ***B Street Lot can be rezoned/redesignated for mixed-use development.***

This assumption may have affected the assignment results, and if determined to be false, the value conclusion herein will need to be revisited.

COMPARABLE TABULATION CHART AND ADJUSTMENT GRID: SUBJECT B STREET LOT

CHARACTERISTICS	B STREET LOT	COMPARABLE 1		COMPARABLE 2		COMPARABLE 3		COMPARABLE 4		COMPARABLE 5	
Address	B St NE, 23rd St NE & 25th St NE	Portland Rd NE & Rose Garden St NE		Brush College Rd NW		Fairgrounds Rd NE & Smith St NE		23rd St NE, Center St NE & D St NE		49th Ave SE	
City, County, State	Salem, Marion, Oregon	Salem, Marion, Oregon		Salem, Polk, OR		Salem, Marion, Oregon		Salem, Marion, Oregon		Salem, Marion, Oregon	
Map & Tax Lot	07S 03W 24C (TL 400)	07S 03W 13BB (TL 5200)		07S 03W 08D (TL 2001)		07S 03W 14DB (TL 1500)		07S 03W 24CC (TLs 3900-4100)		07S 02W 32CD (TL 500)	
Sale Date	**Date of Value: October 22, 2025**	**May 30, 2022**		**November 29, 2022**		**September 15, 2023**		**January 31, 2024**		**August 23, 2024**	
Sale Price (Unadjusted)		**$950,000**		**$750,726**		**$675,000**		**$3,983,715**		**$650,000**	
Price/Net Developable SF (Unadj.)		**$11.44**		**$7.65**		**$12.50**		**$10.07**		**$8.53**	
Price/Potential Unit (Unadj.)		**$10,674**		**$12,512**		**N/A**		**$19,919**		**$12,037**	
Gross Site Size (AC)	2.43	1.91		2.25		1.24		10.61		2.00	
Gross Site Size (SF)	105,828	83,045		98,122		54,014		462,172		87,120	
Encumbrances/Deductions (SF)	~9,213 SF estimated area required to meet 1/2 of Yaquina Hall Non-Exclusive Parking Easement	None		None		None		~66,715 SF within Access Easements		~10,890 SF within Wetlands	
Net Developable Site Size (AC)	2.22	1.91		2.25		1.24		9.08		1.75	
Net Developable Site Size (SF)	**96,615**	**83,045**		**98,122**		**54,014**		**395,457**		**76,230**	
Number of Potential Units	70	89		60				200		54	
Type of Unit	Mixed-Use (Assumed)	Hotel Rooms		Multi-Family				Multi-Family		Multi-Family	
Entitlements/Source of Unit Estimate	None/Appraiser Estimate Based on Analyses	None/Appraiser Estimate Based on Analyses		None/Zone Code & Conceptual Plan		N/A		None/Buyer's Estimate		None/Seller's Estimate	
Potential Development Density (Units/Net Dev. AC)	31.56	46.68		26.64				22.03		30.86	
Zoning	PH (Public Health), under Assumed Change to MU-I (Mixed-Use I)	CR (Retail Commercial), with Proposed Change to MU-III (Mixed-Use III)		MU-I (Mixed-Use I)		MU-I (Mixed-Use I)		Predominantly MU-I (Mixed-Use I), with Small Areas of CR/CO (Retail/Office Commercial)		RM-2 (Multi-Family Residential 2)	
Comprehensive Plan Designation	CSH (Community Service Hospital), with Proposed Change to MU (Mixed-Use)	COM (Commercial), with Proposed Change to MU (Mixed-Use)		MU (Mixed-Use)		MU (Mixed-Use)		Predominantly MU (Mixed-Use), with Small Areas of COM (Commercial)		MF (Multi-Family)	
Access	Average: Paved Street & Proximate to City Bus Line	Above Average: Paved Street & On City Bus Line		Average: Paved Street & Proximate to City Bus Line		Above Average: Paved Street & on City Bus Line		Very Good: Several Paved Streets & On City Bus Line		Average: Several Paved Streets & Distant from City Bus Line	
Exposure	Above Average for Property Type	Good for Property Type		Below Average for Property Type		Very Good for Property Type		Very Good for Property Type		Below Average for Property Type	
Improvements	Old Paved Parking Lot	None		None		None		Paved Access Drives		Manu. Home & Outbuilding	
Utilities	Available/Adjacent	Available/Adjacent		Available/Adjacent		Available/Adjacent		Available/Adjacent		Available/Adjacent	
Developability of Net Developable Site	Some Significant Trees	Typical: No Known Issues		Typical: No Known Issues		Typical: No Known Issues		Typical: No Known Issues		Typical: No Known Issues	
Amenities/Other	Adjacent/Proximate Parks	None		Adjacent School		None		Proximate Parks		None	
Element		**Description**	**Adj (+/-)**	**Description**	**Adj (+/-)**	**Description**	**Adj (+/-)**	**Description**	**Adj (+/-)**	**Description**	**Adj (+/-)**
Property Rights Conveyed		Fee Simple	$0	Fee Simple	$0	Fee Simple	$0	Fee Simple	$0	Fee Simple	$0
Financing Terms		Conventional	$0	Conventional	$0	Conventional	$0	Conventional	$0	Conventional	$0
Conditions of Sale		Arm's Length	$0	Arm's Length	$0	Arm's Length	$0	Arm's Length	$0	Arm's Length	$0
Contributory Value of Improvements		N/A	$0	N/A	$0	N/A	$0	See Qualitative Rating	N/A	Manu. Excluded, Outbuildings of No Value	None
Expenditures After Sale		N/A	$0	N/A	$0	N/A	$0	N/A	$0	Nominal Demo. Costs	$0
Adjusted Sale Price			$950,000		$750,726		$675,000		$3,983,715		$650,000
Months of Market Conditions	**+0.33%/Month (+4.00%/Year)**	41		35		25		21		14	
Market Conditions	**to Date of Value**	13.67%	$129,833	11.67%	$87,585	8.33%	$56,250	7.00%	$278,860	4.67%	$30,333
Adjusted Price			$1,079,833		$838,311		$731,250		$4,262,575		$680,333
Adjusted Price/Net Developable SF			**$13.00**		**$8.54**		**$13.54**		**$10.78**		**$8.92**
Adjusted Price/Potential Unit			**$12,133**		**$13,972**		**N/A**		**$21,313**		**$12,599**
Qualitative Rating		**Comparison**	**Rating (+/=/-)**	**Comparison**		**Comparison**	**Rating (+/=/-)**	**Comparison**	**Rating (+/=/-)**	**Comparison**	**Rating (+/=/-)**
Access	Average	Sl. Superior	+/=	Similar	=	Sl. Superior	+/=	V. Superior	+ +	Similar	=
Exposure	Above Average	Superior	+	Inferior	-	V. Superior	+ +	V. Superior	+ +	Inferior	-
Net Developable Site Size (SF)	96,615	Smaller (Sl. Sup.)	+/=	Similar	=	Smaller (Sup.)	+	Larger (V. Inf.)	- - -	Smaller (Sl. Sup.)	+/=
Utilities	Available/Adjacent	Similar	=	Similar	=	Similar	=	Similar	=	Similar	=
Zoning/Comp. Plan Designation	MU-I/MU (Assumed)	Similar	=	Similar	=	Similar	=	Similar	=	Similar	=
Entitlements/Source of Unit Estimate	None/Appraiser Estimate	Similar	=	Similar	=	Similar	=	Similar	=	Similar	=
Potential Development Density (Units/Net Dev. AC)	31.56	More Dense (Sup.)	+	Less Dense (Sl. Inf.)	-/=	N/A	N/A	Less Dense (Inf.)	-	Similar	=
Type of Unit	Mixed-Use (Assumed)	Sl. Superior	+/=	Sl. Inferior	-/=	N/A	N/A	Sl. Inferior	-/=	Sl. Inferior	-/=
Developability of Net Developable Site	Some Significant Trees	Sl. Superior	+/=	Sl. Superior	+/=	Sl. Superior	+/=	Sl. Superior	+/=	Sl. Inferior	-/=
Amenities/Other	Adjacent/Proximate Parks	Inferior	-	Sl. Inferior	-/=	Inferior	-	Sl. Inferior	-/=	Inferior	-
Comparability Conclusion **On the Basis of $/Net Developable SF**			**+ + +** **Very High Indicator**		**- -** **Very Low Indicator**		**+ + +** **Very High Indicator**		**=** **Reasonable Indicator**		**- -** **Very Low Indicator**

COMPARABLE MAP



SALES COMPARISON APPROACH:
DOME BUILDING AND SITE

In this section, the market value of the **Dome Building and Site** will be estimated by comparing it with sales of similar properties.

Due to the specialized nature of the subject improvements, data within the subject's market area was limited. Therefore, statewide data from Oregon was considered, resulting in an adequate number of comparable sales.

The limited number of comparable sales in the subject's immediate area and lack of uniformity within this market prevents direct extraction of adjustments from the marketplace. General analysis reflecting market behavior is utilized to determine which comparables are superior or inferior to the subject. This analysis establishes value parameters for the subject, allowing for a final conclusion of value.

The subject property and comparables will be analyzed on a **price per SF of GBA** basis. This indicator best reflects the behavior of the typical buyer and seller of large, older/historic, improved institutional-type properties in Oregon.

COMPARABLE ANALYSIS

The comparables are analyzed considering such factors as location, access, exposure, improvement size, space continuity, percentage of gross building area above ground, floor area ratio, configuration, occupancy, seismic soundness, historic status, condition/quality, amenities/encumbrances, parking availability and site continuity.

Economies of scale may be in play, with a premise that buyers will pay less per SF of size for larger improvements. Conversely, buyers will pay more per SF of size for smaller improvements.

The comparable sales transpired between April 2022 and August 2025. Each of the comparables is reflective of large, older/historic, improved institutional-type properties in Oregon.

The comparables have an unadjusted price range of $22.70 to $109.23/SF GBA.

QUANTITATIVE ADJUSTMENTS

Property Rights Conveyed - This analysis focuses on the **fee simple** interest in the subject property. The comparable sales include leased fee and fee simple ownership interests. **Comparables 2 and 4** were sold as leasebacks. Based on conversations with the agent involved with the sale of Comparable 2, the sale price was reduced by $1,800,000 due to the leaseback nature of the sale. **Therefore, a positive adjustment of $1,800,000 is made to the sale price of Comparable 2 to represent the fee simple sale price.** The agent involved with the sale of Comparable 4 did not opine on the size of the leaseback discount. However, utilizing Comparable 2 (as the buyer and seller of Comparable 2 are the same for Comparable 4) as a guide, the appraisers have made an estimate of $645,000 for Comparable 4. **Therefore, a positive adjustment of $645,000 is made to the sale price of Comparable 4 to represent the fee simple sale price.** No other adjustments were required.

Financing Terms - All financing terms were determined to be cash or equivalent to cash. As such, no adjustments were required.

Conditions of Sale - Comparable 3 sold to a charitable organization for $2,475,000; per conversations with the ownership representative and a recent appraisal, a charitable donation of $5,660,000 is being made as part of the transaction. **Therefore, a positive adjustment of $5,660,000 is made to the sale price of Comparable 3 to represent the arm's length sale price.**

The motivations of the buyers and sellers associated with the remaining comparables were determined to be typical. As such, no other adjustments were required.

Expenditures after Sale - For improved properties, these costs typically include renovation or demolition of the improvements. Based on our research, the comparables did not need renovation, and were not purchased for demolition. As such, no adjustments were required.

Excess Land/Sold Land - Comparable 3 had an excess land component of ~20.17 AC that was estimated by an appraisal to have a contributory value of $2,450,000 (~$121,468/AC). **Therefore, a negative adjustment of $2,450,000 and 20.17 AC has been made to Comparable 3 to reflect its actual sale/property characteristics.** The remaining comparables did not have associated excess/sold land. As such, no other adjustments were required.

Market Conditions Adjustment - Based on the analysis presented in the Market Analysis section of this report, **a market conditions adjustment of -0.25%/Month (-3.00%/Year)** is applied to the comparables up to the date of value (October 22, 2025).

Regional Adjustment - Comparables 1, 2, 4 and 6 are located in the superior Portland/Vancouver/Hillsboro MSA. The following analysis is an attempt to quantify the regions' superiority so that a quantitative adjustment may be made.

CoStar was surveyed regarding improved office property sales in both the Salem/Keizer MSA and the Portland/Vancouver/Hillsboro MSA:

Average $/SF for Office Properties				
Year	MSA		Salem as % of Portland	Adjustment to be Applied to Portland/Vancouver/Hillsboro MSA Comparables
	Salem/ Keizer	Portland/ Vancouver/ Hillsboro		
1Q'22	$194	$312	62.18%	-37.82%
2Q'22	$196	$308	63.64%	-36.36%
3Q'22	$195	$300	65.00%	-35.00%
4Q'22	$190	$290	65.52%	-34.48%
1Q'23	$187	$284	65.85%	-34.15%
2Q'23	$184	$277	66.43%	-33.57%
3Q'23	$183	$279	65.59%	-34.41%
1Q'24	$181	$253	71.54%	-28.46%
2Q'24	$183	$292	62.67%	-37.33%
3Q'24	$199	$227	87.67%	-12.33%
4Q'24	$199	$267	74.53%	-25.47%
1Q'25	$189	$220	85.91%	-14.09%
2Q'25	$215	$250	86.00%	-14.00%
3Q'25	$160	$235	68.09%	-31.91%
		Minimum	**62.18%**	**-12.33%**
		Maximum	**87.67%**	**-37.82%**
		Average	**70.76%**	**-29.24%**

The sales indicate that Salem/Keizer MSA comparables range between -12.33 and -37.82% of Portland/Vancouver/Hillsboro MSA comparables, with an average of -29.24%.

Therefore, in this methodology, the Portland/Vancouver/Hillsboro MSA comparables will be adjusted by -30.00% to account for their superior regional location.

Following adjustment for property rights, conditions and sale, excess land, market conditions and region, the comparable price range shifts and narrows to **$21.84 to $85.86/SF GBA.**

ANALYSIS

The following data sheets summarize the comparable transactions. Following the data sheets is a Comparable Tabulation Chart and Adjustment Grid, which rates the comparables in comparison to the **Subject Dome Building and Site**. A Comparable Location Map is also provided.

POWELL BANZ VALUATION

Salvation Army White Shield Center (Former)

Comparable 1

Sale Information

Buyer	PJG Holdings, LLC	
Seller	The Salvation Army	
Sale Date	4/13/2022	
Transaction Status	Recorded	
Sale Price	$4,350,000	$91 /SF GBA
Recording Number	2022-038960	
Rights Transferred	Fee Simple	
Financing	Cash Equiv.	
Conditions of Sale	Arm's Length	
Marketing Time	542 days	

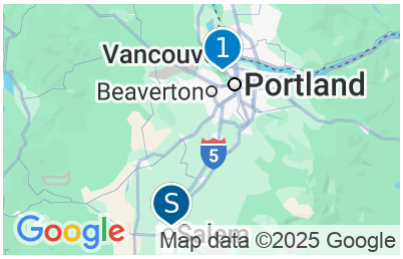
Property

Type	Special Purpose
Gross Building Area (GBA)	47,632 SF
Buildings	5 Buildings
Parking	48 Spaces (1.3/1,000 SF NRA)
Year Built	1914
Land Area	3.64 Acres (158,558 SF)
FAR	0.30

2640 NW Alexandra Avenue
Portland, OR 97210

County
Multnomah

APN
R117663, R117662, R117664



Confirmation

Name	Adam Taylor
Phone Number	adam.taylor@am.jll.com
Affiliation	Agent
Date	11/9/2023

Remarks

This property is the former Salvation Army White Shield Center in Portland, Multnomah County, Oregon. The site is 3.64 AC, has below average access and below average exposure. The total improved area is 47,632 SF, and is located within five buildings (built from 1914 through 1965 with renovations). Note that ~35,509 SF (~75%) of the improved area is located above ground. The floor area ratio (FAR) is 0.30. The improvements are configured as follows: offices, dormitories, common areas, etc. The improvements are not seismically sound, and condition/quality is good. Amenities include views, and a proximate park. There are 48 on-site parking spaces, which equates to a parking ratio of 1.35 spaces/1,000 SF GBA.

The property was listed on the open market for 542 days, before selling for 8.75% above the list price.

It was purchased for use as a cultural center.

It has since been relisted for $5,000,000.

POWELL BANZ VALUATION

National University of Natural Medicine

Comparable 2

Sale Information

Buyer	VW5 PDX, LLC and VW4-7 PDX, LLC	
Seller	National University of Natural Medicine	
Sale Date	5/25/2023	
Transaction Status	Recorded	
Sale Price	$8,545,000	$109 /SF GBA
Analysis Price	$10,345,000	$132 /SF GBA
Recording Number	2023-032315 & 2023-036511	
Rights Transferred	Leasehold	
Financing	Cash Equiv.	
Conditions of Sale	Arm's Length	
Marketing Time	238 days	

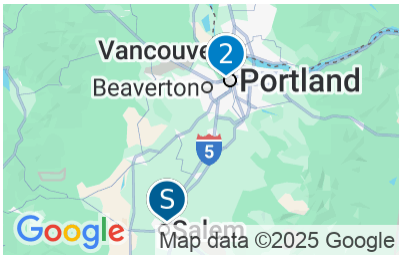
Property

Type	Special Purpose
Gross Building Area (GBA)	78,226 SF
Buildings	1 Building
Parking	191 Spaces (2.4/1,000 SF NRA)
Year Built	1912
Land Area	3.2478 Acres (141,475 SF)
FAR	0.55

49 SW Porter St & 3025 SW Corbett Ave
Portland, OR

County
Multnomah

APN
R117663



Confirmation

Name	Bruce Garlinghouse
Phone Number	bruce@apexcre.com
Affiliation	Agent
Date	11/21/2023

Remarks

This property is the former National University of Natural Medicine in Portland, Multnomah County, Oregon. The site is 3.25 AC, has very good access and very good exposure. The total improved area is 78,226 SF, and is located within two buildings (built from 1912 through 1968 with renovations). Note that 100% of the improved area is located above ground. The floor area ratio (FAR) is 0.55. The improvements are configured as follows: offices, classrooms, laboratories, etc. One of the improvements was seismically sound, and condition/quality is good. There are no amenities or encumbrances associated with this property. There are 191 on-site parking spaces, which equates to a parking ratio of 2.44 spaces/1,000 SF GBA. There is street parking as well.

This represents the assemblage of two adjacent properties. The properties were listed on the open market for 238 & 256 days, before selling for 17.40% below the list price.

The property will be leased back to the seller for the near-term, with potential future conversion multi-family redevelopment.

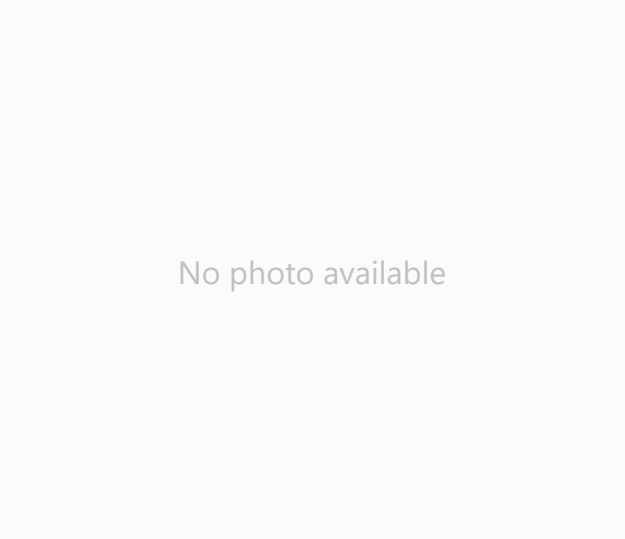
POWELL BANZ VALUATION

CONFIDENTIAL

Comparable 3

Sale Information

Buyer	CONFIDENTIAL	
Seller	CONFIDENTIAL	
Sale Date	12/27/2023	
Transaction Status	Recorded	
Sale Price	$2,475,000	$38 /SF GBA
Analysis Price	$5,685,000	$87 /SF GBA
Recording Number	CONFIDENTIAL	
Rights Transferred	Fee Simple	
Financing	Cash Equiv.	
Conditions of Sale	Charitable Donation	
Marketing Time	0 days	



CONFIDENTIAL

Property

Type	Special Purpose
Gross Building Area (GBA)	64,985 SF
Buildings	2 Buildings
Parking	36 Spaces (0.5/1,000 SF NRA)
Year Built	1888
Land Area	7.25 Acres (315,810 SF)
FAR	0.21
Topography	Level

Confirmation

Name	CONFIDENTIAL
Phone Number	
Affiliation	
Date	

Remarks

This property is an institutional-type building in the Willamette Valley, Salem/Keizer MSA, Oregon. The site is 7.25 AC, has above average access and good exposure. The total improved area is 64,985 SF, and is located within two buildings (built in 1988 through 1997/98 with renovations). Note that ~100% of the improved area is located above ground. The floor area ratio (FAR) is 0.21. The improvement is configured as offices, dormitories, common areas, etc. The improvement is partially seismically sound, and condition/quality is good. There are no associated amenities, and there are no encumbrances associated with this property. There are 36 on-site parking spaces, which equates to a parking ratio of 0.55 spaces/1,000 SF GBA. There is also street parking.

The property was not listed on the open market.

Note that the pending sale includes a charitable donation of approximately $5,660,000 (per an appraisal). Further, the sale price excludes ~20.17 AC of excess land ($2,450,000 or $121,468/AC).

POWELL BANZ VALUATION

National University of Natural Medicine

Comparable 4

Sale Information

Buyer	Camas PDX, LLC	
Seller	National University of Natural Medicine	
Sale Date	7/15/2024	
Transaction Status	Recorded	
Sale Price	$1,850,000	$66 /SF GBA
Analysis Price	$2,495,000	$89 /SF GBA
Recording Number	2024-042229	
Rights Transferred	Fee Simple	
Financing	Cash Equiv.	
Conditions of Sale	Arm's Length	
Marketing Time	640 days	

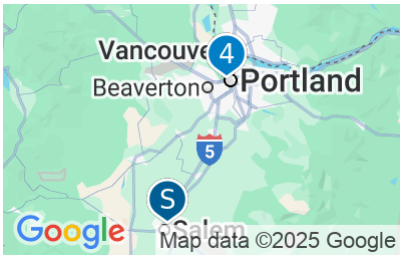
Property

Type	Special Purpose, General Commercial
Gross Building Area (GBA)	28,028 SF
Buildings	1 Building
Parking	36 Spaces (2.4/1,000 SF NRA)
Year Built	1923
Land Area	0.73 Acres (31,799 SF)
FAR	0.88
Zoning	CI2

2828 NW S Naito Pkwy
Portland, OR 97201

County
Multnomah

APN
R128820, R128819



Confirmation

Name	Daren Duke
Phone Number	503-499-0085
Affiliation	Agent
Date	10/20/2025

Remarks

This property is the former National University of Natural Medicine in Portland, Multnomah County, Oregon. The site is 0.73 AC, has good access and good exposure. The total improved area is 28,028 SF, and is located in a single building (built in 1923 with renovations). Note that 57% of the improved area is located above ground. The floor area ratio (FAR) is 0.88. The improvement is configured as follows: offices, rental house, common areas, etc. The improvement is not seismically sound, and condition/quality is above average. There are no amenities or encumbrances associated with this property. There are 36 on-site parking spaces, which equates to a parking ratio of 2.24 spaces/1,000 SF GBA. There is street parking as well.

The property was listed on the open market for 640 days before selling for 49.32% below the list price.

The property will be leased back to the seller for the near-term, with potential future conversion multi-family redevelopment.

POWELL BANZ VALUATION

Statesman Journal Building (Former)

Comparable 5

Sale Information

Buyer	Statesman Storage OZ LLC	
Seller	CHURCH STREET 280 HOLDINGS LLC	
Sale Date	7/16/2024	
Transaction Status	Recorded	
Sale Price	$1,980,000	$23 /SF GBA
Recording Number	2024-21977	
Rights Transferred	Fee Simple	
Financing	Cash Equiv.	
Conditions of Sale	Arm's Length	
Marketing Time	1055 days	

Property

Type	Special Purpose, Office
Gross Building Area (GBA)	87,241 SF
Buildings	1 Building
Parking	17 Spaces (3.3/1,000 SF NRA)
Year Built	1952
Land Area	1.26 Acres (54,886 SF)
FAR	1.59
Zoning	cb
Topography	Level

280 Church Street NE
Salem, OR 97301

County
Marion

Submarket
Salem/Keizer SMA

APN
589476

Confirmation

Name	Curt Arthur
Phone Number	curt.arthur@svn.com
Affiliation	Agent
Date	11/20/2024

Remarks

This property is the former Statesman Journal Building in Salem, Marion County, Oregon. The site is 1.24 AC, has good access and excellent exposure. The total improved area is 87,241 SF, and is located within one building (built in 1952 with renovations). Note that ~43,621 SF (~50%) of the improved area is located above ground. The floor area ratio (FAR) is 1.59. The improvement is configured as above ground offices and below ground warehouse space. The improvement is partially seismically sound, and condition/quality is above average. Amenities include proximate parks, and there are no encumbrances associated with this property. There are 17 on-site parking spaces, which equates to a parking ratio of 0.39 spaces/1,000 SF GBA. There is also street parking.

The property was listed on the open market for 1,055 days on market before selling. There was no list to sale price analysis, as the property was part of a larger listing.

The property was purchased for conversion to a self-storage facility.

POWELL BANZ VALUATION

Marquis Mt. Tabor Rehabilitation Center (Former)

Comparable 6

Sale Information

Buyer	6040 SE Belmont SNF Real Estate, LLC	
Seller	Marquis Investments 2025, LLC, et. al.	
Sale Date	8/1/2025	
Transaction Status	Recorded	
Sale Price	$14,800,000	$93 /SF GBA
Recording Number	2025-051270	
Rights Transferred	Fee Simple	
Financing	Cash Equiv.	
Conditions of Sale	Arm's Length	
Marketing Time	1149 days	

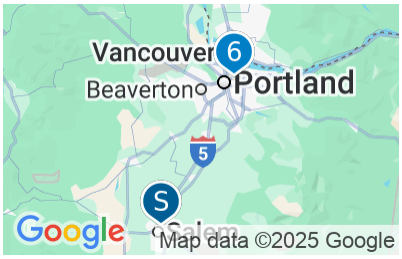
Property

Type	Special Purpose, General Commercial
Gross Building Area (GBA)	159,590 SF
Buildings	1 Building
Foundation	No Foundation
Parking	115 Spaces (0.7/1,000 SF NRA)
Year Built	1922
Land Area	3.77 Acres (164,221 SF)
FAR	0.97
Zoning	RM1

932 SE 60th Ave
Portland, OR 97215

County
Multnomah

APN
R114530



Confirmation

Name	CoStar/County Deed/Public Records
Date	10/20/2025

Remarks

This property is the former Marquis Mt. Tabor Rehabilitation Center in Portland, Multnomah County, Oregon. The site is 3.77 AC, has good access and good exposure. The total improved area is 159,590 SF, and is located within one building (built in 1922 with renovations). Note that 100% of the improved area is located above ground. The floor area ratio (FAR) is 0.97. The improvement is configured as offices, dormitories, common areas, etc.. The improvement is seismically sound, and condition/quality is above average. Amenities include proximate parks, and there are no encumbrances associated with this property. There are 115 on-site parking spaces, which equates to a parking ratio of 0.72 spaces/1,000 SF GBA. There is also street parking.

This property was listed on the open market for 1,149 days before selling for 2.95% below the list price.

The property appears to have been purchased for use as a skilled nursing facility.

COMPARISON CONCLUSION

Price per SF of Gross Building Area - The perceived position of Subject Dome Building and Site is arrayed with the comparables in the following table on a price per SF of GBA basis:

Comparable	Size (SF GBA)	Adjusted Price ($/SF GBA)	Indication
2	78,226	$85.86	High
3	64,985	$82.67	High
DOME BUILDING AND SITE	**66,957**		
6	159,590	$64.43	Low
4	28,028	$59.98	Low
1	47,632	$57.22	Low
5	87,241	$21.84	Very Low

Based on the physical and locational characteristics influencing value, the Subject Dome Building and Site is well bracketed by the comparables. Comparables 6 and 3 indicate a narrowed range from $64.43 to $82.67/SF GBA.

Comparable 6 ($64.43/SF GBA) is the recent sale of a large, institutional-type property in Portland. The access, continuous space, occupancy, and parking are all similar characteristics when compared to the subject property. Due to the inferior exposure, larger improvement size, higher floor area ratio, inferior amenities, and lack of continuous site, this comparable is a low indicator for the subject property.

Comparable 3 ($82.67/SF GBA) is the confidential sale of a large, institutional-type property in the Willamette Valley. The size, continuous space, floor area ratio, occupancy, historic nature, and continuous size are all similar characteristics when compared to the subject property. Due to the higher percentage of above ground space, the superior configuration, partial seismic retrofit, and condition/quality, this comparable is a high indicator for the subject property.

However, the location of Comparable 3 within the valley is inferior. This suggests a subject unit value closer to Comparable 3 (than Comparable 6) is warranted.

Overall, a unit value of **$78.00/SF GBA** is concluded for the Subject Dome Building and Site.

VALUE CONCLUSION: SUBJECT DOME BUILDING AND SITE

With a total gross building area of 66,957 SF, this equates to an "as is" fee simple market value of the **Subject Dome Building and Site** as of the date of value, October 22, 2025, of $5,222,646 ($75.00/SF GBA x 66,957 SF GBA), rounded to:

FIVE MILLION TWO HUNDRED TWENTY FIVE THOUSAND DOLLARS

$5,225,000

The concluded value is predicated on the following extraordinary assumption:

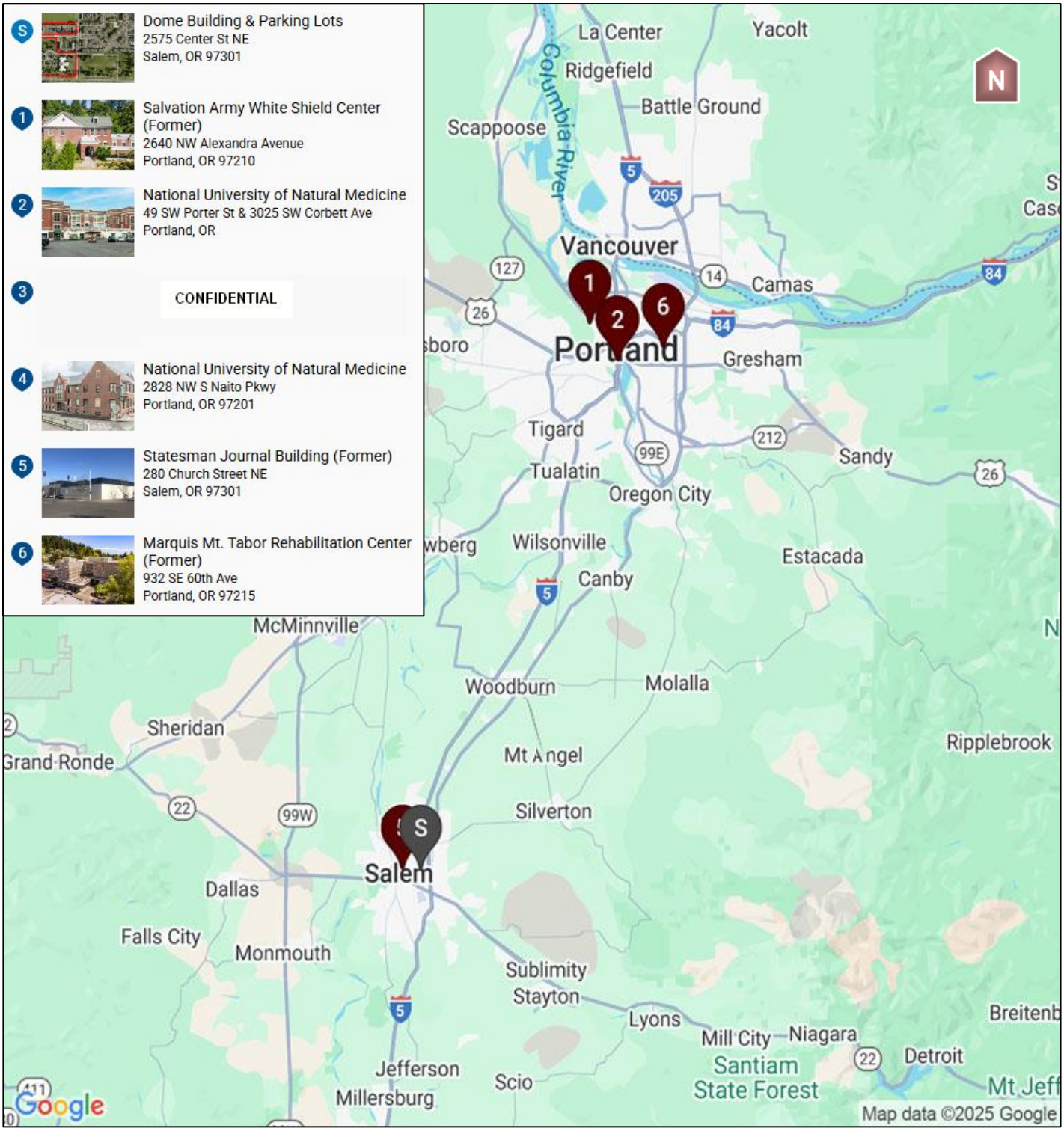
- ***The subject property has not materially changed from the previous inspection date (November 9, 2023).***

This assumption may have affected the assignment results, and if determined to be false, the value conclusion herein will need to be revisited.

COMPARABLE TABULATION CHART AND ADJUSTMENT GRID: DOME BUILDING AND SITE

CHARACTERISTICS	DOME BUILDING AND SITE	COMPARABLE 1		COMPARABLE 2		COMPARABLE 3		COMPARABLE 4		COMPARABLE 5		COMPARABLE 6	
Name	Oregon State Hospital Dome Building (Former)	Salvation Army White Shield Center (Former)		National University of Natural Medicine (Former)		CONFIDENTIAL		National University of Natural Medicine (Former)		Statesman Journal (Former)		Marquis Mt. Tabor Rehabilitation Center (Former)	
Historic Registry	Yes	No		No		Yes		No		No		No	
Address	2575 Center Street NE	2640 NW Alexandra Ave		49 SW Porter St & 3025 SW Corbett Ave		CONFIDENTIAL		2828 SW Naito Pkwy		280 Church St NE		932 SE 60th Ave	
City, County, State	Salem, Marion, Oregon	Portland, Multnomah, Oregon		Portland, Multnomah, Oregon		Willamette Valley, OR		Portland, Multnomah, Oregon		Salem, Marion, Oregon		Portland, Multnomah, Oregon	
Region	Salem/Keizer MSA	Portland/Vancouver/Hillsboro MSA		Portland/Vancouver/Hillsboro MSA		CONFIDENTIAL		Portland/Vancouver/Hillsboro MSA		Salem/Keizer MSA		Portland/Vancouver/Hillsboro MSA	
Sale Date	**Date of Value: October 22, 2025**	**April 13, 2022**		**May 25, 2023 & June 12, 2023**		**December 27, 2023**		**July 15, 2024**		**July 16, 2024**		**August 1, 2025**	
Sale Price		**$4,350,000**		**$8,545,000**		**$2,475,000**		**$1,850,000**		**$1,980,000**		**$14,800,000**	
Price/SF (Unadjusted)		**$91.33**		**$109.23**		**$38.09**		**$66.01**		**$22.70**		**$92.74**	
List Price		$4,000,000		$10,345,000				$3,650,000		N/A (Portion of a Larger Listing)		$15,250,000	
List Price vs. Sale Price (% change)		8.75%		-17.40%		N/A (NOT LISTED)		-49.32%		N/A (Portion of a Larger Listing)		-2.95%	
Days on Market		542		238 & 256				640		1,055		1,149	
Date Inspected	October 22, 2025	Sales Sheet/Google Earth Images		Sales Sheet/Google Earth Images		In Person/Google Earth Images		Sales Sheet/Google Earth Images		Sales Sheet/Google Earth Images		Sales Sheet/Google Earth Images	
Access	Good: Two Paved Strees & On City Bus Line	Below Average: Paved St & Distant City Bus Line		Very Good: Two Paved Sts, Ped. Bridge & On City Bus Line		Above Average: Paved St & On Regional Bus Line		Good: Two Paved Sts & On City Bus Line		Good: Three Paved Sts & On City Bus Line		Good: Two Paved Strees & On City Bus Line	
Exposure	Very Good: Three Corner Lot (Unsignalized), with Frontage on Major Arterial & Two Local Streets	Below Average: Interior Lot, with Frontage on Local Street		Very Good: Numerous Corner Lot (Unsignalized), with Frontage on Major City Street, Collector & Numerous Local Streets		Good: Interior Lot, with Frontage on Major Arterial		Good: Two Corner Lot (Unsignalized), with Frontage on Major City Street, Collector & Two Local Streets		Excellent: Two Corner Lot (Signalized), with Frontage on Two Major Arterials & Collector		Good: Two Corner Lot (One Signalized), with Frontage on Collector & Two Local Streets	
Site Area (AC)	6.95	3.64		3.25		27.42		0.73		1.26		3.77	
Site Area (SF)	302,552	158,558		141,475		1,194,415		31,799		54,886		164,221	
Less Excess/Sold Land	None	None		None		~20.17 AC		None		None		None	
Net Site Area (AC)	**6.95**	**3.64**		**3.25**		**7.25**		**0.73**		**1.26**		**3.77**	
Net Site Area (SF)	302,552	158,558		141,475		315,810		31,799		54,886		164,221	
Continuous Net Site	Yes (1 Site)	Yes (1 Site)		No (2 Sites)		Yes (1 Site)		Yes (1 Site)		Yes (1 Site)		No (2 Sites)	
Improvement Size (SF of GBA)	**66,957**	**47,632**		**78,226**		**64,985**		**28,028**		**87,241**		**159,590**	
Continuous Space	Yes (1 Building)	No (5 Buildings)		No (2 Buildings)		Yes (2 Connected Buildings)		Yes (1 Building)		Yes (1 Building)		Yes (1 Building)	
Above Ground Space (SF)	45,763	35,509		78,226		64,985		16,062		43,621		159,590	
Above Ground Space (% of GBA)	68%	75%		100%		100%		57%		50%		100%	
Floor Area Ratio	0.22	0.30		0.55		0.21		0.88		1.59		0.97	
Year Built	1912 & 1916 (with Renovations)	1914, 1956 & 1965 (with Renovations)		1912 & 1968 (with Renovations)		1888 through 1997/98 (with Renovations)		1923 (with Renovations)		1952 (with Renovations)		1922 (with Renovations)	
Configuration at Time of Sale	2/3 Office & 1/3 Storage/Maintenance/Light Office	Offices, Dormitories, Common Areas, Etc.		Offices, Classrooms, Laboratories, Etc.		Offices, Dormitories, Common Areas, Etc.		Offices, Rental House, Common Areas, Etc.		1/2 Office and 1/2 Warehouse		Offices, Dormitories, Common Areas, Etc.	
Occupancy at Time of Sale	Vacant	Vacant		~100% (See Leaseback)		Vacant		Vacant		Vacant		Vacant	
Seismically Sound or Retrofit	No	No		49 SW Porter: No / 3025 SW Corbett: Yes		Partial		No		South Portion: Yes / North Portion: Unknown		Yes	
Condition / Quality	Above Average	Good		Good		Good		Above Average		Above Average		Above Average	
Amenities / Encumbrances	On-Site Open Space & Proximate Parks / None	Views, Proximate Park / None		None / None		None / None		None / None		Proximate Parks / None		Proximate Park / None	
Parking	44 (On-Site) and Street Parking	48 (On-Site)		191 (On-Site) and Street Parking		36 (On-Site) and Street Parking		36 (On-Site) and Street Parking		17 (On-Site) and Street Parking		115 (On-Site) and Street Parking	
Parking (Spaces/1,000 SF of Above Ground SF)	0.96	1.35		2.44		0.55		2.24		0.39		0.72	
Value Adjustment		**Description**	**Adj. (+/-)**	**Description**	**Adj. (+/-)**	**Description**	**Adj. (+/-)**	**Description**	**Adj. (+/-)**	**Description**	**Adj. (+/-)**	**Description**	**Adj. (+/-)**
Property Rights Conveyed		Fee Simple	$0	Reduction for Leaseback	$1,800,000	Fee Simple	$0	Reduction for Leaseback	$645,000	Fee Simple	$0	Fee Simple	$0
Financing Terms		Conventional	$0	Conventional	$0	Conventional	$0	Conventional	$0	Conventional	$0	Conventional	$0
Conditions of Sale		Arm's Length	$0	Arm's Length	$0	Charitable Donation	$5,660,000	Arm's Length	$0	Arm's Length	$0	Arm's Length	$0
Expenditures after Sale		N/A	$0	N/A	$0	N/A	$0	N/A	$0	N/A	$0	N/A	$0
Less Excess Land		N/A	$0	N/A	$0	Less ~20.17 AC @ $121,468/AC	-$2,450,000	N/A	$0	N/A	$0	N/A	$0
Price (Adjusted)			$4,350,000		$10,345,000		$5,685,000		$2,495,000		$1,980,000		$14,800,000
Months of Market Conditions Adjustment	**-0.25%/Month (-3.00%/Year)**	42		29		22		15		15		3	
Market Conditions Adjustment	**to Date of Value**	-10.50%	-$456,750	-7.25%	-$750,013	-5.50%	-$312,675	-3.75%	-$93,563	-3.75%	-$74,250	-0.75%	-$111,000
Price (Adjusted)			**$3,893,250**		**$9,594,987**		**$5,372,325**		**$2,401,437**		**$1,905,750**		**$14,689,000**
Location/Region Adjustment	**-30% for Portland MSA Comparables**	-30.00%	-$1,167,975	-30.00%	-$2,878,496	0.00%	$0	-30.00%	-$720,431	0.00%	$0	-30.00%	-$4,406,700
			$2,725,275		**$6,716,491**		**$5,372,325**		**$1,681,006**		**$1,905,750**		**$10,282,300**
Price/SF (Adjusted)			**$57.22**		**$85.86**		**$82.67**		**$59.98**		**$21.84**		**$64.43**
Qualitative Adjustment		**Comparison**	**Rating (+/=/-)**	**Comparison**	**Rating (+/=/-)**	**Comparison**	**Rating (+/=/-)**	**Comparison**	**Rating (+/=/-)**	**Comparison**	**Rating (+/=/-)**	**Comparison**	**Rating (+/=/-)**
Access	Good	V. Inferior	- -	Sl. Superior	+/=	Sl. Inferior	-/=	Similar	=	Similar	=	Similar	=
Exposure	Very Good	V. Inferior	- -	Similar	=	Sl. Inferior	-/=	Sl. Inferior	-/=	Sl. Superior	+/=	Sl. Inferior	-/=
Improvement Size (SF of GBA)	66,957	Similar	=	Similar	=	Similar	=	Smaller (Sl. Sup.)	+/=	Similar	=	Larger (V. Inf.)	- -
Continuous Space	Yes (1 Building)	No (Sl. Inf.)	-/=	No (Sl. Inf.)	-/=	Yes (Sim.)	=	Yes (Sim.)	=	Yes (Sim.)	=	Yes (Sim.)	=
Above Ground Space (% of GBA)	68%	Similar	=	Higher (Sl. Sup.)	+/=	Higher (Sl. Sup.)	+/=	Lower (Sl. Inf.)	-/=	Lower (Sl. Inf.)	-/=	Higher (Sl. Sup.)	+/=
Floor Area Ratio	0.22	Similar	=	Higher (Sl. Inf.)	-/=	Similar	=	Higher (Inf.)	-	Higher (V. Inf.)	- -	Higher (Inf.)	-
Configuration at Time of Sale	2/3 Office & 1/3 Storage/Maintenance/Light Office	Superior	+	Superior	+	Superior	+	Sl. Superior	+/=	Inferior	-	Superior	+
Occupancy at Time of Sale	Vacant	Similar	=	Already Accounted For	N/A	Similar	=	Already Accounted For	N/A	Similar	=	Similar	=
Seismically Sound or Retrofit	No	No (Sim.)	=	Partially (Sup.)	+	Partially (Sup.)	+	No (Sim.)	=	Partially (Sup.)	+	V. Superior	+ +
Historic Registry	Yes	No (Sl. Sup.)	+/=	No (Sl. Sup.)	+/=	Yes (Sim.)	=	No (Sl. Sup.)	+/=	No (Sl. Sup.)	+/=	No (Sl. Sup.)	+/=
Condition / Quality	Above Average	Sl. Superior	+/=	Sl. Superior	+/=	Sl. Superior	+/=	Similar	=	Similar	=	Sl. Superior	+/=
Amenities / Encumbrances	Proximate Parks / None	V. Superior	+ +	Inferior	-	Inferior	-	Inferior	-	Sl. Inferior	-/=	Sl. Inferior	-/=
Parking	0.96 Spaces/1,000 SF Above Ground SF & Street Parking	Similar	=	Higher (Sl. Sup.)	+/=	Lower (Sl. Inf.)	-/=	Higher (Sl. Sup.)	+/=	Lower (Inf.)	-	Similar	=
Continuous Site	Yes (1 Site)	Yes (Sim.)	=	No (Inf.)	-	Yes (Sim.)	=	Yes (Sim.)	=	Yes (Sim.)	=	No (Inf.)	-
Comparability			**-**		**+**		**+**		**-**		**- - -**		**-**
Conclusion			**Low Indicator**		**High Indicator**		**High Indicator**		**Low Indicator**		**Very Low Indicator**		**Low Indicator**

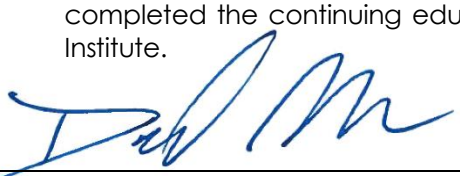
COMPARABLE MAP



CERTIFICATION OF APPRAISAL

We certify that, to the best of our knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The subject property was previously appraised by Powell Banz Valuation, LLC in report P231312 (dated December 1, 2023), within the prior three years.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, unbiased professional analyses, opinions, and conclusions.
- We have no present or prospective personal interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.
- We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- Our engagement in this assignment was not contingent upon developing or reporting predetermined results.
- Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
- Our analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the *Uniform Standards of Professional Appraisal Practice*.
- We, Daniel P. Harms, MAI and Katherine Powell Banz, MAI, have made prior personal interior and exterior inspections of the property that is the subject of this report (November 9, 2023). We have also inspected the exterior of all comparable data referenced in this report in person or via photographs.
- No one provided significant professional assistance to the persons signing this report.
- The reported analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.
- The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.
- As of the date of this report, we, Daniel P. Harms, MAI and Katherine Powell Banz, MAI, have completed the continuing education program for Designated Members of the Appraisal Institute.



October 29, 2025

Daniel P. Harms, MAI
OR Certified General Real Estate Appraiser
License No. C001113
Expiration Date: January 31, 2026

Date

October 29, 2025

Katherine Powell Banz, MAI
OR Certified General Real Estate Appraiser
License No. C000897
Expiration Date: August 31, 2026

Date

PROFESSIONAL SERVICE CONTRACT

STATE OF OREGON

Professional Services and Related Services Agreement

This Contract is between the State of Oregon, by and through its Department of Administrative Services, State Procurement Services ("DAS SPS"), on behalf of Department of Administrative Services, Enterprise Asset Management ("DAS EAM") ("Agency"), collectively "Owner", and

Company:	Powell Banz Valuation LLC.	Contract #:	PO-10700-00052500
Address:	1467 13th Street SE	PCA Project/Phase:	14628
City, State Zip:	Salem, Oregon 97302	E-mail:	shays@powellbanz.com
Phone:	503-371-2403		

(the "Consultant") (collectively Owner and Consultant are referred to as the "Parties" and individually as a "Party"). The Owner's Representative, provided by DAS and identified below will perform all project management services and contract administration on behalf of Agency. The Owner's Representative shall be Consultant's primary contact for the Project, including for notice and invoicing purposes. The Agency has committed funds for the Project and will provide Consultant with payment for Services following review and recommendation of the Owner's Representative.

Robert Underwood, email: Robert.Underwood@das.oregon.gov, phone: 971-707-3178.

This Contract is for Services related to completion of the Dome Building Appraisal project more particularly described as follows (the "Project"):

Dome Building Appraisal, the Dome Building will be marketed for sale and requires an appraisal, the Dome Building is located at 2575 Center Street NE, Salem, Oregon 97301.

1. Contract Effective Date and Term. This Contract shall become effective on the date the Contract is fully executed by the Parties and all required State of Oregon approvals have been obtained (the "Effective Date"). No Services shall be performed prior to the Effective Date. This Contract shall expire, unless otherwise terminated or extended, six (6) months after contract execution date.
2. Statement of Work. Generally, the Services to be performed by Consultant on the Project consist of the following (the "Services"):
   a. Appraisal of Dome Building and adjacent parcels.

   The Services are more specifically described in the **EXHIBIT A, Statement of Work**.
3. Compensation and Payment. The maximum amount payable to Consultant under this Contract, which includes the amount of any allowable and reimbursable expenses, is **$6,200.00**, as detailed further in Exhibit B, Compensation. No payment shall be made for Services that are performed before: i) the Contract Effective Date

and ii) a notice to proceed ("NTP") has been issued by Owner. Owner reasonably believes that, as of the Effective Date of this Contract, it has sufficient funds available and authorized for expenditure to finance the costs of the Contract within Owner's appropriation or limitation. Consultant understands and agrees that Owner's payment of amounts under the Contract is contingent on Owner receiving from the Oregon Legislative Assembly appropriations, limitations, or other expenditure authority sufficient to allow Owner, in the exercise of its reasonable administrative discretion, to continue to make payments under the Contract. In the event Owner staff responsible for oversight of the Contract become aware that sufficient funds are not available and authorized for expenditure to finance the costs of the Contract within Owner's appropriation or limitation, Owner shall give prompt written notice to Consultant.

4. Definitions. For purposes of this Contract:

   a. "Business Days" means 8:00 a.m. to 5:00 p.m., Pacific Time, Monday through Friday, excluding State of Oregon holidays;

   b. "Calendar Days" means any day appearing on the calendar, whether a weekday, weekend day, national holiday, State of Oregon holiday or other day;

   c. "Days" means calendar days, unless Business Days is specified;

   d. "Professional Services" means architectural, engineering, photogrammetric mapping, transportation planning or land surveying services that must be procured using qualifications-based selection procedures [see ORS 279C.100 and ORS 279C.110];

   e. "Related Services" is defined in ORS 279C.100; and

   f. "State" means State of Oregon.

5. Contract Documents and Order of Precedence. This Contract includes following exhibits, each of which is attached hereto and incorporated herein by this reference:

EXHIBIT A: Statement of Work	EXHIBIT E: Delivery Schedule
EXHIBIT B: Consultant Compensation	EXHIBIT F: Key Personnel & Rate Schedule - RESERVED
EXHIBIT C: Insurance Requirements	EXHIBIT G: Site Map
EXHIBIT D: Special Terms & Conditions - RESERVED	

Unless a different order is required by law, this Contract shall be interpreted in the following order of precedence: this Contract (including all amendments, if any) less all Exhibits, attachments and other documents/information incorporated into this Contract, then the Statement of Work, then all Exhibits, then any other attachments or documents/information incorporated into this Contract by reference.

6. Professional Standard of Care; Responsibility of Consultant; Representations and Warranties.

   a. Professional Standard of Care. Consultant shall perform all Services under the Contract in accordance with the degree of skill and care ordinarily used by competent practitioners of the same professional discipline when performing similar services under similar circumstances, taking into consideration the contemporary state of the practice and the Project conditions.

   b. Responsibility of Consultant.

i. Consultant shall be responsible for the professional quality, technical accuracy, and coordination of all designs, drawings, specifications, and other Services and deliverables furnished by Consultant under the Contract. Consultant shall prepare, in accordance with the Standard of Care, all drawings, plans, specifications, deliverables and other documents so they accurately reflect, fully comply with, and incorporate all applicable laws, rules, and regulations, and so that they are complete and functional for the purposes intended, except as to any deficiencies due to causes beyond the control of Consultant. Consultant shall, without additional compensation, correct or revise any errors or deficiencies in its designs, drawings, specifications, and other Services.

ii. Owner's review, approval or acceptance of, or payment for, the Services required under the Contract shall not be construed as an approval of the adequacy of the Services or to operate as a waiver of any rights under the Contract or of any cause of action arising out of the performance of the Contract, and Consultant shall be and remain liable to Owner in accordance with applicable law for all damages to Owner caused by Consultant's negligent performance of any of the Services furnished under the Contract or negligent failure to perform any of the Services under the Contract.

iii. The rights and remedies of Owner provided for under the Contract are in addition to any other rights and remedies provided by law.

iv. If Consultant is comprised of more than one legal entity (for example, a joint-venture or partnership), each such entity shall be jointly and severally liable under the Contract.

v. Permits and Licenses:

1. Permits and licenses to conduct business. Unless otherwise specified in **Exhibit A,** Statement of Work, Consultant shall obtain, hold, maintain and fully pay for during the term of the Contract all permits and licenses required by law for Consultant to conduct its business and perform the Services under the Contract.

2. Permits and licenses required for the Project. Unless otherwise specified in **Exhibit A,** Statement of Work, Consultant shall obtain, hold, and maintain during the term of the Contract all permits and licenses required for the Project (for example, permits from regulatory authorities and use permits or licenses from owners of real and personal property), but Owner shall pay for such permits and licenses. Consultant shall review the Project site, if applicable, and the nature of the Services that Consultant shall perform under the Contract. Consultant shall advise Owner throughout the course of the Project as to the necessity of obtaining all Project permits and licenses, the status of the issuance of any such permits and licenses, and any issues or impediments related to the issuance or continuation of any such permits and licenses.

c. Consultant represents and warrants to Owner that:

i. Consultant has the power and authority to enter into and perform this Contract and the persons executing the Contract on behalf of Consultant has the actual authority to bind Consultant to the terms of this Contract;

ii. this Contract, when executed and delivered is a valid and binding obligation of Consultant, enforceable in accordance with its terms;

iii. the provisions of this Contract do not conflict with or result in a default under any agreement or other instrument binding upon Consultant and do not result in a violation of any law, regulation, court decree or court order or other legal process applicable to Consultant;

iv. the Services under the Contract will be performed in accordance with the professional standard of care set forth in this Section;

v. Consultant is duly licensed to perform the Services, and if there is no licensing requirement for the profession or Services, is duly qualified and professionally competent to perform the Services;

vi. Consultant is an experienced firm having the skill, legal capacity, professional ability and capabilities and resources necessary to perform all the Services required under the Contract;

vii. Consultant is, or shall become, in a manner consistent with the Standard of Care, familiar with all current laws, rules, and regulations which are applicable to the performance of the Services; and

viii. Consultant has no undisclosed liquidated and delinquent debt owed to the State or any department or agency of the State.

d. Warranties Cumulative. The warranties set forth in this Section are in addition to, and not in lieu of, any other warranties provided.

7. Key Persons. RESERVED

a. Consultant acknowledges and agrees that Owner selected Consultant and is entering into the Contract because of the special qualifications of Consultant's key personnel ("Key Persons" or "Key Personnel"), which may include specific staff agreed upon during Contract negotiations. In particular, Owner, through the Contract is engaging the expertise, experience, judgment, and personal attention of the Key Persons listed in Exhibit F.

b. No Key Person may delegate performance of any management powers or other responsibilities the Key Person is required to provide under the Contract to another of Consultant's or subconsultant's personnel without first obtaining the written consent of Owner. Further, Consultant shall not re-assign or transfer any Key Person to other duties or positions such that the Key Person is no longer available to provide Owner with the Key Person's expertise, experience, judgment, and personal attention according to any schedule established under the Contract without first obtaining Owner's prior written consent to such re-assignment or transfer. Notification of request to change a Key Person shall be in writing (via e-mail or other form as may be required by Owner.) Throughout the term of the Contract, Consultant shall provide updated information (if requested by Owner) to demonstrate the continuing qualifications of any staff working on Owner projects, including those approved as Key Persons.

c. Reassignment or Transfer of Key Person. In the event Consultant requests that Owner approve a reassignment or transfer of a Key Person:

i. Consultant shall provide a resume for the proposed substitute demonstrating that the proposed replacement has qualifications that are equal to or better than the qualifications of the person being replaced.

ii. Owner shall have the right to interview, review the qualifications of, and approve or disapprove the proposed replacement(s) for the Key Person.

iii. Any substitute or replacement for a Key Person must be approved in writing (e-mail acceptable) and shall be deemed to be a Key Person under the Contract.

iv. Consultant agrees that the time/costs associated with the transfer of knowledge and information for a Key Person replacement is not a cost borne by Owner and shall not be billed to Owner. This includes labor hours spent reviewing Contract/Project documentation, participation in meetings with personnel associated with the Contract/Project, and participating in site visits to become familiar with the Project.

8. Subconsultants.

a. Consultant shall provide a list of all sub-consultants which Consultant intends to utilize on the Project (the "Sub-Consultants"). This list shall include such information on the qualifications of the Sub-Consultants as may be requested by Owner. Owner reserves the right to review the Sub-Consultants proposed. Consultant shall not retain a Sub-Consultant to which Owner has a reasonable objection. Consultant shall obtain Owner's written consent prior to entering into any subcontracts for any of the Services required by the Contract.

b. In addition to any other provisions Owner may require, Consultant shall include, in any permitted subcontract under the Contract, contractual provisions that shall require any subcontractor (which may also be referred to as "subconsultant") to comply with Sections 6, 10, 12, 13, 16(g), 16(k), and 16(o) of these Contract provisions and the limitations provided in Exhibit B Compensation, in the performance of the subcontracted Services under the Contract, as if the subcontractor were the Consultant. Owner's consent to any subcontract shall not relieve Consultant of any of its duties or obligations under the Contract, including with respect to any Services, whether performed or to be performed by Consultant or a subcontractor.

c. Consultant shall pay all Sub-Consultants and other subcontractors as required by Consultant's contracts with those Sub-Consultants and subcontractors. Consultant agrees that Owner has no direct or indirect contractual obligation or other legal duty whatsoever to pay the Sub-Consultants and other subcontractors of Consultant or otherwise ensure that Consultant makes full and timely payment to those Sub-Consultants and subcontractors for services performed on the Project.

9. Design Within Funding Limit. **RESERVED**

10. Ownership of Work Product.

a. Definitions. The following terms have the meanings set forth below:

i. "Consultant Intellectual Property" means any intellectual property owned by Consultant and developed independently from the Contract.

ii. "Third Party Intellectual Property" means any intellectual property owned by parties other than Owner or Consultant.

iii. "Work Product" means every invention, discovery, work of authorship, trade secret or other tangible or intangible item, and all intellectual property rights therein, that Consultant is required to deliver to Owner pursuant to the Contract.

b. Work Product. All Work Product created by Consultant pursuant to the Contract, including derivative works and compilations, and whether or not such Work Product is considered a "work made for hire," shall be the exclusive property of Owner. Owner and Consultant agree that Work Product that constitutes original works of authorship (the "Original Work Product") is "work made for hire" of which Owner is the author within the meaning of the United States Copyright Act. If for any reason Original Work Product created pursuant to the Contract is not "work made for hire," Consultant hereby irrevocably assigns to Owner any and all of its rights, title, and interest in all Original Work Product created pursuant to the Contract, whether arising from copyright, patent, trademark, trade secret, or any other state or federal intellectual property law or doctrine. Upon Owner's reasonable request, Consultant shall execute such further documents and instruments necessary to fully vest such rights in Original Work Product in Owner. Consultant forever waives any and all rights relating to Original Work Product created pursuant to the Contract, including without limitation, any and all rights arising under 17 USC §106A or any other rights of identification of authorship or rights of approval, restriction or limitation on use or subsequent modifications. However, see Sections 10.c, 10.d, 10.e and 10.f immediately below, for provisions applicable to Consultant Intellectual Property, Third Party Intellectual Property, Consultant Intellectual Property derivative works and Third-Party Intellectual Property derivative works.

c. Consultant Intellectual Property. In the event that any Work Product is Consultant Intellectual Property or a derivative work based on Consultant Intellectual Property or a compilation that includes Consultant Intellectual Property, or in the event any Consultant Intellectual Property is needed by Owner to reasonably enjoy and use any Work Product, Consultant hereby grants to Owner an irrevocable, non-exclusive, non-transferable, perpetual, royalty-free license to use, reproduce, prepare derivative works based upon, distribute copies of, perform and display Consultant Intellectual Property and the pre-existing elements of the Consultant Intellectual Property employed in the Work Product, including the right of Owner to authorize contractors, consultants and others to do the same on Owner's behalf. At the request of Consultant, Owner shall take reasonable steps to protect the confidentiality and proprietary interests of Consultant in any Consultant Intellectual Property licensed under this Section, within the limits of the Oregon Public Records Law (ORS 192.311 through 192.478) and the Oregon Uniform Trade Secrets Act (ORS 646.461 to 646.475).

d. Third Party Intellectual Property. In the event that Work Product is Third Party Intellectual Property or a derivative work based on Third Party Intellectual Property or a compilation that includes Third Party Intellectual Property, or in the event any Third Party Intellectual Property is needed by Owner to reasonably enjoy and use any Work Product, Consultant shall secure on Owner's behalf and in the name of Owner, an irrevocable, non-exclusive, non-transferable, perpetual, royalty-free license to use, reproduce, prepare derivative works based upon, distribute copies of, perform and display the Third Party Intellectual Property and the pre-existing elements of the Third Party Intellectual Property employed in the Work Product, including the right of Owner to authorize contractors, consultants and others to do the same on Owner's behalf.

e. Limited Owner Indemnity. To the extent permitted by the Oregon Constitution, Article XI, Section 7, and by the Oregon Tort Claims Act, ORS 30.260 through 30.400, Owner shall indemnify and hold Consultant harmless from liability arising out of Owner's re-use or alteration of the Work Product.

f. Consultant Use of Work Product. Notwithstanding anything to the contrary in this Section 10, Consultant may refer to the Work Product in its brochures or other literature that Consultant uses for advertising purposes and, unless specified otherwise in Exhibit A – Statement of Work, Owner hereby grants to Consultant a non-exclusive, non-transferable, royalty-free license to use, reproduce, prepare derivative works based upon, distribute copies of, perform and display Owner-owned Work Product on other unrelated projects, except for any "Confidential Information" protected from disclosure under the provisions of Section 12 below, pertaining to Confidentiality and Non-Disclosure.

11. Certified Firms and Certified Firm Outreach Plan.

a. Certified Firms. Respecting certification as a disadvantaged business enterprise, minority-owned business, woman-owned business, business that a service-disabled veteran owns or an emerging small business under ORS 200.055 (a "Certified Firm"), as and when applicable, the Consultant shall maintain any certifications applicable to the Consultant, and require in its subcontracts that Sub-Consultants and subcontractors maintain any applicable certifications required by Section 2, Chapter 325, Oregon Laws 2015, as amended by Section 26, Chapter 565, Oregon Laws 2015 as a material condition of the Contract.

b. If the Consultant, Sub-Consultant, or subcontractor was awarded the Contract or any underlying subcontract, as applicable, in the course of the Owner's carrying out an affirmative action goal, policy or program under ORS 279A.100 – 279A.107, and fails to maintain the required certification, Owner may terminate the Contract, require the Consultant to terminate the Sub-Consultant or subcontractor, or exercise any of the remedies reserved for breach of the Contract. Pursuant to ORS 279A.110, Consultant shall not discriminate against a Certified Firm, in the awarding of subcontracts under this Contract; and

c. Certified Firm Outreach Plan. Consultant's Certified Firm Outreach Plan submitted as part of the procurement process for this Contract is incorporated by reference into this Contract as though fully set forth herein, and Consultant shall conduct the outreach, subcontracting and assistance efforts included in Consultant's Certified Firm Outreach Plan.

12. Confidentiality and Nondisclosure.

a. Confidential Information. Consultant acknowledges that it and its employees and agents may, in the course of performing their responsibilities under the Contract, be exposed to or acquire information that is confidential to Owner. Any and all information that Owner provides to Consultant or its employees or agents in the performance of the Contract that Owner designates as confidential (either on the document itself or through related correspondence), as well as all reports and other documents and materials (including software) that result from Consultant's use of such information and any other Work Product that Owner designates as confidential, is deemed to be confidential information of Owner ("Confidential Information"). Confidential Information does not include information that (i) is or becomes (other than by disclosure by Consultant) publicly known; (ii) is furnished by Owner to others without restrictions similar to those imposed by the Contract; (iii) is rightfully in Consultant's possession without the obligation of nondisclosure prior to the time of its disclosure under the Contract; (iv) is obtained from a source other than Owner without the obligation of confidentiality, (v) is disclosed with the written consent of Owner, or; (vi) is independently developed by employees or agents of Consultant who can be shown to have had no access to the Confidential Information.

b. Non-Disclosure. Consultant agrees to hold Confidential Information in strict confidence, using at least the same degree of care that Consultant uses in maintaining the confidentiality of its own confidential information, and shall not, without Owner's prior written consent, copy, reproduce, sell, assign, license, market, transfer or otherwise dispose of, give, or disclose Confidential Information to third parties, or use Confidential Information for any purposes whatsoever, other than the provision of Services to Owner hereunder. Consultant shall advise each of its employees and agents of their obligations to keep Confidential Information confidential. Consultant shall use reasonable efforts to assist Owner in identifying and preventing any unauthorized use or disclosure of any Confidential Information. Consultant shall advise Owner immediately if Consultant learns or has reason to believe that any person who has had access to Confidential Information has violated or intends to violate the terms of this Section 12(b), and Consultant shall, at its expense, cooperate with Owner in seeking injunctive or other equitable relief in the name of Owner against any such person. Consultant agrees that, except as directed by Owner, Consultant will not at any time during or after the term of the Contract disclose, directly or indirectly, any Confidential Information to any person, except in accordance with the Contract, and that upon termination of the Contract or at Owner's request, Consultant shall turn over to Owner all documents, papers, and other matter in Consultant's possession that embody Confidential Information. In the event Consultant is required to disclose Confidential Information pursuant to a subpoena or other legal process, Consultant shall notify Owner of such subpoena or other legal process, provide Owner with copies of any subpoena, other legal process and any other written materials supporting the subpoena or other legal process, and otherwise cooperate with Owner in the event Owner decides to oppose the disclosure of the Confidential Information. In the event Owner decides not to oppose such subpoena or other legal process or Owner's decision to oppose the subpoena or legal process has not been successful, Consultant shall be excused from the confidentiality provisions of this Section, to the extent necessary to meet the requirements of the subpoena or other legal process controlling the required disclosure.

c. Injunctive Relief. Consultant acknowledges that breach of this Section, including but not limited to, disclosure of any Confidential Information, will give rise to irreparable injury to Owner that is inadequately compensable in damages. Accordingly, Owner may seek and obtain injunctive relief against the breach or threatened breach of this Section, in addition to any other legal remedies that may be available. Consultant acknowledges and agrees that the covenants contained herein are necessary for the protection of the legitimate business interests of Owner and are reasonable in scope and content;

d. Publicity, Media, and Third-Party Contacts. Consultant shall provide no news release, press release, or any other statement to a member of the news media, any third party or the public regarding this Project, without Owner's prior written authorization.

e. Security. Consultant shall comply with all virus-protection, access control, back-up, password, and other security and other information technology policies of Owner when using, having access to, or creating systems for any of Owner's computers, data, systems, personnel, or other information resources, or when accessing the Owner's buildings and real property.

13. Indemnity.

a. CLAIMS FOR OTHER THAN PROFESSIONAL LIABILITY. Consultant shall indemnify, defend, save, and hold harmless the State of Oregon, its agencies, their officers, agents and employees from any and all claims, suits, actions, losses, liabilities, damages, costs and expenses, including attorney fees, of whatsoever nature, resulting from or arising out of the acts or omissions of Consultant or its subcontractors, or their respective agents or employees, under the Contract.

b. CLAIMS FOR PROFESSIONAL LIABILITY. Consultant shall indemnify, defend, save, and hold harmless the State of Oregon, its agencies, their officers, agents and employees from any and all claims, suits, actions, losses, liabilities, damages, costs and expenses, including attorney fees, arising out of the professionally negligent acts, errors or omissions of Consultant or its subcontractors, or their respective agents or employees, in the performance of Consultant's professional services under the Contract.

c. INDEMNITY FOR INFRINGEMENT CLAIMS. Without limiting the generality of Section 13.a or 13.b, Consultant expressly agrees to indemnify, defend, save and hold harmless the State of Oregon, and its agencies, subdivisions, officers, directors, agents, and employees from any and all claims, suits, actions, losses, liabilities, damages, costs and expenses, including attorney fees, arising out of or relating to any claims that Consultant's Services, the Work Product or any other tangible or intangible items delivered to Owner by Consultant that may be the subject of protection under any state or federal intellectual property law or doctrine, or Owner's use thereof, infringes any patent, copyright, trade secret, trademark, trade dress, mask work, utility design, or other proprietary right of any third party; provided, that state shall provide Consultant with prompt written notice of any infringement claim. Provided, however, Consultant shall not be obligated to indemnify, defend, save, and hold harmless the state and agency under this Section 13.c, based solely on the following: Consultant's compliance with Owner specifications or requirements, including, but not limited to the required use of tangible or intangible items provided by Owner.

d. DEFENSE QUALIFICATION. Notwithstanding Consultant's foregoing defense obligations, neither Consultant nor any attorney engaged by Consultant shall defend any claim in the name of the State of Oregon or any agency of the State of Oregon, nor purport to act as legal representative of the State of Oregon or any of its agencies, without the prior written consent of the Oregon Attorney General. The State of Oregon may, at any time at its election, assume its own defense and settlement in the event that it determines that Consultant is prohibited from defending the State of Oregon, or that Consultant is not adequately defending the State of Oregon's interests, or that an important governmental principle is at issue or that it is in the best interests of the State of Oregon to do so. The State of Oregon reserves all rights to pursue any claims it may have against Consultant if the State of Oregon elects to assume its own defense.

e. OWNER'S ACTS OR OMISSIONS. This Section does not include indemnification by Consultant of the State of Oregon or Owner or their officers, agents, and employees, for the acts or omissions of the State of Oregon, Owner or their officers, agents, and employees, whether within the scope of the Contract or otherwise.

14. Insurance.

Consultant shall maintain in effect for the duration of this Contract, or any other periods required herein, the insurance set forth in Exhibit C.

15. Termination.

a. Termination by Mutual Consent. The Contract may be terminated at any time, in whole or in part, by mutual written consent of the Parties.

b. Owner's Right to Terminate for Convenience. Owner may, at its sole discretion, terminate this Contract, in whole or in part, when such termination is in the public interest of the Owner, upon written notice to Consultant specifying the scope of the termination and the termination date of the Contract.

c. Owner may terminate this Contract immediately, in whole or in part, upon written notice to Consultant, or such later date as Owner may establish in such notice, upon the occurrence of any of the following events:

i. Owner fails to receive appropriations, limitations, or other expenditure authority sufficient to allow Owner, in the exercise of its reasonable administrative discretion, to continue to make payments for Consultant's Services;

ii. Federal, State, or local laws, regulations or guidelines are modified or interpreted in such a way that either the Services under the Contract are prohibited, or Owner is prohibited from paying for such Services from the planned funding source;

iii. Consultant no longer holds any license or certificate that is required to perform the Services;

iv. Consultant has liquidated, and delinquent debt owed to the State of Oregon or any department or agency of the State; or

v. Consultant commits any material breach or default of any covenant, warranty, obligation, certification or agreement under the Contract, fails to perform the Services under the Contract within the time specified or any extension thereof, or so fails to perform the Services as to endanger Consultant's performance under the Contract in accordance with its terms, and such breach, default or failure is not cured within 30 calendar days after Owner's notice to Consultant, or such longer period as Owner may specify in such notice.

d. Cessation of Services. Upon receiving a notice of termination, and except as otherwise directed in writing by Owner, Consultant shall immediately cease all activities related to the Services or the Project.

e. Consultant's Right to Terminate for Cause.

i. Consultant may terminate this Contract if Owner fails to make any payment to Consultant required under this Contract within forty-five (45) calendar days after receiving written notice from Consultant of such failure; or

ii. Consultant may terminate this Contract, for reasons other than non-payment, if Owner commits any material breach or default of any covenant, warranty, obligation or agreement under this Contract, fails to perform under the Contract within the time specified, or so fails to perform as to endanger Consultant's performance under this Contract, and such breach, default or failure is not cured within thirty (30) calendar days after delivery of Consultant's notice, or such longer period as Consultant may specify in such notice.

f. Delivery of Work Product/Retained Remedies of Owner. As directed by Owner, Consultant shall, upon termination, promptly deliver to Owner all documents, information, works in progress, Work Product and other property that are deliverables or would be deliverables if the Contract had been completed. By Consultant's signature on this Contract, Consultant allows Owner to use Work Product and other property for Owner's intended use. The rights and remedies of Owner provided in this are not exclusive and are in addition to any other rights and remedies provided by law or under this Contract.

g. Payment upon Termination.

i. In the event of termination pursuant to Sections 15(a), 15(b), 15(c)(i), 15(c)(ii) or 15(e), Consultant's sole remedy shall be a claim for the sum designated for

accomplishing the Services multiplied by the percentage of Services completed and accepted by Owner plus Consultant's reasonable Contract close-out costs, less previous amounts paid and any claim(s) which Owner has against Consultant, except in the event of a termination under Section 15(c)(i), where no payment will be due and payable for Services performed or costs incurred after the last day of the current biennium, consistent with Section 3. Within thirty (30) days after termination, Consultant shall submit an itemized invoice for all un-reimbursed Services completed before termination and all Contract close-out costs actually incurred by Consultant. Owner shall not be obligated to pay for any such costs invoiced to and received by Owner later than thirty (30) days after termination. If previous amounts paid to Consultant exceed the amount due to Consultant under this subsection, Consultant shall promptly refund any excess amount upon demand; or

ii. In the event of termination pursuant to Sections 15(c)(iii), 15(c)(iv), 15(c)(v), Owner shall have any remedy available to it in law or equity, including, but not limited to, undertaking collection by administrative offset, or garnishment if applicable, of all monies due for Services to recover liquidated and delinquent debt owed to the State of Oregon or any department or agency of the State of Oregon. Offsets or garnishment may be initiated after the Contractor has been given notice, if required by law. Such remedies may be pursued separately, collectively or in any order whatsoever. If it is determined for any reason that Consultant was not in default under Sections 15(c)(iii), 15(c)(iv), or 15(c)(v), the rights and obligations of the Parties shall be the same as if the Contract was terminated pursuant to Section 15(b).

16. General Provisions.

a. Contract Performance. Consultant shall at all times perform the Services in accordance with the terms and conditions of this contract, diligently and without delay, to carry out the project and to achieve Owner's objectives. Consultant shall punctually fulfill all Contract requirements consistent with the schedule for the performance of Services set forth in Exhibits A and E. Expiration or termination of the Contract shall not extinguish, prejudice, or limit either party's right to enforce this Contract with respect to any default or defect in performance.

b. Owner's Separate Contracts. Owner may retain the services of an independent project manager and other consultants as needed to fulfill Owner's objectives.

c. Independent Contractor; Responsibility for Taxes and Withholding; Consultant Oversight.

i. Consultant, by its signature on the Contract, certifies that it is an independent contractor as defined in ORS 670.600 and as described in IRS Publication 1779, which is available at: https://www.irs.gov/pub/irs-pdf/p1779.pdf. Consultant shall perform all required Services as an independent contractor. Although Owner reserves the right (i) to determine the delivery schedule (as mutually acceptable to Owner and Consultant) for the Services to be performed and (ii) to evaluate the quality of the completed performance, Owner cannot and will not control the means or manner of Consultant's performance. Consultant is responsible for determining the appropriate means and manner of performing the Services. Consultant is not an "officer", "employee", or "agent" of Owner, as those terms are used in ORS 30.265.

ii. Consultant shall be responsible for all federal or state taxes applicable to compensation or payments paid to Consultant under the Contract and, unless Consultant is subject to backup withholding, Owner will not withhold from such

compensation or payments any amount(s) to cover Consultant's federal or state tax obligations. Throughout the duration of the Contract, Consultant shall submit an updated W-9 form (https://www.irs.gov/pub/irs-pdf/fw9.pdf) to Owner whenever Consultant's backup withholding status or any other information changes. Consultant is not eligible for any social security, unemployment insurance or workers' compensation benefits from compensation or payments paid to Consultant under the Contract, except as a self-employed individual. If any payment under this Contract is to be charged against federal funds, Consultant certifies that it is not currently employed by the federal government.

iii. Consultant shall not be responsible for or have control over the means, manner, methods, or techniques required of or used by other consultants or contractors under contract with Owner who are performing services or construction work on projects within the scope of the Contract, unless otherwise expressly agreed to in writing by the Parties. The Parties agree, however, that this provision does not in any way revise or adjust Consultant's professional responsibility to report to Owner any information pertaining to a project, or to performance by other consultants or contractors on a project, that would adversely affect Owner or a particular project, to the extent any such information may come to the attention of Consultant during the performance of Services within the scope of the Contract.

d. Compliance with Conditions Concerning Hours of Labor (ORS 279C.520)

i. Consultant shall not prohibit any of its employees from discussing the employee's rate of wage, salary, benefits or other compensation with another employee or another person and may not retaliate against an employee who discusses the employee's rate of wage, salary, benefits or other compensation with another employee or another person.

ii. Consultant shall pay employees at not less than time and one-half for all overtime worked in excess of 40 hours in any one week and for work on legal holidays, except for individuals who are excluded from receiving overtime under personal services contracts pursuant to ORS 653.010 to 653.261 or under other applicable law.

iii. Consultant shall give notice in writing to employees who work on this contract, either at the time of hire or before work begins on the contract, or by posting a notice in a location frequented by employees, of the number of hours per day and days per week that the contractor may require the employees to work.

e. Prohibition on Discriminatory Wage Rates. Consultant shall comply with the prohibitions set forth in ORS 652.220, and shall not discriminate against any of Consultant's employees in the payment of wages or other compensation for work of comparable character, the performance of which requires comparable skills, or pay any employee at a rate less than another for comparable work, based on an employee's membership in a "protected class." For purposes of this provision, a "protected class" means a group of persons distinguished by race, color, religion, sex, sexual orientation, gender identity, national origin, marital status, veteran status, disability, or age. Consultant's failure to comply with these requirements is a breach of the Contract that entitles the Owner to terminate the Contract for cause.

f. Compliance with Applicable Law. Consultant shall comply with all federal, state, and local laws, regulations, executive orders, and ordinances applicable to the Services. Owner's performance under this Contract is conditioned upon Consultant's compliance with the provisions of ORS 279C.505,

279C.515, 279C.520, and 279C.530, which are hereby incorporated by reference. Consultant, the Sub-Consultants, if any, and all employers providing Services, labor or materials under this Contract are subject employers under the Oregon workers' compensation law and shall comply with ORS 656.017. All rights and remedies available to the Owner under applicable federal, state, and local laws are also incorporated by reference herein and are cumulative with all rights and remedies under the Contract.

g. Successors and Assigns. The provisions of this Contract shall be binding upon and shall inure to the benefit of the Parties and their respective successors and assigns. After the original Contract is executed, Consultant shall not enter into any Sub-Consultant agreements for any of the Services, assign or transfer any of its interest in this Contract or delegate any of its duties or performance under this Contract, without the prior written consent of Owner. Any purported assignment, delegation, or disposition, without the prior written consent of Owner is prohibited, whether voluntary or involuntary, by merger, consolidation, stock transfer, asset sale, change in control, dissolution, operation of law, or by any other manner. Any purported assignment, delegation, or disposition, without the prior written consent of Owner, is void.

h. No Third-Party Beneficiaries. Nothing contained in this Contract shall create a contractual relationship with or a cause of action in favor of a third party against Owner or Consultant. Consultant's Services under this Contract shall be performed solely for Owner's benefit and no other entity or person shall have any claim against Consultant because of this Contract for the performance or nonperformance of Services hereunder.

i. Access to Records. For not less than six (6) years after the Contract's expiration or termination, Owner, the Secretary of State's Office of the State of Oregon, the federal government, and their duly authorized representatives shall have access to the books, documents, papers, and records of Consultant and the Sub-Consultants which pertain to the Contract for the purpose of making audits, examination, excerpts, and transcripts. If, for any reason, any part of this Contract, any Project-related consultant contract or any Project-related construction contract(s) is involved in litigation, Consultant shall retain all pertinent records for not less than three years or until all litigation is resolved, whichever is longer. Consultant shall provide Owner, and the other entities referenced above with full access to these records in preparation for and during litigation.

j. Foreign Contractor. If Consultant is not domiciled in or registered to do business in the State of Oregon, Consultant shall promptly provide to the Oregon Department of Revenue and the Secretary of State Corporation Division all information required by those agencies relative to the Contract. Consultant shall demonstrate its legal capacity to perform the Services under this Contract in the State of Oregon prior to executing this Contract.

k. Force Majeure. Neither party shall be held responsible for delay or default in the performance of its obligations due to a cause beyond its reasonable control, including, but not limited to fire, riot, acts of God, terrorist acts or war where such cause was beyond such party's reasonable control. Each party shall, however, make all reasonable efforts to remove or eliminate such a cause of delay or default and shall, upon the cessation of the cause, diligently pursue performance of its obligations under the Contract.

l. Survival. All rights and obligations shall cease upon termination or expiration of the Contract, except for the rights and obligations set forth in Sections 5, 6, 10,12,13,15(d), 15(g), 16(g),16(j), 16(k), 16(o) and all other rights and obligations which expressly or by their nature or context are intended to survive.

m. Time is of the Essence. Consultant agrees that time is of the essence in Consultant's performance of its obligations under the Contract.

n. Notice. Except as otherwise expressly provided in this Contract, any notices to be given hereunder shall be given in writing by personal delivery, e-mail, or first class mail, postage prepaid, to Consultant or Owner at the address or number set forth on Exhibit A, or to such other address or number as either party may provide pursuant to this "Notice" section. Any notice delivered by mail shall be deemed to be given five (5) calendar days after the postmark. Any notice by personal delivery shall be deemed to be given when actually delivered. Regular, day-to-day communications between the Parties may be transmitted through one of the methods set forth above, in person, by telephone, by e-mail, or by other similar electronic transmission.

o. Severability. The Parties agree that if any term or provision of this Contract is declared by a court of competent jurisdiction to be illegal or in conflict with any law, the validity of the remaining terms and provisions shall not be affected and the rights and obligations of the Parties shall be construed and enforced as if the Contract did not contain the particular term or provision held to be invalid.

p. Counterparts. The Contract may be executed in several counterparts, all of which when taken together shall constitute one agreement binding on all Parties, notwithstanding that all Parties are not signatories to the same counterpart. Each copy of the Contract so executed shall constitute an original.

q. Governing Law; Venue; Consent to Jurisdiction. This Contract shall be governed by, construed in accordance with and enforced in accordance with the laws of the State of Oregon without regard to principles of conflicts of law. Any claim, action, suit or proceeding (collectively "Claim") between Owner and Consultant that arises from or relates to this Contract shall be brought and conducted solely and exclusively within the Circuit Court of Marion County for the State of Oregon; provided, however, if a Claim must be brought in a federal forum, then it shall be brought and conducted solely and exclusively within the United States District Court for the District of Oregon. In no event shall this "Governing Law; Jurisdiction; Venue" section be construed as a waiver by the State of Oregon of any form of defense or immunity, whether based on sovereign immunity, governmental immunity, immunity based on the Eleventh Amendment to the United States Constitution or otherwise. CONSULTANT, BY EXECUTION OF THIS CONTRACT, HEREBY CONSENTS TO THE IN PERSONAM JURISDICTION OF SAID COURTS.

r. Amendments. Owner may amend the Contract to the extent permitted by applicable statutes and administrative rules and as mutually agreed upon by Owner and Consultant. Consultant shall not commence any Services authorized under an amendment, and the amendment is not effective, unless it is in writing, signed by the Parties, and all approvals required by applicable law have been obtained.

s. Merger Clause; Waiver; Interpretation. The Contract, including everything incorporated by reference, constitutes the entire agreement between the Parties on the subject matter hereof. There are no understandings, agreements, or representations, oral or written, not specified herein regarding the Contract. No waiver, consent, modification or change of terms of the Contract shall bind either Party, unless such waiver, consent, modification or change of terms is in writing and signed by the Parties, and all necessary State of Oregon governmental approvals have been obtained. Such a waiver, consent, modification, or change, if made, shall be effective only in the specific instance and for the specific purpose given. Either Party's failure to enforce any provision of the Contract shall not constitute a waiver by that Party of that or any other provision. The characterization of provisions of the Contract as material provisions or the failure to comply with certain provisions as a material breach of the Contract shall in no way be construed to mean that any other provisions of the Contract are not material or that failure to comply with any other provisions is not a material breach of the Contract.

t. State-owned Assets. All State-owned assets, if any, in Consultant's possession must be promptly returned to Owner when the Services are complete, when the Contract is terminated, or when requested by Owner, whichever occurs first.

u. Consultant shall perform professional services for the appraisal of the Project, as detailed in Exhibit A, to obtain the greatest long-term value for the State of Oregon, and to result in the prudent expenditure of public funds within the constraints of the Project program, context, and budget. In pursuing these goals, Consultant, with Owner's assistance, shall:

i. Perform Services which are appropriate for the context of the Project and the nature of its function, both present and future;

ii. Avoid expenditures for aesthetic effect which are disproportionate when compared to the additional benefit to the Project as a whole;

iii. Help assure the Project is completed on time and within budget;

v. Electronic Signatures. The Parties agree that signatures showing on PDF documents, including but not limited to PDF copies of the Contract and amendments, submitted, or exchanged via email are "Electronic Signatures" under ORS Chapter 84 and bind the signing Party and are intended to be and can be relied upon by the Parties. Owner reserves the right at any time to require the submission of the hard copy originals of any documents.

w. Conflict of Interest. Except with Owner's prior written consent, Consultant shall not engage in any activity, or accept any employment, interest or contribution that would, or would reasonably appear to, compromise Consultant's professional judgment with respect to this Project, including, without limitation, concurrent employment on any project in direct competition with the Project.

THIS CONTRACT CONSTITUTES THE ENTIRE AGREEMENT BETWEEN THE PARTIES ON THE SUBJECT MATTERS ADDRESSED HEREIN. THE TERMS OF THIS CONTRACT CANNOT BE WAIVED, ALTERED, MODIFIED, SUPPLEMENTED OR AMENDED, IN ANY MANNER WHATSOEVER, EXCEPT BY WRITTEN INSTRUMENT SIGNED BY THE PARTIES AND CONTAINING ALL REQUIRED STATE OF OREGON APPROVALS. ANY SUCH WAIVER, ALTERATION, MODIFICATION, SUPPLEMENTATION OR AMENDMENT SHALL BE EFFECTIVE ONLY IN THE SPECIFIC INSTANCE AND FOR THE SPECIFIC PURPOSE GIVEN. THERE ARE NO UNDERSTANDINGS, AGREEMENTS, OR REPRESENTATIONS, ORAL OR WRITTEN, REGARDING THIS CONTRACT EXCEPT AS CONTAINED, INCORPORATED, OR REFERENCED HEREIN. CONSULTANT, BY THE SIGNATURE BELOW OF ITS AUTHORIZED REPRESENTATIVE, HEREBY ACKNOWLEDGES THAT IT HAS READ THIS CONTRACT, UNDERSTANDS THIS CONTRACT, AND AGREES TO BE BOUND BY ALL OF THIS CONTRACT'S TERMS AND CONDITIONS. THIS CONTRACT, AND ANY AMENDMENTS TO IT, MAY BE EXECUTED IN COUNTERPARTS (EACH OF WHICH SHALL BE AN ORIGINAL AND ALL OF WHICH SHALL CONSTITUTE BUT ONE AND THE SAME INSTRUMENT) OR IN MULTIPLE ORIGINALS. AN ELECTRONICALLY TRANSMITTED FORM OF THIS CONTRACT OR ANY AMENDMENT THERETO, EXECUTED BY ONE OR MORE OF THE PARTIES, WILL CONSTITUTE A COUNTERPART HEREOF, AS LONG AS THE COUNTERPART BEARING THE PARTY'S ORIGINAL SIGNATURE IS PROMPTLY TRANSMITTED TO THE OTHER PARTY AND RECEIVED BY THAT PARTY FORTHWITH.

CERTIFICATION:

A. Any individual (the undersigned) signing on behalf of Consultant hereby certifies under penalty of perjury:

(1) Consultant has provided its correct TIN to Owner, in the manner and format requested by Owner.

(2) Consultant is not subject to backup withholding because **(a)** Consultant is exempt from backup withholding, **(b)** Consultant has not been notified by the IRS that Consultant is subject to backup withholding as a result of a failure to report all interest or dividends, or **(c)** the IRS has notified Consultant that Consultant is no longer subject to backup withholding.

(3) The undersigned is authorized to act on behalf of Consultant, the undersigned has authority and knowledge regarding Consultant's payment of taxes, and to the best of the undersigned's knowledge,

Consultant is not in violation of any Oregon Tax Laws. For purposes of this certification, "Oregon Tax Laws" means (i) all tax laws of this state, including but not limited to ORS 305.380(4), ORS 305.620 and ORS chapters 316, 317, and 318; and (ii) any tax provisions imposed by a political subdivision of this state that applied to Contractor, to Contractor's property, operations, receipts, or income, or to Contractor's performance of or compensation for any work performed by Contractor; and (iii) any tax provisions imposed by a political subdivision of this state that applied to Contractor, or to goods, services, or property, whether tangible or intangible, provided by Contractor; and (iv) any rules, regulations, charter provisions, or ordinances that implemented or enforced any of the foregoing tax laws or provisions.

B. Any individual (the undersigned) signing on behalf of Consultant hereby certifies the undersigned is authorized to sign this Contract and that:

(1) Consultant has read this Contract, understands it, and agrees to be bound by its terms and conditions.

(2) Consultant understands and agrees that various Exhibits to the Contract are not physically attached, but are incorporated by reference in Section 5 and have the same force and effect as if fully set forth herein.

(3) Consultant is an independent contractor as defined in ORS 670.600 and as described in IRS Publication 1779 (https://www.irs.gov/pub/irs-pdf/p1779.pdf).

(4) In the event that Consultant is a general partnership or joint venture, Consultant signature(s) on this Contract constitutes certifications to the above statements pertaining to the partnership or joint venture, as well as certifications of the above statements as to any general partner or joint ventures signing this Contract.

(5) Consultant understands and acknowledges it is subject to the Oregon False Claims Act (ORS 180.750 to 180.785) and to any liabilities or penalties associated with the making of a false claim under that Act. By its execution of the Contract, Consultant certifies the truthfulness, completeness, and accuracy of any statement or claim it has made, it makes, it may make, or cause to be made that pertains to the Contract or the Project for which the Services are being performed, including but not limited to Consultant's statement of proposal and any invoices, reports, or other deliverables. Consultant shall immediately disclose (in writing) to Owner whenever, in connection with the award, performance or closeout of the Contract, or any subcontract thereunder, Consultant has credible evidence that a principal, employee, agent, or subcontractor of Consultant has committed:

(a) A violation of the Oregon False Claims Act; or

(b) A violation of State or federal criminal or civil law involving fraud, conflict of interest, bribery, gratuity, or similar misconduct.

Consultant must include subsections (A) and (B) of this Certification in each subcontract Consultant may award in connection with the performance of the Contract. In doing so, Consultant may not modify the terms of those subsections, except to identify the subcontractors or sub grantee that will be subject to those provisions.

Powell Banz Valuation LLC.

Katherin Powell Banz / Principal — Date: 9/2/2025

Department of Administrative Services
Real Estate Services
Signature Authorization to Commit
and Disburse Funds

Brady Ricks — Digitally signed by Brady Ricks Date: 2025.09.03 10:31:51 -07'00'

Brady Ricks/DAS Real Estate Services Manager — Date: 9/3/25

Department of Administrative Services
Procurement Services

John Anglemier/PS Manager — Date: 09/03/2025

Approved for Legal Sufficiency
Oregon Department of Justice

Exempt Per OAR 137-045-0050

Name/Title — Date: 09/03/2025

EXHIBIT A
STATEMENT OF WORK

Owner and Consultant agree that the following Services shall be provided by the Consultant for Appraisal Services of the Project. The completed Project is intended to be an appraisal for the "as is" market value of the fee simple interest for two properties. For purposes of this Contract, "Basic Services" are those Services described in Phase 1 of this **Exhibit A**, "Supplemental Services" are those Services described in Phase 2 of this **Exhibit A**, and "Reimbursable Expenses" are those expenses described in Section B.2 of **Exhibit B-Consultant Compensation**, and further defined in Section B.1.03 of **Exhibit B**.

PROJECT DESCRIPTION: Consultant shall provide a Sales Comparison Narrative Appraisal Report and form an opinion of the "as-is" market value of the fee simple interest, consistent with Uniform Standards of Professional Appraisal Practice, the Code of Ethics and the Standards of Professional Practice of the Appraisal Institute, and applicable state appraisal regulations, of the following properties:

Two (2) sites, Dome Building and supporting site and North Parking Lot (B Street Lot):

a. Dome Building and supporting site tax lot reference: 07S 03W 24C 200

b. North Parking Lot (B Street Lot)

Consultant shall assume the condition of the Dome building is not materially changed from their prior appraisal dated November 9, 2023.

PROJECT PHILOSOPHY: Consultant shall perform professional services for the design of the Project to obtain the greatest long-term value for the State of Oregon, and to result in the prudent expenditure of public funds within the constraints of the Project program, context, and budget. In pursuing these goals, Consultant, with Owner's assistance, shall:

a. Perform Services which are appropriate for the context of the Project and the nature of its function, both present and future.

b. Avoid expenditures for aesthetic effect which are disproportionate when compared to the additional benefit to the Project as a whole.

c. Help assure the Project is completed on time and within budget.

d. Apprise Owner throughout the Project concerning the economic impact of all design decisions.

e. Document all Project requirements and verify, to Owner's satisfaction, that requirements are included in the Appraisal Documents.

Representatives of the Parties for this Contract and the Project are:

Consultant: Katherine Powell Banz **Telephone:** 503-371-2403

Owner: Robert Underwood **Telephone:** 971-707-3178

The Services that Consultant shall perform for each phase of the Project are described below:

A.1 PHASE 1 - BASIC SERVICES – APPRAISAL SERVICES

During the Basic Services Phase, Consultant shall provide these Basic Services necessary to the Project. Some of the described Services will be provided during this activity phase and some during other phases of the Project design. Consultant's Services during Phase 1 shall consist of the following:

a. Perform an appraisal using the sales comparison approach to estimating market value.

b. Report the physical description of the subject property, market data, and valuation analysis in an appraisal report, reported in a narrative electronic PDF format. The Consultant's report shall be summarized to the degree that some detailed information, not critical to a complete understanding of the development of the appraisal and its conclusions will remain in the Consultant's work file.

c. The project shall be a flat fee, all-inclusive, and the deliverables shall be a draft appraisal for review and a final appraisal one (1) week after comments received from the Owner.

PHASE 1- APPRAISAL SERVICES

Appraisal Report prepared for Owner's review: Within 90 calendar days of beginning Phase 1 after Effective Date.

Final Appraisal Documents: One (1) week after comments are received from Owner.

A.1 PHASE 2 - SUPPLEMENTAL SERVICES - RESERVED

EXHIBIT B
CONSULTANT COMPENSATION

B.1.0 BASIS OF COMPENSATION

B.1.01 Owner shall compensate Consultant for the performance of Services set forth in **Exhibit A**, as follows:

The maximum amount payable under this Contract is **$6,200.00** for the Services (the combination of Primary Services, and, if authorized, Contingency Services) and Reimbursable Expenses, as detailed below.

Consultant shall perform the Primary Services for a fixed price of **$6,200.00.**

Upon Owner authorization, Consultant shall provide Contingency Services up to a maximum amount of **$0.00**.

Owner shall reimburse Consultant for any allowable Reimbursable Expenses up to a maximum amount of **$0.00**.

B.1.01A: Price Breakdown: Primary Services

PHASE:		**Percentage**	**Fixed Price**
A.1 PHASE 1 - BASIC SERVICES – APPRAISAL SERVICES		100%	$6,200.00
	Total:	**100.0%**	**$6,200.00**

B.1.01B: Price Breakdown: Contingency Services (Owner preauthorization required)- **RESERVED**

Supplemental Service		**Fixed Price**
RESERVED		$0.00
	Total:	**$0.00**

B.1.02 Payments for Services and Reimbursable Expenses shall be made monthly, following Owner's review and approval of Consultant's detailed monthly invoices as described in Section B.1.07 and acceptance of the Services, including all reports, designs, certificates, and documents covered by the invoice. Payment for all Services performed and Reimbursable Expenses shall not exceed the amounts indicated in Section B.1.01, above. Payments are subject to the provisions of ORS 293.462.

B.1.03 Reimbursable Expenses, as described in Section B.2, are defined as the direct costs expended by Consultant, Consultant's employees, and Sub-Consultants for performance of Services rendered to complete the Project. The estimated dollar amounts for each of the identified Reimbursable Expense items are as follows:

1	Travel Related Expenses-RESERVED	$ 0.00
2	General Reimbursable Expenses-RESERVED	$ 0 .00
	Total	**$ 0.00**

It is understood that the actual total amount payable for each individual Reimbursable Expense item (travel or general) may be more or less than the estimate above, however, the total amount of all Reimbursable Expenses shall not exceed the maximum amount stated in Section B.1.01 for Reimbursable Expenses without a Contract amendment. Payments for Reimbursable Expenses shall be identified and tracked on monthly invoices according to the expense items listed above.

B.1.04 Consultant shall not submit invoices for, and Owner will not pay, any amount in excess of the maximum, not to exceed amount payable under this Contract set forth in Section B.1.01. If this amount is increased by Contract amendment, the amendment must be effective before Consultant performs Services subject to the amendment. Consultant shall notify Owner's Representative identified in this Contract in writing of the expiration of the Contract, thirty (30) days prior to such expiration. No payment will be made for any Services performed prior to the Effective Date or after the expiration date of the Contract.

B.1.05 Consultant shall submit monthly invoices for Services performed. To be processed for payment by Owner, the invoices shall include the following basic information:

A. The correct name of Owner's authorized representative

B. Invoice date

C. Date range during which the Services being invoiced for were provided

D. Invoice number that ends in a "—##", which represents the correct invoice sequence of issue. The last invoice submitted on the Project must be clearly labeled "Final Invoice"

E. The correct Contract number

F. Original Contract total, not to exceed amount broken out by: Services released to date by line item and Reimbursable Expenses separated by two categories of Travel Expenses and General Reimbursables

G. Statement of changes to the original total, not to exceed amount by amendment(s) and broken out in the same way as in item F, showing the revised Contract amounts

H. Paid to date amounts showing the amounts submitted for prior to the current invoice (regardless of payment status) and broken out the same way as in item F

I. Amounts being invoiced for in the current invoice and broken out the same way as in item F, with a roll up of a "Total Amount Billed For This Invoice" line-item amount

J. Balances Remaining after receipt of payment for the current invoice broken out the same way as in item F

Consultant shall describe all Services performed with particularity and by whom it was performed and shall itemize and explain all expenses for which reimbursement is claimed. Reimbursable Expenses shall be broken out into to line-item categories, 1) Travel Expenses and 2) General Reimbursable Expenses.

Invoices shall indicate the percentage of the total Services that the amount invoiced represents.

Consultant shall send invoices to Owner's Representative identified in this Contract, using the following address:

DAS Enterprise Asset Management
Real Estate Services
Attn: Robert Underwood
1225 Ferry Street SE, U100
Salem, OR 97301
Email: Robert.Underwood@das.oregon.gov

Consultant shall not indicate or invoice for any past due amounts in the current invoice. All such notifications of a past due amount must be handled by a separate Statement of Account.

Owner shall have the right to reject any invoice which does not have the proper information as required by this section without incurring penalty liabilities for late payment.

B.1.06 Owner and Consultant agree in accordance with the terms and conditions of this Contract that:

a. If the scope of the Project or the Services are changed materially, Consultant shall request in writing an amendment to the Contract before additional Services are provided and before compensation is adjusted. All legally required approvals must be obtained for any Contract amendment before the amendment is effective and before Services may be performed or payment made under the amendment.

b. Consultant's fee for preparing routine change orders adding or deleting Services from the Project shall be included in the amount for Services stated in Section B.1.01.

c. Upon Owner's request and without additional compensation, Consultant shall make such revisions to completed Contract Documents as are necessary to correct errors or omissions appearing therein, in accordance with the Standard of Care.

B.2. REIMBURSABLE EXPENSES - RESERVED

EXHIBIT C
INSURANCE PROVISIONS

INSURANCE REQUIREMENTS:

Contractor shall obtain at Contractor's expense the insurance specified in this Exhibit C prior to performing under this Contract. Contractor shall maintain such insurance in full force and at its own expense throughout the duration of this Contract, as required by any extended reporting period or continuous claims made coverage requirements, and all warranty periods that apply. Contractor shall obtain the following insurance from insurance companies or entities that are authorized to transact the business of insurance and issue coverage in the State of Oregon and that are acceptable to Agency. All coverage shall be primary and non-contributory with any other insurance and self-insurance, with the exception of Professional Liability and Workers' Compensation. Contractor shall pay for all deductibles, self-insured retention, and self-insurance, if any.

If Contractor maintains broader coverage and/or higher limits than the minimums shown in this Exhibit, Agency requires and shall be entitled to the broader coverage and/or higher limits maintained by Contractor.

WORKERS' COMPENSATION & EMPLOYERS' LIABILITY:
All employers, including Contractor, that employ subject workers, as defined in ORS 656.027, shall comply with ORS 656.017, and provide Workers' Compensation Insurance coverage for those workers, unless they meet the requirement for an exemption under ORS 656.126(2). Contractor shall require and ensure that each of its subcontractors complies with these requirements. If Contractor is a subject employer, as defined in ORS 656.023, Contractor shall also obtain Employers' Liability Insurance coverage with limits not less than $500,000.00 each accident.

If Contractor is an employer subject to any other state's Workers' Compensation law, Contactor shall provide Workers' Compensation Insurance coverage for its employees as required by applicable Workers' Compensation laws including Employers' Liability Insurance coverage with limits not less than $500,000.00 and shall require and ensure that each of its out-of-state subcontractors complies with these requirements.

As applicable, Contractor shall obtain coverage to discharge all responsibilities and liabilities that arise out of or relate to the Jones Act with limits of no less than $5,000,000.00 and/or the Longshoremen's and Harbor Workers' Compensation Act.

COMMERCIAL GENERAL LIABILITY:
☒ **Required** ☐ **Not required**
Contractor shall provide Commercial General Liability Insurance covering bodily injury and property damage in a form and with coverage that are satisfactory to the State of Oregon. This insurance must include personal and advertising injury liability, products and completed operations, contractual liability coverage for the indemnity provided under this Contract, and have no limitation of coverage to designated premises, project, or operation. Coverage must be written on an occurrence basis in an amount of not less than $1,000,000.00 per occurrence and not less than $2,000,000.00 annual aggregate limit.

AUTOMOBILE LIABILITY INSURANCE:
☒ **Required** ☐ **Not required**

Contractor shall provide Automobile Liability Insurance covering Contractor's business use including coverage for all owned, non-owned, or hired vehicles with a combined single limit of not less than $1,000,000.00 for bodily injury and property damage. This coverage may be written in combination with the Commercial General Liability Insurance (with separate limits for Commercial General Liability and Automobile Liability). Use of personal automobile liability insurance coverage may be acceptable if evidence that the policy includes a business use endorsement is provided.

PROFESSIONAL LIABILITY:
☐ **Required** ☒ **Not required**

NETWORK SECURITY AND PRIVACY LIABILITY:
☐ **Required** ☒ **Not required**

POLLUTION LIABILITY:
☐ **Required** ☒ **Not required**

EXCESS/UMBRELLA INSURANCE:
A combination of primary and Excess/Umbrella Insurance may be used to meet the required limits of insurance. When used, all of the primary and umbrella or excess policies must provide all of the insurance coverages required herein, including, but not limited to, primary and non-contributory, additional insured, Self-Insured Retentions (SIRs), indemnity, and defense requirements. The umbrella or excess policies must be provided on a true "following form" or broader coverage basis, with coverage at least as broad as provided on the underlying insurance. No insurance policies maintained by the Additional Insureds, whether primary or excess, and which also apply to a loss covered hereunder, must be called upon to contribute to a loss until the Contractor's primary and excess liability policies are exhausted.

If Excess/Umbrella Insurance is used to meet the minimum insurance requirement, the Certificate of Insurance must include a list of all policies that fall under the Excess/Umbrella Insurance.

ADDITIONAL INSURED:
All liability insurance, except for Workers' Compensation, Professional Liability, Directors and Officers Liability and Network Security and Privacy Liability (if applicable), required under this Contract must include an Additional Insured endorsement specifying the State of Oregon, its officers, employees, and agents as Additional Insureds, but only with respect to Contractor's goods to be delivered and Services to be performed under this Contract. Coverage shall be primary and non-contributory with any other insurance and self-insurance.

Regarding Additional Insured status under the General Liability policy, Agency requires Additional Insured status with respect to liability arising out of ongoing operations and completed operations, but only with respect to Contractor's goods to be delivered and Services to be performed under this Contract. The Additional Insured endorsement with respect to liability arising out of Contractor's ongoing operations must be on, or at least as broad as, ISO Form CG 20 10 and the Additional Insured endorsement with respect to completed operations must be on, or at least as broad as, ISO form CG 20 37.

WAIVER OF SUBROGATION:

Contractor shall waive rights of subrogation which Contractor or any insurer of Contractor may acquire against the Agency or State of Oregon by virtue of the payment of any loss. Contractor shall obtain any endorsement that may be necessary to affect this waiver of subrogation, but this provision applies regardless of whether or not Agency has received a Waiver of Subrogation endorsement from the Contractor or the Contractor's insurer(s).

CONTINUOUS CLAIMS MADE COVERAGE:
If any of the required liability insurance is on a claims made basis and does not include an extended reporting period of at least 24 months, then Contractor shall maintain continuous claims made liability coverage, provided the effective date of the continuous claims made coverage is on or before the effective date of this Contract, for a minimum of 24 months following the later of:

(i) Contractor 's completion and Agency's acceptance of all goods and Services required under this Contract, or
(ii) Agency's or Contractor's termination of this Contract, or
(iii) The expiration of all warranty periods provided under this Contract.

CERTIFICATE(S) AND PROOF OF INSURANCE:
Contractor shall provide to Agency Certificate(s) of Insurance for all required insurance before delivering any goods and performing any Services required under this Contract. The Certificate(s) of Insurance must list the State of Oregon, its officers, employees, and agents as a Certificate holder and as an endorsed Additional Insured. The Certificate(s) of Insurance must also include all required endorsements or copies of the applicable policy language effecting coverage required by this Contract. If excess/umbrella Insurance is used to meet the minimum insurance requirement, the Certificate(s) of Insurance must include a list of all policies that fall under the Excess/Umbrella Insurance. As proof of insurance, Agency has the right to request copies of insurance policies and endorsements relating to the insurance requirements under this Exhibit C.

NOTICE OF CHANGE OR CANCELLATION:
Contractor or its insurer shall provide at least 30 calendar days' written notice to Agency before cancellation of, material change to, potential exhaustion of aggregate limits of, or non-renewal of the required insurance coverage(s).

INSURANCE REQUIREMENT REVIEW:
Contractor agrees to periodic review of insurance requirements by Agency under this Contract and to provide updated requirements as mutually agreed upon by Contractor and Agency.

STATE ACCEPTANCE:
All insurance providers are subject to Agency acceptance. If requested by Agency, Contractor shall provide complete copies of insurance policies, endorsements, self-insurance documents and related insurance documents to Agency's representatives responsible for verification of the insurance coverages required under this Exhibit C.

EXHIBIT D

SPECIAL TERMS AND CONDITIONS

RESERVED

EXHIBIT E

DELIVERY SCHEDULE

Substantial Completion -	12 weeks after execution of contract.
Final Completion -	1 week after response to comments from DAS are completed.

EXHIBIT F

KEY PERSONNEL & RATE SCHEDULE

RESERVED

EXHIBIT G
SITE MAP

Tax lot Reference ID:

Dome Building: 07S 03W 24C 200

Parking Lot (B Street Parking Lot): 07S 03W 24C 400

TAXES, ASSESSMENT DATA, DEED & LEGAL DESCRIPTIONS

October 7, 2025

Property Identificaton

Account ID:
600633
Tax Account ID:
600633
Tax Roll Type:
Real Property
Situs Address:
Map Tax Lot:
073W24C000200
Owner:
STATE OF OREGON
STATE OF OREGON
1225 FERRY ST SE
SALEM, OR 97302

Manufactured Home Details:
Other Tax Liability:
Subdivision:
KIRKBRIDE LOT 1
Related Accounts:

Owner History

Grantee	Grantor	Sales Info	Deed Info

No Owner History

Property Details

Property Class:
961
RMV Property Class:
201
Zoning:
(Contact Local Jurisdiction)

AV Exemption(s):
RMV Exemption(s):
STATE 307.090 State - Property of the state, counties and other municipal corporations; payments in lieu of taxes on city-owned electric utility property, (2023/NA)
Deferral(s):
Notes:

Land/On-Site Developments for Tax Account ID 600633

ID	Type	Acres	Sq Ft	Levy Code Area
1	006 Market CMLSR Commercial Standard	6.95	302552	24010

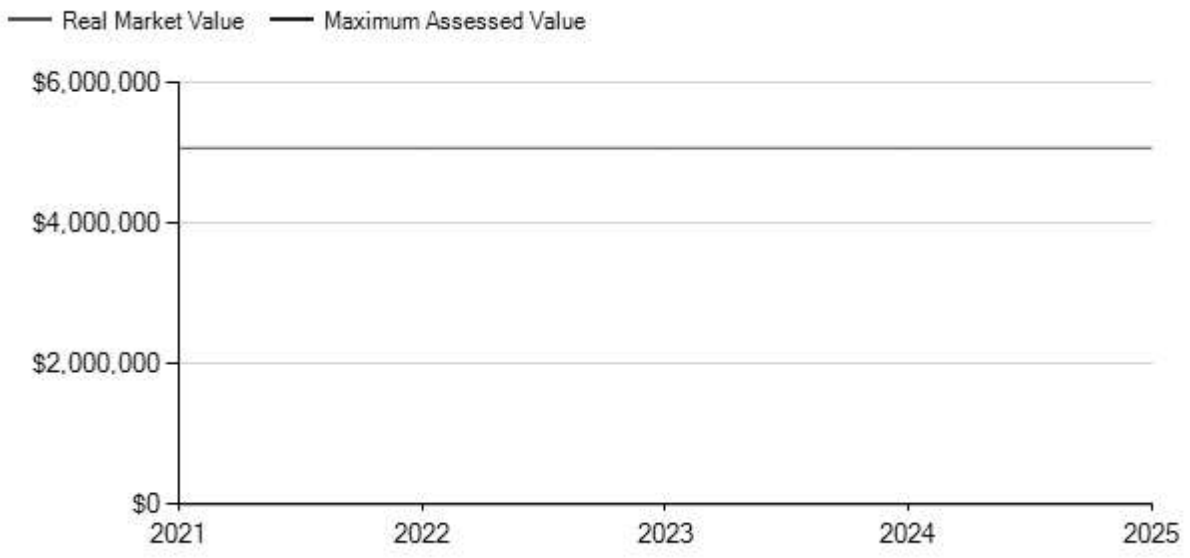
Improvements/Structures for Tax Account ID 600633

ID	Type	Stat CLass	Make/Model	Class	Area/Count	Year Built	Levy Code Area
1	COMMERCIAL	830 PUBLIC BUILDINGS			10	1912	24010

Value Information (per most recent certified tax roll)

RMV Land Market:	$1,748,340
RMV Land Spec. Assess.:	$0
RMV Structures:	$3,325,470
RMV Total:	$5,073,810
AV:	$0
SAV:	$0
Exception RMV:	$0
RMV Exemption Value:	$5,073,810
Exemption Description:	None
M5 Taxable:	$0
MAV:	$0
MSAV:	$0

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years.
For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2025	$3,325,470	$1,748,340	$0/$0	STATE	$0
2024	$3,325,470	$1,748,340	$0/$0	STATE	$0
2023	$3,325,470	$1,748,340	$0/$0	STATE	$0
2022	$3,325,470	$1,748,340	$0/$0	STATE	$0
2021	$3,325,470	$1,748,340	$0/$0	STATE	$0

Taxes: Levy, Owed

Taxes Levied 2025-26:	$0.00
Tax Rate:	20.5445
Tax Roll Type:	R

Current Tax Payoff Amount: $0.00

Year	Total Tax Levied	Tax Paid
2025	$0.00	$0.00
2024	$0.00	$0.00
2023	$0.00	$0.00
2022	$0.00	$0.00

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid

No Tax Payment History Details

October 7, 2025

Property Identificaton

Account ID:
600635
Tax Account ID:
600635
Tax Roll Type:
Real Property
Situs Address:
Map Tax Lot:
073W24C000400
Owner:
STATE OF OREGON
STATE OF OREGON
1225 FERRY ST SE
SALEM, OR 97302

Manufactured Home Details:
Other Tax Liability:
Subdivision:
KIRKBRIDE LOT 3
Related Accounts:

Owner History

Grantee	Grantor	Sales Info	Deed Info

No Owner History

Property Details

Property Class:
961
RMV Property Class:
201
Zoning:
(Contact Local Jurisdiction)

AV Exemption(s):
RMV Exemption(s):
STATE 307.090 State - Property of the state, counties and other municipal corporations; payments in lieu of taxes on city-owned electric utility property, (2023/NA)
Deferral(s):
Notes:

Land/On-Site Developments for Tax Account ID 600635

ID	Type	Acres	Sq Ft	Levy Code Area
1	006 Market CMLSR Commercial Standard	2.43	105828	24010

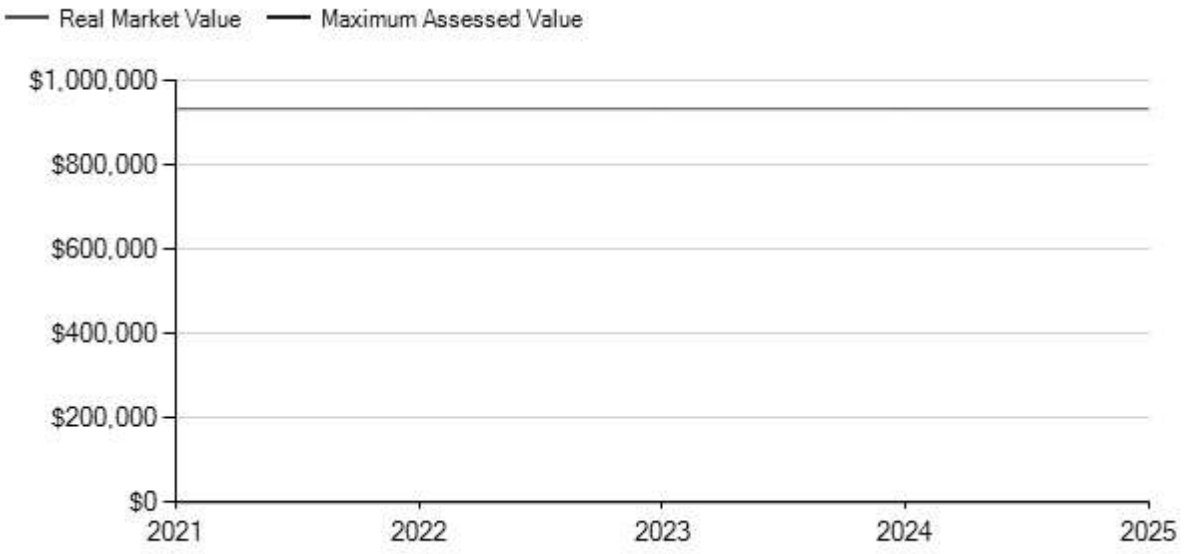
Improvements/Structures for Tax Account ID 600635

ID	Type	Stat CLass	Make/Model	Class	Area/Count	Year Built	Levy Code Area
1	COMMERCIAL	830 PUBLIC BUILDINGS			10		24010

Value Information (per most recent certified tax roll)

RMV Land Market:	$873,270
RMV Land Spec. Assess.:	$0
RMV Structures:	$61,120
RMV Total:	$934,390
AV:	$0
SAV:	$0
Exception RMV:	$0
RMV Exemption Value:	$934,390
Exemption Description:	None
M5 Taxable:	$0
MAV:	$0
MSAV:	$0

Graph shows tax roll Real Market Value and Maximum Assessed Value of this property for past 10 years.
For a detailed explanation, please see definition of Assessed Value above (hover over the "i").



Assessment History

Year	Improvements RMV	Land RMV	Special Mkt/Use	Exemptions	Total Assessed Value
2025	$61,120	$873,270	$0/$0	STATE	$0
2024	$61,120	$873,270	$0/$0	STATE	$0
2023	$61,120	$873,270	$0/$0	STATE	$0
2022	$61,120	$873,270	$0/$0	STATE	$0
2021	$61,120	$873,270	$0/$0	STATE	$0

Taxes: Levy, Owed

Taxes Levied 2025-26:	$0.00
Tax Rate:	20.5445
Tax Roll Type:	R

Current Tax Payoff Amount: $0.00

Year	Total Tax Levied	Tax Paid
2025	$0.00	$0.00
2024	$0.00	$0.00
2023	$0.00	$0.00
2022	$0.00	$0.00

Tax Payment History

Year	Receipt ID	Tax Paid	Discount	Interest	Amount Paid	Date Paid

No Tax Payment History Details

EASEMENT AGREEMENT FOR YAQUINA HALL PARKING

After recording return to:
City of Salem
City Recorder's Office
555 Liberty St SE, Room 205
Salem, OR 97301

REEL 4571 PAGE 162
MARION COUNTY
BILL BURGESS, COUNTY CLERK
12-07-2021 01:17 pm.
Control Number 685320 $ 146.00
Instrument 2021 00070339

Grantor:
Oregon Department of Administrative Services
Enterprise Asset Management Division
1225 Ferry Street, SE
Salem, OR 97301
Attn: Real Estate Services

Grantee:
City of Salem, an Oregon municipal corporation
550 Liberty St. SE, Room 205
Salem, OR 97301

After Recording Return To:
Grantee

PARKING EASEMENT AGREEMENT

This PARKING EASEMENT AGREEMENT (this "**Agreement**") is made and entered into this 8th day of November 2021, by and between the State of Oregon, by and through its Department of Administrative Services ("**Grantor**"), and the City of Salem, an Oregon municipal corporation ("**Grantee**"). Grantor and Grantee are each a "**Party**" and together the "**Parties**."

RECITALS

A. Grantor's Lots. Grantor is the owner of the parcels of real property shown on Exhibit A as Lot 3 (the "**Grantor's Lot 3**") and Lot 1 ("**Grantor's Dome Lot**"), which are across B St. NE from each other.

B. Dome Building. As shown on Exhibit A, the "**Dome Building**" is located on Grantor's Dome Lot. As of the Effective Date, the State of Oregon, by and through the Oregon Department of Corrections (the "**Dome Building Tenant**") leases the Dome Building and the rest of Grantor's Dome Lot from Grantor.

C. Yaquina Hall Property. That certain real property shown on Exhibit A as Lot 2 and described on Exhibit B (the "**Yaquina Hall Property**") is across B St. NE from Grantor's Lot 3 and adjacent to Grantor's Dome Lot. The Yaquina Hall Property includes the structure commonly known as "**Yaquina Hall**," as shown on Exhibit A.

D. Yaquina Hall Owner. Yaquina Southfair Housing Limited Partnership, an Oregon limited partnership ("**Yaquina Hall Owner**"), owns the Yaquina Hall Property.

E. Salem Housing Authority.

(1) The Housing Authority of the City of Salem, Oregon, a quasi-municipal corporation (the "**Salem Housing Authority**"), is the general partner of Yaquina Hall Owner.

(2) The Salem Housing Authority is governed by a Board of Commissioners, which consists of eight elected City Councilors for the City of Salem and a resident commissioner.

F. Affordable Housing Use and Operation of the Yaquina Hall Property. Yaquina Hall Owner and the Salem Housing Authority intend to use the Yaquina Hall Property for rental housing predominantly affordable to tenants with incomes of 80% of area median income or lower (the "**Affordable Housing Use**"), and for the Salem Housing Authority, as general partner of Yaquina Hall Owner, to operate the Yaquina Hall Property.

G. Site Plan Decision for the Yaquina Hall Property. In order to use the Yaquina Hall Property for the Affordable Housing Use, Yaquina Hall Owner and the Salem Housing Authority intend to improve the Yaquina Hall Property (the "**Project**") in accordance with that certain Decision of the Planning Administrator (Class 3 Site Plan Review / Class 2 Adjustment / Class 2 Driveway Approach Permit Case No.: SPR-ADJ-DAP19-07, Application No.: 18-118509-RP, 18-118510-ZO, 18-118511-ZO), issued by the City of Salem on April 11, 2019 (the "**Site Plan Decision**").

H. City Park Property. Grantee owns that certain real property north of and adjacent to Grantor's Lot 3, shown on Exhibit A, which is used as a public park (the "**City Park Property**").

I. Parking Easement. Grantee desires to acquire an easement in gross for the benefit of the Salem Housing Authority, for parking over, across and upon a portion of Grantor's Lot 3, for parking use by the Salem Housing Authority, as related to the Affordable Housing Use on the Yaquina Hall Property.

AGREEMENTS

1. Grant of Easement. For and in consideration of the covenants contained herein and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Grantor grants and conveys to Grantee a nonexclusive easement in gross for use by SHA Users (as defined and set forth in Section 4.1 below), for non-exclusive and unassigned parking (the "**Easement**") over, across and upon the paved portion of Grantor's Lot 3 as shown on Exhibit A (the "**Easement Area**"), on the terms and conditions set forth herein.

2. Term. The term of this Agreement (the "**Term**") shall commence on the Effective Date and continue in perpetuity unless terminated earlier as set forth herein.

3. Condition of Easement Area. Grantee understands, acknowledges and agrees that Grantee is accepting, for Grantee for the benefit of the Salem Housing Authority, the condition of the Easement Area "AS IS," as of the Effective Date, with all faults and without any

representations or warranties, express or implied, of any kind whatsoever, regarding the condition of the Easement Area.

4. Use of the Easement Area.

4.1 The Easement grants to Grantee the right for the Salem Housing Authority and its and its employees, agents, invitees, and residents of Yaquina Hall ("**SHA Users**"), as assigned by Grantee, to use the Easement Area for purposes related to the use, operation and maintenance of Yaquina Hall for the Affordable Housing Use. The maximum number of nonexclusive, unassigned spaces allowed for use by SHA Users (the "**Maximum SHA Parking Spaces**") shall be fifty-five (55) spaces. The use of the Easement Area by SHA Users shall conform to the Site Plan Decision and to all applicable laws, statutes and ordinances.

4.2 This Agreement shall terminate if the Yaquina Hall Property ceases to be used for the Affordable Housing Use, or the Salem Housing Authority, as general partner of Yaquina Hall Owner (or its successor agency as a quasi-municipal corporation related to the City of Salem, Oregon), ceases to be the operator of the Yaquina Hall Property; and in such event the Parties shall promptly execute a document to memorialize the termination of this Agreement, which will be recorded in the records of Marion County, Oregon.

4.3 For the avoidance of doubt:

(a) Grantee may not assign any rights under this Agreement to any party but the Salem Housing Authority; and only to the extent of SHA Users' rights to use the Easement Area as specifically set forth herein.

(b) This Agreement does not grant any right for Grantee, the Salem Housing Authority, SHA Users or Yaquina Hall Owner, their employees, agents and invitees, or members of the general public, to use the Easement Area for any use, including parking, relating to the City Park Property.

(c) Despite the assignment of any rights under this Agreement to the Salem Housing Authority as permitted by this Agreement, Grantee shall remain obligated to Grantor for any and all obligations as Grantee under this Agreement.

5. Specific Use Restrictions.

5.1 No vehicle may be parked on the Easement Area unless it:

(a) is owned or used by SHA Users;

(b) is operable;

(c) has a current registration and displays license plates; and

(d) does not have missing or broken critical parts required for the normal and legal operation

of the vehicle, such as windows, windshields, wheels and tires.

5.2 Campers, recreational vehicles, mobile homes, tiny homes, and manufactured homes and the like are not considered "vehicles" for the purpose of this Agreement, and thus may not be parked on the Easement Area.

5.3 For the avoidance of doubt, under no circumstances shall the Easement Area, or any part thereof, be used for vehicle maintenance or repair; day camping or overnight camping; for any residential purpose; loading or unloading (except as specifically related to SHA User's use of the Easement Area as allowed pursuant to Section 4 above); or picnicking.

6. Repair and Maintenance of Easement Area; Striping.

6.1 Throughout the Term, at Grantee's sole cost and expense, Grantee:

(a) shall keep the Easement Area free from trash and other debris caused by any of SHA Users;

(b) shall repair any damage to the Easement Area caused by any of SHA Users; and

(c) may "stripe" the Easement Area and undertake other actions on the Easement Area, such as pavement repairs and installation of sidewalks and signage, necessary to enable safe and orderly use of the Easement Area or to satisfy the conditions of occupancy in the Site Plan Decision.

6.2 If any actions of Grantee allowed by Section 6.1 above will result in a material change of the layout of the Easement Area from the layout shown in the Site Plan Decision, then they are subject to Grantor's consent, which consent shall not be unreasonably withheld.

7. Enforcement of Agreement. This Agreement, and Grantee's obligations hereunder, may be enforced by Grantor, including by and through the Dome Building Tenant or any future tenant of the Dome Building. Such enforcement may include identifying and controlling vehicles parking in the Easement Area, such that SHA Users do not use more than the Maximum SHA Parking Spaces.

8. Grantor's Use of the Easement Area. Grantor reserves the right to use the Easement Area for any purpose not inconsistent with the rights granted in this Agreement, including any uses by the Dome Building Tenant or any future tenant of the Dome Building; and including the installation on the Easement Area of use controls, such as gates (provided that such Grantee has access to such controls). Grantor shall not erect or maintain within the Easement Area any permanent structure or permanent obstruction that would materially interfere with SHA Users' use of the Easement Area as set forth herein.

9. Relocation of Easement Area. After Yaquina Property Owner and the Salem Housing Authority complete the Project and receive a certificate of occupancy for Yaquina Hall pursuant to the Site Plan Decision, Grantor may, with Grantee's consent, which shall be reasonably given, and upon at least one hundred twenty (120) days' notice, temporarily or permanently relocate the

parking rights under this Agreement to any another location (the "**Relocated Parking Area**"), provided that it is within five hundred (500) feet from any part of the Yaquina Hall Property. The Relocated Parking Area may be a surface parking area or a parking structure, in Grantor's sole discretion; and shall have at least as many unassigned, nonexclusive parking spaces for SHA Users as the Maximum SHA Parking Spaces. In the event of a permanent relocation, this Agreement will be amended or replaced, as necessary, to memorialize the Relocated Parking Area, and the amendment or the replacement shall be recorded in the records of Marion County, Oregon.

10. Contribution; Agreement to Hold Harmless.

10.1 Contribution.

(a) *Other Party Notification.* If any third party makes any claim or brings any action, suit or proceeding relating to this Agreement or the Easement Area and alleging a tort as now or hereafter defined in ORS 30.260 (a "**Third-Party Claim**") against a Party (the "**Notified Party**") with respect to which the other Party (the "**Other Party**") may have liability, the Notified Party shall promptly notify the Other Party of the Third-Party Claim and deliver to the Other Party a copy of the claim, process, and all legal pleadings with respect to the Third-Party Claim. Either Party is entitled to participate in the defense of a Third-Party Claim, and to defend a Third-Party Claim with counsel of its own choosing. Receipt by the Other Party of the notice and copies required in this Section 10.1, and meaningful opportunity for the Other Party to participate in the investigation, defense and settlement of the Third-Party Claim with counsel of its own choosing, are conditions precedent to the Other Party's liability with respect to the Third-Party Claim.

(b) *Grantee Jointly Liable with Grantor.* With respect to a Third-Party Claim for which Grantee is jointly liable with Grantor (or would be if joined in the Third-Party Claim), Grantee shall contribute to the amount of expenses (including attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred and paid or payable by Grantor in such proportion as is appropriate to reflect the relative fault of Grantee on the one hand and of Grantor on the other hand in connection with the events which resulted in such expenses, judgments, fines or settlement amounts, as well as any other relevant equitable considerations. The relative fault of Grantee on the one hand and of Grantor on the other hand shall be determined by reference to, among other things, the Parties' relative intent, knowledge, access to information and opportunity to correct or prevent the circumstances resulting in such expenses, judgments, fines or settlement amounts. Grantee's contribution amount in any instance is capped to the same extent it would have been capped under Oregon law if Grantee had sole liability in the proceeding.

(c) *Grantor Jointly Liable with Grantee.* With respect to a Third-Party Claim for which Grantor is jointly liable with Grantee (or would be if joined in the Third-Party Claim), Grantor shall contribute to the amount of expenses (including attorneys' fees), judgments, fines and amounts paid in settlement actually and reasonably incurred and paid or payable by Grantee in such proportion as is appropriate to reflect the relative fault of Grantor on the one hand and of Grantee on the other hand in connection with the events which resulted in such expenses,

judgments, fines or settlement amounts, as well as any other relevant equitable considerations. The relative fault of Grantor on the one hand and of Grantee on the other hand shall be determined by reference to, among other things, the Parties' relative intent, knowledge, access to information and opportunity to correct or prevent the circumstances resulting in such expenses, judgments, fines or settlement amounts. Grantor's contribution amount in any instance is capped to the same extent it would have been capped under Oregon law if Grantor had sole liability in the proceeding.

10.2 Agreement to Hold Harmless. Grantee shall hold Grantor harmless and defend Grantor, its managers, employees, agents and invitees, for and from all claims, suits, actions and proceedings by third parties (collectively "**Claims**") (including reasonable attorneys' fees and expenses incurred in connection with such Claims) relating to this Agreement or the use of the Easement Area by the Salem Housing Authority, the SHA Users, Yaquina Hall Owner or their managers, employees, agents or invitees.

11. Default.

11.1 Default. The following shall be an event of default by a Party (a "**Default**"): a Party's failure to comply with or fulfill any term, condition or obligation of this Agreement within thirty (30) days after notice from the other Party specifying the nature of the failure with reasonable particularity; or, if the nonperforming Party cannot reasonably cure such failure within such thirty (30) -day period, then within such time as that Party can cure the failure with reasonable good faith and diligence; provided, however, that such cure period shall not exceed one hundred eighty (180) days.

11.2 Remedies. Upon any Default, the nondefaulting Party may exercise any one or more of the following remedies:

(a) *Cure*. At the defaulting Party's cost and expense, the other Party may perform the defaulting Party's unperformed obligations that gave rise to the Default, and charge all such costs and expenses to the other Party pursuant to this Agreement, which the defaulting Party shall pay within thirty (30) days after the nondefaulting Party delivers an invoice therefor, together with reasonable supporting documentation of such costs and expenses.

(b) *Termination*. If the nondefaulting Party is Grantor, then Grantor may terminate this Agreement, re-enter and take possession of the Easement Area and remove any persons or property, by legal action or by self-help with the use of reasonable force and without liability for damages to Grantee, the Salem Housing Authority, SHA Users or Yaquina Hall Owner, their property, any other persons or their property.

(c) *Right to Sue*. The nondefaulting Party may sue periodically to recover damages as they accrue without barring a later action for further damages.

(d) *Damages*. The nondefaulting Party shall be entitled to recover from the defaulting Party any and all damages arising from a Default, including all costs and expenses of curing the Default.

(e) *Other.* The foregoing remedies shall be in addition to and shall not exclude any other remedy available to the nondefaulting Party in law or equity.

12. Notice.

12.1 Addresses. "**Grantor's Address**" means the address set forth beneath Grantor's signature on this Agreement. "**Grantee's Address**" means the address set forth beneath Grantee's signature on this Agreement. Any notices, demands, deliveries or other communications required under this Agreement shall be made in writing and delivered by one of the methods set forth in Section 12.2 below to Grantor's Address or Grantee's Address, as the case may be, unless one Party modifies its Address by notice to the other Party, given in accordance with Section 12.2 below.

12.2 Delivery.

Method of delivery	**When notice deemed delivered**
In person (including by messenger service)	the day delivered, as evidenced by signed receipt
Email or Fax	the day sent (unless sent after 5:00 p.m., P.T., in which case the email or fax shall be deemed sent the following business day)
US Mail (postage prepaid, registered or certified, return receipt requested)	the day received, as evidenced by signed return receipt
Courier delivery (by reputable commercial courier)	the day received, as evidenced by signed receipt

If the deadline under this Agreement for delivery of a notice is a Saturday, Sunday or federal or State of Oregon holiday, such deadline shall be deemed extended to the next business day.

13. Miscellaneous.

13.1 Severability. All provisions of this Agreement are severable and the invalidity or unenforceability of any provision shall not affect or impair the validity or enforceability of the remaining provisions.

13.2 Amendment; Recording. This Agreement may be amended or modified only by written instrument, executed and acknowledged by the Parties or their successors or assigns (subject to any restrictions on assignment as set forth herein), and shall be recorded with the Marion County property records.

13.3 Headings. The headings used herein are for convenience only and are not to be used in interpreting this Agreement.

13.4 Counterparts. This Agreement may be executed in counterparts, each of which shall be deemed the original, but which together shall constitute one and the same instrument.

13.5 Entire Agreement. This Agreement contains the entire agreement of the Parties and supersedes any prior written or oral agreements with respect to the matters described herein, and shall be deemed the original, but which together shall constitute one and the same instrument.

13.6 Time is of the Essence. Time is of the essence in relation to the Parties' performance of any and all of their obligations under this Agreement.

13.7 Calculation of Days. Any reference in this Agreement to "days" shall mean calendar days, unless specified as "business days." A business day is any day that is not a Saturday, Sunday or a federal or State of Oregon holiday.

13.8 Consent. Unless otherwise specifically stated herein, any consent by a Party shall not be unreasonably withheld, conditioned or delayed.

13.9 No Waiver of Performance. No waiver by a Party of performance of any provision of this Agreement by the other Party shall be deemed a waiver of nor prejudice the other Party's right to otherwise require performance of the same provision, or any other provision.

13.10 Governing Law; Consent to Jurisdiction. This Agreement is governed by and construed in accordance with the laws of the State of Oregon without regard to principles of conflicts of law. Any Claim between Grantor (or any other agency or department of the State of Oregon) and Grantee that arises from or relates to this Agreement shall be brought and conducted solely and exclusively within the jurisdiction of the Circuit Court of Marion County in the State of Oregon; provided, however, if a Claim must be brought in a federal forum, then it shall be brought and conducted solely and exclusively within the United States District Court for the District of Oregon. Each Party hereby consents to the exclusive jurisdiction of the foregoing courts, waives any objection to venue and waives any claim that such forums are an inconvenient forum. In no event shall this Section 13.10 or any other provision of this Agreement be construed as a waiver by the State of Oregon of any form of defense or immunity, whether sovereign immunity, governmental immunity, immunity based on the eleventh amendment to the Constitution of the United States or otherwise, or consent by the State of Oregon to the jurisdiction of any court.

13.11 Force Majeure. A Party shall not be liable for any delay in performance under this Agreement, other than payment of any money to the other Party, if such delay is caused by Casualties, strikes, lockouts, riots, wars, acts of public enemies, insurrections, acts of God, shortages of labor or materials or any other such causes not within the control of the first Party (any such event being a "**Force Majeure Event**").

13.12 Successors and Assigns. The provisions of this Agreement inure to the benefit of and are binding upon Grantor's and Grantee's successors and assigns (subject to any restrictions on assignment as set forth herein).

13.13 Exhibits. The Exhibits listed below are incorporated as part of this Agreement:

Exhibit A:	Map
Exhibit B:	Legal Description – Yaquina Hall Property

[Remainder of page intentionally left blank]

GRANTOR:

The State of Oregon, by and through the Oregon Department of Administrative Services

By: _____
Name: Shannon Ryan
Title: Enterprise Asset Management Division Administrator

Grantor's Address
Oregon Department of Administrative Services
Enterprise Asset Management Division
1225 Ferry Street, SE
Salem, OR 97301
Attn: Real Estate Services
Res.Info@oregon.gov

State of Oregon)
) ss.
County of Marion)

This record was acknowledged before me on 11-3-2021 by Shannon Ryan as the Enterprise Asset Management Division Administrator of the Oregon Department of Administrative Services.

OFFICIAL STAMP
ELIZABETH DARLENE BEATY
NOTARY PUBLIC - OREGON
COMMISSION NO. 1014905
MY COMMISSION EXPIRES AUGUST 12, 2025

_____
Notary Public – State of Oregon

GRANTEE:

Approval and Acceptance of Easement:

The City of Salem, an Oregon municipal corporation, hereby approves and accepts, pursuant to ORS 93.808, the grant of the Easement pursuant to this Agreement.

The City of Salem, an Oregon municipal corporation

By: _____
Name: Steven D. Powers
Title: City Manager

Grantee's Address
City of Salem
550 Liberty St, SE. Room 205
Salem, OR 97301
Attn: City Attorney
Legal@cityofsalem.net

State of Oregon)
) ss.
County of Marion)

This record was acknowledged before me on November 8, 2021 by Steven D. Powers as the City Manager of the City of Salem.

_____
Notary Public – State of Oregon

OFFICIAL STAMP
TAMELA LYN CARPENTER
NOTARY PUBLIC-OREGON
COMMISSION NO. 979698
MY COMMISSION EXPIRES OCTOBER 09, 2022

#9668022v35

Exhibit A

Map

Exhibit B

Legal Description – Yaquina Hall Property

Lot 2, KIRKBRIDE, in the City of Salem, Marion County, Oregon. Recorded October 20, 2020, in Reel 4398, Page 429, Marion County Deed Records.

EXCEPTING AND RESERVING to Grantor and Grantor's successors and assigns, all minerals as defined in ORS 273.775(1), and all geothermal resources, as defined in ORS 273.775(2), together with the right to make such use of the surface as may be reasonably necessary for prospecting for, exploring for, mining, extracting, reinjecting, storing, drilling for, and removing, such minerals, materials, and geothermal resources; provided, however, that Grantor shall not prospect for, explore, mine, extract, drill for, or remove, such minerals, materials, and geothermal resources without the express written consent of the owner or owners of the surface estate of the Property described in this Deed. In the event use of the Property by a surface rights owner would be damaged by one or more of the activities described above, then such owner shall be entitled to compensation from Grantor to the extent of the diminution in value of the Property, based on the actual use by the surface rights owner at the time Grantor or its lessee conduct any of the above activities.

REEL: 4571 PAGE: 162

December 07, 2021, 01:17 pm.

CONTROL #: 685320

State of Oregon
County of Marion

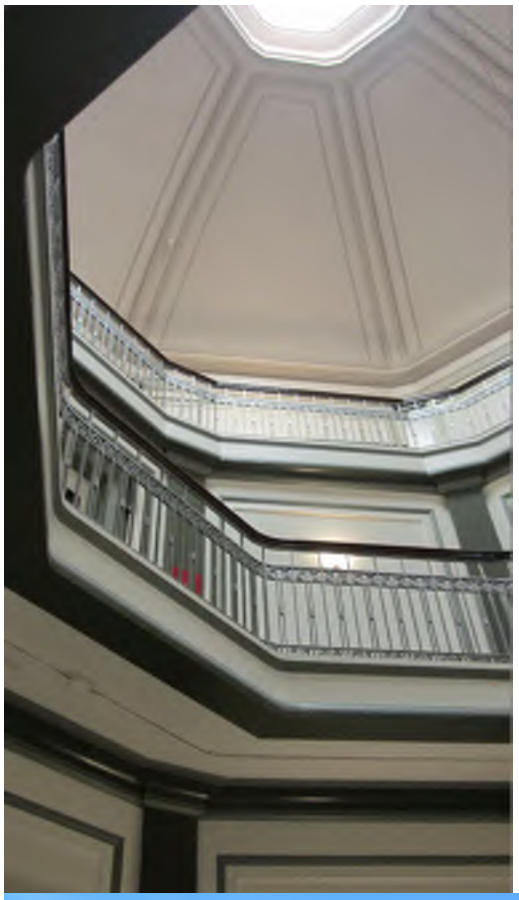
I hereby certify that the attached instrument was received and duly recorded by me in Marion County records:

FEE: $ 146.00

BILL BURGESS
COUNTY CLERK

THIS IS NOT AN INVOICE.

SEISMIC EVALUATION REPORT



STATE OF OREGON DOME BUILDING

Condition Assessment

2575 Center Street NE, Salem OR 97301

March 07, 2022

Table of Contents

1.01 Project Team

OWNER:

Department of Administrative Services (DAS)
State of Oregon
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Enterprise Asset Management
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Phone: 503.428.6324

ARCHITECT:

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Phone: 503.793.7076

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Phone: 503..274.1843 x 8685
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503.382.2673
Jeffrey Glanville, Associate – Senior Electrical Designer
jeffreyg@Interfaceeng.com
503.382.2673

1.02 Project Description

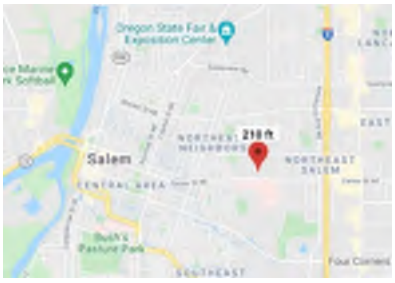


Figure 1.02.1 .1- Overall Vicinity Map

Figure 1.02.1.2 - Vicinity Map

Figure 3.02.1.3 - West Main Entry

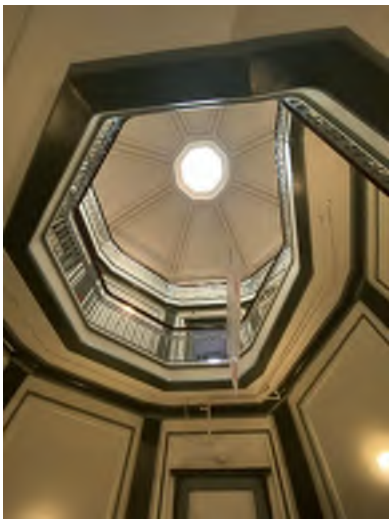


Figure 2.02.1.4 - Interior Dome

1.02.1 SITE AND BUILDING DESCRIPTION

The State of Oregon Dome building is located on a 46.86-acre parcel of land in the western portion of Marion County. The site and building were originally part of the Oregon State Hospital campus and designated as Building 36.

The building and site are zoned as Mixed Use-I (MU-I) and within the Historical District overlay. The Dome Building is presently listed in the National Register of Historic Places as a contributing building in the Oregon State Hospital Historic District.

Architecturally the Dome Building is a significant example of the Beaux Arts style with significant Art nouveau detailing within Marion County. The building was designed by Edgar Lazarus (Lazarus, Whitehouse, & Fouilhoux). The dome, rotunda lobby and staircase, Art Nouveau entry portico, and the north and south loggia porches are the key architectural features of the historic building.

The Salem Dome Building was constructed in two primary phases, initially completed in 1912 and expanded in 1917 and is the oldest structure on the North Campus of the Oregon State Hospital complex. The existing tunnel on the east side of building that previously connected to the OSH complex is still present and accessible from the basement.

The building was substantially renovated in 1993. In 1994, the HVAC system was updated, including the installation of ductwork and grilles. The main roof of the facility was re-roofed in 2015. The site is accessible from driveways and parking lots off of 23rd Street NE and 25th Street NE Street at the west and east sides of the site and is situated north of Center Street and between 23rd Street NE and 25th Street NE.

For additional detailed information regarding the facility, a Historic American Buildings Study (HABS OR-196-A) was published in May 2016.

Legal Description of the Site:

Tax Map 07 3W 24C, Tax Lots 924 01 00 0/924 01 88 0

Coordinates: Latitude: 44.940614, Longitude:123.004668

Zoning: Historic District; Mixed Use-I (MU-I)

Use: Current facility use includes Business/Administrative offices, Assembly areas (Conference Rooms and Break Areas), Maintenance/Tool Shops (Basement) and Storage areas (Basement)

1.02.2 FLOOR PLANS AND EVACUATION PLANS

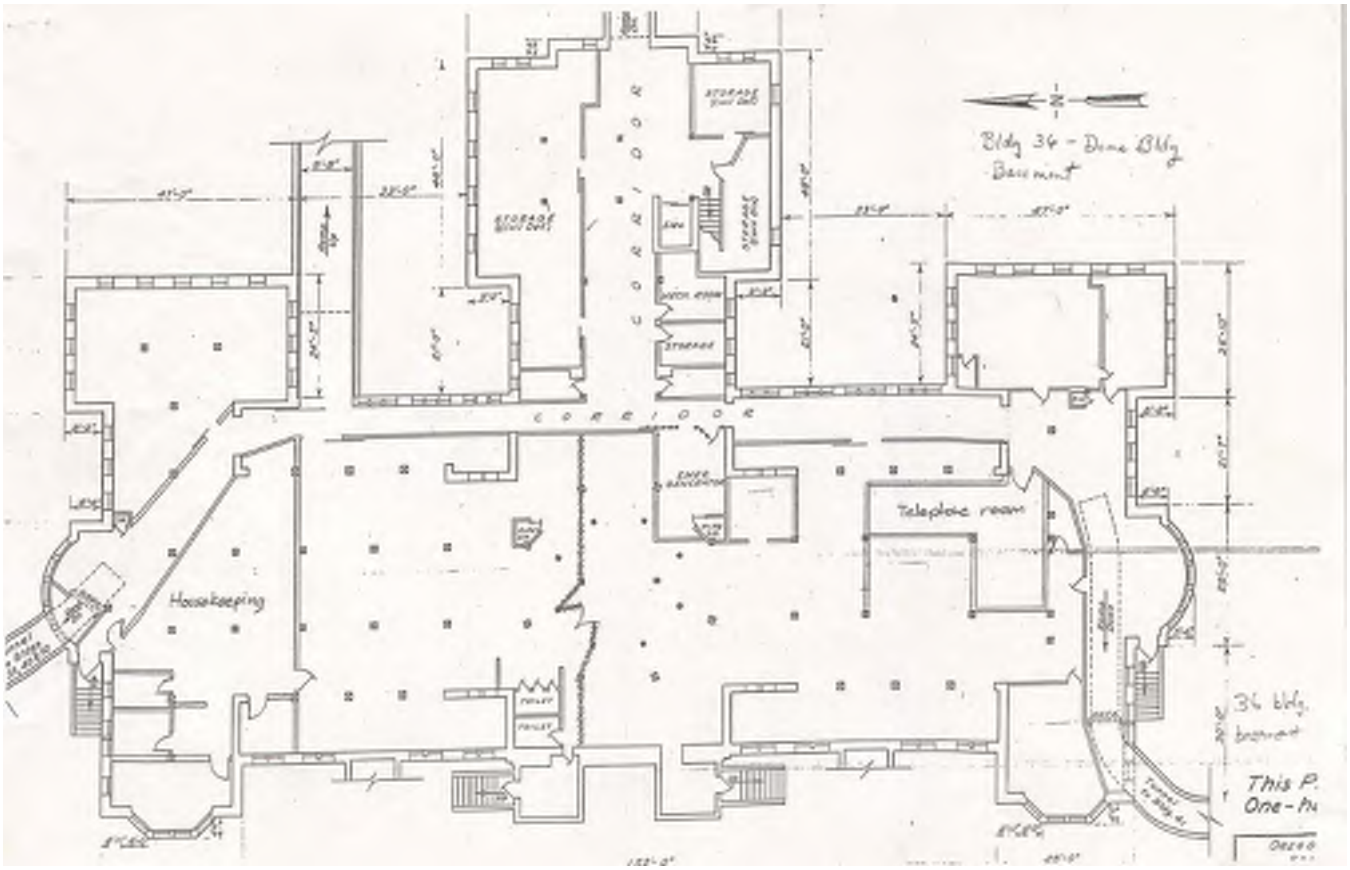
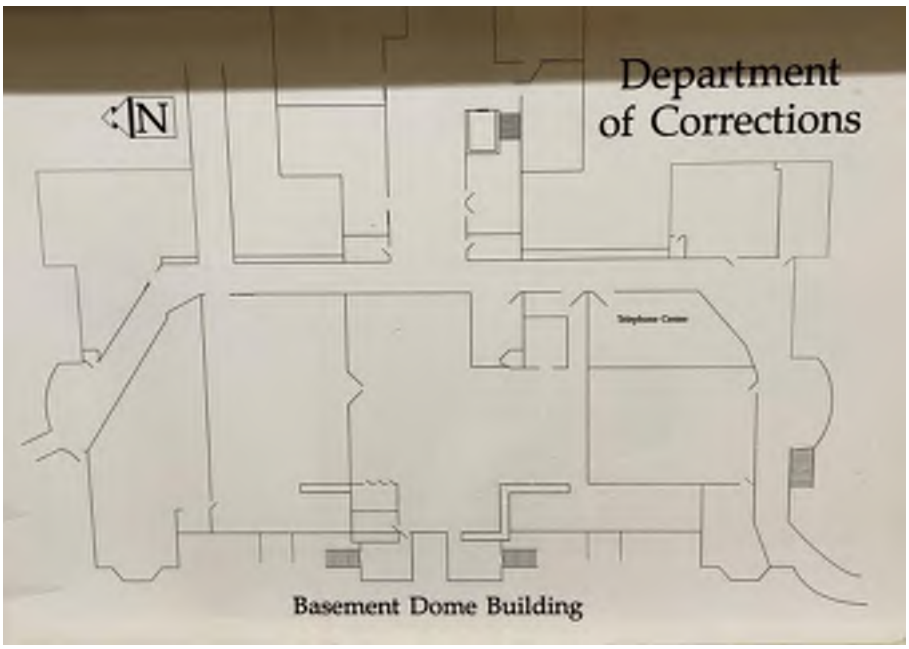


Figure 4.02.1.5 – Original 1917 Basement Floor



BASEMENT LEVEL

Figure 5.02.1.6 – Basement Evacuation Plan

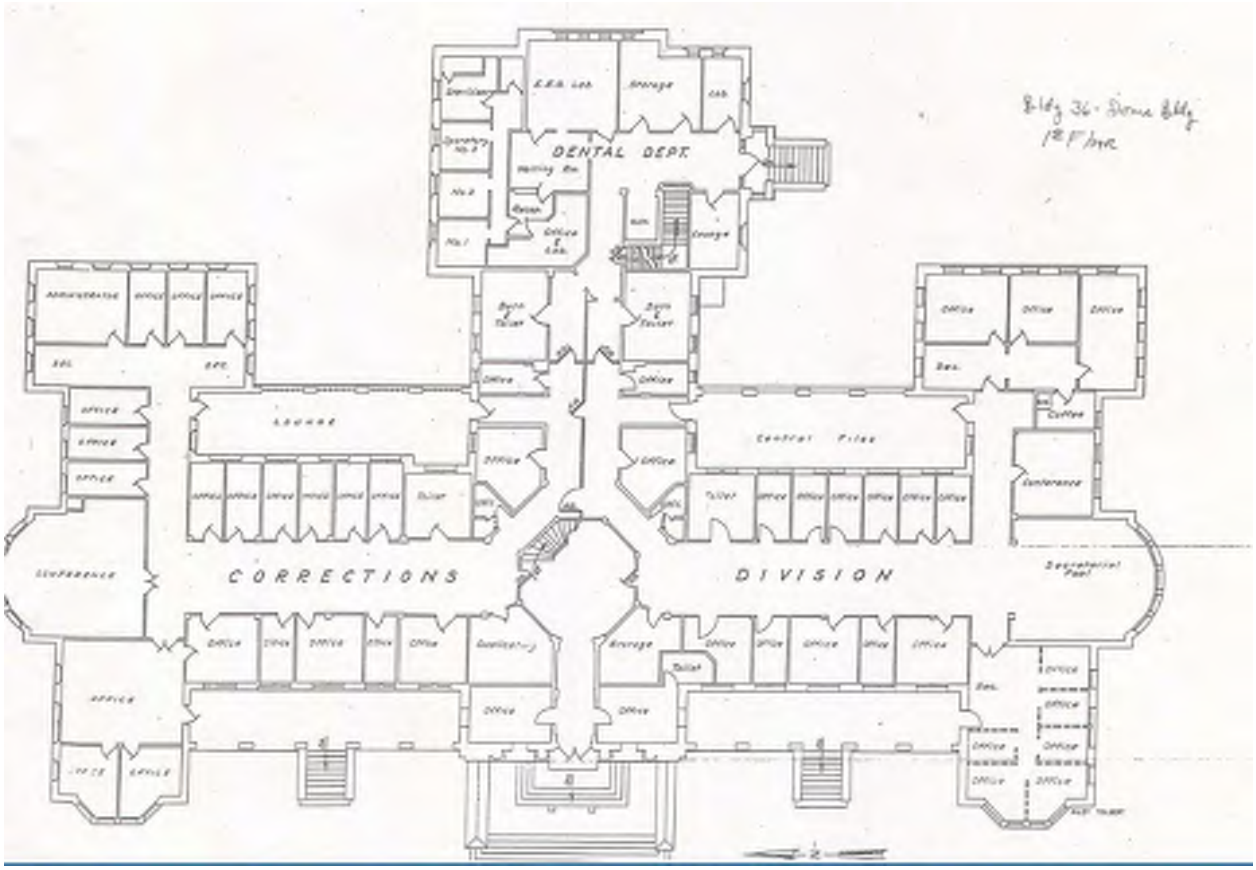
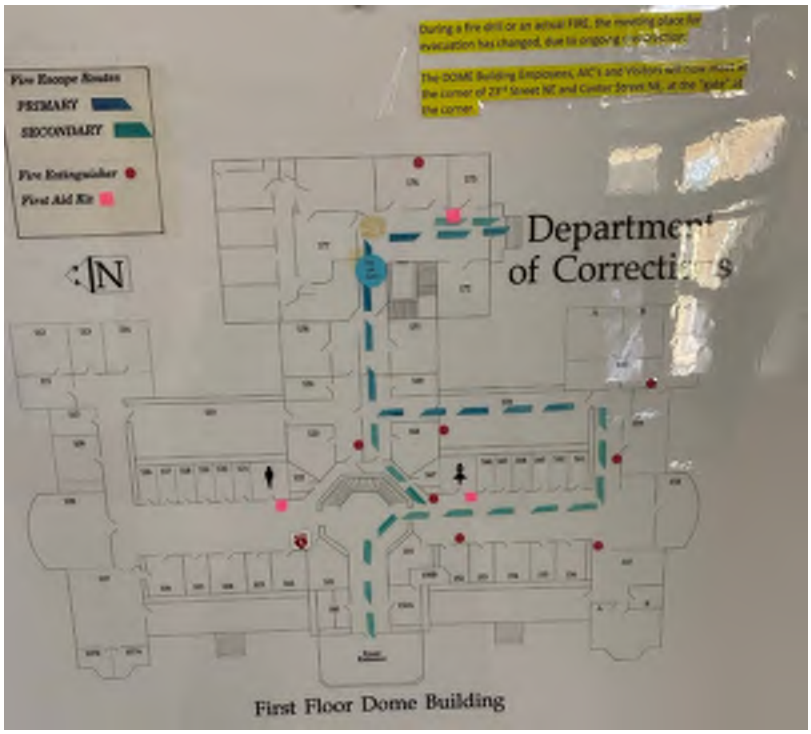


Figure 6.02.1.7– Original 1917 First Floor Plan



FIRST FLOOR LEVEL

Figure 7.02.1.8 – First Floor Evacuation Plan

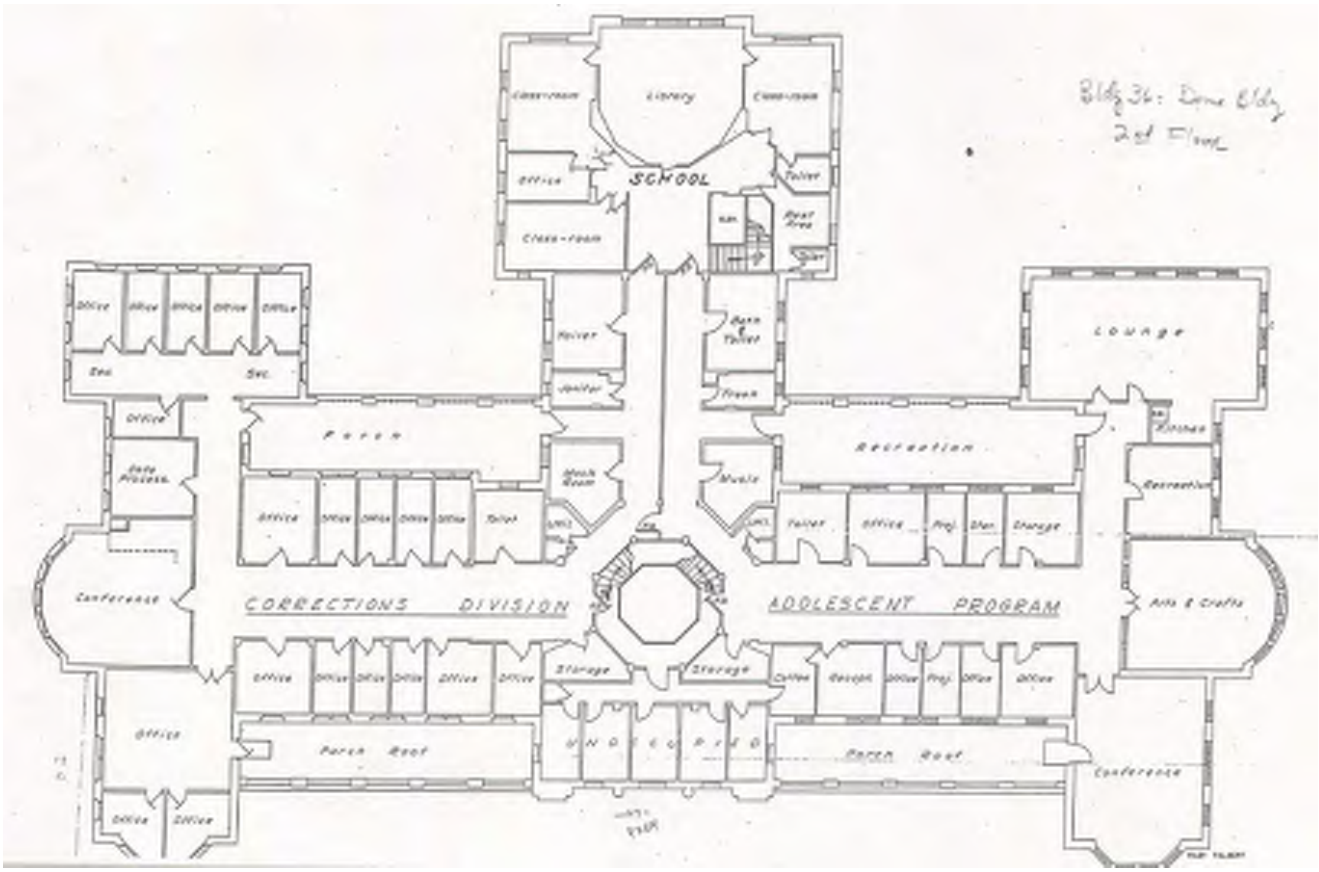
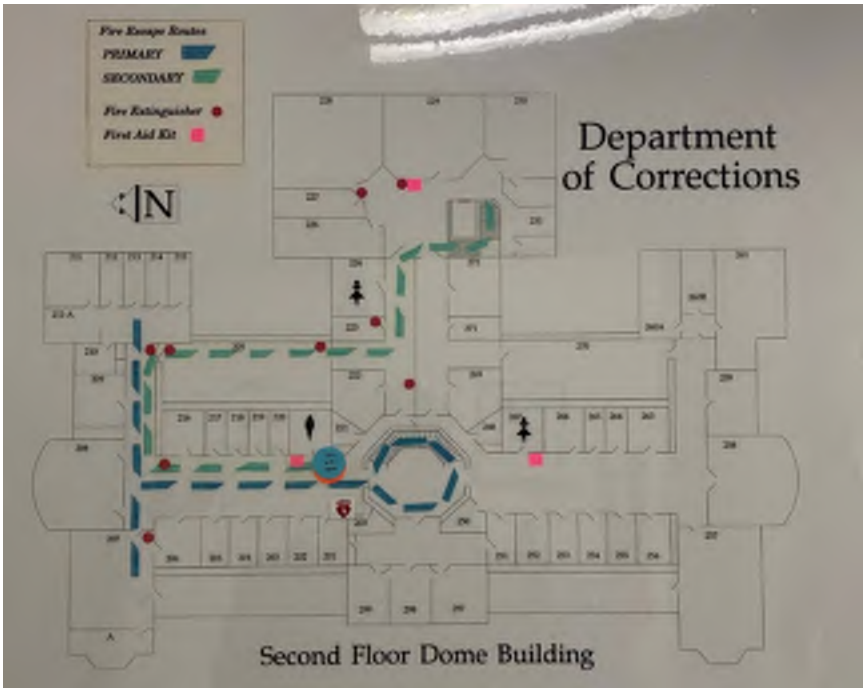
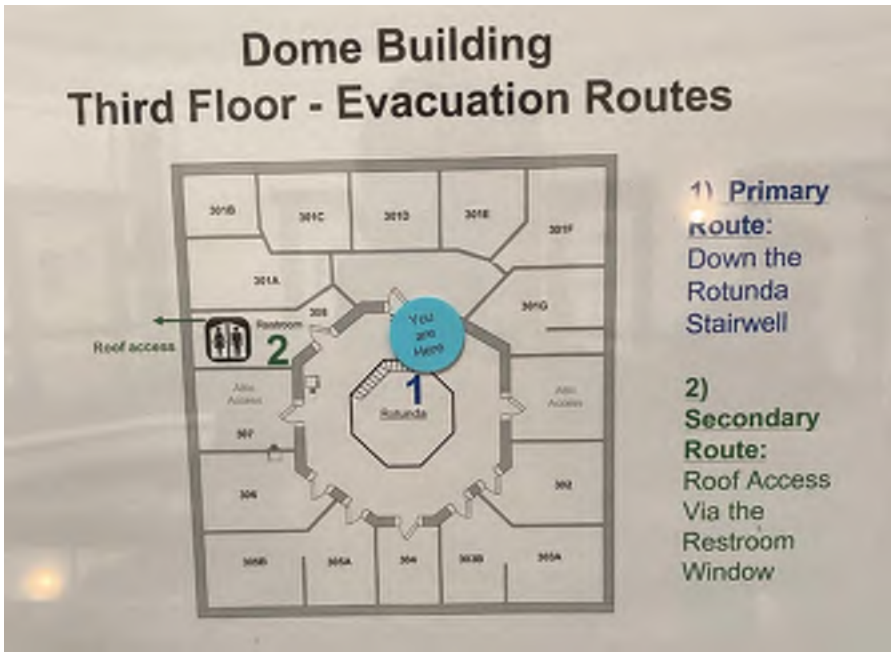


Figure 8.02.1.9– Original 1917 Second Floor Plan



SECOND FLOOR LEVEL

Figure 9.02.1.10 – Second Floor Evacuation



THIRD FLOOR PLAN

Figure 10.02.1.11– Third Floor Evacuation

1.03 Executive Summary

Figure 1.03.1 .1– South View of Dome Building

1.03.1 OWNER'S PROGRAM

The focus of this effort is to provide the Owner with a conceptual assessment including high level condition assessment of mechanical, electrical, and plumbing systems and high level review of the architectural components of the facility such as the site and building exterior, doors and windows, roof, and interior components and finishes.

The structural assessment of the facility is a more detailed effort that includes a Tier 1 evaluation and checklist, along with a stamp and sealed ASCE 41-17 Seismic Evaluation Report executed by Structural Engineer Edwin Dean (IMEG) that is attached as Appendix A of this report.

The Dome Building assessment will also include a high level rough order of magnitude (ROM) pricing to bring building to a "sellable" condition and/or identify costs that may be incurred by potential buyers.

The overall format of the report is to provide a description of general conditions of the facility, identify any apparent code deficiencies, and offer both short term and long term repairs or improvement recommendations. The assessment will also include a high level review of re-use options.

Seismic Isolation: The Owner inquired about the viability of moving the building to a different site and incorporating it onto a seismic isolation foundation. The feasibility of this is beyond the scope of the report prepared; however, the concept of doing this is viable. Seismic isolation will substantially reduce the seismic forces within a structure, however, it does not eliminate them. As such some strengthening may still be required. Some relevant points on this approach:

- A New foundation and concrete podium above the isolation plane would be required to support the relocated building. This would eliminate the basement space. Additionally, all services traversing the isolation plan, i.e., power, data, water, sewer, etc. will need to incorporate details to accommodate motion at the isolation plane.
- Some added reinforced special concrete shear walls would need to be provided at the perimeter. Absent a specific analysis an assumption of 50% of the added walls could be made.
- The added diaphragm anchorage to the perimeter walls will be required to maintain structural integrity.
- Stongback bracing of the exterior walls will likely not be required.
- Non-structural repairs would likely not be required.

1.04 Building Conditions Assessment

Figure 1.04.1.1 – Windows on North Side

Figure 1.04.1.2 – Exterior Wall Base

Figure 1.04.1.3 – West Porch

Figure 1.04.1.4 – Exterior Wall Base

1.04.1 ARCHITECTURAL

BUILDING EXTERIOR FINISHES AND FENESTRATIONS

General Conditions:

The majority of the exterior finish on the building is an unreinforced brick masonry (URM) that appears to be well maintained and without obvious signs of deterioration. The original 1917 Dome building façade was painted during the significant 1993 renovation and well maintained. No major areas of brick finish requiring repointing, repainting, or re-sealing were observed around the perimeter of the building. No obvious areas of water or moisture penetration were observed on the exterior. The perimeter concrete base is in good condition without signs of cracking or water penetration into the basement. Cast stone and concrete fenestrations (cornice, dentil molding, porch and balcony balustrades, etc.) are well maintained and not requiring replacement.

The original porch tile flooring is in good condition with typical signs of wear for the age of the building. There were no apparent loose or broken tiles observed requiring replacement. Porch plaster ceilings are in good condition without signs of peeling plaster or paint. East canopy at service entrance into basement is in good condition including gutter, downspouts, and guardrails.

Code Deficiencies:

No code requirements associated with finishes and fenestrations.

Recommendations:

Minor cleaning recommended at some of the fenestration such as dirt run off from balconies onto dentil molding. Minor paint touch-up at handrails and guardrails.

BUILDING EXTERIOR DOORS AND WINDOWS

General Conditions:

The exterior wood doors are in good condition without obvious signs of dry rot. The hardware on the doors is a mix of new and older (vintage) types. The historic doors with multi-light windows are intact. The historic multi-light double hung windows and fixed multi-light windows are in good condition without obvious signs of dry rot. There are a few basement windows that appear to have some broken panes. The second level large pane windows on the east side have rod stiffeners for frame stability and also have conduit penetrations into the mullions which could be a source of water intrusion. Multiple windows also have mechanical unit conditioners that could be a source

Figure 1.04.1.5 – Braced Windows and Conduit Penetration

Figure 1.04.1.6 – Northwest Roundabout Parking

Figure 1.04.1.7 – Basement Broken Windowpane

Figure 1.04.1.8 – Southeast Accessible Ramp

of air and water penetration. Both doors and windows have been painted over multiple times and are in good condition without signs of cracking or peeling paint.

Code Deficiencies:

None.

Recommendations:

Short term/Immediate Repairs:

Replacement of broken windowpanes at basement windows.

Long term Repairs/Improvements:

Consider removal of unit conditioners at windows if full replacement of the mechanical HVAC system is pursued to mitigate air and water intrusion.

SITE AND PARKING AREAS

General Conditions:

There is limited dedicated parking for the size of the existing Dome Building with a small roundabout parking area on the northwest side off of Bittern Street NE near the main entry and a small round parking lot on the southeast side off of 25th Street NE that doubles as a loading zone. There are (24) regular stalls plus (3) Accessible stalls at the west roundabout parking area and (14) regular stalls plus (3) Accessible stalls at the southeast parking lot. There is a striped area in the southeast parking area serving as a loading zone.

23rd Street NE is designated as no parking, but there appears to be on-street parking adjacent to site on 'B' Street to the north and 25th Street to the east of Dome Building site. There is also a 100+ public park parking area to the north of site off of 'B' street that could be potentially used for overflow parking. This area is in poor condition with cracking and unlevel asphalt paving and interspersed with weeds.

There is a fire lane on the North side of the Dome Building on Bittern Street NE with appropriate designated painted curbs and signage. The fire lane continues around the northwest parking roundabout and continues around the large roundabout drive to the west of main entry.

There is an accessible ramp at the southeast building entrance that has some minor cracking in concrete intermediate landing, but otherwise in good condition. Ramp/landing widths and railing/guardrail heights are all acceptable per code.

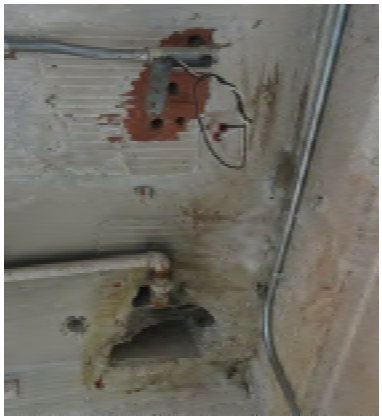


Figure 1.04.1.9 – Basement Ceiling Condition

Code Deficiencies:

If the building is to remain in operation with its current use and occupancy the parking may be acceptable. For future tenants or change in occupancy, a more detailed assessment may be required to meet zoning and OSSC requirements.

Fire lane appears to meet standards but may need to be verified for fire truck lane widths and radius for future tenants.

Recommendations:

No parking recommendations for current use but recommend parking count and calculations for future tenants. Recommend repainting of curbs in fire lane where paint is fading, or stencil lettering is no longer legible.

Minor touch-up of paint on ramp handrails.

Figure 1.04.1.10 – Basement wall Finish Condition

BUILDING INTERIOR FINISHES

General Conditions:

In general, interior finishes are in much better condition on the upper three floors than in the basement. There are multiple locations in the basement where building substrates are deteriorating, or finishes are stained or peeling.

The finishes on the main three levels are a mix of existing historical 1917 finishes and more contemporary finishes (carpeting, base molding, suspended acoustical ceilings, etc.). The majority of the finishes appear to have been re-painted during the 1993 renovation (Walls, ceilings, doors and frames) and are in good condition. Specific finish observations will be identified by floor in the follow-on section.

Code Deficiencies:

Assume that both historical and contemporary finishes meet the current smoke density and flame spread code requirements. Testing may be required for future tenants if materials are suspect.

Recommendations:

Replace or patch building substrates that are deteriorating in the Basement and re-paint where required.

A Pre-Demolition Hazardous Materials Report was issued in March of 2016 for the tunnel and basement areas. We recommend performing a similar testing and report for the upper three levels prior to any future tenants.

Figure 1.04.1.11 – Basement Exposed Clay Tile Damage

Figure 1.04.1.12 – Basement Substate Damage

Figure 1.04.1.13 – Adhesive at Basement Concrete Floors

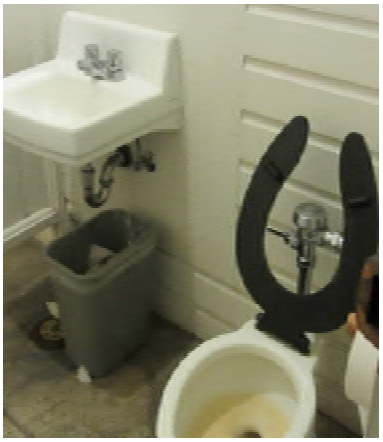


Figure 1.04.1.14 – Basement Plumbing Fixtures

Figure 1.04.1.15 – Tunnel Asbestos Fiber

BUILDING COMPONENTS BY LEVEL

<u>Basement</u> - General Conditions:

The Basement is accessible by both stairs and elevator with multiple egress doors and current illuminated egress signage. The egress routes are acceptable and within required travel distances for current occupancy, although there are raised threshold conditions at the exit doors that are not ideal for egress path.

The following are observations of condition of basement:

1. Multiple areas of where building substrates are deteriorating or finishes are rusted, stained, or peeling.
2. Some concrete floors where floor finish was removed still have mastic adhesive remains.
3. Plumbing fixtures are old and possibly at end of product life. Refer to plumbing section for additional remarks.
4. No accessible toilet stall with grab bars in either the Men's or Women's restrooms.
5. Signage at tunnel indicates presence of asbestos fiber that may require abatement for future tenants.

Code Deficiencies:

Based on a current OSSC Code storage occupancy (S-2), the egress travel distance to exits appears sufficient for the non-sprinklered basement area (300 feet maximum travel distance to emergency exits). If future tenant changes occupancy within the Basement, the travel distance compliance will need to be verified.

Some piping has fire caulking or sealant to fill penetrations and others do not. Future tenant may need a more detailed evaluation of required wall fire ratings based on occupancy type to establish fire caulking requirements.

Recommendations:

Replace or patch building substrates that are deteriorating and re-paint where required. Remove mastic adhesive from concrete floors.

Reconfigure restrooms for accessible stalls including grab bars and replace plumbing fixtures.

<u>First Floor</u> - General Conditions:

The First Floor finishes appear in good condition and well maintained. The historic mosaic tile in dome lobby is in good condition without missing or damaged tiles. The egress routes are acceptable and within required travel distances for current occupancy. There are the appropriate number of egress doors at this level with current illuminated egress signage.

Figure 1.04.1.16 – Elevator Antiquated Controls

Figure 1.04.1.17 – Wall Base Missing

Figure 1.04.1.18 – Areas of Buckling Carpet

Figure 1.04.1.19- Mixed Hardware on Doors

The following are observations of condition of First Floor:

1. Elevator controls are antiquated and not current per elevator and code standards. Controls are not accessible and appear to be security code controlled. Some of the conditions may be allowed to be grandfathered in for historical preservation purposes.
2. Wall base missing at some locations.
3. Areas of carpet show signs of buckling and adhesion issues.
4. Mail room appears to have been updated for accessible mailboxes, but service counter is not accessible.
5. Only a few doors with fire rated glazed transoms. Fire rating is dependent on rating of walls.
6. Plumbing fixtures appear old, but provisions have been made for accessibility. (Grab bars, thermal wraps, etc.). There are some thermal wraps missing at some of the lavatories.
7. Mix of antiquated and new door hardware.

Code Deficiencies:

Additional Fire Extinguishers may be required per Fire Code. Locations seem to be missing on the north side of First Floor to meet the 150-foot spacing (75-foot travel distance between extinguishers). Locations based on posted Evacuation plan.

Recommendations:

We suggest additional detailed research into elevator control requirements and historical allowances. Recommend replacement of some finishes (Carpeting and wall base). Install rated transom glazing or panels at doors located in rated walls. Replace plumbing fixtures and upgrade door hardware.

<u>Second Floor</u> - General Conditions:

The Second Floor finishes appear in good condition and well maintained. The egress routes are acceptable and within required travel distances for current occupancy. There are the appropriate number of egress doors at this level with current illuminated egress signage.

The following are observations of condition of Second Floor:

1. Areas of carpet show signs of buckling and adhesion issues.
2. Only a few doors with fire rated glazed transoms. Fire rating is dependent on rating of walls.
3. Plumbing fixtures appear old, but provisions have been made for accessibility. (Grab bars thermal wraps). There are some thermal wraps missing at some of the lavatories.
4. Mix of antiquated and new door hardware.

Figure 1.04.1.20 - Mixed Hardware on Doors

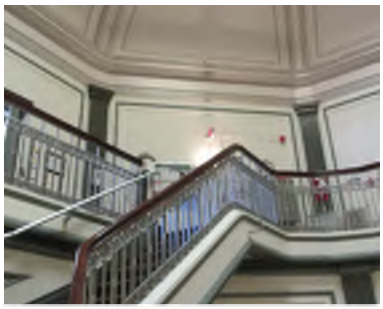


Figure 1.04.1.21 – Rotunda Stair Guardrail Height

Figure 1.04.1.22 – Dome Plaster Damage

Figure 1.04.1.23 – Dome Plaster Damage

Code Deficiencies:

Additional Fire Extinguishers may be required per Fire Code. Locations seem to be missing on the south side of Second Floor to meet the 150-foot spacing (75-foot travel distance between extinguishers). Locations based on posted Evacuation plan.

Recommendations:

Recommend replacement of carpeting. Install rated transom glazing or panels at doors located in rated walls. Replace plumbing fixtures and upgrade door hardware.

Third floor (Partial Rotunda Mezzanine) - General Conditions:

The Third Floor is basically a mezzanine level open to Dome and Rotunda lobby and staircase below. There is no elevator access to this level and primary route to rooms are from the Rotunda stairwell. The only roof access is through the Restroom window. The Third Floor finishes appear in good condition and well maintained. There are some areas of blistering/peeling paint on the underside of dome

Code Deficiencies:

Single and very small restroom at this level and is not accessible and may not meet plumbing fixture quantity code requirements for the occupancy count on this floor. Missing thermal wrap at lavatory and no grab bars at water closet room.

No second means of egress from Third Floor level. We understand that occupancy count is limited by the Fire Marshal for this level to allow for the single access only. Signage posting occupancy limitation is required.

Guardrail height at rotunda stair landing at this level is only 38” AFF and required to be 42” per code.

Roof access through restroom is not per code.

Recommendations:

Upgrade accessible restroom with new plumbing fixtures with required fixture count per code. Provide signage for occupancy limitation. Explore new options for roof access to meet code. Investigate historical guardrail height allowances or modify guardrail to meet code requirement.

Figure 1.04.1.24 – Roof Access through Restroom

Figure 1.04.1.25 – Main Roof Condition

Figure 1.04.1.26 – Ponding at Main Roof

ROOF

General Conditions:

The Rotunda Dome roof appears to be in good condition but was only seen from a distance. Direct access to the Dome roof was not achievable. We understand that the main building roof was re-roofed in 2015 with a single ply membrane roofing that is in very good condition. A small portion of ponding was observed on the west edge of the roof.

Code Deficiencies:

None.

Recommendations:

No recommendations other than normal periodic roof maintenance.

1.04.2 STRUCTURAL

Figure 1.04.2.1 – West Elevation

Figure 1.04.2.2 – Entry

Figure 1.04.2.3 – East Elevation at Enclosed Porch

ASSESSMENT

The Oregon Dome building was constructed in two primary phases, initially completed in 1912 and expanded in 1917. It was also substantially renovated in 1993. The building is two stories with a basement, except there is a partial 3rd story at the central dome that is a feature of the building. The total building area is approximately 77,000-gsf.

The buildings construction is comprised of exterior unreinforced masonry or URM supporting a reinforced concrete floor structure. The URM exterior walls are of an undetermined thickness, but with varying pier size, but typically on the order of 54" in width. The basement walls are concrete. Based on site observations primarily in the basement level of the 1st floor, the 1912 floor is a shallow joist with a 6" depth spaced at 24" o.c. formed from hollow clay tiles. In the 1917 construction the joists were wood formed. The joists span to interior 16" columns spaced 16-ft in each direction. The 2nd floor and roof construction are presumed to be similar to the 1st floor. In limited areas the roof could be observed and could be seen to be a formed beam and slab configuration.

Testing. No testing or invasive demolition were performed as a part of this investigation.

Lateral load resisting system. Under the ASCE 41 designations this building would be classified as a Type URMa – Unreinforced Masonry with rigid diaphragms. The building is configured with a middle wing creating a plan irregularity with re-entrant corners. The exterior walls are extensive around the entire perimeter of this building. There were no detailed drawings and no invasive demolition to determine the interconnectivity between the floor and roof and the exterior walls.

Evaluation Results

The target evaluation objective for Building Performance Objective for Existing Buildings (BPOE) for Risk Category II buildings is to achieve a Collapse Prevention Level for the BSE-2E event, and Life Safety Level for the BSE-1E event.

Below is a summary of the non-compliant issues found in the Tier 1 checklists applicable to this building as well as the resolution to each non-compliant item. Structural deficiencies would need to be further checked under the Tier 2 procedure, and if still deficient a retrofit would be required to mitigate the deficiency. The complete checklists can be found in Appendix A.

Figure 1.04.2.4 – South Elevation

Figure 1.04.2.5 – South Wall

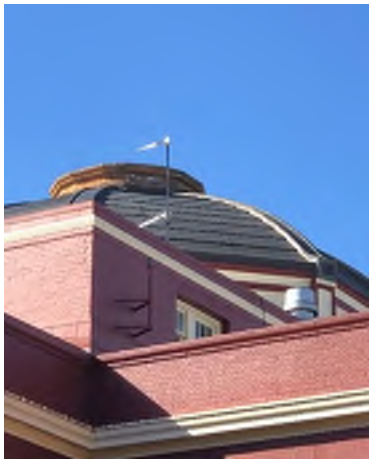


Figure 1.04.2.6 – Dome

<u>Collapse Prevention Basic Configuration Checklist for Building Types URM and URMa</u>

1. ***VERTICAL IRREGULARITIES**: There are vertical irregularities between stories, in particular at the 3rd story.*
2. ***GEOMETRY**: The building plan incorporates several re-entrant corners that can result in stress concentrations.*
3. ***MASS**: There is a significant mass change between the 3rd floor dome and the main part of the building at the 2nd floor.*
4. ***LIQUEFACTION**: Liquefaction potential is unknown. It is expected to be low, however.*
5. ***SURFACE FAULT RUPTURE**: Surface fault rupture potential is unknown. It is expected to be low, however.*
6. ***SHEAR STRESS CHECK**: The simplified analysis indicates that the masonry shear stresses are on the order of 67-psi, exceeding the 30-psi limit.*
7. ***WALL ANCHORAGE**: Exterior concrete floor/roof diaphragm anchorage to the exterior masonry bearing walls is unknown. This could be a significant risk to mitigate.*
8. ***TRANSFER TO SHEAR WALLS**: Diaphragm connections for transfer of seismic load to the exterior masonry shear walls is unknown. This could be a significant risk to mitigate.*
9. ***GIRDER-COLUMN CONNECTIONS**: The connection of the concrete girders to the concrete columns is unknown.*
10. ***PROPORTIONS**: The height-to-thickness ratios of the shear walls at each story appear to exceed the threshold limits.*
11. ***MASONRY LAYUP**: Filled collar joints of multi-wythe masonry wall is unknown and voids may exist.*

*<u>Non-Structural Checklist **NOTE: Limited Visual Access**</u>*

1. ***SUSPENDED LATH AND PLASTER:** Suspended lath and plaster ceilings were not braced.*

RECOMMENDATIONS

Where the Tier 1 evaluation procedure revealed deficiencies, a more accurate Tier 2 analysis should be used to determine whether retrofit was required. If a

Figure 1.04.2.7 – 1st Floor Construction (1912 from below)

Figure 1.04.2.8 – Basement Wall

Figure 1.04.2.9 – 1st Floor Construction (1917 from Below)

particular deficiency could not be shown to be adequate under Tier 2 analysis, a retrofit solution should be designed using the same Tier 2 analysis procedures. The recommendations listed below are intended to be schematic in nature, and detailed engineering design will be required to implement these recommendations.

Primary Structural Retrofit Recommendations

1. *Add reinforced special concrete shear walls at the perimeter building from the basement through the roof level. The total wall length would be (4) x 40-ft, 12" thick concrete shear wall in each direction, at the perimeter of the building.*
2. *Add diaphragm anchorage to the perimeter wall. The exterior connection of the diaphragm to the shear walls is unknown so adding anchorages is possibly required. These anchors can be drilled and epoxied into the exterior masonry and anchored to a plate strap to the diaphragm. Additionally, there will need to be additional anchors and collectors to the added concrete shear walls.*
3. *The strength of the diaphragm may need to be increased to accommodate the anchorage to the existing walls and for the collectors to the shear walls.*
4. *The exterior walls may require strongback bracing to prevent them from buckling. This can be done with added shotcrete or strongback angles or tubes.*

Nonstructural Retrofit Recommendations

5. *All suspended ceilings must be appropriately anchored and braced.*
6. *Non-bearing partition walls that terminate at the ceiling are not laterally braced at locations. Provide diagonal bracing to the roof structure.*
7. *All lath and plaster ceilings will need to be braced.*
8. *Brace fire suppression piping and install flexible couplings as required.*
9. *Brace hazardous material (gas) distributed lines. Provide flexible couplings and auto shut off valves as required.*
10. *Light fixtures must be appropriately anchored and braced.*

All life safety systems including emergency power equipment must be appropriately anchored and braced.

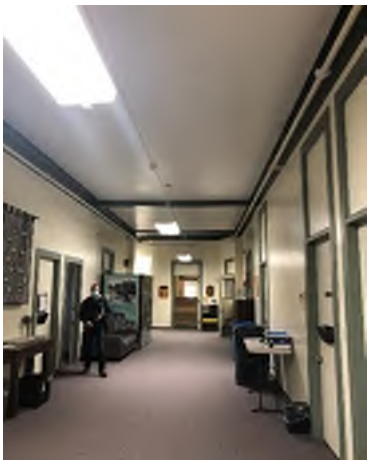


Figure 1.04.2.10 – Interior Hallway

Figure 1.04.2.11 – Dome from Below

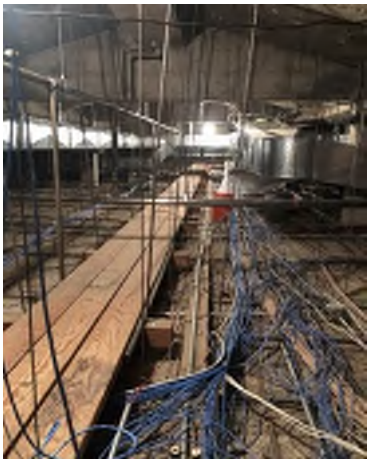


Figure 1.04.2.12 – Lath and Plaster Hung Ceiling

Figure 1.04.3.1– Typical Cast Iron Steam Radiator

Figure 1.04.3.2– Typical Basement Unit Heater

Figure 1.04.3.3– Original Steam Piping used for Heating Water

Figure 1.04.3.4 – Window Air Conditioner and Steam Radiator

1.04.3 MECHANICAL

HVAC

Existing Systems:

The HVAC for the building consists of a combination of various systems serving different areas of the building. The original building had only a heating system with no mechanical ventilation. The heating system consisted of cast iron radiators placed around the perimeter with additional radiators in the corridors and lobbies. Steam was provided from a central plant and was piped into the building through underground tunnels. Ventilation was provided by operable windows. This system for the most part is still in place but has been converted from steam to hot water. There is no longer a connection to a central steam plant. Several hot water unit heaters were also observed in the open areas of the basement to provide heat at that level.

When the interior spaces were remodeled on the first and second floors, four (4) split system fan coil heat pumps were installed in the attic to condition these spaces. Conditioned air was ducted down from the attic through shafts to provide ventilation, heating and cooling to these areas. Condensing units were located on the roof.

Many of the perimeter offices have window air conditioners installed to provide some cooling. These are installed in existing windows which appears to make them inoperable. A few areas of the building have split system fan coils installed above the ceiling to provide partial cooling. Air is ducted from these units to the areas being conditioned. Condensing units were observed outside the building, but the interior fan coils were not observable above the ceiling. It is unclear if outside ventilation air is provided to all these fan coils.

The main restrooms on the first and second floors are stacked. There is also an adjacent janitor closet on each floor. Exhaust for these rooms is provided by to rooftop exhaust fans, one for each wing of the building, ducted down through vertical shafts to each restroom.

There is a data/telecom room located in the basement that is served by two vertical split system fan coils, one of which is redundant. The condensing units for these are located outside at grade.

General Condition:

For the most part, the HVAC equipment is at or beyond its useful life. Refrigeration equipment is utilizing R-22 refrigerant which has been phased out of production. Refrigerant piping was installed exposed on the exterior of the building and is showing signs of deterioration.

Piping for the radiator heating system looks to be the original steam piping that was converted and re-used for heating water. The piping was mostly covered y

Figure 1.04.3.5 – Typical Fan Coil Unit located in Attic

Figure 1.04.3.6 – Rooftop Condensing Units

Figure 1.04.3.7 – Attic Fan Coil and Ductwork

Figure 1.04.3.8 – Rooftop Exhaust Fans for Restrooms

insulation in the basement, so the condition is unknown, but it does not appear to have been replaced. The original steam piping is more than likely in poor condition given its age.

Exhaust fans looked to be in good operational condition.

The four heat pumps installed in the attic vary in age, the newest of which was installed in 2006 and is 15 years old. The others are 20 years old or more. The outdoor condensing units on the roof could only be observed through a window but appear to be the same age as the fan coils.

The multiple small condensing units installed at grade around the building are in poor condition and no should be replaced. They range between 10-30 years old. These units typically have a 15 year life expectancy.

The current list of HVAC equipment is as follows:

- (4) 4-ton fan coil heat pumps located in the attic.
- (4) 4-ton roof mounted condensing units.
- (2) roof mounted restroom exhaust fans.
- (9) outdoor condensing units between 3-5 tons.
- (9) indoor fan coil units.
- Multiple window air conditioners; estimate 20-25 units.

Code Deficiencies:

The following are the code deficiencies with respect to the currently installed mechanical systems:

- Installed HVAC equipment does not meet current energy efficiency requirements. When/if it is replaced, upgrades would be required.
- Mechanical ventilation rates are unknown but do not appear to meet current code requirements. Additional outside air would need to be introduced into all spaces.
- Where operable windows are provided for ventilation, window operation needs to be checked and verified. Many of these windows have air conditioners installed making them inoperable.
- Exhaust rates for restrooms appeared inadequate and should be increased.

Recommendations:

Short term/Immediate Repairs:

If the building is to remain in operation with its current use and occupancy, the following short-term upgrades would be recommended:

- Service and repair condensing units, fan coils and refrigerant piping. Replace units more than 10 years old or units still using R-22 refrigerant.

Figure 1.04.3.9 – Typical Condensing Units at Grade

Figure 1.04.3.10 – Typical Condensing Units at Grade

Figure 1.04.3.11 – Heating Water Boiler

Figure 1.04.3.12 – Heating Water Pump

- Upgrade ventilation to all spaces with existing fan coils or additional mechanical ventilation units.

Long term Repairs/Improvements:

The building mechanical systems are old, outdated, and inadequate for the building. If the building is to be modernized and useful, full replacement of the mechanical HVAC system is recommended. The building is a good candidate for a Variable Refrigerant system (VRF) with heat recovery because of the minimal space this type of system requires. It is often installed in historic buildings for this reason. It would minimize ductwork and provide the zoning required for modern office use.

BOILER PLANT

Existing Systems:

The heating water for the building is provided by a single gas fired cast iron sectional boiler and single pump located in the basement. Heating water is pumped through the building to the cast iron radiators to provide heat around the building perimeter and lobbies. The boiler flue is installed up to and through the roof in a building shaft. Combustion air is taken from within the basement. The source of combustion air was not readily apparent. An emergency shut-off push button was provided on the wall in the boiler area.

Building code requires that boilers over 400,000 BTUH be enclosed in a 1-hr room or in a fully sprinklered space. The boiler is installed in an open area in the basement with sprinklers and not in a rated enclosure.

General Conditions:

The boiler and pump both appear to be in good condition. They were installed in 2010 and are fully functional. This type of boiler has a life expectancy of 30 years, so it has 20 years of operation left.

The installed boiler and pump have the following capacities:

- Boiler: Weil McLain Model 88 Cast Iron Sectional Boiler, 2046 MBH input; 1700 MBH output; 84% efficiency.
- Pump: Taco vertical in-line close coupled pump; 5 HP.

Code Deficiencies:

The following are the code deficiencies with respect to the currently installed boiler system:

- There are openings in the bottom of the flue shaft that should be rated and sealed to a 1-hr requirement.
- Inlet area for combustion air in the basement needs to be verified to meet code.

Figure 1.04.3.13 – Boiler Emergency Shut Off Switch

Figure 1.04.3.14 – Boiler and Water Heater Flues at the Roof

Figure 1.04.3.15 – Unsealed Shaft Penetration at Boiler Flue

Recommendations:

Short term/Immediate Repairs: Make code required repairs and verify combustion air requirements.

Long term Repairs/Improvements: None.

1.04.4 ELECTRICAL

NORMAL POWER DISTRIBUTION

Figure 1.04.4.1 - Main Service Board

Figure 1.04.4.2 - Main Switchboard

Figure 1.04.4.3 - GE Panelboards

Existing Conditions:

The building's main electrical distribution systems is located in the basement. It was completely replaced as part of the building remodel in 1993 and consists primarily of General Electrical switchboards and panelboards. The utility service is 208Y/120V, 3-phase, 4-wire, and rated for 1000-amps. The main switchboard (GE AV-Line) directly feeds the building's elevator, branch panelboards in the basement, and a 600-amp I-Line style distribution panelboard that in turn feeds the electrical risers serving the above-grade floors.

In addition to the panels in the main electrical room, the basement was also provided with a number of house-keeping sub-panels, installed to serve receptacles and HVAC equipment provided in the 1993 remodel and later improvements. The new boiler's installation in 2009 also included a new Siemens branch panelboard to serve the boiler and associated pumps.

Each of the above-grade floors is served by 3-4 GE branch panelboards, located in the core janitorial rooms, adjacent to the atrium. There primarily serve lighting and receptacle loads. A majority of receptacles were added as part of the remodel and are surface mounted, as is the associated raceway.

Listed manufacturer life expectancy of switchboards and panelboards can vary between 30-40 years. The equipment in the building, however, looks to have been well maintained and General Electric continues to be well supported and replacement parts are readily available.

Code Deficiencies:

None.

Recommendations:

The distribution equipment in the building does not have any needs that clearly need to be addressed at this time.

EMERGENCY POWER DISTRIBUTION

Existing Conditions:

Emergency power is provided to the building by a diesel-fired standby generator located at the exterior of the building at grade level. This 100-kilowatt /125-kilovolt generator also appears to have been installed as part of the 1993 remodel, thought there was no confirming information available. The generator is mounted on a sub-base fuel tank and feeds a single automatic transfer switch (ATS) in the basement electrical room. This ATS feeds a bussed gutter, that subsequently feeds a branch panelboard dedicated to the MDF, panels

Figure 1.04.4.4 - Diesel Generator

Figure 1.04.4.5 - Standby Distribution

Figure 1.04.4.6 - Pendant Wrap-around

Figure 1.04.4.7 - Rotunda Lighting

serving computer rooms, and several HVAC units dedicated to cooling those spaces. It does not support a majority of the building.

The generator only provides standby power and thus does not feed the life safety lighting in the building.

A typical standby generator has an expected lifespan of 30 years, which can be extended with regular exercise and maintenance. Its weatherproof enclosure was observed with significant rusting.

Code Deficiencies:

None.

Recommendations:

Ensuring that the generator is being regularly exercised and maintained is the biggest concern – and preparing for its eventual replacement.

LIGHTING

Existing Conditions:

The majority of lighting in the facility appeared to have been replaced as part of the 1993 remodel. Much of the interior spaces are served by pendant and/or surface mounted, fluorescent T8-lamp wraparound luminaires. Lighting in the rotunda consists of porcelain A-lamp luminaires with LED bulbs.

Interior lighting controls primarily consist only of manual on/off switches. Some wraparound luminaires in corridors and over workstation groupings had been retrofitted with individual occupancy sensors, and several had been provided with Lutron Vive dimming modules.

Egress lighting is provided throughout by emergency lighting units (bugeyes), along with a mix of older and newer illuminated exit signs with integral battery packs.

Exterior building mounted lighting was observed to be minimal – much of the site is lit by pole mounted area luminaires. Two wall packs were observed on the front of the building and a landscape-mounted flood luminaire was being used for flagpole illumination.

Code Deficiencies:

Exterior egress lighting did not appear to be sufficient. Code requires that emergency illumination be provided at the exterior of all exit doors. Bugeye units were observed at building interiors, but batteries were not observable (nor the required test switches) at the few building mounted exterior luminaires.

Recommendations:

In general, light levels appeared to be sufficient in spaces – but given the age of the luminaires and their use of fluorescent lamping, continued use of the building would be enhanced by the replacement of existing luminaires with LED luminaires. These not only would provide less glare and better illumination but would also provide significantly improved energy efficiency.

Were the existing luminaires to be replaced, the lighting controls should also be upgraded to meet new energy code standards – particularly the usage of occupancy sensors to provide auto-off functionality in single-usage spaces that currently does not have it.

Figure 1.04.4.8 – Fiber Entrance

Figure 1.04.4.9 – MDF Racking

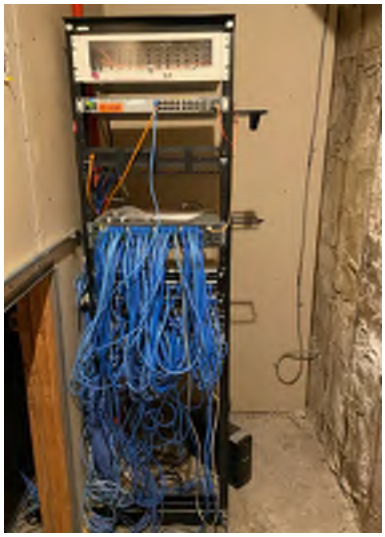


Figure 1.04.4.10 – Third Floor IDF

TECHNOLOGY

Existing Conditions:

Telecommunications distribution throughout the building had been upgraded in recent years. Fiber service demarcation occurs in the basement main distribution frame (MDF), which includes two free-standing fiber distribution units and a number of 2-post racks, manufactured by CPI. Horizontal cabling is routed to telecommunication outlets on the basement and first floor from this MDF. Backbone cabling from this MDF also serves two additional 2-post racks located on the third floor of the building – one on each side of the rotunda. From these, horizontal cabling is routed through the attic space to serve telecommunication outlets on the second and third floors.

Category-6 cabling was observed throughout the facility. A system of cable tray had been added in the ceiling space in the basement in recent years, but the cabling had not been re-routed through this system, so that project had either stalled or been cancelled. Exposed cabling in the basement was routed via j-hooks, and in the attic spaces it was running free along the floor.

IP security cameras were observed throughout the building, as were several wireless access points.

Code Deficiencies:

None.

Recommendations:

The telecommunications distribution throughout the building appeared to be sufficient to allow for future revisions to usage of the space and improvements did not appear to be needed at this time.

Figure 1.04.4.11 – FACP

Figure 1.04.4.12– FA Pull station

Figure 1.04.4.13– FA Notification Device

FIRE ALARM

Existing Conditions:

The fire alarm system currently installed in the building is an addressable system manufactured by Simplex. The fire alarm control panel, a Simplex 4007, is located in the main lobby. Horn/strobe notification devices were observed in corridors, and manual pull stations had been provided at stair landings and building exit doors. Ceiling mounted smoke detectors were also observed.

Code Deficiencies:

Notification appliances are old and do not meet current code or ADA requirements.

Recommendations:

Upgrade notification to meet current code.

Figure 1.04.5.1 – Gas Water Heater

Figure 1.04.5.2 – Hot Water Re-Circulation Pump

Figure 1.04.5.3 – Basement Service Sink and Sump Pump

A1.04.5 PLUMBING

DOMESTIC WATER – PLUMBING FIXTURES

Existing Systems:

The domestic water service enters the building in the basement and is distributed to plumbing fixtures throughout the building. Also located in the basement is the primary gas fired domestic water heater and hot water recirculation pump. A secondary electric water heater was also observed in another part of the basement. It was unclear the extent of the fixtures this serves.

The domestic water piping is a mix of galvanized pipes, copper pipes, and PEX piping. There is a make-up water connection to the boiler that is metered and protected by a backflow device.

The plumbing fixtures in the building (toilets, sinks, urinals, and lavatories) vary in age. Urinals and toilets utilize flush valves for flushing.

General Condition:

Water quality is an ongoing issue at the plumbing fixtures. Water is yellow in color at the sinks and toilets. Hot water temperature also appears to be an issue for being too high. Several signs were posted warning of hot water temperatures at the lavatories.

The cause of the water quality issues is the age of the galvanized steel piping. It should be replaced due to its age and condition.

The gas water heater and recirc pump were installed in 2010 and are in good condition. It should last another 5-10 years. The water heater has a 100 gallon capacity and 300,000 BTUH input. A temperature gage was not installed to verify water temperature.

The plumbing fixtures are in poor to fair condition. Several toilets have automatic sensor style flush valves installed but most have manual flush valves. The flow of the lavatory faucets could not be verified and were not tested at the time of the visit.

Code Deficiencies:

The following are the code deficiencies with respect to the currently installed plumbing systems:

- Code requires water delivered to public lavatories to be no hotter than 110 degrees Fahrenheit but must be stored at 140 degrees Fahrenheit to prevent legionella's from growing in the tank. There is no means of regulating this temperature
- Plumbing fixtures currently exceed code requirements for water flow volume.

Figure 1.04.5.4– Typical Water Closet

Figure 1.04.5.5– Toilet with Yellowed Water

Figure 1.04.5.6– Lavatory and Hot Water Warning Sign

Recommendations:

Short term/Immediate Repairs:

- Domestic water piping is in such poor condition that the entire building should be re-piped and all galvanized piping removed. Depending on age and after examination, the main water line to the building may also need replacement.
- The hot water system should have a master mixing valve installed to limit the hot water temperature to the fixtures. An alternative would be to provide point of use mixing valves at each public lavatory if hotter water is needed at any of the sinks other than lavatories.
- To meet energy code requirements, all toilets, urinals, and lavatory faucets should be replaced with low flow water efficient fixtures.

Long term Repairs/Improvements:

- Water heater replacement in 5-10 years.

SANITARY WASTE AND VENT

Existing Systems:

The sanitary waste and vent piping in the building has been modified for building remodels over the years. The original piping is all cast iron hub and spigot pipe with some of the smaller lines installed with galvanized pipe. Newer ABS pipe has been installed as the building has been modified over the years and is tied into the cast iron system. All vent piping extends to the roof. Piping is consolidated in vertical chases near the restrooms in each wing. Other waste risers extend to fixtures scattered around the building.

Several waste sump pumps were observed around the basement to accommodate drainage it that level. These pumped up to the sanitary piping overhead.

General Condition:

Waste piping was visually inspected where exposed and visible in the basement and chases. There was evidence of past leaks and most of the piping observed was original to the building. The interior condition of the pipe was unknown but there were no reports of clogged piping. It is common in cast iron piping this old to have erosion in the horizontal runs. The galvanized piping is also prone to interior corrosion and blockage and should be further inspected.

Code Deficiencies:

None were observed.

Recommendations:

Figure 1.04.5.7– Auxiliary Water Heater and Sink

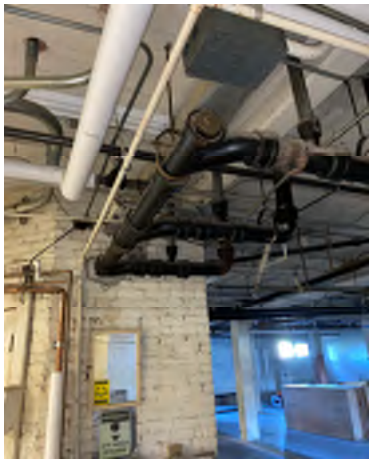


Figure 1.04.5.8– Cast Iron Sanitary Waste Piping in Basement

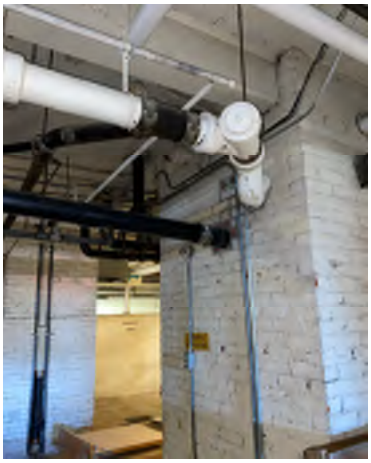


Figure 1.04.5.9 – Cast Iron Sanitary Waste Piping in Basement with new ABS Tie-Ins

Short term/Immediate Repairs:

- Waste piping should be scoped and examined on the inside. Deteriorated or clogged and slow draining sections should be replaced.

Long term Repairs/Improvements:

- Sanitary waste and vent piping in the building should be fully replaced in the next 10-20 years, or if the building undergoes any major remodels.

STORM DRAINAGE

Existing Systems:

At the time of the building inspection, the roof was not available for inspection. The roof is drained through internal piping and roof drains. Some roof drains were visible through third floor windows. Some piping was visible in the basement before it went underground. Th overall roof drainage system could not be evaluated in its entirety due lack of drawings and accessibility. There did appear to be areas where the roof was contained by walls and parapets with no overflow drains installed.

General Condition:

The roof appeared to be in good condition and relatively new. Visible roof drains appeared clear and functional.

Piping where observed in the basement was cast iron hub and spigot pipe original to the building. PVC pipe sections with cleanouts had been added to the storm drains to facilitate cleaning.

Code Deficiencies:

- There does appear to be a lack of overflow drains installed where needed in some areas.

Recommendations:

Short term/Immediate Repairs:

- A full roof drainage study should be conducted, and overflow drains be installed where required. Piping should be internally scoped and inspected.

Long term Repairs/Improvements:

- Storm drain piping in the building should be fully replaced in the next 10-20 years, or if the building undergoes any major remodels.

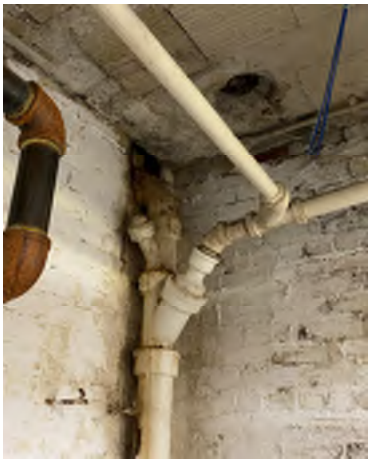


Figure 1.04.5.10 – Cast Iron and Galvanized Waste Piping

Figure 1.04.5.11 – Storm Drain Piping at Basement with New Cleanouts

NATURAL GAS

Existing Systems:

A natural gas meter is located outside the building on the southeast corner of the building. Gas is delivered into the building to the boiler and water heater at 2 psi pressure through a 2" line. An earthquake shutoff valve is installed after the meter and before the gas enters the building.

After the gas piping enters the building it runs across the basement and is connected to the water heater and boiler. Ventless gas regulators are installed at the appliance connections. No other equipment connections were observed on the gas system.

General Condition:

The gas service and piping are in good condition. There were no observed deficiencies

Code Deficiencies:

None were observed.

Recommendations:

No repairs or improvements required at this time.

AUTOMATIC SPRINKLER SYSTEM

Existing Systems:

A 6" fire water service enters the building at the basement level. The backflow device was not observed in the basement and is located in a vault on the site. The building is protected by a wet pipe automatic sprinkler system with two zones: one zone serves the basement, and one serves the upper floors.

Sprinkler piping throughout the building is exposed in almost all areas. Some areas with ceilings have concealed piping with flush heads.

Figure 1.04.5.12– Incoming Fire Water Service

General Condition:

The fire sprinkler system and piping are in good condition. There were no observed deficiencies

Code Deficiencies:

None were observed.

Recommendations:

No repairs or improvements required at this time.

Figure 1.04.5.13– Automatic Sprinkler Head

Figure 1.04.5.14 – Exposed Sprinkler Piping

Figure 1.04.5.15 – Gas Meter and Earthquake Valve

1.05 Cost Assessment

1.05.1 ESTIMATED COST

Estimated cost analysis report provided by Architectural Cost Consultants (ACC) is included at the end of this report as attached Appendix B

1.06 Summary

1.06.1 SUMMARY AND RECOMMENDATIONS

The goal of this report is to provide the Owner with a building condition assessment of mechanical, electrical, plumbing systems, architectural components and a detailed structural condition and seismic evaluation of the Dome Building. During our assessment of the building, we have considered the age of the facility (1917) and the historical preservation relevance of this iconic building. We intentionally did not focus on the cosmetic issues that are common with this age of building, but rather prioritized the code deficient observations and improvements that would support the sell ability or re-use of the facility.

The following is a summary list of code deficient observations and recommendations from the assessment team:

Architectural:

1. Replacement of broken windowpanes at Basement windows.
2. Removal of unit conditioners at windows if full replacement of mechanical HVAC system is pursued.
3. Provide parking count and zoning requirement calculations if occupancy changes or new tenant is pursued. (Potential zoning code deficiency)
4. Fill piping and conduit penetrations with fire caulking at fire rated walls and ceiling in basement. (Potential code deficiency)
5. Replace or patch building material substate in Basement (walls, floors, ceilings) that is deteriorating and repaint where required.
6. Replace older plumbing fixtures at all levels and provide accessible configurations in both Men's and Women's facilities including accessible components (grab bars and thermal wraps at sink piping)
7. Coordinate with Fire Marshal to provide required fire extinguishers for First and Second Floors (Potential Fire Code deficiency).
8. Upgrade elevator controls to current elevator code standards or investigate historical preservation allowances.
9. Replacement of carpet at First and Second Floors.
10. Replace glazed transoms above doors with fire rated glazing or panels at doors in fire rated walls.

11. Upgrade door hardware throughout the facility.
12. Provide signage at Third Floor that limits occupancy to code required or approve by local Fire Marshal.
13. Modify Rotunda staircase guardrail to 42” AFF code required height or investigate historical preservation allowances.
14. Explore new options for roof access to meet code.
15. Repair plaster damage at interior of Rotunda dome.
16. Fix roof ponding issues along west side.

Structural:

1. Primary Structure retrofit including:
    a. Add reinforced special concrete shear walls at perimeter of building from basement level through roof.
    b. Add diaphragm anchorage to perimeter wall.
    c. Provide strongback bracing to exterior walls to prevent buckling. (Shotcrete, strongback angles, or tubes).
2. Nonstructural repairs:
    a. Anchor and brace all suspended ceilings.
    b. Laterally brace all non-bearing partition walls that terminate at the ceiling and provide diagonal bracing to the roof structure.
    c. Brace all lath and plaster ceilings.
    d. Brace fire suppression piping and install flexible couplings where required.
    e. Brace hazardous material (gas) distributed lines. Install flexible couplings and provide auto shut off valves as required.
    f. Anchor and brace light fixtures.

Mechanical:

1. HVAC
    a. Service and repair condensing units, fan coils, and refrigerant piping.
    b. Upgrade ventilation to all spaces with existing fan coils or additional mechanical ventilation units.
    c. Long term improvement approach: Full replacement of mechanical system with Variable Refrigerant system (VRF) with heat recovery or similar modernized system.
2. Boiler Plant
    a. Make code required repairs to Boiler system (provide 1-hr rated flue shaft that is sealed and verify combustion air requirements)

Electrical:

1. Normal Power Distribution

a. No code deficiencies or recommendations. The distribution equipment in the building does not have any needs that clearly need to be addressed at this time.

2. Emergency Power Distribution
    a. No code deficiencies but recommend ensuring that the generator is being regularly exercised and maintained and preparing for its eventual replacement.
3. Lighting
    a. Replace exterior egress lighting at exterior doors that are no longer functioning. Verify that units are battery backed up with required test switches.
    b. Replacement of existing luminaires with LED type luminaires.
    c. Provide upgraded lighting controls when existing luminaires are replaced (including occupancy sensors to provide auto-off functionality in single-usage spaces).
4. Technology
    a. No code deficiencies or recommendations since telecommunications distribution throughout the building appear to be sufficient enough to allow for future revisions.
5. Fire Alarm
    a. Upgrade notification appliances to meet current code.

Plumbing:

1. Domestic Water – Plumbing Fixtures
    a. Provide means for regulating water to lavatories (no hotter than 110 degrees Fahrenheit to meet code but stored at 140 degrees Fahrenheit minimum to prevent legionella's bacteria growth in storage tanks.)
    b. Re-Pipe entire building and remove all galvanized piping.
    c. Examine main water line to building to determine if it needs to be replaced.
    d. Install master mixing valve to limit the hot water temperature to the fixtures or provide point of use mixing valves at each public lavatory if hotter water is needed at sinks other than lavatories.
    e. Replace all toilets, urinals, and lavatory faucets with low flow water efficient fixtures to meet energy code requirements.
    f. Long term improvement approach: Replace water heater in 5-10 years.
2. Sanitary Waste and Vent
    a. Scope and examine waste piping on the inside. Deteriorated or clogged and slow draining sections should be replaced.

b. Long term improvement approach: Sanitary waste and vent piping should be fully replaced in the next 10-20 years, or if the building undergoes any major remodels.

3. Storm Drainage
    a. Perform full roof drainage study and install overflow drains where required. Internally scope and inspect piping.
    b. Long term improvement approach: Storm drain piping in the building should be fully replaced in the next 10-20 years, or if the building undergoes any major remodels.
4. Natural Gas
    a. No code deficiencies or repairs and improvements required at this time.
5. Automatic Sprinkler System
    a. No code deficiencies or repairs and improvements required at this time.

1.07 Appendix

APPENDIX A– STRUCTURAL REPORT

APPENDIX B– COST ESTIMATE

END OF REPORT

APPENDIX A:
STRUCTURAL REPORT

21006611.00

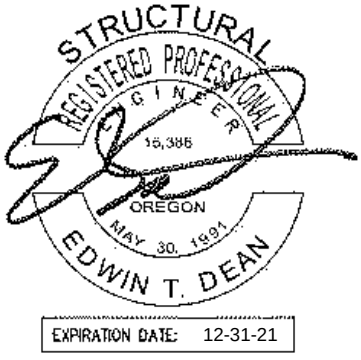
STATE OF OREGON DOME BUILDING

STRUCTURAL ASSESSMENT NAME

2575 Center St NE
Salem, OR 97301

ASCE 41- 17 SEISMIC EVALUATION REPORT

11/4/2021



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Principal Engineer

TABLE OF CONTENTS

1. INTRODUCTION

1.1. Executive Summary

An ASCE 41-17 seismic evaluation was conducted on the historic Oregon Dome Building in Salem, Oregon for the State of Oregon as a part of a general structural assessment of the facility. The ASCE 41-17 evaluation was limited to a Tier 1 evaluation to identify structural and nonstructural deficiencies in the existing structure. An ASCE 41-17 Tier 2 analysis is recommended for a more detailed assessment.

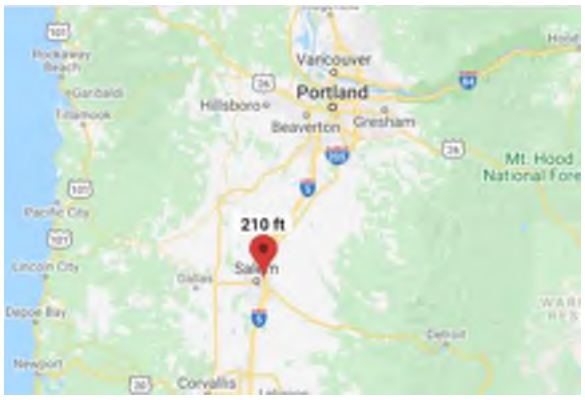
In order to meet the Collapse Prevention Performance Level as defined in ASCE 41-17, structural retrofits are required on several components of the building's lateral force resisting system and bracing must be installed on nonstructural components. A brief summary of seismic upgrades of the estimated costs is located below.

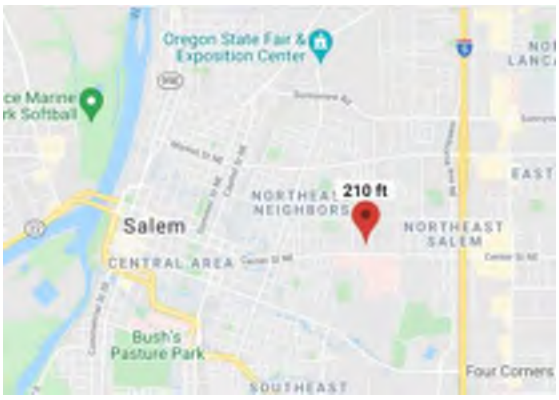
1.2. Project Summary:

The Oregon Dome building was constructed in two primary phases, initially completed in 1912 and expanded in 1917. It was also substantially renovated in 1993. The building is two stories with a basement, except there is a partial 3rd story at the central dome that is a feature of the building. The total building area is approximately 77,000-gsf.

1.3. Site Information

The map below displays the location of the site followed by detailed site information.





Building Name: Oregon Dome
Building Address: 2575 Center St NE, Salem, OR 97301
Latitude: 44.94054176346655,
Longitude: -123.00461764856186
Area: 77,000-GSF
Stories: 3 Stories

Year Built: 1912, 1917
Original Design Code: None noted.
Level of Seismicity: High
Common Building Types: URMa

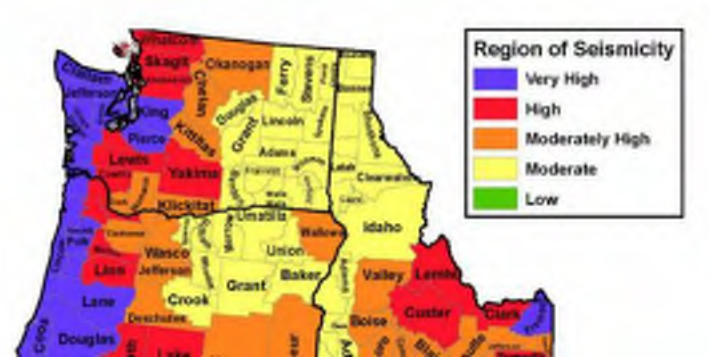


Figure 1: FEMA 154 Level of Seismicity Mapping

1.4. Statement of Performance Objective

The Statement of Performance Objective outlines the performance level objective required during the worst-case event for a building in a particular Risk Category.

The target evaluation objective for Building Performance Objective for Existing Buildings (BPOE) for Risk Category II buildings is to achieve a Collapse Prevention Level for the BSE-2E event, and Life Safety Level for the BSE-1E event.

1.5. Evaluation Methodology

Evaluation Methodologies describe the processes used to evaluate the building given the relative standards and codes that apply to the building.

The building is being evaluated per ASCE 41-17, a consensus-based seismic evaluation and retrofit standard for buildings. Building codes for new construction such as the Oregon Structural Specialty Code (based on the International Building Code) require buildings to be designed to a certain seismic hazard level and also impose design and detailing practices that improve the building's overall seismic response. Buildings constructed to earlier standards are unlikely to meet the standards of current codes, but often have at least some limited capacity to resist seismic effects. The procedures in ASCE 41-17 provide methods of quantifying the seismic performance level of existing buildings and of designing retrofits to improve seismic performance.

The seismic hazard level defined in ASCE 41-17 for typical buildings is denoted BSE-1E and represents an earthquake that has a probability of exceedance of 20% in 50 years. This is a reduced level of seismic hazard compared to that of new buildings, denoted BSE-1N, corresponding to a probability of exceedance of 10% in 50 years (475 year return period).

Performance Levels are defined in ASCE 41-17 as follows:

- Collapse Prevention: The building has severe damage but just enough strength to avoid collapse post-earthquake. Immediate evacuation is possible, but the building may not stand up to follow up seismic events. Repair is not likely to be feasible. Nonstructural elements have extensive damage and parapets may collapse.
- Life Safety: The building is significantly damaged post-earthquake, but still has enough reserve strength to support gravity loads and allow occupants to evacuate without injury and to prevent collapse in minor follow up seismic events. There may be permanent drift and damage to partitions. Repair may be possible but may not be economically viable. Nonstructural falling hazards are adequately restrained but architectural, mechanical, and electrical systems may be significantly damaged.

- Immediate Occupancy: The building retains most of its structural strength and is safe to occupy post-earthquake but may require repair work to reach full operational status. Mechanical and electrical systems are braced but may be nonfunctional prior to repair. Facades, partitions, and ceilings may be significantly degraded. Elevators and fire protection systems are operational.

- Operational: The building is essentially undamaged and in full operational capacity post-earthquake. Facades, partitions, and ceilings may be cracked or deformed, but mechanical and electrical systems are functional.

Three evaluation procedures are defined in ASCE 41-17, denoted Tier 1, Tier 2, and Tier 3. Tiers 1 and 2 together are deficiency-based evaluation standards, which are primarily based on observations of building failures in past earthquakes. Tier 1 evaluation consists of checklists that are used to assess the overall ability of the building to sustain seismic forces and to identify deficiencies. In the Tier 2 procedure, deficiencies identified in Tier 1 are evaluated using analytic procedures. Items that are identified as deficiencies in Tier 1 may be shown to be adequate in the more comprehensive Tier 2 procedures; if they are still shown to be inadequate, retrofits are designed to the same Tier 2 standards. The Tier 3 procedure is a full-building evaluation based entirely on analytic procedures.

This report is based on a Tier 1 evaluation only.

1.6. Scope and Limitations

The evaluation and analysis contained in this report are based on site observation only of readily visible items and of available design drawings. Other deficiencies may exist that have not been identified in this screening phase. No material or other testing was performed, and reasonable assumptions were made about material composition and properties. While a schematic retrofit scheme is provided as part of this report, detailed engineering design will be required before a complete retrofit can be performed.

2. ASSESSMENT

2.1. Existing Building Description

The Oregon Dome building was constructed in two primary phases, initially completed in 1912 and expanded in 1917. It was also substantially renovated in 1993. The building is two stories with a basement, except there is a partial 3rd story at the central dome that is a feature of the building. The total building area is approximately 77,000-gsf.

The buildings construction is comprised of exterior unreinforced masonry or URM supporting a reinforced concrete floor structure. The URM exterior walls are of an undetermined thickness, but with varying pier size, but typically on the order of 54" in width. The basement walls are concrete. Based on site observations primarily in the basement level of the 1st floor, the 1912 floor is a shallow joist with a 6" depth spaced at 24" o.c. formed from hollow clay tiles. In the 1917 construction the joists were wood formed. The joists span to interior 16" columns spaced 16-ft in each direction. The 2nd floor and roof construction is presumed to be similar to the 1st floor. In limited areas the roof could be observed and could be seen to be a formed beam and slab configuration.

Testing. No testing or invasive demolition were performed as a part of this investigation.

Lateral load resisting system. Under the ASCE 41 designations this building would be classified as a Type URMa – Unreinforced Masonry with rigid diaphragms. The building is configured with a middle wing creating a plan irregularity with re-entrant corners. The exterior walls are extensive around the entire perimeter of this building. There were no detailed drawings and no invasive demolition to determine the interconnectivity between the floor and roof and the exterior walls.

2.1.1. Building Plan

The Building Plan illustrates the plan configuration. The basement, 1st and 2nd floors are of similar configuration. The 3rd floor is a partial plan, only present at the core area.

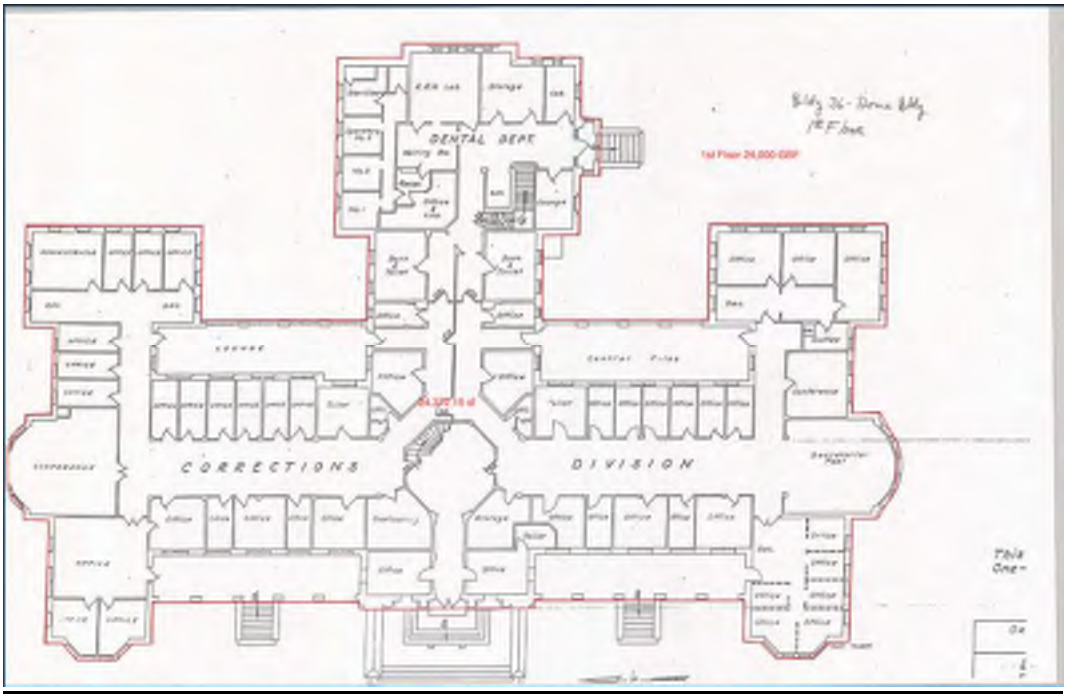


Figure 2 – West Elevation

Figure 10 – Entry

Figure 11 – South Wall

Figure 12 – South Elevation

Figure 13 – East Elevation at Enclosed Porch

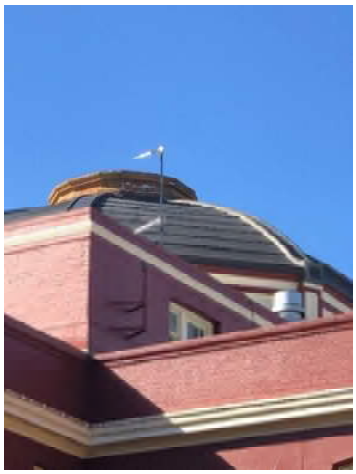


Figure 14 – Dome

Figure 15 – 1st Floor Construction (1912 from below)

Figure 16 – Basement Wall

Figure 17 – 1st Floor Construction (1917 from below)

Figure 18 – Interior Hallway

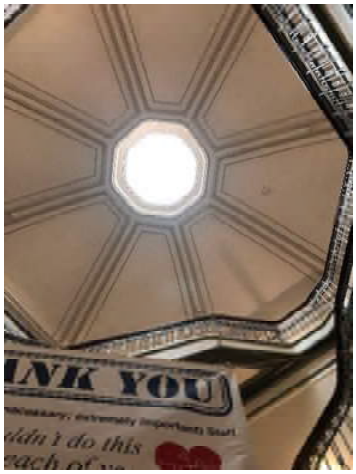


Figure 19 – Dome from below

Figure 20 – Lath and Plaster Hung Ceiling

2.2. Evaluation Results

The target evaluation objective for Building Performance Objective for Existing Buildings (BPOE) for Risk Category II buildings is to achieve a Collapse Prevention Level for the BSE-2E event, and Life Safety Level for the BSE-1E event.

Below is a summary of the non-compliant issues found in the Tier 1 checklists applicable to this building as well as the resolution to each non-compliant item. Structural deficiencies would need to be further checked under the Tier 2 procedure, and if still deficient a retrofit would be required to mitigate the deficiency. The complete checklists can be found in Appendix A.

Collapse Prevention Basic Configuration Checklist for Building Types URM and URMa

1. ***VERTICAL IRREGULARITIES****: There are vertical irregularities between stories, in particular at the 3rd story.*
2. ***GEOMETRY****: The building plan incorporates several re-entrant corners that can result in stress concentrations.*
3. ***MASS****: There is a significant mass change between the 3rd floor dome and the main part of the building at the 2nd floor.*
4. ***LIQUEFACTION****: Liquefaction potential is unknown. It is expected to be low, however.*
5. ***SURFACE FAULT RUPTURE****: Surface fault rupture potential is unknown. It is expected to be low, however.*
6. ***SHEAR STRESS CHECK****: The simplified analysis indicates that the masonry shear stresses are on the order of 67-psi, exceeding the 30-psi limit.*
7. ***WALL ANCHORAGE****: Exterior concrete floor/roof diaphragm anchorage to the exterior masonry bearing walls is unknown. This could be a significant risk to mitigate.*
8. ***TRANSFER TO SHEAR WALLS****: Diaphragm connections for transfer of seismic load to the exterior masonry shear walls is unknown. This could be a significant risk to mitigate.*
9. ***GIRDER-COLUMN CONNECTIONS****: The connection of the concrete girders to the concrete columns is unknown.*
10. ***PROPORTIONS****: The height-to-thickness ratios of the shear walls at each story appear to exceed the threshold limits.*
11. ***MASONRY LAYUP****: Filled collar joints of multi-wythe masonry wall is unknown and voids may exist.*

Non-Structural Checklist ***NOTE: Limited Visual Access***

1. ***SUSPENDED LATH AND PLASTER:*** *Suspended lath and plaster ceilings were not braced.*

3. RECOMMENDATIONS

3.1. Retrofit Recommendations

Where the Tier 1 evaluation procedure revealed deficiencies, a more accurate Tier 2 analysis should be used to determine whether retrofit was required. If a particular deficiency could not be shown to be adequate under Tier 2 analysis, a retrofit solution should be designed using the same Tier 2 analysis procedures. The recommendations listed below are intended to be schematic in nature, and detailed engineering design will be required to implement these recommendations.

Primary Structural Retrofit Recommendations

1. *Add reinforced special concrete shear walls at the perimeter building from the basement through the roof level. The total wall length would be (4) x 40-ft, 12" thick concrete shear wall in each direction, at the perimeter of the building.*
2. *Add diaphragm anchorage to the perimeter wall. The exterior connection of the diaphragm to the shear walls is unknown so adding anchorages is possibly required. These anchors can be drilled and epoxied into the exterior masonry and anchored to a plate strap to the diaphragm. Additionally, there will need to be additional anchors and collectors to the added concrete shear walls.*
3. *The strength of the diaphragm may need to be increased to accommodate the anchorage to the existing walls and the for the collectors to the shear walls.*
4. *The exterior walls may require strongback bracing to prevent them from buckling. This can be done with added shotcrete or strongback angles or tubes.*

Nonstructural Retrofit Recommendations

5. *All suspended ceilings must be appropriately anchored and braced.*
6. *Non-bearing partition walls that terminate at the ceiling are not laterally braced at locations. Provide diagonal bracing to the roof structure.*
7. *All lath and plaster ceilings will need to be braced.*
8. *Brace fire suppression piping and install flexible couplings as required.*
9. *Brace hazardous material (gas) distributed lines. Provide flexible couplings and auto shut off values as required.*
10. *Light fixtures must be appropriately anchored and braced.*
11. *All life safety systems including emergency power equipment must be appropriately anchored and braced.*

3.2. Cost Estimate

A retrofit cost estimate was not prepared for this project.

APPENDIX A: ASCE 41-17 CHECKLISTS

APPENDIX A: ASCE 41-17 TIER 1 CHECKLISTS

Collapse Prevention Basic Configuration Checklist

Table 17-2. Collapse Prevention Basic Configuration Checklist

Status	Evaluation Statement	Tier 2 Reference	Commentary Reference
Low Seismicity			
Building System—General			
C NC N/A	LOAD PATH: The structure contains a complete, well-defined load path, including structural elements and connections, that serves to transfer the inertial forces associated with the mass of all elements of the building to the foundation.	5.4.1.1	A.2.1.1
C NC N/A U	ADJACENT BUILDINGS: The clear distance between the building being evaluated and any adjacent building is greater than 0.25% of the height of the shorter building in low seismicity, 0.5% in moderate seismicity, and 1.5% in high seismicity.	5.4.1.2	A.2.1.2
C NC N/A U	MEZZANINES: Interior mezzanine levels are braced independently from the main structure or are anchored to the seismic-force-resisting elements of the main structure.	5.4.1.3	A.2.1.3
Building System—Building Configuration			
C NC N/A U	WEAK STORY: The sum of the shear strengths of the seismic-force-resisting system in any story in each direction is not less than 80% of the strength in the adjacent story above.	5.4.2.1	A.2.2.2
C NC N/A U	SOFT STORY: The stiffness of the seismic-force-resisting system in any story is not less than 70% of the seismic-force-resisting system stiffness in an adjacent story above or less than 80% of the average seismic-force-resisting system stiffness of the three stories above.	5.4.2.2	A.2.2.3
C NC N/A U	VERTICAL IRREGULARITIES: All vertical elements in the seismic-force-resisting system are continuous to the foundation.	5.4.2.3	A.2.2.4
C NC N/A U	GEOMETRY: There are no changes in the net horizontal dimension of the seismic-force-resisting system of more than 30% in a story relative to adjacent stories, excluding one-story penthouses and mezzanines.	5.4.2.4	A.2.2.5
C NC N/A U	MASS: There is no change in effective mass of more than 50% from one story to the next. Light roofs, penthouses, and mezzanines need not be considered.	5.4.2.5	A.2.2.6
C NC N/A U	TORSION: The estimated distance between the story center of mass and the story center of rigidity is less than 20% of the building width in either plan dimension.	5.4.2.6	A.2.2.7
Moderate Seismicity (Complete the Following Items in Addition to the Items for Low Seismicity)			
Geologic Site Hazards			
C NC N/A U	LIQUEFACTION: Liquefaction-susceptible, saturated, loose granular soils that could jeopardize the building's seismic performance do not exist in the foundation soils at depths within 50 ft (15.2 m) under the building.	5.4.3.1	A.6.1.1
C NC N/A U	SLOPE FAILURE: The building site is located away from potential earthquake-induced slope failures or rockfalls so that it is unaffected by such failures or is capable of accommodating any predicted movements without failure.	5.4.3.1	A.6.1.2
C NC N/A U	SURFACE FAULT RUPTURE: Surface fault rupture and surface displacement at the building site are not anticipated.	5.4.3.1	A.6.1.3

continues

Table 17-2 *(Continued)*. Collapse Prevention Basic Configuration Checklist

Status	Evaluation Statement	Tier 2 Reference	Commentary Reference
High Seismicity (Complete the Following Items in Addition to the Items for Moderate Seismicity)			
Foundation Configuration			
C NC N/A U	OVERTURNING: The ratio of the least horizontal dimension of the seismic-force-resisting system at the foundation level to the building height (base/height) is greater than $0.6S_a$.	5.4.3.3	A.6.2.1
C NC N/A U	TIES BETWEEN FOUNDATION ELEMENTS: The foundation has ties adequate to resist seismic forces where footings, piles, and piers are not restrained by beams, slabs, or soils classified as Site Class A, B, or C.	5.4.3.4	A.6.2.2

Note: C = Compliant, NC = Noncompliant, N/A = Not Applicable, and U = Unknown.

Collapse Prevention Structural Checklist for Building Types URM and URMa

Table 17-36. Collapse Prevention Structural Checklist for Building Types URM and URMa

Status	Evaluation Statement	Tier 2 Reference	Commentary Reference
Low and Moderate Seismicity			
Seismic-Force-Resisting System			
C NC N/A U	REDUNDANCY: The number of lines of shear walls in each principal direction is greater than or equal to 2.	5.5.1.1	A.3.2.1.1
C NC N/A U	SHEAR STRESS CHECK: The shear stress in the unreinforced masonry shear walls, calculated using the Quick Check procedure of Section 4.4.3.3, is less than 30 lb/in.^{2} (0.21 MPa) for clay units and 70 lb/in.^{2} (0.48 MPa) for concrete units.	5.5.3.1.1	A.3.2.5.1
Connections			
C NC N/A U	WALL ANCHORAGE: Exterior concrete or masonry walls that are dependent on the diaphragm for lateral support are anchored for out-of-plane forces at each diaphragm level with steel anchors, reinforcing dowels, or straps that are developed into the diaphragm. Connections have strength to resist the connection force calculated in the Quick Check procedure of Section 4.4.3.7.	5.7.1.1	A.5.1.1
C NC N/A U	WOOD LEDGERS: The connection between the wall panels and the diaphragm does not induce cross-grain bending or tension in the wood ledgers.	5.7.1.3	A.5.1.2
C NC N/A U	TRANSFER TO SHEAR WALLS: Diaphragms are connected for transfer of seismic forces to the shear walls.	5.7.2	A.5.2.1
C NC N/A U	GIRDER–COLUMN CONNECTION: There is a positive connection using plates, connection hardware, or straps between the girder and the column support.	5.7.4.1	A.5.4.1
High Seismicity (Complete the Following Items in Addition to the Items for Low and Moderate Seismicity)			
Seismic-Force-Resisting System			
C NC N/A U	PROPORTIONS: The height-to-thickness ratio of the shear walls at each story is less than the following: Top story of multi-story building 9 First story of multi-story building 15 All other conditions 13	5.5.3.1.2	A.3.2.5.2
C NC N/A U	MASONRY LAYUP: Filled collar joints of multi-wythe masonry walls have negligible voids.	5.5.3.4.1	A.3.2.5.3
Diaphragms (Stiff or Flexible)			
C NC N/A U	OPENINGS AT SHEAR WALLS: Diaphragm openings immediately adjacent to the shear walls are less than 25% of the wall length.	5.6.1.3	A.4.1.4
C NC N/A U	OPENINGS AT EXTERIOR MASONRY SHEAR WALLS: Diaphragm openings immediately adjacent to exterior masonry shear walls are not greater than 8 ft (2.4 m) long.	5.6.1.3	A.4.1.6
Flexible Diaphragms			
C NC N/A U	CROSS TIES: There are continuous cross ties between diaphragm chords.	5.6.1.2	A.4.1.2
C NC N/A U	STRAIGHT SHEATHING: All straight-sheathed diaphragms have aspect ratios less than 2-to-1 in the direction being considered.	5.6.2	A.4.2.1
C NC N/A U	SPANS: All wood diaphragms with spans greater than 24 ft (7.3 m) consist of wood structural panels or diagonal sheathing.	5.6.2	A.4.2.2
C NC N/A U	DIAGONALLY SHEATHED AND UNBLOCKED DIAPHRAGMS: All diagonally sheathed or unblocked wood structural panel diaphragms have horizontal spans less than 40 ft (12.2 m) and aspect ratios less than or equal to 4-to-1.	5.6.2	A.4.2.3
C NC N/A U	OTHER DIAPHRAGMS: The diaphragms do not consist of a system other than wood, metal deck, concrete, or horizontal bracing.	5.6.5	A.4.7.1

continues

Table 17-36 *(Continued)*. Collapse Prevention Structural Checklist for Building Types URM and URMa

Status	Evaluation Statement	Tier 2 Reference	Commentary Reference
Connections			
C NC N/A U	STIFFNESS OF WALL ANCHORS: Anchors of concrete or masonry walls to wood structural elements are installed taut and are stiff enough to limit the relative movement between the wall and the diaphragm to no greater than 1/8 in. before engagement of the anchors.	5.7.1.2	A.5.1.4
C NC N/A U	BEAM, GIRDER, AND TRUSS SUPPORTS: Beams, girders, and trusses supported by unreinforced masonry walls or pilasters have independent secondary columns for support of vertical loads.	5.7.4.4	A.5.4.5

Note: C = Compliant, NC = Noncompliant, N/A = Not Applicable, and U = Unknown.

Nonstructural Checklist

Table 17-38. Nonstructural Checklist

Status	Evaluation Statement[a,b]	Tier 2 Reference	Commentary Reference
Life Safety Systems			
C NC N/A U	**HR—not required; LS—LMH; PR—LMH**. FIRE SUPPRESSION PIPING: Fire suppression piping is anchored and braced in accordance with NFPA-13.	13.7.4	A.7.13.1
C NC N/A U	**HR—not required; LS—LMH; PR—LMH**. FLEXIBLE COUPLINGS: Fire suppression piping has flexible couplings in accordance with NFPA-13.	13.7.4	A.7.13.2
C NC N/A U	**HR—not required; LS—LMH; PR—LMH**. EMERGENCY POWER: Equipment used to power or control Life Safety systems is anchored or braced.	13.7.7	A.7.12.1
C NC N/A U	**HR—not required; LS—LMH; PR—LMH**. STAIR AND SMOKE DUCTS: Stair pressurization and smoke control ducts are braced and have flexible connections at seismic joints.	13.7.6	A.7.14.1
C NC N/A U	**HR—not required; LS—MH; PR—MH**. SPRINKLER CEILING CLEARANCE: Penetrations through panelized ceilings for fire suppression devices provide clearances in accordance with NFPA-13.	13.7.4	A.7.13.3
C NC N/A U	**HR—not required; LS—not required; PR—LMH**. EMERGENCY LIGHTING: Emergency and egress lighting equipment is anchored or braced.	13.7.9	A.7.3.1
Hazardous Materials			
C NC N/A U	**HR—LMH; LS—LMH; PR—LMH**. HAZARDOUS MATERIAL EQUIPMENT: Equipment mounted on vibration isolators and containing hazardous material is equipped with restraints or snubbers.	13.7.1	A.7.12.2
C NC N/A U	**HR—LMH; LS—LMH; PR—LMH**. HAZARDOUS MATERIAL STORAGE: Breakable containers that hold hazardous material, including gas cylinders, are restrained by latched doors, shelf lips, wires, or other methods.	13.8.3	A.7.15.1
C NC N/A U	**HR—MH; LS—MH; PR—MH**. HAZARDOUS MATERIAL DISTRIBUTION: Piping or ductwork conveying hazardous materials is braced or otherwise protected from damage that would allow hazardous material release.	13.7.3 13.7.5	A.7.13.4
C NC N/A U	**HR—MH; LS—MH; PR—MH**. SHUTOFF VALVES: Piping containing hazardous material, including natural gas, has shutoff valves or other devices to limit spills or leaks.	13.7.3 13.7.5	A.7.13.3
C NC N/A U	**HR—LMH; LS—LMH; PR—LMH**. FLEXIBLE COUPLINGS: Hazardous material ductwork and piping, including natural gas piping, have flexible couplings.	13.7.3 13.7.5	A.7.15.4
C NC N/A U	**HR—MH; LS—MH; PR—MH**. PIPING OR DUCTS CROSSING SEISMIC JOINTS: Piping or ductwork carrying hazardous material that either crosses seismic joints or isolation planes or is connected to independent structures has couplings or other details to accommodate the relative seismic displacements.	13.7.3 13.7.5 13.7.6	A.7.13.6
Partitions			
C NC N/A U	**HR—LMH; LS—LMH; PR—LMH**. UNREINFORCED MASONRY: Unreinforced masonry or hollow-clay tile partitions are braced at a spacing of at most 10 ft (3.0 m) in Low or Moderate Seismicity, or at most 6 ft (1.8 m) in High Seismicity.	13.6.2	A.7.1.1
C NC N/A U	**HR—LMH; LS—LMH; PR—LMH**. HEAVY PARTITIONS SUPPORTED BY CEILINGS: The tops of masonry or hollow-clay tile partitions are not laterally supported by an integrated ceiling system.	13.6.2	A.7.2.1
C NC N/A U	**HR—not required; LS—MH; PR—MH**. DRIFT: Rigid cementitious partitions are detailed to accommodate the following drift ratios: in steel moment frame, concrete moment frame, and wood frame buildings, 0.02; in other buildings, 0.005.	13.6.2	A.7.1.2
C NC N/A U	**HR—not required; LS—not required; PR—MH**. LIGHT PARTITIONS SUPPORTED BY CEILINGS: The tops of gypsum board partitions are not laterally supported by an integrated ceiling system.	13.6.2	A.7.2.1

continues

Rapid Visual Screening of Buildings for Potential Seismic Hazards — **Level 2 (Optional)**

FEMA P-154 Data Collection Form — **HIGH Seismicity**

Optional Level 2 data collection to be performed by a civil or structural engineering professional, architect, or graduate student with background in seismic evaluation or design of buildings.

Bldg Name: Oregon Dome	**Final Level 1 Score:**	S_{L1} = 0.6	*(do not consider S_{MIN})*
Screener: E. Dean	**Level 1 Irregularity Modifiers:**	*Vertical Irregularity,* V_{L1} = 0.0	*Plan Irregularity,* P_{L1} = -0.4
Date/Time: 10/6/2021	**ADJUSTED BASELINE SCORE:**	$S' = (S_{L1} - V_{L1} - P_{L1})$ = 0.6 - 0.0 - 0.4 = 1.0	

STRUCTURAL MODIFIERS TO ADD TO ADJUSTED BASELINE SCORE

Topic	Statement *(If statement is true, circle the "Yes" modifier; otherwise cross out the modifier.)*		Yes	Subtotals
Vertical Irregularity, V_{L2}	Sloping Site	W1 building: There is at least a full story grade change from one side of the building to the other.	-1.2	
		Non-W1 building: There is at least a full story grade change from one side of the building to the other.	-0.3	
	Weak and/or Soft Story *(circle one maximum)*	W1 building cripple wall: An unbraced cripple wall is visible in the crawl space.	-0.6	
		W1 house over garage: Underneath an occupied story, there is a garage opening without a steel moment frame, and there is less than 8' of wall on the same line (for multiple occupied floors above, use 16' of wall minimum).	-1.2	
		W1A building open front: There are openings at the ground story (such as for parking) over at least 50% of the length of the building.	-1.2	
		Non-W1 building: Length of lateral system at any story is less than 50% of that at story above or height of any story is more than 2.0 times the height of the story above.	-0.9	
		Non-W1 building: Length of lateral system at any story is between 50% and 75% of that at story above or height of any story is between 1.3 and 2.0 times the height of the story above.	-0.5	
	Setback	Vertical elements of the lateral system at an upper story are outboard of those at the story below causing the diaphragm to cantilever at the offset.	-1.0	
		Vertical elements of the lateral system at upper stories are inboard of those at lower stories.	-0.5	
		There is an in-plane offset of the lateral elements that is greater than the length of the elements.	-0.3	
	Short Column/ Pier	C1,C2,C3,PC1,PC2,RM1,RM2: At least 20% of columns (or piers) along a column line in the lateral system have height/depth ratios less than 50% of the nominal height/depth ratio at that level.	-0.5	
		C1,C2,C3,PC1,PC2,RM1,RM2: The column depth (or pier width) is less than one half of the depth of the spandrel, or there are infill walls or adjacent floors that shorten the column.	-0.5	
	Split Level	There is a split level at one of the floor levels or at the roof.	-0.5	
	Other Irregularity	There is another observable severe vertical irregularity that obviously affects the building's seismic performance.	-1.0	V_{L2} = -0.5
		There is another observable moderate vertical irregularity that may affect the building's seismic performance.	-0.5	*(Cap at -1.2)*
Plan Irregularity, P_{L2}	Torsional irregularity: Lateral system does not appear relatively well distributed in plan in either or both directions. *(Do not include the W1A open front irregularity listed above.)*		-0.7	
	Non-parallel system: There are one or more major vertical elements of the lateral system that are not orthogonal to each other.		-0.4	
	Reentrant corner: Both projections from an interior corner exceed 25% of the overall plan dimension in that direction.		-0.4	
	Diaphragm opening: There is an opening in the diaphragm with a width over 50% of the total diaphragm width at that level.		-0.2	
	C1, C2 building out-of-plane offset: The exterior beams do not align with the columns in plan.		-0.4	P_{L2} = 0.0
	Other irregularity: There is another observable plan irregularity that obviously affects the building's seismic performance.		-0.7	*(Cap at -1.1)*
Redundancy	The building has at least two bays of lateral elements on each side of the building in each direction.		+0.3	
Pounding	Building is separated from an adjacent structure by less than 1% of the height of the shorter of the building and adjacent structure and:	The floors do not align vertically within 2 feet.	-1.0	
		One building is 2 or more stories taller than the other.	-1.0	
		The building is at the end of the block.	-0.5	
		(Cap total pounding modifiers at -1.2)		
S2 Building	"K" bracing geometry is visible.		-1.0	
C1 Building	Flat plate serves as the beam in the moment frame.		-0.4	
PC1/RM1 Bldg	There are roof-to-wall ties that are visible or known from drawings that do not rely on cross-grain bending. *(Do not combine with post-benchmark or retrofit modifier.)*		+0.3	
PC1/RM1 Bldg	The building has closely spaced, full height interior walls (rather than an interior space with few walls such as in a warehouse).		+0.3	
URM	Gable walls are present.		-0.4	
MH	There is a supplemental seismic bracing system provided between the carriage and the ground.		+1.2	
Retrofit	Comprehensive seismic retrofit is visible or known from drawings.		+1.4	M = 0.0

FINAL LEVEL 2 SCORE, $S_{L2} = (S' + V_{L2} + P_{L2} + M) \geq S_{MIN}$: URM = 1.0 - 0.5 = 0.5 > 0.2 OK *(Transfer to Level 1 form)*

There is observable damage or deterioration or another condition that negatively affects the building's seismic performance: ☐ Yes ☒ No

If yes, describe the condition in the comment box below and indicate on the Level 1 form that detailed evaluation is required independent of the building's score.

OBSERVABLE NONSTRUCTURAL HAZARDS

Location	Statement (*Check "Yes" or "No"*)	Yes	No	Comment
Exterior	There is an unbraced unreinforced masonry parapet or unbraced unreinforced masonry chimney.		X	
	There is heavy cladding or heavy veneer.		X	
	There is a heavy canopy over exit doors or pedestrian walkways that appears inadequately supported.		X	
	There is an unreinforced masonry appendage over exit doors or pedestrian walkways.		X	
	There is a sign posted on the building that indicates hazardous materials are present.		X	
	There is a taller adjacent building with an unanchored URM wall or unbraced URM parapet or chimney.		X	
	Other observed exterior nonstructural falling hazard:		X	
Interior	There are hollow clay tile or brick partitions at any stair or exit corridor.	X		Assumed, used for floor construction.
	Other observed interior nonstructural falling hazard:	X		

Estimated Nonstructural Seismic Performance (*Check appropriate box and transfer to Level 1 form conclusions*)

- ☐ Potential nonstructural hazards with significant threat to occupant life safety → Detailed Nonstructural Evaluation recommended
- ☐ Nonstructural hazards identified with significant threat to occupant life safety → But no Detailed Nonstructural Evaluation required
- ☒ Low or no nonstructural hazard threat to occupant life safety → No Detailed Nonstructural Evaluation required

Comments:

Table 17-38 *(Continued)*. Nonstructural Checklist

Status	Evaluation Statement[a,b]	Tier 2 Reference	Commentary Reference
C NC N/A U	**HR—not required; LS—not required; PR—MH**. STRUCTURAL SEPARATIONS: Partitions that cross structural separations have seismic or control joints.	13.6.2	A.7.1.3
C NC N/A U	**HR—not required; LS—not required; PR—MH**. TOPS: The tops of ceiling-high framed or panelized partitions have lateral bracing to the structure at a spacing equal to or less than 6 ft (1.8 m).	13.6.2	A.7.1.4
Ceilings			
C NC N/A U	**HR—H; LS—MH; PR—LMH**. SUSPENDED LATH AND PLASTER: Suspended lath and plaster ceilings have attachments that resist seismic forces for every 12 ft^2 (1.1 m^2) of area.	13.6.4	A.7.2.3
C NC N/A U	**HR—not required; LS—MH; PR—LMH**. SUSPENDED GYPSUM BOARD: Suspended gypsum board ceilings have attachments that resist seismic forces for every 12 ft^2 (1.1 m^2) of area.	13.6.4	A.7.2.3
C NC N/A U	**HR—not required; LS—not required; PR—MH**. INTEGRATED CEILINGS: Integrated suspended ceilings with continuous areas greater than 144 ft^2 (13.4 m^2) and ceilings of smaller areas that are not surrounded by restraining partitions are laterally restrained at a spacing no greater than 12 ft (3.6 m) with members attached to the structure above. Each restraint location has a minimum of four diagonal wires and compression struts, or diagonal members capable of resisting compression.	13.6.4	A.7.2.2
C NC N/A U	**HR—not required; LS—not required; PR—MH**. EDGE CLEARANCE: The free edges of integrated suspended ceilings with continuous areas greater than 144 ft^2 (13.4 m^2) have clearances from the enclosing wall or partition of at least the following: in Moderate Seismicity, 1/2 in. (13 mm); in High Seismicity, 3/4 in. (19 mm).	13.6.4	A.7.2.4
C NC N/A U	**HR—not required; LS—not required; PR—MH**. CONTINUITY ACROSS STRUCTURE JOINTS: The ceiling system does not cross any seismic joint and is not attached to multiple independent structures.	13.6.4	A.7.2.5
C NC N/A U	**HR—not required; LS—not required; PR—H**. EDGE SUPPORT: The free edges of integrated suspended ceilings with continuous areas greater than 144 ft^2 (13.4 m^2) are supported by closure angles or channels not less than 2 in. (51 mm) wide.	13.6.4	A.7.2.6
C NC N/A U	**HR—not required; LS—not required; PR—H**. SEISMIC JOINTS: Acoustical tile or lay-in panel ceilings have seismic separation joints such that each continuous portion of the ceiling is no more than 2,500 ft^2 (232.3 m^2) and has a ratio of long-to-short dimension no more than 4-to-1.	13.6.4	A.7.2.7
Light Fixtures			
C NC N/A U	**HR—not required; LS—MH; PR—MH**. INDEPENDENT SUPPORT: Light fixtures that weigh more per square foot than the ceiling they penetrate are supported independent of the grid ceiling suspension system by a minimum of two wires at diagonally opposite corners of each fixture.	13.6.4 13.7.9	A.7.3.2
C NC N/A U	**HR—not required; LS—not required; PR—H**. PENDANT SUPPORTS: Light fixtures on pendant supports are attached at a spacing equal to or less than 6 ft. Unbraced suspended fixtures are free to allow a 360-degree range of motion at an angle not less than 45 degrees from horizontal without contacting adjacent components. Alternatively, if rigidly supported and/or braced, they are free to move with the structure to which they are attached without damaging adjoining components. Additionally, the connection to the structure is capable of accommodating the movement without failure.	13.7.9	A.7.3.3
C NC N/A U	**HR—not required; LS—not required; PR—H**. LENS COVERS: Lens covers on light fixtures are attached with safety devices.	13.7.9	A.7.3.4

continues

Table 17-38 *(Continued)*. Nonstructural Checklist

Status	Evaluation Statement[a,b]	Tier 2 Reference	Commentary Reference
Cladding and Glazing			
C NC N/A U	**HR—MH; LS—MH; PR—MH**. CLADDING ANCHORS: Cladding components weighing more than 10 lb/ft^2 (0.48 kN/m^2) are mechanically anchored to the structure at a spacing equal to or less than the following: for Life Safety in Moderate Seismicity, 6 ft (1.8 m); for Life Safety in High Seismicity and for Position Retention in any seismicity, 4 ft (1.2 m)	13.6.1	A.7.4.1
C NC N/A U	**HR—not required; LS—MH; PR—MH**. CLADDING ISOLATION: For steel or concrete moment-frame buildings, panel connections are detailed to accommodate a story drift ratio by the use of rods attached to framing with oversize holes or slotted holes of at least the following: for Life Safety in Moderate Seismicity, 0.01; for Life Safety in High Seismicity and for Position Retention in any seismicity, 0.02, and the rods have a length-to-diameter ratio of 4.0 or less.	13.6.1	A.7.4.3
C NC N/A U	**HR—MH; LS—MH; PR—MH**. MULTI-STORY PANELS: For multi-story panels attached at more than one floor level, panel connections are detailed to accommodate a story drift ratio by the use of rods attached to framing with oversize holes or slotted holes of at least the following: for Life Safety in Moderate Seismicity, 0.01; for Life Safety in High Seismicity and for Position Retention in any seismicity, 0.02, and the rods have a length-to-diameter ratio of 4.0 or less.	13.6.1	A.7.4.4
C NC N/A U	**HR—not required; LS—MH; PR—MH**. THREADED RODS: Threaded rods for panel connections detailed to accommodate drift by bending of the rod have a length-to-diameter ratio greater than 0.06 times the story height in inches for Life Safety in Moderate Seismicity and 0.12 times the story height in inches for Life Safety in High Seismicity and Position Retention in any seismicity.	13.6.1	A.7.4.9
C NC N/A U	**HR—MH; LS—MH; PR—MH**. PANEL CONNECTIONS: Cladding panels are anchored out of plane with a minimum number of connections for each wall panel, as follows: for Life Safety in Moderate Seismicity, 2 connections; for Life Safety in High Seismicity and for Position Retention in any seismicity, 4 connections.	13.6.1.4	A.7.4.5
C NC N/A U	**HR—MH; LS—MH; PR—MH**. BEARING CONNECTIONS: Where bearing connections are used, there is a minimum of two bearing connections for each cladding panel.	13.6.1.4	A.7.4.6
C NC N/A U	**HR—MH; LS—MH; PR—MH**. INSERTS: Where concrete cladding components use inserts, the inserts have positive anchorage or are anchored to reinforcing steel.	13.6.1.4	A.7.4.7
C NC N/A U	**HR—not required; LS—MH; PR—MH**. OVERHEAD GLAZING: Glazing panes of any size in curtain walls and individual interior or exterior panes more than 16 ft^2 (1.5 m^2) in area are laminated annealed or laminated heat-strengthened glass and are detailed to remain in the frame when cracked.	13.6.1.5	A.7.4.8
Masonry Veneer			
C NC N/A U	**HR—not required; LS—LMH; PR—LMH**. TIES: Masonry veneer is connected to the backup with corrosion-resistant ties. There is a minimum of one tie for every 2-2/3 ft^2 (0.25 m^2), and the ties have spacing no greater than the following: for Life Safety in Low or Moderate Seismicity, 36 in. (914 mm); for Life Safety in High Seismicity and for Position Retention in any seismicity, 24 in. (610 mm).	13.6.1.2	A.7.5.1
C NC N/A U	**HR—not required; LS—LMH; PR—LMH**. SHELF ANGLES: Masonry veneer is supported by shelf angles or other elements at each floor above the ground floor.	13.6.1.2	A.7.5.2
C NC N/A U	**HR—not required; LS—LMH; PR—LMH**. WEAKENED PLANES: Masonry veneer is anchored to the backup adjacent to weakened planes, such as at the locations of flashing.	13.6.1.2	A.7.5.3

continues

Table 17-38 *(Continued).* Nonstructural Checklist

Status	Evaluation Statement[a,b]	Tier 2 Reference	Commentary Reference
C NC N/A U	**HR—LMH; LS—LMH; PR—LMH**. UNREINFORCED MASONRY BACKUP: There is no unreinforced masonry backup.	13.6.1.1 13.6.1.2	A.7.7.2
C NC N/A U	**HR—not required; LS—MH; PR—MH**. STUD TRACKS: For veneer with cold-formed steel stud backup, stud tracks are fastened to the structure at a spacing equal to or less than 24 in. (610 mm) on center.	13.6.1.1 13.6.1.2	A.7.6.1
C NC N/A U	**HR—not required; LS—MH; PR—MH**. ANCHORAGE: For veneer with concrete block or masonry backup, the backup is positively anchored to the structure at a horizontal spacing equal to or less than 4 ft along the floors and roof.	13.6.1.1 13.6.1.2	A.7.7.1
C NC N/A U	**HR—not required; LS—not required; PR—MH**. WEEP HOLES: In veneer anchored to stud walls, the veneer has functioning weep holes and base flashing.	13.6.1.2	A.7.5.6
C NC N/A U	**HR—not required; LS—not required; PR—MH**. OPENINGS: For veneer with cold-formed-steel stud backup, steel studs frame window and door openings.	13.6.1.1 13.6.1.2	A.7.6.2
Parapets, Cornices, Ornamentation, and Appendages			
C NC N/A U	**HR—LMH; LS—LMH; PR—LMH**. URM PARAPETS OR CORNICES: Laterally unsupported unreinforced masonry parapets or cornices have height-to-thickness ratios no greater than the following: for Life Safety in Low or Moderate Seismicity, 2.5; for Life Safety in High Seismicity and for Position Retention in any seismicity, 1.5.	13.6.5	A.7.8.1
C NC N/A U	**HR—not required; LS—LMH; PR—LMH**. CANOPIES: Canopies at building exits are anchored to the structure at a spacing no greater than the following: for Life Safety in Low or Moderate Seismicity, 10 ft (3.0 m); for Life Safety in High Seismicity and for Position Retention in any seismicity, 6 ft (1.8 m).	13.6.6	A.7.8.2
C NC N/A U	**HR—H; LS—MH; PR—LMH**. CONCRETE PARAPETS: Concrete parapets with height-to-thickness ratios greater than 2.5 have vertical reinforcement.	13.6.5	A.7.8.3
C NC N/A U	**HR—MH; LS—MH; PR—LMH**. APPENDAGES: Cornices, parapets, signs, and other ornamentation or appendages that extend above the highest point of anchorage to the structure or cantilever from components are reinforced and anchored to the structural system at a spacing equal to or less than 6 ft (1.8 m). This evaluation statement item does not apply to parapets or cornices covered by other evaluation statements.	13.6.6	A.7.8.4
Masonry Chimneys			
C NC N/A U	**HR—LMH; LS—LMH; PR—LMH**. URM CHIMNEYS: Unreinforced masonry chimneys extend above the roof surface no more than the following: for Life Safety in Low or Moderate Seismicity, 3 times the least dimension of the chimney; for Life Safety in High Seismicity and for Position Retention in any seismicity, 2 times the least dimension of the chimney.	13.6.7	A.7.9.1
C NC N/A U	**HR—LMH; LS—LMH; PR—LMH**. ANCHORAGE: Masonry chimneys are anchored at each floor level, at the topmost ceiling level, and at the roof.	13.6.7	A.7.9.2
Stairs			
C NC N/A U	**HR—not required; LS—LMH; PR—LMH**. STAIR ENCLOSURES: Hollow-clay tile or unreinforced masonry walls around stair enclosures are restrained out of plane and have height-to-thickness ratios not greater than the following: for Life Safety in Low or Moderate Seismicity, 15-to-1; for Life Safety in High Seismicity and for Position Retention in any seismicity, 12-to-1.	13.6.2 13.6.8	A.7.10.1

continues

Table 17-38 *(Continued)*. Nonstructural Checklist

Status	Evaluation Statement[a,b]	Tier 2 Reference	Commentary Reference
C NC N/A U	**HR—not required; LS—LMH; PR—LMH**. STAIR DETAILS: The connection between the stairs and the structure does not rely on post-installed anchors in concrete or masonry, and the stair details are capable of accommodating the drift calculated using the Quick Check procedure of Section 4.4.3.1 for moment-frame structures or 0.5 in. for all other structures without including any lateral stiffness contribution from the stairs.	13.6.8	A.7.10.2
Contents and Furnishings			
C NC N/A U	**HR—LMH; LS—MH; PR—MH**. INDUSTRIAL STORAGE RACKS: Industrial storage racks or pallet racks more than 12 ft high meet the requirements of ANSI/RMI MH 16.1 as modified by ASCE 7, Chapter 15.	13.8.1	A.7.11.1
C NC N/A U	**HR—not required; LS—H; PR—MH**. TALL NARROW CONTENTS: Contents more than 6 ft (1.8 m) high with a height-to-depth or height-to-width ratio greater than 3-to-1 are anchored to the structure or to each other.	13.8.2	A.7.11.2
C NC N/A U	**HR—not required; LS—H; PR—H**. FALL-PRONE CONTENTS: Equipment, stored items, or other contents weighing more than 20 lb (9.1 kg) whose center of mass is more than 4 ft (1.2 m) above the adjacent floor level are braced or otherwise restrained.	13.8.2	A.7.11.3
C NC N/A U	**HR—not required; LS—not required; PR—MH**. ACCESS FLOORS: Access floors more than 9 in. (229 mm) high are braced.	13.6.10	A.7.11.4
C NC N/A U	**HR—not required; LS—not required; PR—MH**. EQUIPMENT ON ACCESS FLOORS: Equipment and other contents supported by access floor systems are anchored or braced to the structure independent of the access floor.	13.7.7 13.6.10	A.7.11.5
C NC N/A U	**HR—not required; LS—not required; PR—H**. SUSPENDED CONTENTS: Items suspended without lateral bracing are free to swing from or move with the structure from which they are suspended without damaging themselves or adjoining components.	13.8.2	A.7.11.6
Mechanical and Electrical Equipment			
C NC N/A U	**HR—not required; LS—H; PR—H**. FALL-PRONE EQUIPMENT: Equipment weighing more than 20 lb (9.1 kg) whose center of mass is more than 4 ft (1.2 m) above the adjacent floor level, and which is not in-line equipment, is braced.	13.7.1 13.7.7	A.7.12.4
C NC N/A U	**HR—not required; LS—H; PR—H**. IN-LINE EQUIPMENT: Equipment installed in line with a duct or piping system, with an operating weight more than 75 lb (34.0 kg), is supported and laterally braced independent of the duct or piping system.	13.7.1	A.7.12.5
C NC N/A U	**HR—not required; LS—H; PR—MH**. TALL NARROW EQUIPMENT: Equipment more than 6 ft (1.8 m) high with a height-to-depth or height-to-width ratio greater than 3-to-1 is anchored to the floor slab or adjacent structural walls.	13.7.1 13.7.7	A.7.12.6
C NC N/A U	**HR—not required; LS—not required; PR—MH**. MECHANICAL DOORS: Mechanically operated doors are detailed to operate at a story drift ratio of 0.01.	13.6.9	A.7.12.7
C NC N/A U	**HR—not required; LS—not required; PR—H**. SUSPENDED EQUIPMENT: Equipment suspended without lateral bracing is free to swing from or move with the structure from which it is suspended without damaging itself or adjoining components.	13.7.1 13.7.7	A.7.12.8
C NC N/A U	**HR—not required; LS—not required; PR—H**. VIBRATION ISOLATORS: Equipment mounted on vibration isolators is equipped with horizontal restraints or snubbers and with vertical restraints to resist overturning.	13.7.1	A.7.12.9
C NC N/A U	**HR—not required; LS—not required; PR—H**. HEAVY EQUIPMENT: Floor-supported or platform-supported equipment weighing more than 400 lb (181.4 kg) is anchored to the structure.	13.7.1 13.7.7	A.7.12.10

continues

Table 17-38 *(Continued)*. Nonstructural Checklist

Status	Evaluation Statement[a,b]	Tier 2 Reference	Commentary Reference
C NC N/A U	**HR—not required; LS—not required; PR—H.** ELECTRICAL EQUIPMENT: Electrical equipment is laterally braced to the structure.	13.7.7	A.7.12.11
C NC N/A U	**HR—not required; LS—not required; PR—H.** CONDUIT COUPLINGS: Conduit greater than 2.5 in. (64 mm) trade size that is attached to panels, cabinets, or other equipment and is subject to relative seismic displacement has flexible couplings or connections.	13.7.8	A.7.12.12
Piping			
C NC N/A U	**HR—not required; LS—not required; PR—H.** FLEXIBLE COUPLINGS: Fluid and gas piping has flexible couplings.	13.7.3 13.7.5	A.7.13.2
C NC N/A U	**HR—not required; LS—not required; PR—H.** FLUID AND GAS PIPING: Fluid and gas piping is anchored and braced to the structure to limit spills or leaks.	13.7.3 13.7.5	A.7.13.4
C NC N/A U	**HR—not required; LS—not required; PR—H.** C-CLAMPS: One-sided C-clamps that support piping larger than 2.5 in. (64 mm) in diameter are restrained.	13.7.3 13.7.5	A.7.13.5
C NC N/A U	**HR—not required; LS—not required; PR—H.** PIPING CROSSING SEISMIC JOINTS: Piping that crosses seismic joints or isolation planes or is connected to independent structures has couplings or other details to accommodate the relative seismic displacements.	13.7.3 13.7.5	A.7.13.6
Ducts			
C NC N/A U	**HR—not required; LS—not required; PR—H.** DUCT BRACING: Rectangular ductwork larger than 6 ft^2 (0.56 m^2) in cross-sectional area and round ducts larger than 28 in. (711 mm) in diameter are braced. The maximum spacing of transverse bracing does not exceed 30 ft (9.2 m). The maximum spacing of longitudinal bracing does not exceed 60 ft (18.3 m).	13.7.6	A.7.14.2
C NC N/A U	**HR—not required; LS—not required; PR—H.** DUCT SUPPORT: Ducts are not supported by piping or electrical conduit.	13.7.6	A.7.14.3
C NC N/A U	**HR—not required; LS—not required; PR—H.** DUCTS CROSSING SEISMIC JOINTS: Ducts that cross seismic joints or isolation planes or are connected to independent structures have couplings or other details to accommodate the relative seismic displacements.	13.7.6	A.7.14.4
Elevators			
C NC N/A U	**HR—not required; LS—H; PR—H.** RETAINER GUARDS: Sheaves and drums have cable retainer guards.	13.7.11	A.7.16.1
C NC N/A U	**HR—not required; LS—H; PR—H.** RETAINER PLATE: A retainer plate is present at the top and bottom of both car and counterweight.	13.7.11	A.7.16.2
C NC N/A U	**HR—not required; LS—not required; PR—H.** ELEVATOR EQUIPMENT: Equipment, piping, and other components that are part of the elevator system are anchored.	13.7.11	A.7.16.3
C NC N/A U	**HR—not required; LS—not required; PR—H.** SEISMIC SWITCH: Elevators capable of operating at speeds of 150 ft/min (0.30 m/min) or faster are equipped with seismic switches that meet the requirements of ASME A17.1 or have trigger levels set to 20% of the acceleration of gravity at the base of the structure and 50% of the acceleration of gravity in other locations.	13.7.11	A.7.16.4
C NC N/A U	**HR—not required; LS—not required; PR—H.** SHAFT WALLS: Elevator shaft walls are anchored and reinforced to prevent toppling into the shaft during strong shaking.	13.7.11	A.7.16.5
C NC N/A U	**HR—not required; LS—not required; PR—H.** COUNTERWEIGHT RAILS: All counterweight rails and divider beams are sized in accordance with ASME A17.1.	13.7.11	A.7.16.6

continues

Table 17-38 *(Continued)*. Nonstructural Checklist

Status	Evaluation Statement[a,b]	Tier 2 Reference	Commentary Reference
C NC N/A U	**HR—not required; LS—not required; PR—H**. BRACKETS: The brackets that tie the car rails and the counterweight rail to the structure are sized in accordance with ASME A17.1.	13.7.11	A.7.16.7
C NC N/A U	**HR—not required; LS—not required; PR—H**. SPREADER BRACKET: Spreader brackets are not used to resist seismic forces.	13.7.11	A.7.16.8
C NC N/A U	**HR—not required; LS—not required; PR—H**. GO-SLOW ELEVATORS: The building has a go-slow elevator system.	13.7.11	A.7.16.9

Note: C = Compliant, NC = Noncompliant, N/A = Not Applicable, and U = Unknown.
[a] Performance Level: HR = Hazards Reduced, LS = Life Safety, and PR = Position Retention.
[b] Level of Seismicity: L = Low, M = Moderate, and H = High.

Job: Oregon Dome – ASCE 41-17	By: E. Dean	Job Number: 21006611.00
Subject: Tier 1 Quick Checks	Checked By: E. Dean	Date: 10/29/2021

BUILDING PERFORMANCE LEVEL

Performance Objective – Basic Performance Objective for Existing Buildings (BPOE)
Use tables 2-1 and 2-2.
Occupancy - Office
Risk Category - II
Basic Performance for Existing Buildings (BPOE)

BSE-1E

Structural;	Life Safety
Non-Structural;	Life Safety (3-C)

BSE-2E

Structural;	Collapse Prevention
Non-Structural;	Hazard Reduced (5-D)

Scope of Assessment Required for Tier 1 & Tier 2

BSE-1E

Structural;	Not Evaluated
Non-Structural;	Life Safety (3-C)

BSE-2E

Structural;	Collapse Prevention[1]
Non-Structural;	Hazard Reduced (5-D)

1: M_s factors taken as average of the values for LS and CP

For Tier 1 and 2 assessments of Risk Cat I-III, Structural Performance for the BSE-1E is not explicitly evaluated.

Job: Oregon Dome – ASCE 41-17	By: E. Dean	Job Number: 21006611.00
Subject: Tier 1 Quick Checks	Checked By: E. Dean	Date: 10/29/2021

SEISMIC HAZARD

ATC Hazards by Location

Search Information

Address:	2575 Center St NE, Salem, OR 97301, USA
Coordinates:	.9 0 322, -123.00 5033
Elevation:	210 ft
Timestamp:	2021-10-25T1 :10:51.2 1Z
Hazard Type:	Seismic
Reference Document:	ASCE 1-17
Site Class:	D-default
Custom Probability:	

Site Class D-default. No available geotechnical report.

BSE-2N

Short-period spectral response acceleration parameter, S_{XS}
Design spectral response acceleration parameter at a 1-s period, S_{X1}
Same as 11.4 of ASCE 7 S_{MS} and S_{M1}

MCE_R ground Motion (period = 0.2s); $S_{S\_2N} = 0.814$

Site amplification factor at 0.2s; $F_{a\_2N} = 1.2$

Site modified spectral response 0.2s; $S_{XS\_2N} = S_{S\_2N} \times F_{a\_2N} =$ **0.977**

MCE_R ground Motion (period = 1.0s); $S_{1\_2N} = 0.408$

Site amplification factor at 1.0s; $F_{v\_2N} = 1.892$

Site modified spectral response 1.0s; $S_{X1\_2N} = S_{1\_2N} \times F_{v\_2N} =$ **0.772**

BSE-1N

S_{XS} and S_{X1} shall be taken as two-thirds of the values for the BSE-2N Seismic Hazard Level, same as S_{DS} and S_{D1} of ASCE 7.

Site modified spectral response 0.2s; $S_{XS\_1N} = S_{XS\_2N} \times (2/3) =$ **0.651**

Site modified spectral response 1.0s; $S_{X1\_1N} = S_{X1\_2N} \times (2/3) =$ **0.578**

BSE-2E

S_{XS} and S_{X1} shall be taken as values from approved 5%/50-year maximum direction spectral response acceleration contour maps (S_S and S_1). Values for BSE-2E need not be greater than those for BSE-2n.

MCE_R ground Motion (period = 0.2s); $S_{S\_2E} = 0.58$

Site amplification factor at 0.2s; F_{a_2E} = 1.338

Site modified spectral response 0.2s; $S_{XS\_2E} = S_{S\_2E} \times F_{a\_2E}$ = **0.772**

MCE_R ground Motion (period = 1.0s); S_{1_2E} = 0.2845

Site amplification factor at 1.0s; F_{v_2E} = 2.03

Site modified spectral response 1.0s; $S_{X1\_2E} = S_{1\_2E} \times F_{v\_2E}$ = **0.578**

BSE-1E

S_{XS} and S_{X1} shall be taken as values from approved 20%/50-year maximum direction spectral response acceleration contour maps (S_S and S_1). Values for BSE-1E need not be greater than those for BSE-1N.

MCE_R ground Motion (period = 0.2s); S_{S_1E} = 0.196

Site amplification factor at 0.2s; F_{a_1E} = 1.6

Site modified spectral response 0.2s; $S_{XS\_1E} = S_{S\_1E} \times F_{a\_1E}$ = **0.311**

MCE_R ground Motion (period = 1.0s); S_{1_1E} = 0.074

Site amplification factor at 1.0s; F_{v_1E} = 2.4

Site modified spectral response 1.0s; $S_{X1\_1E} = S_{1\_1E} \times F_{v\_1E}$ = **0.179**

SEISMIC HAZARD PARAMETERS SUMMARY

SEISMIC HAZARD	S_{XS}	S_{X1}
BSE-2N;	S_{XS_2N} = **0.977**;	S_{X1_2N} = **0.772**;
BSE-1N;	S_{XS_1N} = **0.651**;	S_{X1_1N} = **0.578**;
BSE-2E;	S_{XS_2E} = **0.772**;	S_{X1_2E} = **0.578**;
BSE-1E;	S_{XS_1E} = **0.311**;	S_{X1_1E} = **0.179**;

LEVEL OF SEISMICITY

Shall be defined as High, Moderate, Low or Very Low as defined in Table 2-4. S_{DS} and S_{D1} are S_{XS} and S_{X1} of BSE-1N.

Table 2-4. Level of Seismicity Definitions

Level of Seismicity[a]	S_{DS}	S_{D1}
Very low	<0.167 g	<0.067 g
Low	≥0.167 g <0.33 g	≥0.067 g <0.133 g
Moderate	≥0.33 g <0.50 g	≥0.133 g <0.20 g
High	≥0.50 g	≥0.20 g

[a] The higher level of seismicity defined by S_{DS} or S_{D1} shall govern.

Job: Oregon Dome – ASCE 41-17	By: E. Dean	Job Number: 21006611.00
Subject: Tier 1 Quick Checks	Checked By: E. Dean	Date: 10/29/2021

TIER 1 SCREENING

BUILDING TYPE

Shall be classified as one or more of the building types listed in Table 3-1 based on the lateral-force-resisting systems and the diaphragm type.

Oregon Dome is a **RMa** Building

URMa (with Stiff Diaphragms)	These buildings are similar to URM buildings, except that the diaphragms are stiff relative to the unreinforced masonry walls and interior framing. In older construction or large, multistory buildings, diaphragms consist of cast-in-place concrete. In levels of low seismicity, more recent construction consists of metal deck and concrete fill supported on steel framing. The foundation system is permitted to consist of a variety of elements.

CHECKLISTS

Required Checklists, as a function of Seismicity and Performance Level, as given in Table 4-6.

Table 4-6. Checklists Required for a Tier 1 Screening

		Required Checklists[a]					
Level of Seismicity[b]	Level of Building Performance[c]	Very Low Seismicity Checklist (Sec 17.1.1)	Basic Configuration Checklist (Sec. 17.1.2)	Collapse Prevention Checklist (Sec. 17.2 through 17.17)	Immediate Occupancy Checklist (Sec. 17.2 through 17.17)	Hazards Reduced or Life Safety Nonstructural Checklist (Sec. 17.19)	Position Retention Nonstructural Checklist (Sec. 17.19)
Very low	CP	X					
Very low	IO		X		X		X
Low	CP		X	X		X	
Low	IO		X		X		X
Moderate	CP		X	X		X	
Moderate	IO		X		X		X
High	CP		X	X		X	
High	IO		X		X		X

[a] An X designates the checklist that must be completed for a Tier 1 screening as a function of the Level of Seismicity and Level of Performance.
[b] Defined in Section 2.5.
[c] CP = Collapse Prevention Performance Level, and IO = Immediate Occupancy Performance Level (defined in Section 2.3.3).

HIGH – COLLAPSE PREVENTION

1. Basic Configuration Checklist 17.1.2
2. Collapse Prevention Checklist 17.2-17.17 (1 for each Building Type)
3. Hazards Reduced Nonstructural Checklist 17.19

Job: Oregon Dome – ASCE 41-17	By: E. Dean	Job Number: 21006611.00
Subject: Tier 1 Quick Checks	Checked By: E. Dean	Date: 10/29/2021

SEISMIC FORCES

Determine fundamental period of the building in each direction using Eq 4-4

Numerical Value for adjustment of period; $C_t = 0.020$

Factor to adjust empirical fundamental period of the building; $\beta = 0.75$

Height (ft) above the base to the roof level; $h_n = 48$

System	C_t	β
Moment-resisting frame system of steel (S1 & S1a)	0.035	0.80
Moment-resisting frames of RC (C1)	0.018	0.90
Eccentrically braced steel frames (S2 & S2a)	0.030	0.75
All other framing systems	0.020	0.75

Building Period; $T = C_t \times h_n^{\beta} =$ **0.365**

BSE-2E S_{X1}; $S_{X1\_2E} =$ **0.578**

BSE-2E S_{XS}; $S_{XS\_2E} =$ **0.772**

Spectral acceleration via (4-3); $S_{a1} = S_{X1\_2E}/T =$ **1.585**

S_a shall not exceed S_{XS}; $S_a = \min(S_{XS\_2E}, S_{a1}) =$ **0.772**

Effective Seismic Weight of the building; W = 18,621 kips

Modification factor to relate expected maximum inelastic displacements to displacements calculated for linear elastic response; C = 1.0

Table 4-7. Modification Factor, *C*

Building Type[a]	Number of Stories 1	2	3	≥4
Wood and cold-formed steel shear wall (W1, W1a, W2, CFS1) Moment frame (S1, S3, C1, PC2a)	1.3	1.1	1.0	1.0
Shear wall (S4, S5, C2, C3, PC1a, PC2, RM2, URMa) Braced frame (S2) Cold-formed steel strap-brace wall (CFS2)	1.4	1.2	1.1	1.0
Unreinforced masonry (URM) Flexible diaphragms (S1a, S2a, S5a, C2a, C3a, PC1, RM1)	1.0	1.0	1.0	1.0

[a] Defined in Table 3-1.

Pseudo Seismic Force; $V = C \times S_a \times W =$ **14,375** kips

Job: Oregon Dome – ASCE 41-17	**By: E. Dean**	**Job Number: 21006611.00**
Subject: Tier 1 Quick Checks	**Checked By: E. Dean**	**Date: 10/29/2021**

BASIC CONFIGURATION CHECKLIST CALCS

OVERTURNING CHECK

Least Horizontal Dimension of the Seismic Force Resisting System;	W_L = 27 ft
Building Height;	H_B = 32 ft
	$0.6 \times S_a$ = **0.46**
Ratio of Horizontal to Building Height;	W_L/H_B = **0.84**
Overturning Check	OK

REINFORCED MASONRY (URMA) CHECKLIST CALCS

SHEAR STRESS CHECK

Quick Check of 4.4.3.3 – The average shear stress in shear walls shall be less than 70 psi

System modification Factor (table 4-8) CP;	M_s = 1.75 = **1.750** ;
Story Shear;	V = 14,375 kips
Summation of the horizontal cross-sectional area N/S;	A_{wN_S} = 122,554 in^2
Average Shear Stress in the walls N/S;	$v_{j\_avgN\_S} = V/(M_s \times A_{wN\_S})$ = **67** psi
Summation of the horizontal cross-sectional area E/W;	A_{wE_W} = 122,554 in^2
Average Shear Stress in the walls E/W;	$v_{j\_avgE\_W} = V/(M_s \times A_{wE\_W})$ = **67** psi

Hazards by Location

Search Information

Address: 2575 Center St NE, Salem, OR 97301, USA

Coordinates: 44.9406322, -123.0045033

Elevation: 210 ft

Timestamp: 2021-10-25T16:10:51.241Z

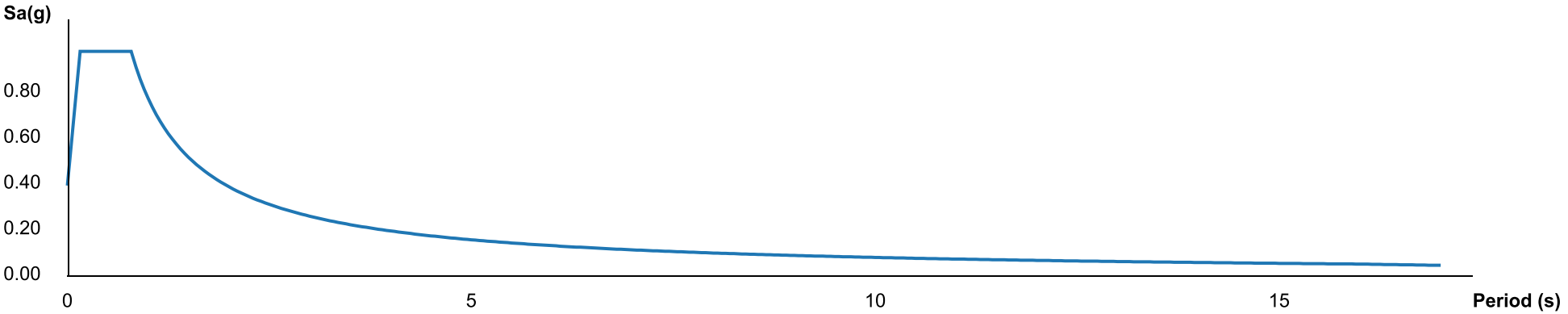
Hazard Type: Seismic

Reference Document: ASCE41-17

Site Class: D-default

Custom Probability:

Horizontal Response Spectrum - Hazard Level BSE-2N



Hazard Level BSE-2N

Name	Value	Description
SsUH	0.925	Factored uniform-hazard spectral acceleration (2% probability of exceedance in 50 years)
CR_S	0.879	Coefficient of risk (0.2s)
SsRT	0.814	Probabilistic risk-targeted ground motion (0.2s)

SsD	1.5	Factored deterministic acceleration value (0.2s)
S_S	0.814	MCE_R ground motion (period=0.2s)
F_a	1.2	Site amplification factor at 0.2s
S_{XS}	0.977	Site modified spectral response (0.2s)
S1UH	0.472	Factored uniform-hazard spectral acceleration (2% probability of exceedance in 50 years)
CR_1	0.864	Coefficient of risk (1.0s)
S1RT	0.408	Probabilistic risk-targeted ground motion (1.0s)
S1D	0.646	Factored deterministic acceleration value (1.0s)
S_1	0.408	MCE_R ground motion (period=1.0s)
F_v	1.892	Site amplification factor at 1.0s
S_{X1}	0.772	Site modified spectral response (1.0s)

Hazard Level BSE-1N

Name	Value	Description
S_{XS}	0.651	Site modified spectral response (0.2s)
S_{X1}	0.514	Site modified spectral response (1.0s)

Hazard Level BSE-2E

Name	Value	Description
S_S	0.577	MCE_R ground motion (period=0.2s)
F_a	1.338	Site amplification factor at 0.2s
S_{XS}	0.772	Site modified spectral response (0.2s)
S_1	0.284	MCE_R ground motion (period=1.0s)
F_v	2.031	Site amplification factor at 1.0s

S_{X1}	0.578	Site modified spectral response (1.0s)

Hazard Level BSE-1E

Name	Value	Description
S_S	0.194	MCE_R ground motion (period=0.2s)
F_a	1.6	Site amplification factor at 0.2s
S_{XS}	0.311	Site modified spectral response (0.2s)
S_1	0.074	MCE_R ground motion (period=1.0s)
F_v	2.4	Site amplification factor at 1.0s
S_{X1}	0.179	Site modified spectral response (1.0s)

T_L Data

Name	Value	Description
T_L	16	Long-period transition period (s)

The results indicated here DO NOT reflect any state or local amendments to the values or any delineation lines made during the building code adoption process. Users should confirm any output obtained from this tool with the local Authority Having Jurisdiction before proceeding with design.

Disclaimer

Hazard loads are provided by the U.S. Geological Survey Seismic Design Web Services.

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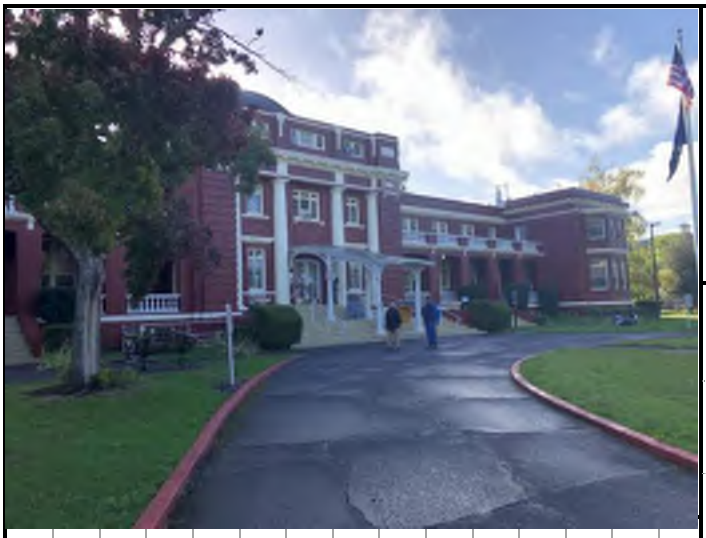
APPENDIX C: PROPOSED RETROFIT SCHEME -NOT IN SCOPE

APPENDIX D: COST ESTIMATE -NOT IN SCOPE

APPENDIX E: RAPID VISUAL INSPECTION

Rapid Visual Screening of Buildings for Potential Seismic Hazards
FEMA P-154 Data Collection Form

Level 1
HIGH Seismicity



SKETCH

Address: 2575 Center St NE, Salem, OR **Zip:** 97031
Other Identifiers: Building 36
Building Name: Oregon Dome Building
Use: Office, meeting rooms, maintenance
Latitude: 44.9406 **Longitude:** -123.0045
S_S: 0.814 **S_1:** 0.418
Screener(s): Edwin T. Dean, PE, SE **Date/Time:** 10/6/2021

No. Stories: Above Grade: 3 Below Grade: 1 **Year Built:** 1912 ☒ EST
Total Floor Area (sq. ft.): 77,000-GSF **Code Year:** DNK
Additions: ☐ None ☒ Yes, Year(s) Built: 1917 addition, 1993 renovation

Occupancy: ☐ Assembly ☐ Commercial ☐ Emer. Services ☒ Historic ☐ Shelter
☐ Industrial ☒ Office ☐ School ☒ Government
☐ Utility ☐ Warehouse ☐ Residential, # Units:

Soil Type: ☐ A Hard Rock ☐ B Avg Rock ☐ C Dense Soil ☒ D Stiff Soil ☐ E Soft Soil ☐ F Poor Soil **DNK** *If DNK, assume Type D.*

Geologic Hazards: Liquefaction: Yes/No/DNK Landslide: Yes/No/DNK Surf. Rupt.: Yes/No/DNK

Adjacency: ☐ Pounding ☐ Falling Hazards from Taller Adjacent Building

Irregularities: ☐ Vertical (type/severity) ☒ Plan (type) Re-entrant corners

Exterior Falling Hazards: ☐ Unbraced Chimneys ☐ Heavy Cladding or Heavy Veneer ☐ Parapets ☐ Appendages ☐ Other:

COMMENTS:

Originally built as the Oregon State hospital it is currently being used by the Oregon Department of Corrections for office functions.

The building is URM exterior bearing walls and interior concrete columns and concrete floor and roof structures. The original construction in 1912 used hollow clay tile formed joists, where as the addition 5 years later used board formed joists.

☐ Additional sketches or comments on separate page

BASIC SCORE, MODIFIERS, AND FINAL LEVEL 1 SCORE, S_{L1}

FEMA BUILDING TYPE (Do Not Know)	W1	W1A	W2	S1 (MRF)	S2 (BR)	S3 (LM)	S4 (RC SW)	S5 (URM INF)	C1 (MRF)	C2 (SW)	C3 (URM INF)	PC1 (TU)	PC2	RM1 (FD)	RM2 (RD)	URM	MH
Basic Score	**3.6**	**3.2**	**2.9**	**2.1**	**2.0**	**2.6**	**2.0**	**1.7**	**1.5**	**2.0**	**1.2**	**1.6**	**1.4**	**1.7**	**1.7**	**1.0**	**1.5**
Severe Vertical Irregularity, V_{L1}	-1.2	-1.2	-1.2	-1.0	-1.0	-1.1	-1.0	-0.8	-0.9	-1.0	-0.7	-1.0	-0.9	-0.9	-0.9	-0.7	NA
Moderate Vertical Irregularity, V_{L1}	-0.7	-0.7	-0.7	-0.6	-0.6	-0.7	-0.6	-0.5	-0.5	-0.6	-0.4	-0.6	-0.5	-0.5	-0.5	-0.4	NA
Plan Irregularity, P_{L1}	-1.1	-1.0	-1.0	-0.8	-0.7	-0.9	-0.7	-0.6	-0.6	-0.8	-0.5	-0.7	-0.6	-0.7	-0.7	-0.4	NA
Pre-Code	-1.1	-1.0	-0.9	-0.6	-0.6	-0.8	-0.6	-0.2	-0.4	-0.7	-0.1	-0.5	-0.3	-0.5	-0.5	0.0	-0.1
Post-Benchmark	1.6	1.9	2.2	1.4	1.4	1.1	1.9	NA	1.9	2.1	NA	2.0	2.4	2.1	2.1	NA	1.2
Soil Type A or B	0.1	0.3	0.5	0.4	0.6	0.1	0.6	0.5	0.4	0.5	0.3	0.6	0.4	0.5	0.5	0.3	0.3
Soil Type E (1-3 stories)	0.2	0.2	0.1	-0.2	-0.4	0.2	-0.1	-0.4	0.0	0.0	-0.2	-0.3	-0.1	-0.1	-0.1	-0.2	-0.4
Soil Type E (> 3 stories)	-0.3	-0.6	-0.9	-0.6	-0.6	NA	-0.6	-0.4	-0.5	-0.7	-0.3	NA	-0.4	-0.5	-0.6	-0.2	NA
Minimum Score, S_{MIN}	*1.1*	*0.9*	*0.7*	*0.5*	*0.5*	*0.6*	*0.5*	*0.5*	*0.3*	*0.3*	*0.3*	*0.2*	*0.2*	*0.3*	*0.3*	*0.2*	*1.0*

FINAL LEVEL 1 SCORE, $S_{L1} \geq S_{MIN}$: URM = 1.0 - 0.4 = 0.6 > 0.2 OK

EXTENT OF REVIEW

Exterior: ☐ Partial ☒ All Sides ☐ Aerial
Interior: ☐ None ☐ Visible ☒ Entered
Drawings Reviewed: ☐ Yes ☒ No
Soil Type Source:
Geologic Hazards Source:
Contact Person:

LEVEL 2 SCREENING PERFORMED?

☒ Yes, Final Level 2 Score, S_{L2} 0.5 ☐ No
Nonstructural hazards? ☒ Yes ☐ No

OTHER HAZARDS

Are There Hazards That Trigger A Detailed Structural Evaluation?

☐ Pounding potential (unless S_{L2} > cut-off, if known)
☐ Falling hazards from taller adjacent building
☐ Geologic hazards or Soil Type F
☐ Significant damage/deterioration to the structural system

ACTION REQUIRED

Detailed Structural Evaluation Required?

☐ Yes, unknown FEMA building type or other building
☐ Yes, score less than cut-off
☐ Yes, other hazards present
☒ No

Detailed Nonstructural Evaluation Recommended? *(check one)*

☒ Yes, nonstructural hazards identified that should be evaluated
☐ No, nonstructural hazards exist that may require mitigation, but a detailed evaluation is not necessary
☐ No, no nonstructural hazards identified ☐ DNK

Where information cannot be verified, screener shall note the following: EST = Estimated or unreliable data OR DNK = Do Not Know

Legend: MRF = Moment-resisting frame; BR = Braced frame; RC = Reinforced concrete; SW = Shear wall; URM INF = Unreinforced masonry infill; TU = Tilt up; MH = Manufactured Housing; LM = Light metal; FD = Flexible diaphragm; RD = Rigid diaphragm

APPENDIX B:
COST ESTIMATE

Oregon Dome Building	*ACC Cost Consultants, LLC*	Estimate Date: 02-Dec-21
Salem, Oregon	Seth J. Pszczolkowski	Document Date: 05-Nov-21
LRS Architects	8060 SW Pfaffle Street, Suite 110	Print Date: 02-Dec-21
Portland, Oregon	Tigard, Oregon 97223-8489	Print Time: 2:41 PM
Condition Assessment ROM Estimate 1.0	Phone: (503) 718-0075 www.archcost.com	Constr. Start: TBD

DIRECT CONSTRUCTION COST SUMMARY

Component	Area		$ / SF	Total	
Short Term Estimate					
01 | Architectural				$268,100	
02 | Structural				$4,931,300	
03 | Mechanical				$462,200	
04 | Electrical				$217,400	
05 | Plumbing				$513,700	
SHORT TERM TOTAL COST	77,000	sf	$83.02 /sf	**$6,392,700**	
Long Term Estimate					
01 | Architectural				$0	Not Used
02 | Structural				$0	Not Used
03 | Mechanical				$5,433,200	
04 | Electrical				$842,200	
05 | Plumbing				$347,200	
LONG TERM TOTAL COST	77,000	sf	$86.01 /sf	**$6,622,600**	

The above estimates are for direct construction cost only. They do not include furnishings & equipment, architect and engineer design fees, consultant fees, inspection and testing fees, plan check fees, state sales tax, hazardous material testing and removal, financing costs, owners contingency, nor any other normally associated development costs.

The above ROM estimates assume a competitively bid project, with at least three qualified bidders in each of the major sub-trades as well as the general contractors.

The above estimates assume a construction start date of: TBD. If the start of construction is delayed beyond the date above, the estimates must be indexed at a rate of 3% to 5% per year compounded.

This is a probable Rough-Order-of-Magnitude cost estimate based on in-progress documentation provided by the Architect. The actual bid documents will vary from this estimate due to document completion, detailing, specification, addendum, etc. The estimator has no control over the cost or availability of labor, equipment, materials, over market conditions or contractor's method of pricing, and contractor's construction logistics and scheduling. This estimate is formulated on the estimator's professional judgment and experience. The estimate makes no warranty, expressed or implied, that the quantities, bids or the negotiated cost of the work will not vary from the estimator's opinion of probable construction cost.

**** Totals are rounded to the nearest $100****

Short Term Estimate

Oregon Dome Building	*ACC Cost Consultants, LLC*	Estimate Date:	02-Dec-21
Salem, Oregon	Seth J. Pszczolkowski	Document Date:	05-Nov-21
LRS Architects	8060 SW Pfaffle Street, Suite 110	Print Date:	02-Dec-21
Portland, Oregon	Tigard, Oregon 97223-8489	Print Time:	2:41 PM
Condition Assessment ROM Estimate 1.0	Phone: (503) 718-0075 www.archcost.com	Constr. Start:	TBD

Short Term Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
01 | Architectural						
Building Exterior Finishes and Fenestrations						
minor façade cleaning due to dirt run-off	4	locs	$1,800.00	$7,200		at porches
minor paint touch-up at railings	8	locs	500.00	4,000		
Sub-total	77,000	sf	0.15	/sf	$11,200	
Building Exterior Doors & Windows						
replace glass at broken panes	10	locs	500.00	5,000		at basement wdws, assume 10%
Sub-total	77,000	sf	0.06	/sf	5,000	
Site and Parking Areas						
repaint fire lane curbs	1	sum	3,000.00	3,000		
minor touch-up paint on ramp handrails	1	sum	1,000.00	1,000		
Sub-total	77,000	sf	0.05	/sf	4,000	
Building Interior Finishes						
Basement						
hazardous material abatement, allowance	1	allow	10,000.00	10,000		
patch/repair deteriorated wall finishes	1	sum	15,000.00	15,000		
repaint finishes	1	sum	7,500.00	7,500		
remove adhesive from concrete floors	8,500	sf	1.25	10,625		allowance
reconfigure restrooms for accessibility	2	sum	4,500.00	9,000		architectural finishes only
Sub-total	77,000	sf	0.68	/sf	52,125	
First Floor						
replace elevator controls	1	allow	4,500.00	4,500		
replace some buckling carpeting	500	sf	8.00	4,000		allowance
install rated transom glass or panels at drs	1	sum	5,000.00	5,000		
upgrade door hardware	50	ea	800.00	40,000		allowance
Sub-total	77,000	sf	0.69	/sf	53,500	
Second Floor						
add fire extinguisher & cabinet	1	ea	400.00	400		
replace some buckling carpeting	500	sf	8.00	4,000		allowance
install rated transom glass or panels at drs	1	sum	5,000.00	5,000		
upgrade door hardware	50	ea	800.00	40,000		allowance
Sub-total	77,000	sf	0.64	/sf	49,400	
Third Floor						
reconfigure restrooms for accessibility	1	sum	3,500.00	3,500		architectural finishes only
add occupancy limiting signage	1	ea	250.00	250		
modify guardrail to meet code height	30	lf	200.00	6,000		allowance
provide code compliant roof access	1	sum	5,000.00	5,000		
Sub-total	77,000	sf	0.19	/sf	14,750	
SUB-TOTAL 01 | Architectural				189,975	**$189,975**	
Estimating / Design Contingency			20.00%	37,995		
Index To Construction Start	TBD		0.00%	0		@ ± 4% per year
General Conditions / Insurance / Bond			12.00%	27,357		
General Contractor OH & Profit			5.00%	12,767	78,119	41.12%
TOTAL DIRECT CONSTRUCTION COST						
01 | Architectural	**77,000**	**sf**	**$3.48**	**/sf**	**$268,094**	

Oregon Dome Building	*ACC Cost Consultants, LLC*	Estimate Date:	02-Dec-21
Salem, Oregon	Seth J. Pszczolkowski	Document Date:	05-Nov-21
LRS Architects	8060 SW Pfaffle Street, Suite 110	Print Date:	02-Dec-21
Portland, Oregon	Tigard, Oregon 97223-8489	Print Time:	2:41 PM
Condition Assessment ROM Estimate 1.0	Phone: (503) 718-0075 www.archcost.com	Constr. Start:	TBD

Short Term Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
02 | Structural						
Primary Structural Retrofit						
Add Concrete Shearwalls						
opening up floor structure	320	lf	$95.00	$30,400		
temp shoring for floors	320	lf	75.00	24,000		
12" concrete shearwalls, assume 38' ht.	6,080	sf	150.00	912,000		from basement to roof
new footings & tie-in	160	lf	200.00	32,000		
repair/tie-in floor structure	320	lf	80.00	25,600		
repair floor & ceiling finishes	320	lf	35.00	11,200		
new wall furring over shearwalls	6,080	sf	10.00	60,800		
allowance for trim/finishes	1	sum	5,000.00	5,000		
new electrical	4	locs	1,800.00	7,200		
Sub-total	77,000	sf	14.39	/sf	$1,108,200	
Add Diaphragm Anchorage						
opening up ceilings for access	3,390	lf	$10.00	$33,900		
epoxy anchor, tie-in flr/roof to wall	3,390	lf	125.00	423,750		
premium for anchorage to shearwalls	160	lf	65.00	10,400		
repair ceiling finishes	3,390	lf	15.00	50,850		
Sub-total	77,000	sf	6.74	/sf	$518,900	
Add Diaphragm Strengthening						
strengthen diaphragms	77,000	sf	$5.00	$385,000		allowance
Sub-total	77,000	sf	5.00	/sf	$385,000	
Exterior Wall Strongbacks						
strongbacks	77,000	sf	$10.00	$770,000		allowance
Sub-total	77,000	sf	10.00	/sf	$770,000	
Non-Structural Retrofit						
suspended ceiling seismic bracing	53,900	sf	$2.50	$134,750		assume 70% of bldg
lateral bracing at interior partitions	77,000	sf	3.00	231,000		
brace lath & plaster ceilings	23,100	sf	5.00	115,500		
brace fire sprinkler piping & flex couplings	77,000	sf	1.25	96,250		
brace gas piping & flex couplings	77,000	sf	0.75	57,750		
brace light fixtures	77,000	sf	1.00	77,000		
Sub-total	77,000	sf	9.25	/sf	$712,250	
SUB-TOTAL 02 | Structural				3,494,350	**$3,494,350**	
Estimating / Design Contingency			20.00%	698,870		
Index To Construction Start	TBD		0.00%	0		@ ± 4% per year
General Conditions / Insurance / Bond			12.00%	503,187		
General Contractor OH & Profit			5.00%	234,821	1,436,878	41.12%
TOTAL DIRECT CONSTRUCTION COST 02 | Structural	**77,000**	**sf**	**$64.04**	**/sf**	**$4,931,228**	

Oregon Dome Building	*ACC Cost Consultants, LLC*	Estimate Date:	02-Dec-21
Salem, Oregon	Seth J. Pszczolkowski	Document Date:	05-Nov-21
LRS Architects	8060 SW Pfaffle Street, Suite 110	Print Date:	02-Dec-21
Portland, Oregon	Tigard, Oregon 97223-8489	Print Time:	2:41 PM
Condition Assessment ROM Estimate 1.0	Phone: (503) 718-0075 www.archcost.com	Constr. Start:	TBD

Short Term Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
03 | Mechanical						
HVAC						
replace heat pumps, 3 to 5 ton	9	ea	$10,000.00	$90,000		
replace window a/c units	25	ea	900.00	22,500		
allowance for upgrade ventilation per code	1	sum	200,000.00	200,000		
seal flue shart openings	1	sum	5,000.00	5,000		
verify & provide combustion air requiremnts	1	sum	10,000.00	10,000		
Sub-total	77,000	sf	4.25	/sf	$327,500	
SUB-TOTAL 03 | Mechanical				327,500	**$327,500**	
Estimating / Design Contingency			20.00%	65,500		
Index To Construction Start	TBD		0.00%	0		@ ± 4% per year
General Conditions / Insurance / Bond			12.00%	47,160		
General Contractor OH & Profit			5.00%	22,008	134,668	41.12%
TOTAL DIRECT CONSTRUCTION COST 03 | Mechanical	**77,000**	**sf**	**$6.00**	**/sf**	**$462,168**	

04 | Electrical						
Electrical						
add to/replace egress lighting	77,000	sf	$1.50	$115,500		
upgrade notification devices for fire alarm	77,000	sf	0.50	38,500		
Sub-total	77,000	sf	2.00	/sf	$154,000	
SUB-TOTAL 04 | Electrical				154,000	**$154,000**	
Estimating / Design Contingency			20.00%	30,800		
Index To Construction Start	TBD		0.00%	0		@ ± 4% per year
General Conditions / Insurance / Bond			12.00%	22,176		
General Contractor OH & Profit			5.00%	10,349	63,325	41.12%
TOTAL DIRECT CONSTRUCTION COST 04 | Electrical	**77,000**	**sf**	**$2.82**	**/sf**	**$217,325**	

Oregon Dome Building	*ACC Cost Consultants, LLC*	Estimate Date:	02-Dec-21
Salem, Oregon	Seth J. Pszczolkowski	Document Date:	05-Nov-21
LRS Architects	8060 SW Pfaffle Street, Suite 110	Print Date:	02-Dec-21
Portland, Oregon	Tigard, Oregon 97223-8489	Print Time:	2:41 PM
Condition Assessment ROM Estimate 1.0	Phone: (503) 718-0075 www.archcost.com	Constr. Start:	TBD

Short Term Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
05 | Plumbing						
Plumbing Fixtures						
replace wcs and urinals, allow	36	ea	$1,500.00	$54,000		
replace lavatory faucets	25	ea	800.00	20,000		
add master mixing valve	1	ea	4,000.00	4,000		
Drain/Waste/Vent Piping						
rough in changes for accessability	1	sum	15,000.00	15,000		
scope and repair existing dwv piping	1	sum	25,000.00	25,000		
Domestic Water Distribution						
repipe entire domestic water piping	77,000	sf	3.00	231,000		
Rainwater Drainage System						
scope and revise storm drain piping	1	sum	15,000.00	15,000		
Sub-total	77,000	sf	4.73 /sf		$364,000	
SUB-TOTAL 05 | Plumbing				364,000	**$364,000**	
Estimating / Design Contingency			20.00%	72,800		
Index To Construction Start	TBD		0.00%	0		@ ± 4% per year
General Conditions / Insurance / Bond			12.00%	52,416		
General Contractor OH & Profit			5.00%	24,461	149,677	41.12%
TOTAL DIRECT CONSTRUCTION COST 05 | Plumbing	**77,000**	**sf**	**$6.67 /sf**		**$513,677**	

Long Term Estimate

Oregon Dome Building	*ACC Cost Consultants, LLC*	Estimate Date:	02-Dec-21
Salem, Oregon	Seth J. Pszczolkowski	Document Date:	05-Nov-21
LRS Architects	8060 SW Pfaffle Street, Suite 110	Print Date:	02-Dec-21
Portland, Oregon	Tigard, Oregon 97223-8489	Print Time:	2:41 PM
Condition Assessment ROM Estimate 1.0	Phone: (503) 718-0075 www.archcost.com	Constr. Start:	TBD

Long Term Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
01 | Architectural						
Architectural						
none indicated		sf	$0.00	$0		
Sub-total	77,000	sf	0.00 /sf		$0	
SUB-TOTAL 01 | Architectural				0	**$0**	
Estimating / Design Contingency			20.00%	0		
Index To Construction Start	TBD		0.00%	0		@ ± 4% per year
General Conditions / Insurance / Bond			12.00%	0		
General Contractor OH & Profit			5.00%	0	0	#DIV/0!
TOTAL DIRECT CONSTRUCTION COST 01 | Architectural	**77,000**	**sf**	**$0.00 /sf**		**$0**	
02 | Structural						
Structural						
none indicated		sf	$0.00	$0		
Sub-total	77,000	sf	0.00 /sf		$0	
SUB-TOTAL 02 | Structural				0	**$0**	
Estimating / Design Contingency			20.00%	0		
Index To Construction Start	TBD		0.00%	0		@ ± 4% per year
General Conditions / Insurance / Bond			12.00%	0		
General Contractor OH & Profit			5.00%	0	0	#DIV/0!
TOTAL DIRECT CONSTRUCTION COST 02 | Structural	**77,000**	**sf**	**$0.00 /sf**		**$0**	
03 | Mechanical						
HVAC						
replace entire hvac system	77,000	sf	$50.00	$3,850,000		
Sub-total	77,000	sf	50.00 /sf		$3,850,000	
SUB-TOTAL 03 | Mechanical				3,850,000	**$3,850,000**	
Estimating / Design Contingency			20.00%	770,000		
Index To Construction Start	TBD		0.00%	0		@ ± 4% per year
General Conditions / Insurance / Bond			12.00%	554,400		
General Contractor OH & Profit			5.00%	258,720	1,583,120	41.12%
TOTAL DIRECT CONSTRUCTION COST 03 | Mechanical	**77,000**	**sf**	**$70.56 /sf**		**$5,433,120**	

Oregon Dome Building	*ACC Cost Consultants, LLC*	Estimate Date:	02-Dec-21
Salem, Oregon	Seth J. Pszczolkowski	Document Date:	05-Nov-21
LRS Architects	8060 SW Pfaffle Street, Suite 110	Print Date:	02-Dec-21
Portland, Oregon	Tigard, Oregon 97223-8489	Print Time:	2:41 PM
Condition Assessment ROM Estimate 1.0	Phone: (503) 718-0075 www.archcost.com	Constr. Start:	TBD

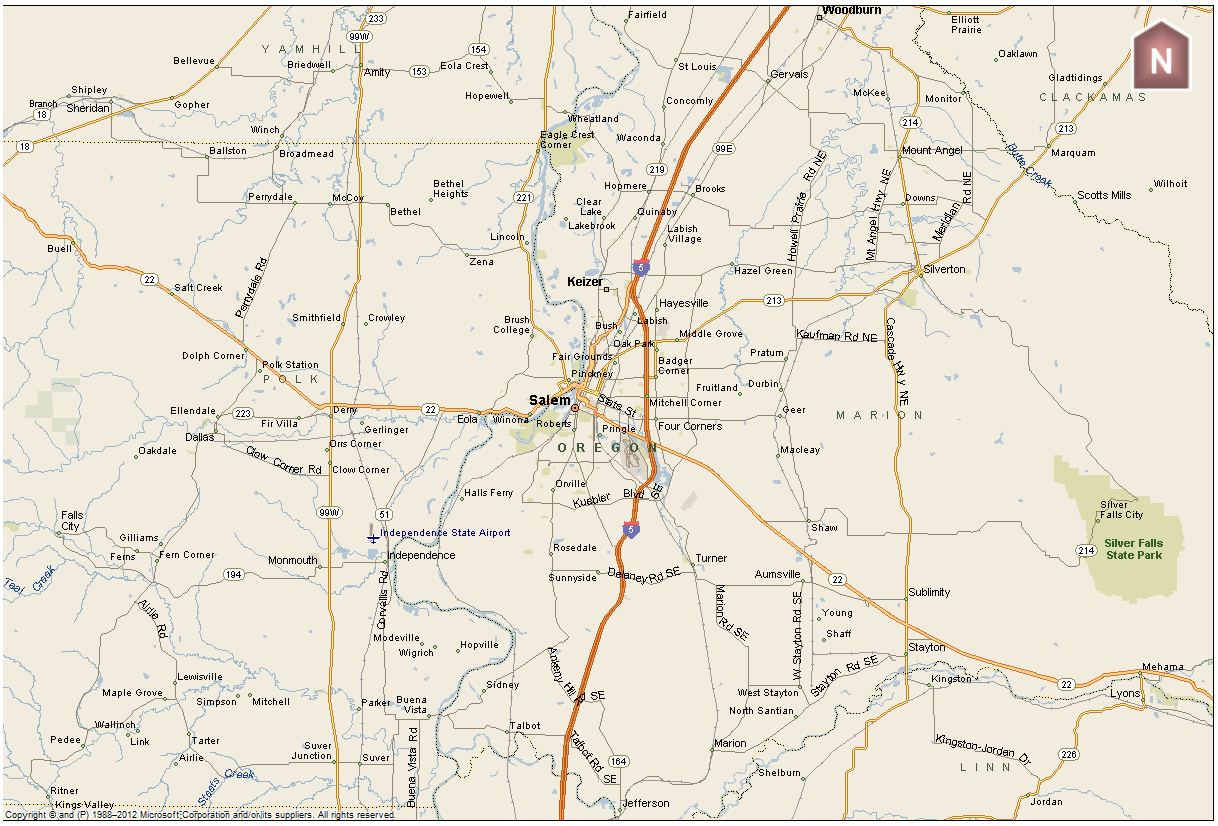
Long Term Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
04 | Electrical						
Electrical						
replace lighting with led fixtures	77,000	sf	$7.00	$539,000		
allowance for lighting controls	77,000	sf	0.75	57,750		
Sub-total	77,000	sf	7.75 /sf		$596,750	
SUB-TOTAL 04 | Electrical				596,750	**$596,750**	
Estimating / Design Contingency			20.00%	119,350		
Index To Construction Start	TBD		0.00%	0		@ ± 4% per year
General Conditions / Insurance / Bond			12.00%	85,932		
General Contractor OH & Profit			5.00%	40,102	245,384	41.12%
TOTAL DIRECT CONSTRUCTION COST 04 | Electrical	**77,000**	**sf**	**$10.94 /sf**		**$842,134**	

05 | Plumbing						
Plumbing Fixture						
replace water heater system	1	sum	$15,000.00	$15,000		
Drain/Waste/Vent Piping						
replace all drain/waste/vent piping	77,000	sf	2.50	192,500		
Rainwater Drainage System						
replace all storm drain piping	77,000	sf	0.50	38,500		
Sub-total	77,000	sf	3.19 /sf		$246,000	
SUB-TOTAL 05 | Plumbing				246,000	**$246,000**	
Estimating / Design Contingency			20.00%	49,200		
Index To Construction Start	TBD		0.00%	0		@ ± 4% per year
General Conditions / Insurance / Bond			12.00%	35,424		
General Contractor OH & Profit			5.00%	16,532	101,156	41.12%
TOTAL DIRECT CONSTRUCTION COST 05 | Plumbing	**77,000**	**sf**	**$4.51 /sf**		**$347,156**	

REGIONAL DESCRIPTION

REGIONAL DESCRIPTION – SALEM MSA
(MARION & POLK COUNTIES)

The Salem Metropolitan Statistical Area (Salem MSA) includes all of Marion and Polk Counties and covers roughly 1,900 square miles. Salem, the capital city of Oregon, is situated midway between Portland and Eugene along Interstate 5 in the heart of the Willamette Valley.



The Portland Metropolitan Area is about 50 miles to the north and the Eugene/Springfield Metro Area is roughly 60 miles to the south. The Pacific Ocean is 50 miles west with the Cascade Mountains approximately 50 miles to the east. The incorporated city of Keizer is located adjacent to the North Salem city limits.

Salem's topography is generally level throughout the Central Business District (CBD), North and East Salem. The elevation is 171 feet above sea level at the State Capitol. Both West and South Salem have rolling hills with elevations as high as 1,000 feet. Soil and subsoil conditions are generally stable and conducive to development. Smaller bedroom communities located on the periphery of the Salem MSA offer similar physical characteristics with regard to topography. These smaller communities generally include a central business district and surrounding agricultural land. Topography is level to rolling.

REGIONAL DESCRIPTION (continued)

CLIMATE

The Salem MSA climate is fairly mild throughout the entire year with an average yearly high of 62.3 degrees and the average yearly low of 41 degrees. Salem has an average rainfall of around 39.1 inches, 70% of which falls between the months of November and March. Only about 6% of the rainfall is between June and August where the average high is 82 degrees and the average low is around 48.3.

POPULATION

The chart presented below illustrates population trends for the State of Oregon and Salem MSA over the past 10 years, as well as the annual percentage change.

As the chart illustrates, Oregon, Polk County, and Marion County grew between 0.91% and 1.75% per year from 2013 through 2023. Salem and Keizer experienced annual population growth of 1.58% and 0.65%, respectively, over the same time period. More recently, population growth in Marion County surpassed Polk County, Salem, and Keizer; with the state of Oregon growing 0.52% between 2022 and 2023.

POPULATION TRENDS

	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	Overall Annual % Change	% Change 2022/23
OREGON	3,919,020	3,962,710	4,013,845	4,076,350	4,141,100	4,195,300	4,236,400	4,243,851	4,266,620	4,269,529	4,291,525	0.95%	0.52%
POLK COUNTY	77,065	77,735	78,570	79,730	81,000	82,100	82,940	87,433	88,916	90,380	90,553	1.75%	0.19%
MARION COUNTY	322,880	326,150	329,770	333,950	339,200	344,035	347,760	345,920	347,182	351,234	352,249	0.91%	0.29%
SALEM	157,770	159,265	160,690	162,060	163,480	165,265	167,400	168,970	177,694	182,396	182,726	1.58%	0.18%
KEIZER	36,795	36,985	36,985	37,505	38,345	38,505	38,580	38,585	39,458	39,159	39,169	0.65%	0.03%

Source: Certified Estimates December 15, 2023

EMPLOYMENT AND ECONOMY

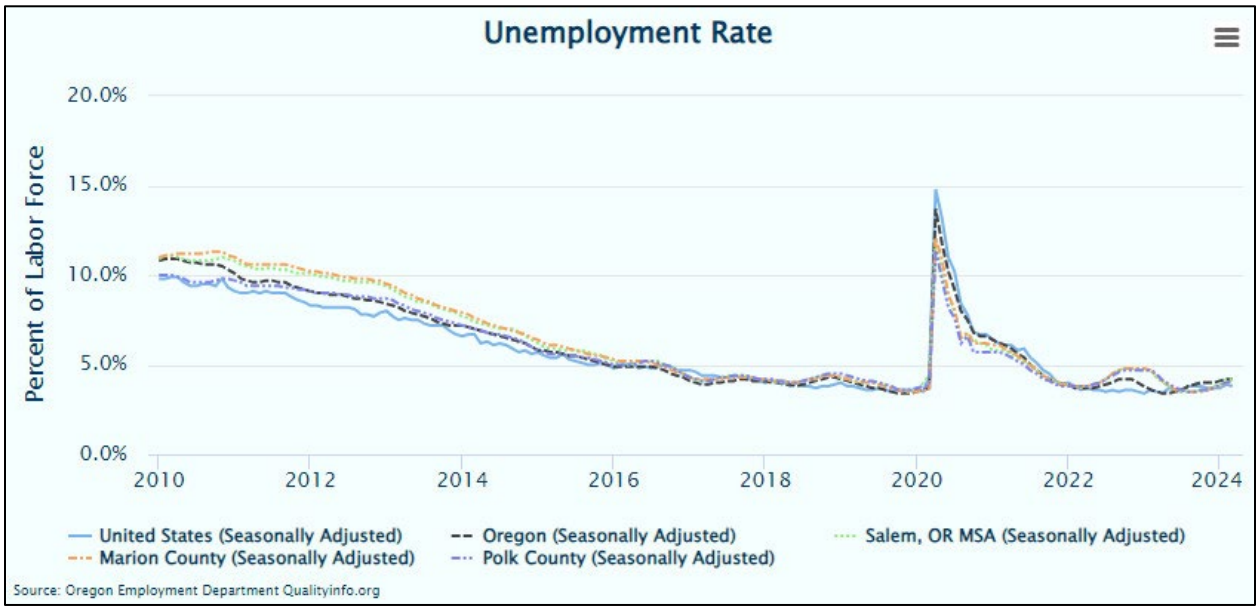
Prior to COVID-19, the Salem/Keizer MSA had generally recovered from the Great Recession. According to the Oregon Employment Department, the Salem MSA economy began to slow in early 2008 as the Great Recession began to leave its mark on the economy. Hardest hit industries were construction, professional and business services, and manufacturing; however, as the national recession deepened, job loss in the Salem MSA spread to other sectors previously thought immune. Over the course of the next few years; however, employment gains were consistent amongst virtually all sectors of the economy.

Unemployment rates in the Salem MSA have historically been consistent with statewide levels, falling above the national average. Unemployment skyrocketed during 2008, peaked in 2009, and remained relatively stable throughout 2010. Throughout the Great Recession, Oregon had one of the highest unemployment rates in the nation. Recessionary trends began to slow and more meaningful gains in employment for the Salem MSA occurred beginning in 2011. As of March 2020 (at the on-set of the COVID-19 pandemic), the Salem MSA unemployment was 3.5%, which was slightly above the state of Oregon at 3.3% (as reported by https://www.qualityinfo.org/). In March 2020, the U.S. unemployment rate was 4.4%, as reported by the Bureau of Labor Statistics.

After the onset of the Coronavirus in the United States in March 2020, Salem/Keizer MSA seasonally adjusted unemployment spiked to 11.6% in April 2020, as social distancing mandates forced many service related businesses to close and layoff workers.

Since the peak, Salem MSA unemployment has steadily decreased, measuring 4.2% in March 2024. This compares with the US rate of 3.8%, Oregon at 4.2%, Marion County at 4.1% and Polk County at 4.1% as of March 2024. All rates reported are seasonally adjusted.

The following charts reflect economic indicators in the Salem MSA (Marion and Polk Counties), as produced by the State of Oregon Employment Department (www.qualityinfo.org).



Salem, OR MSA
March 2024
(Seasonally Adjusted)

Civilian Labor Force	Unemployment Rate	Number of Employed	Number of Unemployed
216,618	4.2%	207,485	9,133

The dominant sectors of the Salem MSA economy have historically been government, education, and health care. The following chart, provided by the State of Oregon Employment Department, summarizes various sectors of employment in the Salem MSA through March 2024.

Salem MSA Current Labor Force and Industry Employment

				--Change From--	
	March 2024	February 2024	March 2023	February 2024	March 2023
Labor Force Status					
Civilian labor force	217,426	216,623	210,886	803	6,540
Unemployed	9,548	10,391	7,871	-843	1,677
Unemployment rate	4.4%	4.8%	3.7%	-0.4	0.7
Unemployment rate (seasonally adjusted)	*4.2%*	*4.2%*	*4.3%*	*0.0*	*-0.1*
Employed	207,878	206,232	203,015	1,646	4,863
Nonfarm Payroll Employment					
Total nonfarm employment	182,700	181,600	180,100	1,100	2,600
Total nonfarm employment (seasonally adjusted)	*183,100*	*182,800*	*180,500*	*300*	*2,600*
Total private	137,100	136,300	135,700	800	1,400
Mining, logging, and construction	13,400	13,600	13,700	-200	-300
Mining and logging	600	600	600	0	0
Construction	12,800	13,000	13,100	-200	-300
Manufacturing	11,800	11,700	11,800	100	0
Durable goods	6,000	6,000	6,000	0	0
Nondurable goods	5,800	5,700	5,800	100	0
Food manufacturing	3,600	3,600	3,500	0	100
Trade, transportation, and utilities	29,100	29,000	29,600	100	-500
Wholesale trade	4,100	4,100	4,100	0	0
Retail trade	18,200	18,100	18,800	100	-600
Transportation, warehousing, and utilities	6,800	6,800	6,700	0	100
Information	1,700	1,700	1,800	0	-100
Financial activities	6,400	6,400	6,500	0	-100
Professional and business services	18,400	18,300	17,600	100	800
Administrative and support services	8,700	8,300	9,300	400	-600
Private education and health services	35,100	34,600	33,500	500	1,600
Health care and social assistance	30,900	30,500	29,300	400	1,600
Leisure and hospitality	15,800	15,600	15,600	200	200
Accommodation and food services	13,800	13,600	14,000	200	-200
Other services	5,400	5,400	5,600	0	-200
Government	45,600	45,300	44,400	300	1,200
Federal government	1,500	1,500	1,500	0	0
State government	22,700	22,600	22,000	100	700
State education	1,100	1,000	1,000	100	100
Local government	21,400	21,200	20,900	200	500
Indian tribal	1,600	1,600	1,600	0	0
Local education	12,600	12,400	12,400	200	200

As the chart illustrates, Government remains the top industry within the Salem MSA; followed by Education and Health Services; Trade, Transportation and Utilities; Professional and Business Services, which edged out Leisure and Hospitality over the past year.

State and Local Government accounts for the majority of area employment, which reflects the large concentration of government offices, including the State Capitol, Marion County seat, and two City Civic Centers (Salem and Keizer).

Manufacturing has continued to show steady growth away from the traditional lumber and wood products toward a more diverse group of industries including manufactured homes, silicon wafers, metal products, and electronic equipment.

The following chart presents the City of Salem major area employers as of 2020, as compared to 2011 (most recent data available):

City of Salem, Oregon
Major Area Employers
Current Year and Nine Years Ago

	2020			2011		
Employer	Number of Employees	Rank	Percentage of Salem (MSA) Labor Force[1]	Number of Employees	Rank	Percentage of Salem (MSA) Labor Force[2]
State of Oregon	20,100	1	24.73%	21,700	1	28.10%
Salem Health/Salem Hospital[3]	5,200	2	6.40%	4,000	3	5.18%
Salem-Keizer School District[3]	4,759	3	5.86%	5,034	2	6.52%
Federal Government	1,800	4	2.21%	1,600	4	2.07%
Marion County[3]	1,757	5	2.16%	1,492	5	1.93%
City of Salem[3,4]	1,305	6	1.61%	1,354	7	1.75%
Chemeketa Community College[3]	960	7	1.18%	1,400	6	1.81%
Amazon Fulfillment Center	800	8	0.98%	-		0.00%
State Accident Insurance Fund (SAIF)	796	9	0.98%	814	10	1.05%
Wal-Mart	761	10	0.94%	900	9	1.17%
Norpac Foods Incorporated[3]	-		0.00%	1,097	8	1.42%
Total	38,238		47.05%	39,391		51.00%

Sources: Oregon Employment Department (www.qualityinfo.org)
Salem Health (www.salemhealth.org)
Salem-Keizer Public Schools (www.salkeiz.k12.or.us)
Marion County (www.co.marion.or.us)
City of Salem, Human Resources
SAIF Corporation (www.saif.com)
Chemeketa Community College (www.chemeketa.edu)
U.S. Department of Labor, Bureau of Labor Statistics (www.bls.gov)

Notes: 1. U.S. Department of Labor, Bureau of Labor, Salem, OR (MSA) - The average labor force for fiscal year 2019-20 was 81,269.
2. U.S. Department of Labor, Bureau of Labor, Salem, OR (MSA) - The average labor force for fiscal year 2011 was 77,233
3. Includes full and part-time positions.

Agriculture and related businesses provide a large source of economic support for the area. The Willamette Valley is highly productive and raises over 170 different products for market. According to the Oregon Department of Agriculture's 2017 Agricultural Census (most recent available), Marion County is the top county in Oregon with regard to agricultural value, producing $702 million annually. Marion County ranks number one among the Top 20 Oregon Counties in terms of gross farm and ranch sales.

Oregon's abundant and fertile soil and temperate climate encourages the production of grain, hay, grass seed and various specialty seeds, in addition to fresh and processed fruits and vegetables, berries, hazelnuts, wine grapes and hops. Other regional crops include nursery stock, Christmas trees, beef and dairy cattle, and poultry.

GOVERNMENT/CITY SERVICES

Salem's charter-form of government features a City Council with eight Councilors, presided over by a Mayor who is elected at-large for a two-year term. The City Council appoints the City Manager. City services include a police force of 189 commissioned officers and a fire department with 11 stations staffed by around 160 fire fighters.

Salem's water supply comes from the North Santiam River, which flows from the Cascade Mountain Range into the Willamette River. It is fluoridated and lightly chlorinated. The Salem Secondary Treatment Plant was put into operation in late 1964 to meet the city's sewage disposal needs, and has a daily capacity of 42 million gallons. Portland General Electric and Salem Electric Company provide electric service. Natural gas is available from Northwest Natural Gas Company and telephone service is available through Qwest Inc. The City of Keizer features a Mayor and City Council. Keizer provides water and police protection, while the City of Salem provides sewer service. The Keizer Fire District provides fire protection.

In 2016, the Salem City Council voted to pursue the Delon/O'Brien site as the new location for the **City of Salem Police Headquarters**. The eight AC property includes 17 parcels located within a four-block area on the northerly fringe of the Central Business District. The parcels were formerly utilized as automobile dealerships. The parcels are zoned for a variety of commercial uses and would permit mixed-use development. The property is viewed as a gateway, separating the commercial downtown core from the more residential neighborhoods to the north. The purchase price was $5,625,000 ($36.79/SF) and voters approved a bond measure in 2018 to increase property taxes and allow the city to spend up to $61.8 million to build the new headquarters. The new police station was completed in early 2021.

Across Commercial Street NE, west of the new Police Headquarters, a new **Union Gospel Mission (UGM) Men's Shelter** was completed in early 2021. Between 2012 and 2015, UGM acquired multiple surrounding properties to form a 2.32 AC parcel, anchored by the 1.47 AC site of the existing UGM retail store. The new facility has replaced the downtown shelter, which is too small and outdated to meet current needs.

Just south of the UGM, at the same intersection as the new Police Headquarters and UGM, is the **ARCHES Program Drop-In Day Center.** In June 2017, the Mid-Willamette Valley Community Action Agency (MWVCAA) purchased the vacant former Coldwell Banker building located at the corner of Commercial and Front Streets. It now serves as the home of MWVCAA, which provides support services for people experiencing homelessness including daily lunches, information, and access to community resources. The UGM and Arches Programs work in tandem to assist underserved communities in the downtown region.

Salem Hospital provides complete medical services with a capacity of 494 patients. It is the largest private employer in the Salem/Keizer MSA, with approximately 4,900 employees. The Center for Outpatient Medicine, located just east of the main hospital, houses the hospital's Regional Cancer services, Outpatient Surgery, Imaging, Sleep Disorders Center, a SHAPES clinic, along with a number of other outpatient programs. More than 20 physician offices and clinics are located on the upper floors of the five-story center. The Family Birth Center opened in 2003.

In 2010, Salem Hospital announced a purchase agreement with the State of Oregon to buy the former Oregon School for the Blind for $6 million. The 8.67 acre site is located at 700 Church Street SE, fronting Mission Street across the street from the Willamette University Stadium, Bush Park, and adjacent to the southwest quadrant of the Salem Hospital Campus. The area includes additional parking for the Hospital, as well as the **Outpatient Rehabilitation Center** (pictured at right courtesy of Salem Health), hospital hospitality house, and a garden which includes commemoration of the site's former purpose and an inclusive outdoor therapy area for adults and children. The building opened to the public in February 2016. A therapy play area was completed in late summer 2016.

In 2019, Salem Hospital announced plans to build a new, seven-story tower east of the existing emergency room building to accommodate the growing demand for hospital services in the region. The building adds 150 capacity beds, with outpatient services on the first floor. The tower opened July 2022 with construction costs totaling approximately $235 million. The presence of the hospital is a defining force in the city.

The Salem Family YMCA opened a newly constructed two-story, 51,000 SF building in October 2022. Amenities include a natatorium, a childcare area, classrooms, and a rooftop running track, as well as typical exercise areas. The organization originally planned to invest $26.5 million into the development project but scaled back costs by $6 million due to challenges surrounding funding.

There are several parks in the area. Most notably, within Salem, Wilson Park occupies a city block west of the State Capitol and north of Willamette University. **Riverfront Park** is a redevelopment of an old industrial area, containing 22 acres located along the Willamette River. This park bounds the CBD along its westerly boundary and includes an amphitheater, play equipment, a splash pad, and a covered Rotary Pavilion. The new Gerry Frank | Salem Rotary amphitheater was constructed in 2021 (October completion). It was a joint project by the City of Salem and the Rotary Club of Salem. The amphitheater

Photo Courtesy of City of Salem

reportedly cost approximately $4 million, with $3.7 million of improvements made to the surrounding section of the park. The amphitheater has a capacity of 3,000 to 3,500 and includes a covered stage, an acre of contoured lawn, and a plaza equipped with poser and water for up to 14 vendors.

Numerous events are held at Riverfront Park annually, including the World Beat Festival, 4th of July Celebration, Summer Movies in The Park, Holiday Tree Lighting, and a winter ice rink. The Willamette Queen Sternwheeler is accessible via a dock that provides access to the Willamette River. One of the main draws to the park is the **Salem Riverfront Carousel**. In addition, the **Peter Courtney Minto Island Pedestrian Bridge** was erected in 2017 and connects Riverfront Park to Minto-Brown Island. Also located within the park is the **A.C. Gilbert Discovery Village** and the **EcoEarth Globe**.

Bush Pasture Park is a 90.5-acre mixed-use urban park that comprises the southern tip of the neighborhood and includes Willamette University athletic fields. The park includes four lighted tennis courts, several playground areas, the Historic Bush House/Museum, Bush Greenhouse and gardens, Bush Barn Art Center and Gallery, Soap Box Derby track, walking/jogging/bike paths, picnic areas, and horseshoe courts. Pringle Creek runs through the east portion of the park. **Deepwood Museum & Gardens** (built in 1894) forms the eastern portion of the park, situated on approximately four acres.

The Salem Airport, also known as **McNary Field**, is located just two miles southeast of downtown Salem. It is bordered by I-5 to the east and Pacific Railroad to the west. The 751 acre field has two jet ways which were both recently resurfaced and grooved. Currently, there are four cargo airlines (FedEx, UPS, Ameriflight, and Empire Airlines).

In 2022, the City of Salem was awarded an $850,000 grant through the U.S. Department of Transportation's (DOT's) Small Community Air Service Development Program (SCASDP). The funding is designed to help small communities attract and expand passenger airline service. Salem has been the largest of only five state capitals in the country that do not yet have commercial air service, and is the second largest city in Oregon. On July 13, 2023, the City announced Avelo Airlines as the commercial air service carrier for Salem. In October 2023, flights commenced to Burbank/Los Angeles and Las Vegas; twice weekly. In May 2024 routine flights have been added to Sonoma, California. Service may be expanded to other cities in the future.

The Salem River Project, **a proposed third bridge** between West Salem and the downtown core, was discontinued after the Salem City Council voted against it on February 11, 2019. The new bridge was a proposed solution to reduce current traffic congestion along the two bridges that cross the Willamette River and the connecting roads in downtown and West Salem.

TOURISM

Tourism also provides substantial economic benefits to the Salem-Keizer area. Historic and state governmental landmarks attract local, national and some international visitors. Salem continues to have an influx in tourism in late-August, due to the Oregon State Fair. **The Grand Hotel** includes nearly 200 rooms and suites. The hotel opened in May 2005 in conjunction with the opening of the well-received Bentley's Grill restaurant and lounge. The hotel is sited adjacent to the **Salem Convention Center** in the Central Business District, sharing underground parking. The Convention Center includes over 30,000 SF of meeting space, with 14 rooms that can be utilized separately or as for one large event. Any community organization, business, or function may host an event at the Center.

Photo Courtesy of TVA Architects

In December 2018, a Portland development team announced plans to build a $43 million hotel identified as the **Holman Riverfront Park Hotel**, in downtown Salem at 195 Commercial Street SE, the former Marion Auto Park across the street from the Salem Convention Center and near Salem's Riverfront Park. The property offers studio and one-bedroom suites, with an emphasis on extended stays with suite-style rooms. The former auto repair shop and parking structure were demolished in July 2019; in August 2019, the developers applied for a Property Line Adjustment and Class 3 Site Plan Review for the project. The building is seven stories, with 127 rooms, a ground floor restaurant, and above-ground structured parking. The project required historic design review before the Historic Landmarks Commission as well as a separate application for site plan review. The Holman Riverfront Park Hotel is operated as part of the Tapestry Collection by Hilton. The project was halted due to COVID but construction commenced in mid-2021, with the hotel opening March 22, 2023. The property is marketed by Hilton.com, booking.com and other hospitality websites with rates ranging from $119 to $599 per night. Pacific Standard is the on-site bar and restaurant offering craft cocktails and classic bar food on the street level just off the hotel lobby and Lip Service Café offers fast casual food and beverages 6:30 am to 12 pm.

EDUCATION

Salem-Keizer Public Schools is the second largest district in the State with more than 43,000 students. It provides a sound educational foundation for students in kindergarten through 12th grade. **Chemeketa Community College** in Northeast Salem offers one and two-year occupational programs in about 40 fields; enrollment is approximately 30,000 students. **Willamette University** is the oldest university in the west. It is a private independent university with a 2022 enrollment of 1,743 undergraduate students, 332 college of law students, and 208 Atkinson Graduate School of Management students. Willamette University's total enrollment for all programs is currently 2,402.

Also located in Salem is the former Western Baptist College, whose name was changed to Corban College in 2005, and has since been changed to **Corban University** and had a 2022-23 enrollment of 1,042 student. **Western Oregon University** is a public liberal arts university, located 20 minutes west of Salem, in Monmouth. Enrollment at Western Oregon University totaled approximately 3,951 students in Fall 2023.

PROPERTY TAXES

In November 1996, Oregon voters approved a property tax limitation measure (Measure 47) which went into effect during the 1997/98 tax year. Under the provisions of this measure, property taxes at July 1, 1997 were reduced to the smaller of the 1994/95 tax, or the 1995/96 tax, less ten percent. Tax increases for subsequent years was limited to three percent per year, with exceptions for new construction, major remodeling, annexations and rezoning. On May 21, 1997, voters approved a re-write of Measure 47 in the form of Measure 50. This revision effectively rolled back assessed values and tax levies freezing tax rates to 1995/96 levels. In addition, appreciation was capped at three percent per year.

RESIDENTIAL MARKET

Single family Residential Lots – After several years of healthy absorption leading up to the Great Recession, new construction generally stopped between 2009 and 2012. Developers offered significant discounts to builders willing to buy lots in bulk through the recession. Development resumed beginning in 2013. New construction increased and numerous new single-family subdivisions are in the planning and development phases throughout the MSA. Notable new developments include:

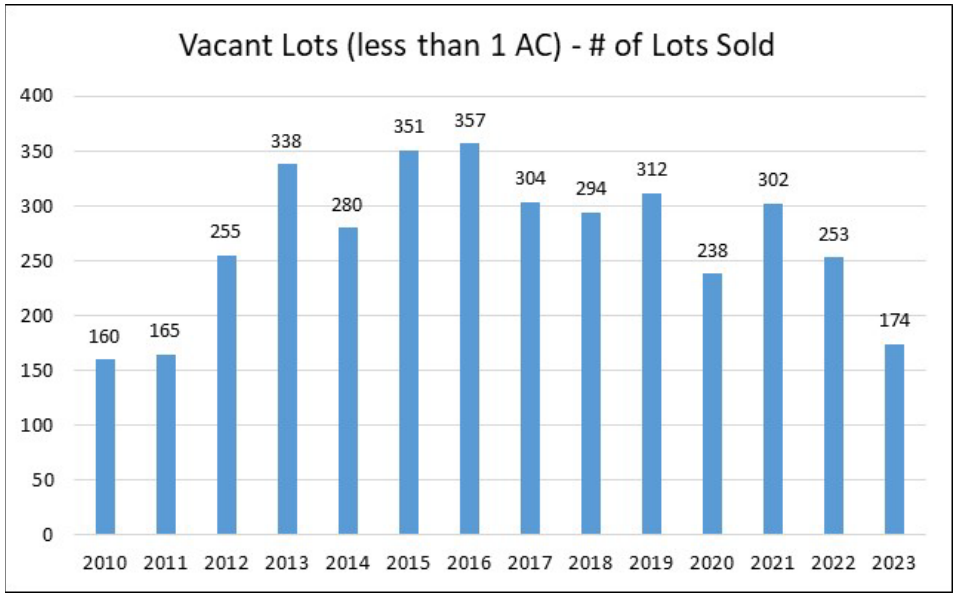
- **East Park Estates Planned Unit Development (PUD)**, which is currently under construction on Auburn Road NE in North Salem. The 122 AC, multi-phase, single/multi-family residential development is being developed on the former PictSweet Mushroom Farm Site by I&E Construction. It will ultimately consist of 659 single-family units and 369 multi-family residential units.
- **NorthStar** is a 150 AC project located between Kale Street NE and Hazelgreen Road NE in North Salem. It is being developed by I&E Construction and consists of nearly 1,000 residential units (single and multi-family).
- **Fairview Addition** is a multi-phase subdivision currently under construction on 51 AC in South Salem. It consists of single and multi-family residential developments. Apartment development is proposed for another 103 AC of the Fairview mixed-use development. A parcel was recently purchased by the City of Salem for a park, and several parcels are currently pending sale.

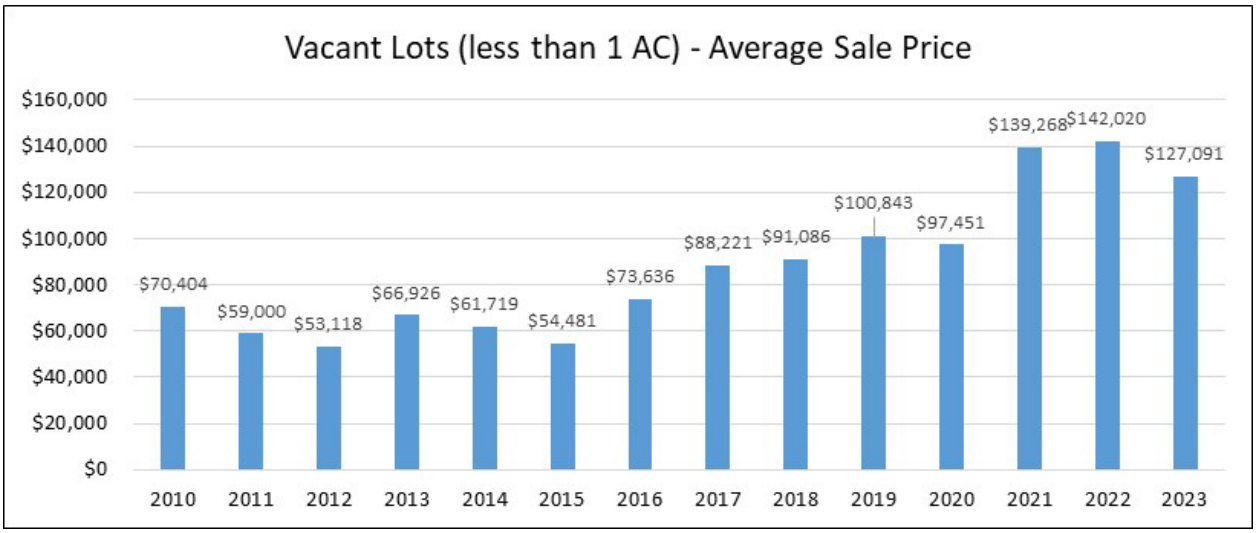
The following table summarizes Willamette Valley lot sale statistics from 2010 through the end of 2023 as provided by Willamette Valley Multiple Listing Service. The statistics presented are intended to be a reflection of vacant lot sales in general.

WVMLS Lot Statistics 2010 - 2023					
Year	Lots Sold	Avg $/Lot	% Change	DOM*	Lots Listed
2010	160	$70,404	-	168	846
2011	165	$59,000	-16%	234	576
2012	255	$53,118	-10%	263	615
2013	338	$66,926	26%	283	609
2014	280	$61,719	-8%	252	394
2015	351	$54,481	-12%	304	367
2016	357	$73,636	35%	302	290
2017	304	$88,221	20%	218	564
2018	294	$91,086	3%	204	359
2019	312	$100,843	11%	169	193
2020	238	$97,451	-3%	240	117
2021	302	$139,268	43%	126	97
2022	253	$142,020	2%	126	180
2023	174	$127,091	-9%	151	207

*Days on Market

The trends are further illustrated in the following charts:





Between 2014 and 2016, the number of new lots sold steadily increased, before falling in 2017 and 2018. However, during this same time period, the average sale price increased year after year, falling slightly in 2020 before a sharp increase in 2021. The increase in number of lots sold and average sale price in 2021 is likely a ripple effect from the recovery following the worst of the COVID-19 pandemic. While demand for single family homes remained strong during the pandemic, the increased cost of construction initially left builders with less money to invest in lots. Increased housing demand and rising home prices resulted in strong lot sales through Q2 2022. The Federal Reserve commenced interest rate hikes in Q2 2022, which are ongoing. This has resulted in a downturn in the previously robust residential development land sector.

Single Family Homes - According to the *Willamette Valley Multiple Listing Service (WVMLS)*, the average sale price of a **single family** home sold in the Willamette Valley decreased between 2007 and 2012. Consistently lowered interest rates stimulated residential expansion to unprecedented levels prior to the recession, with new subdivisions being developed throughout the Salem MSA, including the small bedroom communities of Dallas, Stayton, Sublimity, etc. However, the economic downturn that began in 2008 stalled new development of single family homes and sale prices began to decline.

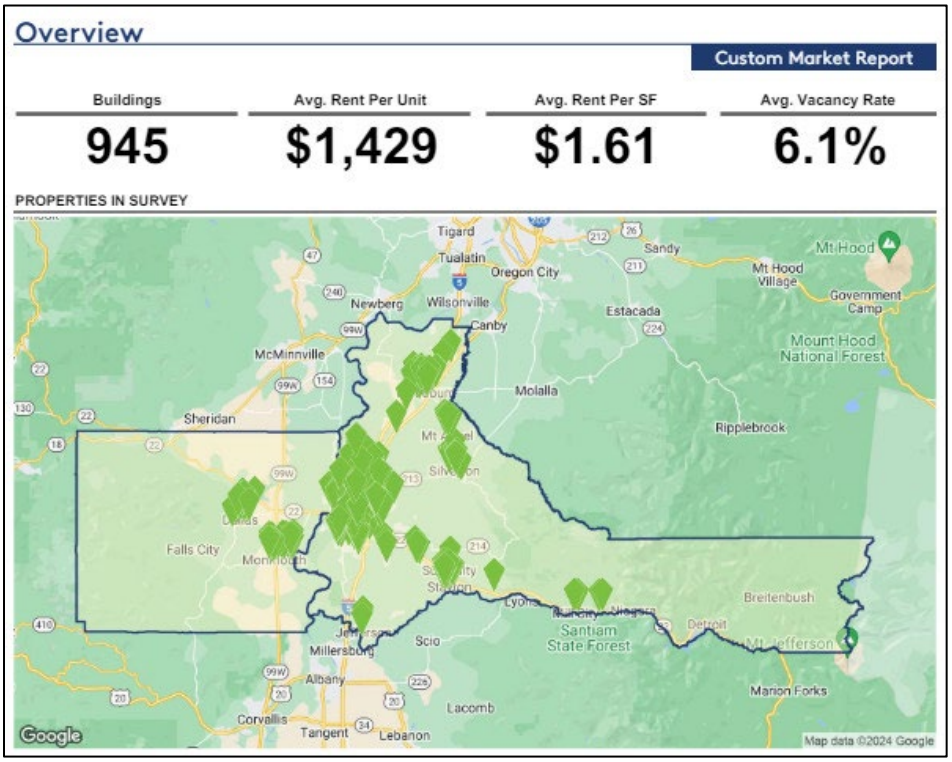
Recovery emerged in 2013, and continued annually through year-end 2022. Overall, the average sale price for a residential home increased between 13.77% and 22.17% per year from 2020 to 2021. In 2023, eight areas surveyed by WVMLS posted increases ranging from 0.23% to 5.38%, while four areas posted declines ranging from -1.70% to -4.98%, as interest rates increased following hikes by the Fed. The WVMLS chart on the following page summarizes the Residential Average Sales Price by Area from 2020 through 2023.

% Chg = Percent of change from previous year

Residential Average Sales Prices by Area

AREA	2020	% CHANGE 2019/20	2021	% CHANGE 2020/21	2022	% CHANGE 2021/22	2023	% CHANGE 2022/23	2023
Keizer 10	$353,596	8.29%	$426,010	20.48%	$447,146	4.96%	$471,232	5.38%	$471,232
Central 20	$267,145	9.60%	$317,825	18.97%	$354,728	11.61%	$358,062	0.94%	$358,062
SubEast 30	$330,865	8.09%	$387,617	17.15%	$427,393	10.26%	$428,367	0.23%	$428,367
SubEast 35	$339,967	10.61%	$401,548	18.11%	$444,387	10.67%	$435,308	-2.04%	$435,308
Southeast 40	$390,190	10.48%	$443,955	13.78%	$497,907	12.15%	$482,439	-3.11%	$482,439
South 50	$443,888	13.11%	$519,853	17.11%	$564,220	8.53%	$570,543	1.12%	$570,543
West 60	$393,251	7.43%	$474,665	20.70%	$528,888	11.42%	$502,531	-4.98%	$502,531
Benton 70	$431,991	5.84%	$501,800	16.16%	$559,783	11.56%	$583,455	4.23%	$583,455
Linn 80	$325,184	10.67%	$393,905	21.13%	$428,641	8.82%	$430,038	0.33%	$430,038
Marion 90	$398,937	12.64%	$469,762	17.75%	$516,624	9.98%	$521,296	0.90%	$521,296
Polk 95	$352,988	9.72%	$431,252	22.17%	$474,812	10.10%	$478,264	0.73%	$478,264
Total Avg (Areas 10-95)	$370,536	10.57%	$437,669	18.12%	$490,898	12.16%	$482,542	-1.70%	$482,542

Salem/Keizer MSA Multifamily Market Trends - CoStar reports trends associated with market rate rental housing properties in the Salem/Keizer MSA, which includes the Marion and Polk Counties. The following CoStar charts present a current overview of the multifamily apartment market.



SUMMARY STATISTICS

Leasing Units	Survey	5-Year Avg
Vacant Units	1,830	1,244
Vacancy Rate	6.1%	4.4%
12 Mo. Absorption Units	531	523

Inventory in Units	Survey	5-Year Avg
Existing Units	31,533	28,420
12 Mo. Const. Starts	690	888
Under Construction	1,398	1,310
12 Mo. Deliveries	714	742

Rents	Survey	5-Year Avg
Studio Asking Rent	$1,406	$1,296
1 Bed Asking Rent	$1,278	$1,161
2 Bed Asking Rent	$1,441	$1,315
3+ Bed Asking Rent	$1,773	$1,602
Concessions	0.8%	0.6%

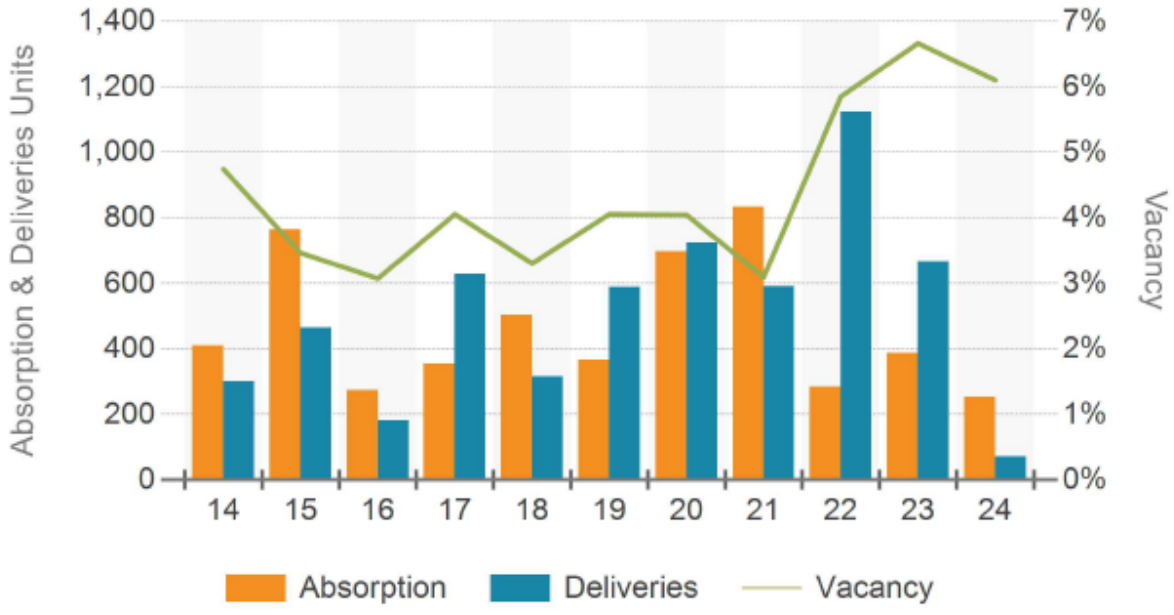
Sales	Past Year	5-Year Avg
Sale Price Per Unit	$152,387	$94,638
Asking Price Per Unit	$204,318	$159,118
Sales Volume (Mil.)	$35	$92
Cap Rate	6.4%	5.8%

The March 2024 CoStar query included 945 buildings containing 31,533 existing units throughout the Salem/Keizer MSA. The current vacancy rate is reported to be **6.1%**, a considerable increase from the 4.4% 5-year average vacancy rate**.** Note, the CoStar survey reflects market rate apartments of all condition and quality in the larger Salem/Keizer MSA apartment market.

The analytics reflect increasing rental rates for all unit types and increasing average sale price per unit – as compared to the five year average. Notably, the current survey reflects 3,113 more units than the 5-year survey, reflecting a 10.95% increase in inventory, indicating ongoing absorption of newly constructed units, which has likely contributed to the increase in vacancy.

The following chart illustrates absorption, deliveries, and vacancy since 2014.

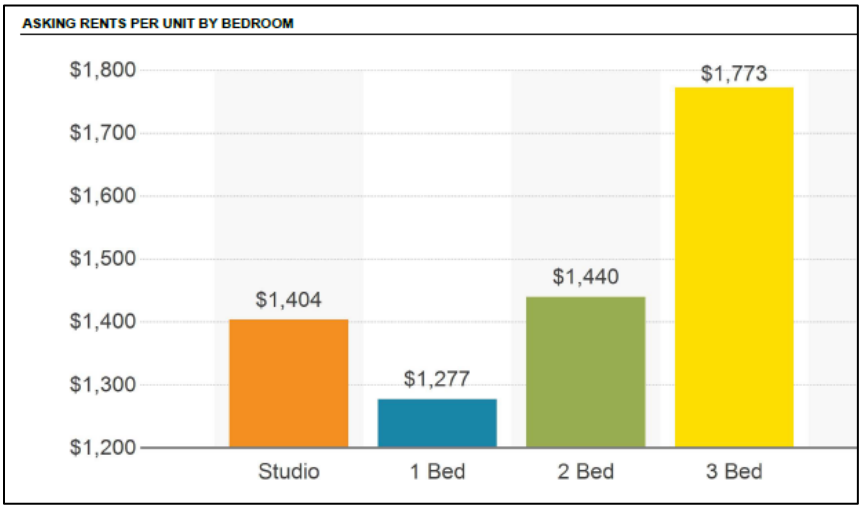
ABSORPTION, DELIVERIES, VACANCY

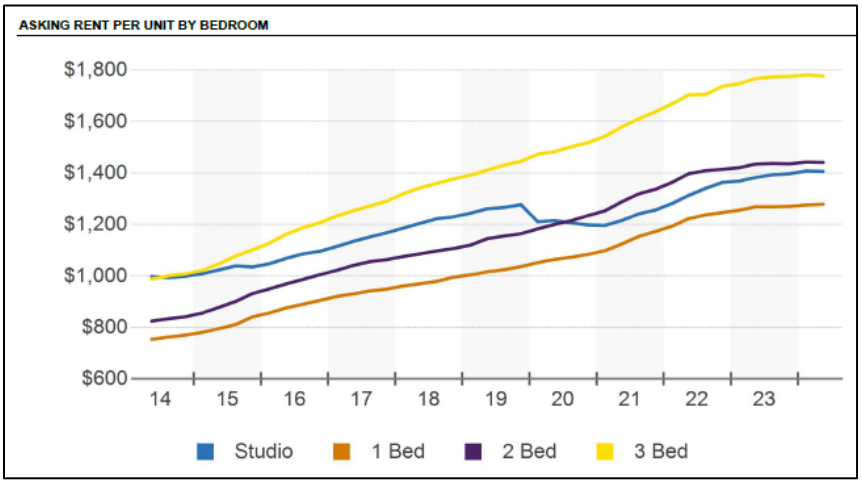


As illustrated, deliveries throughout the MSA reached a high in 2022 when nearly 1,200 units entered the inventory pool according to CoStar. This compares to deliveries of nearly 600 units in 2021 and approximately 700 units in 2023. The high rate of deliveries

over the prior three years has contributed to the increase in vacancy. Despite the new inventory and rise in vacancy, net absorption has remained positive over the past 10 years.

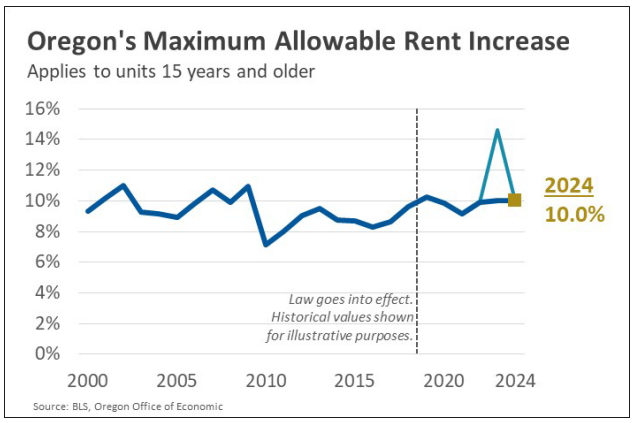
Average asking rents per unit by bedroom are reported below.





Average asking rents in all categories have generally increased over the prior three years, with all unit types reporting asking rents above $1,250 per month.

Rent Control - In 2017, proposed rent control legislation exacerbated the steep rent growth that year as multifamily property owners and managers took preemptive measures to raise rents in an effort to push the market prior to the institution of rent caps. That legislation ultimately faltered. However, on February 28, 2019, Governor Kate Brown signed into law statewide rent control via Senate Bill 608. This legislation limits rent increases to 7% plus inflation, or 2.9% for 2020. The



maximum allowable rent increase percentage for the 2021 calendar year was 9.22% rising to 9.9% in 2022.

Per the State of Oregon's Office of Economic Analysis regarding 2023 increases:

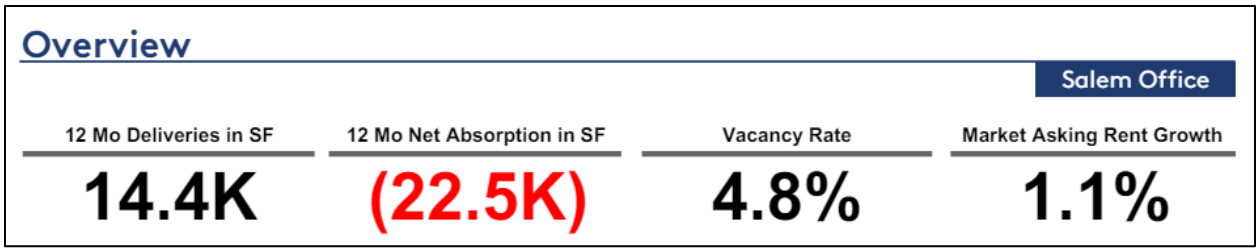
> "*The allowable annual rent increase for notices issued before July 6 was 14.6%. The allowable annual rent increase for notices issued on or after July 6 is 10.0%.*"

For 2024, the maximum allowable rent increase continues to be capped at **10.0%.**

Note, rent control is not applicable to new construction or subsidized housing. Rent control applies to buildings that are at least 15 years old.

COMMERCIAL MARKET

Office - CoStar Analytics was researched for office properties in the Salem Metropolitan Statistical Area (MSA). The following tables and charts summarize the surveyed results as of May 2024:



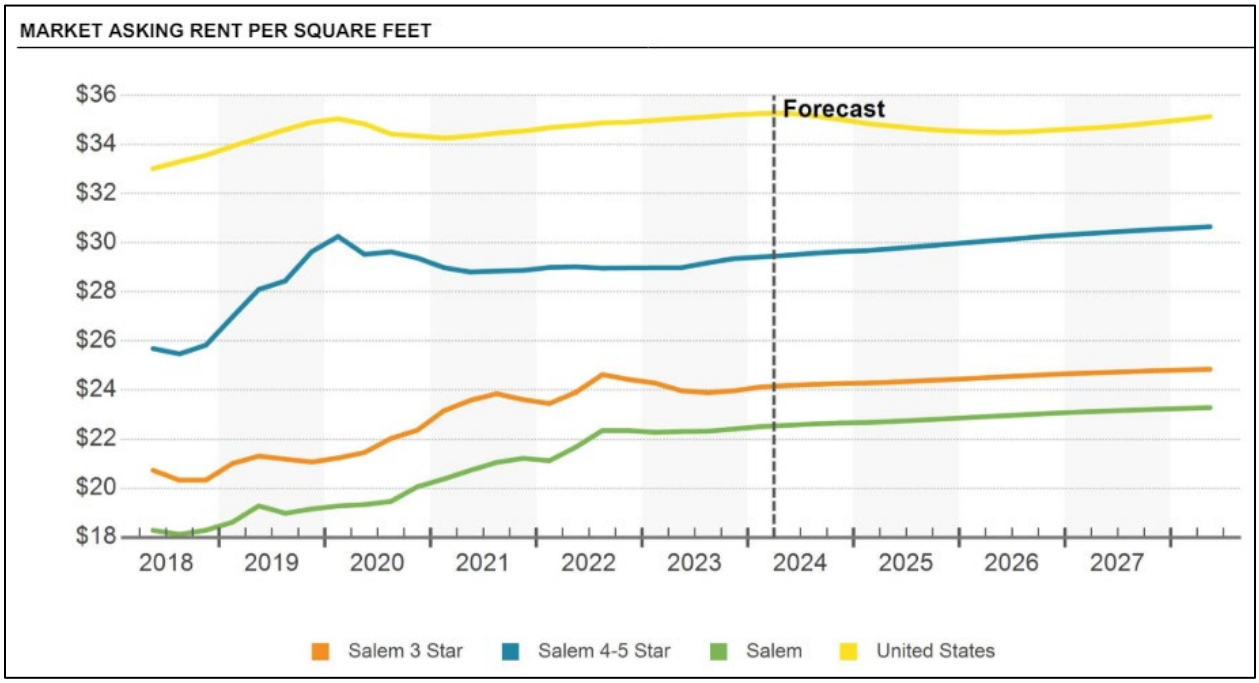
KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
4 & 5 Star	505,169	0.6%	$29.45	1.3%	0	0	0
3 Star	5,921,694	7.1%	$24.15	8.2%	(17,404)	14,447	0
1 & 2 Star	5,174,275	2.6%	$20.02	4.1%	(7,828)	0	3,200
Market	**11,601,138**	**4.8%**	**$22.54**	**6.1%**	**(25,232)**	**14,447**	**3,200**

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	0.3%	5.3%	5.1%	9.4%	2014 Q2	2.3%	2004 Q3
Net Absorption SF	(22.5K)	55,802	(8,411)	274,086	2016 Q2	(209,113)	2013 Q1
Deliveries SF	14.4K	71,561	5,056	206,644	2007 Q3	0	2024 Q1
Market Asking Rent Growth	1.1%	2.2%	0.8%	11.2%	2017 Q3	-7.4%	2011 Q1
Sales Volume	$23.6M	$36.9M	N/A	$124.5M	2022 Q3	$0	2006 Q1

Current vacancy of 4.8% is below market anticipated stabilized levels, and has generally remained unchanged over the past year. However, the availability rate, which includes office spaces offered for sublease, has increased to 6.1%. This remains well below vacancy reported in the Portland Metro Area. Of the various office segments, Class A, 4 and 5 star properties garner higher occupancy as compared to more mature assets.

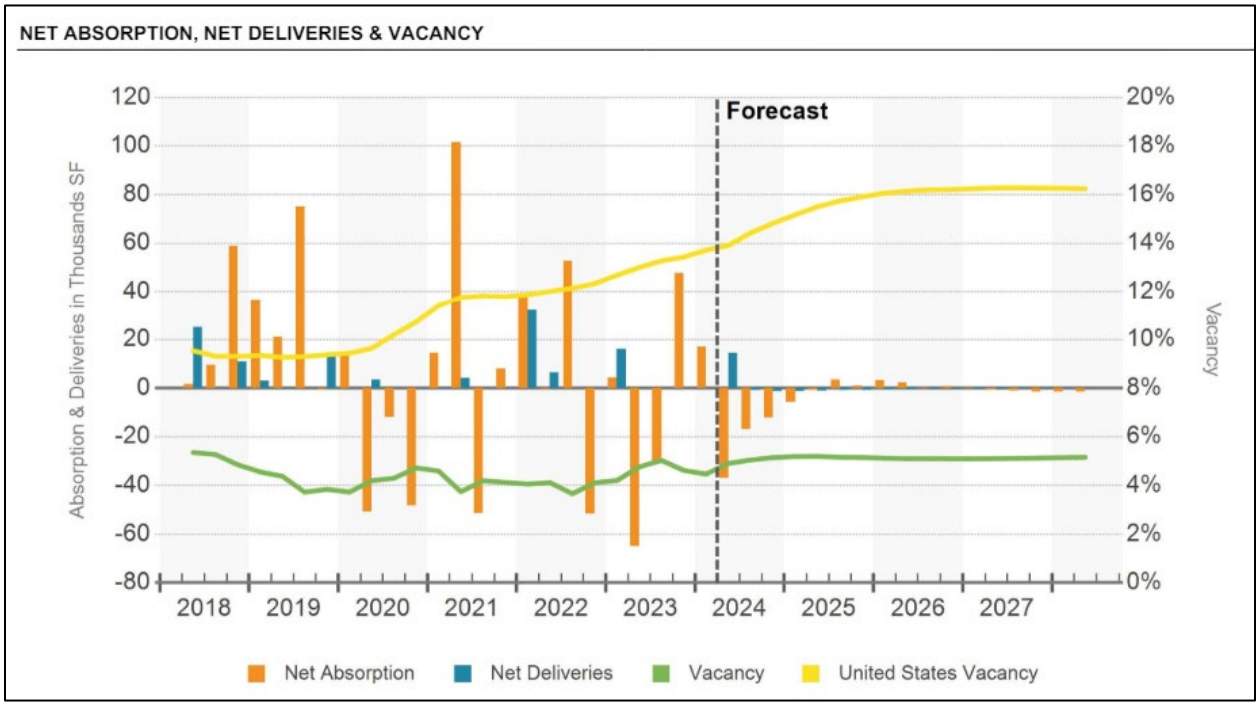
Market asking rent per SF is reported below for the Salem MSA and the United States. Salem's asking rents are also broken down by asset class; 3 star and 4-5 star office properties.



Overall, the average market asking rent was reported to be $22.54 per SF per year as of May 2024. The average asking office rent steadily increased through 2022, and has remained relatively stable since that time. Year over year asking rent growth has slowed in the past year, registering 1.1%, versus the historical average of 2.2% per year. While rent growth has slowed, it remains more robust than the trough, which was reported in Q1 2011 during the Great Recession.

According to CoStar, average annual rent growth in Salem over the past five years equates to 4.0%, and on a cumulative basis, rents have expanded by 18.9% over the same period. Salem's office inventory includes a significant number of mature properties, which tends to keep downward pressure on the average market asking rate of $22.54/SF. This measures well below Portland, and the national asking rate of $35.29/SF. In addition to the relative age of Salem's office assets, the lack of trophy options also keeps rates down. Salem's 4 & 5 Star inventory is less than 5% of total supply.

With regard to absorption, limited new inventory has keep vacancy relatively low, as reflected in the chart below. However, net absorption has fluctuated since the onset of COVID-19 in 2020. The prevalence of remote work has reduced the need for office space, and many government and private sector businesses are shedding space requirements.



According to CoStar, *the major storyline of the past decade has been the relative lack of deliveries. Annual construction levels have been below the historical average for all but two years of the recovery. Outsized absorption in the face of limited supply had accelerated vacancy compression in Salem, at least until the pandemic's outbreak… About a quarter of Salem's workforce is employed by the government. By comparison, only about 14,000 employees are working in the professional and business services sector. Salem's substantial government employment floor is reflected in the metro's largest office tenants. The state-chartered workers' compensation insurance company State Accident Insurance Fund (185,000 SF) is among the largest, with other sizable tenants including Marion County (116,000 SF) and the Oregon DMV (125,000 SF). In Salem, two of the biggest private-sector office tenants are Raytheon Technologies (80,000 SF) and Morrow Equipment Company (55,000 SF).*

The Salem/Keizer MSA should benefit from the lack of competition from new supply, and could recover quicker than larger markets where institutional presences have been developing large speculative spaces. With frictional vacancy, stable to increasing rental rates, and a large government presence, the Salem/Keizer MSA office market should remain generally stable over the long term.

Retail – CoStar Analytics was researched for retail properties in the Salem Metropolitan Statistical Area (MSA). The following tables and charts summarize the surveyed retail properties as of May 2024:

Overview

Salem Retail

12 Mo Deliveries in SF	12 Mo Net Absorption in SF	Vacancy Rate	Market Asking Rent Growth
49.7K	(131K)	2.6%	2.8%

KEY INDICATORS

Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Malls	1,103,421	2.5%	$25.81	2.5%	0	0	0
Power Center	967,678	7.4%	$22.56	7.4%	0	0	0
Neighborhood Center	3,592,005	6.5%	$17.74	11.1%	7,015	0	0
Strip Center	1,102,156	7.1%	$19.17	6.9%	(8,277)	0	3,000
General Retail	14,622,157	1.1%	$17.04	2.4%	4,111	0	0
Other	389,414	0%	$33.40	0%	0	0	0
Market	**21,776,831**	**2.6%**	**$18.24**	**4.2%**	**2,849**	**0**	**3,000**

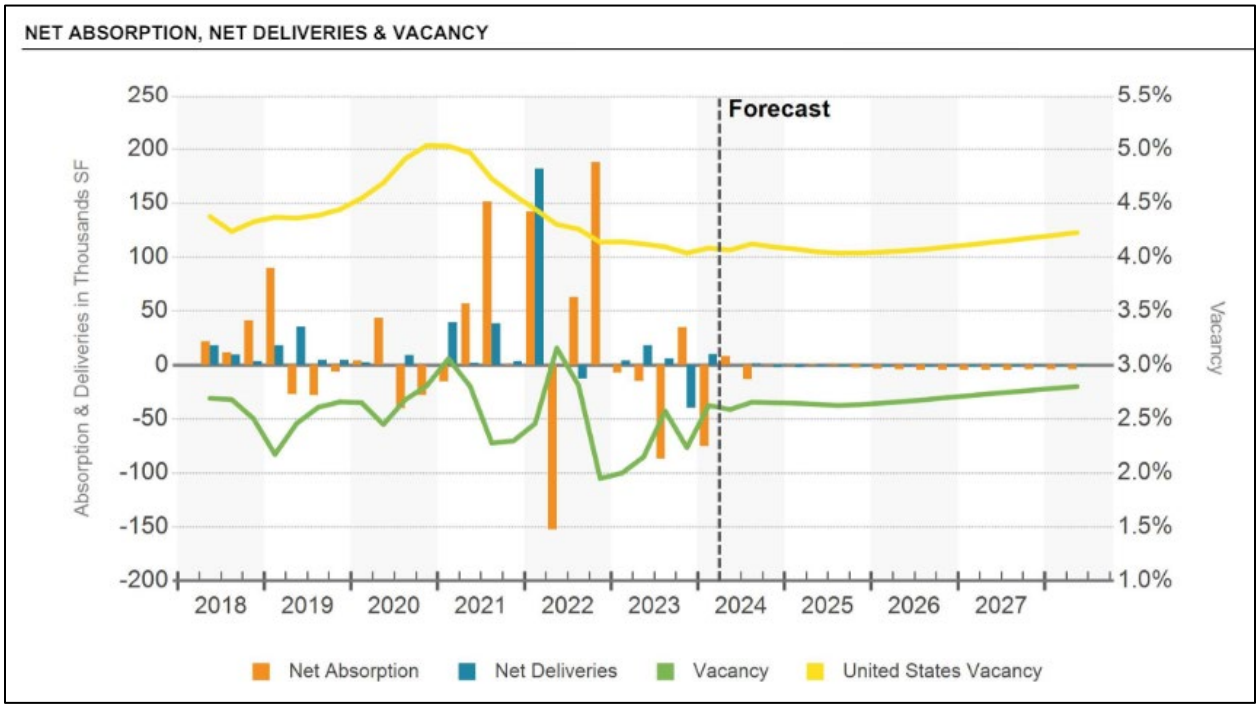
Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	0.5%	3.9%	2.7%	6.7%	2012 Q4	1.9%	2022 Q4
Net Absorption SF	(131K)	62,592	(23,154)	365,878	2014 Q4	(175,088)	2012 Q4
Deliveries SF	49.7K	86,206	7,416	346,237	2006 Q4	6,212	2023 Q1
Market Asking Rent Growth	2.8%	1.1%	1.9%	4.5%	2022 Q2	-5.4%	2010 Q1
Sales Volume	$36.6M	$66.9M	N/A	$248M	2013 Q3	$1M	2006 Q4

Similar to the office market, retail vacancy increased significantly during the Great Recession. However, since that time, vacancy generally declined between 2014 and 2018. Despite a steady; albeit slow increase through 2Q2020, vacancy decreased again through mid-2022 followed by increasing rates since that time. Current vacancy as of May 2024 was 2.6%; well below the 5.0% industry benchmark. Vacancy is highest amongst the power center, strip center and neighborhood center submarkets; reaching 7.4%, 7.1% and 6.5% respectively.

The average asking retail rent has consistently increased over the past few years. Of note, there continues to be a large discrepancy between new and mature retail space. As the analytics indicate, the average asking retail lease rate is $18.24 per SF, triple net. This is typical of more mature retail properties. Newer projects entering the market, particularly with regional or national tenants, are commanding lease rates in the $30 to $40 per SF range.

Year-over-year rent growth measured 2.8% over the past year, with national gains coming in at 2.9% over the same period. Salem's compressed rents relative to the rest of the nation are less a result of poor performance, and more reflective of inventory. According to CoStar, roughly 12% of Salem's retail inventory was constructed since 2000. This, coupled with a lack of higher-end shopping options and retailers helps to keep rents relatively low.

Minimal new product has entered the market in the past two years; however, of the new projects that have emerged, they have generally been absorbed. Net absorption, net deliveries, and vacancy are charted below.



Developers in Salem have historically focused on smaller build-to-suit projects, which has driven a minor 470,000 SF of space to deliver in the past decade, increasing inventory by just 2.2%. With no substantial projects in the pipeline at present, downside oversupply risk over the near term remains limited.

Larger developments to deliver recently include Costco located at the corner of Kuebler Boulevard and 27th Avenue SE. Costco moved into the 170,000 SF building during 2022, abandoning its previous location located off Mission Street near the airport and I-5 interchange. Additional pad sites completed are occupied by Chick-Fil-A, Starbucks, Mud Bay, and Killer Burger.

Until recently, there has been a disinclination to build large or speculative retail spaces within the metro area and further tightening could occur as some larger spaces will eventually be repurposed.

In January 2018, **Nordstrom** announced the closure of its two-story anchor location adjacent to the Salem Center Mall in downtown Salem. Nordstrom had operated in this location since March 1980, with the last day of business in Salem April 6, 2018. Nordstrom joins the trend of other large department stores closing in Salem in recent years, noting the closure of Macy's at Lancaster Mall, Kmart on Mission Street SE, and most recently **JC Penney** in downtown Salem (2021). Discussion for possible use of the vacant space continues.

After Nordstrom shuttered its doors in the Salem market, the two-story, 72,000 SF anchor location adjacent to the Salem Center Mall was sold to a regional and local investment team in June 2019 for a reported price of $3.2 million ($44/SF GBA). The retail/office market collapse, as a result of the ongoing pandemic, led to the redevelopment of the site as Rivenwood Apartments, a five story, 157 unit apartment building with rooftop deck.

The complex includes studio, one and two bedroom units, with amenities to include a community room, dog wash and bike storage/repair space. The project is slated for completion April 1, 2024.

A **Tesla** store was completed in 2023 at the former Nissan dealership on Mission Street. This is the fourth retail location in Oregon adding to the other two locations in Portland and one in Bend.

Willamette Town Center (formerly Lancaster Mall) continues to adjust to changing consumer preferences, with additional pad sites added to the mall campus over the past few years, and a continuing trend of turning the mall inside out, limiting the interior corridor model that was prevalent in prior years. New tenants include Hobby Lobby, Home Goods, Sierra Trading Post, Ulta Beauty, Petco, TJ Maxx, DSW, Mod Pizza, Crumbl Cookies, Dollar Tree, Panera Bread, Jersey Mikes, Nordstrom Rack, and Barnes & Noble.

Notable new retail construction in recent years includes the 2019 development of **Pointe at Glen Creek** in Salem, a speculative project comprised of roughly 37,000 SF in five buildings. Tenants include Davita Dialysis, Mud Bay, Gentle Dental, and OnPoint Community Credit Union. The Woods (Gilgamesh Brewing) shuttered in 2023. The 5,050 SF space is currently marketed for lease with an asking rate of $38/SF/Year with the landlord willing to demise into smaller tenant spaces.

Woodburn Station is another developing project, with five buildings and ~61,000 SF. Existing tenants include Chipotle, Starbucks, Nancy Jo's Burgers and Fries, Verizon, Fazoli's and the Salem Health Medical Clinic. The project was delivered in 2017/2018.

Ash Creek Station is a nine-building project on 14.5 acres located in Monmouth. The project is anchored by a 34,000 SF Roth's Fresh Markets. Additional retailers include pad sites leased to Tractor Supply Co., Taco Bell, Starbucks, Papa Murphy's, and O'Reilly's, among others.

In general, the data suggests a steady demand for retail properties in the Willamette Valley; however, the annual price appreciation that was commonplace throughout the prior decade has slowed. With limited new development, average rents remain below the nation.

Industrial / Flex - CoStar Analytics was researched for industrial properties in the Salem Metropolitan Statistical Area (MSA). The following tables and charts summarize the surveyed industrial/flex properties as of May 2024.

Overview

Salem Industrial

12 Mo Deliveries in SF	12 Mo Net Absorption in SF	Vacancy Rate	Market Asking Rent Growth
2.5M	2M	6.3%	1.7%

KEY INDICATORS

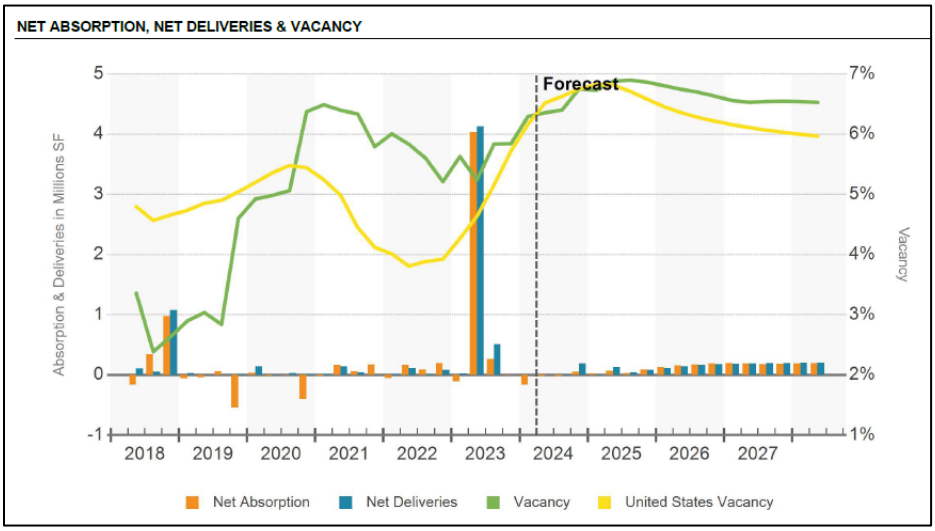
Current Quarter	RBA	Vacancy Rate	Market Asking Rent	Availability Rate	Net Absorption SF	Deliveries SF	Under Construction
Logistics	23,205,224	6.7%	$9.19	9.2%	100,693	0	231,556
Specialized Industrial	11,508,483	5.9%	$9.55	5.9%	(117,860)	0	107,100
Flex	1,607,947	4.1%	$14.95	5.6%	328	0	0
Market	**36,321,654**	**6.3%**	**$9.56**	**8.0%**	**(16,839)**	**0**	**338,656**

Annual Trends	12 Month	Historical Average	Forecast Average	Peak	When	Trough	When
Vacancy Change (YOY)	0.9%	6.4%	6.6%	11.8%	2010 Q3	2.1%	2016 Q4
Net Absorption SF	2M	382,834	433,846	4,420,589	2023 Q3	(1,420,022)	2006 Q4
Deliveries SF	2.5M	453,244	538,434	4,797,623	2023 Q3	0	2012 Q4
Market Asking Rent Growth	1.7%	3.2%	2.8%	7.4%	2022 Q2	-3.6%	2009 Q4
Sales Volume	$46.2M	$41.4M	N/A	$208.8M	2020 Q1	$0	2006 Q2

The industrial market has a current vacancy of 6.3%, including logistics, specialized industrial, and flex space. This reflects an increase of 0.9 percentage points over the prior year. The NORPAC bankruptcy in January 2020 ultimately resulted in 496,000 SF coming on market, which elevated vacancy over 4.00% for the first time in many years. The NORPAC facilities ultimately sold to Lineage Logistics; however, vacancy remains elevated in comparison to pre-COVID years. Aside from Amazon's activity, a healthy percentage of the market's leasing has been in newer buildings. Examples of recent deals include Agility Robotics' lease for 70,000 SF at Phase II of the Mill Creek Corporate Center in Q4 2023. Company officials anticipate the production of hundreds of robots over the first year, hoping to eventually scale capability to more than 10,000 robots yearly.

The current average asking rent of $9.56 per SF reflects a YOY increase of 1.7%. Market asking rents have maintained positive growth; however, rent appreciation has slowed. According to CoStar, the recent cycle peak indicated rents advanced 7.4% in mid-2022. Salem's average asking rent of $9.56/SF trails the National Index of $12.00/SF, but in the past decade, rents increased by about 71.5% overall as new business targeted the area for its growing population and talent base, as well as a lower cost of doing business than other similar-sized West Coast cities.

Similar to the office and retail submarkets, minimal new product has entered the market in the past two years, other than the Amazong distribution center in Woodburn (2023). Net absorption, net deliveries, and vacancy are charted below.



According to CoStar, there is currently 338,656 SF of industrial/flex space under construction in the local market. The most significant new development over the past several years has occurred at **Mill Creek Corporate Center**. FedEx, Home Depot Rapid Deployment Center, Pac-Trust, Dollar General, and Amazon have all built facilities at Mill Creek Corportate Center.

A new multi-building development was recently completed in Fairview Industrial Park on a 5.81 AC site off Cascadia Industrial Street SE. **South Salem Business Park** has two buildings measuring 47,500 SF and 41,001 SF that reflect flex/light industrial multi-tenant buildout. Design is concrete tilt and the spaces are divisible down to 3,223 SF per unit. The buildings are available for lease. The developer was Pacific NW Properties, who has completed over 3.6 million SF of industrial and office parks in the northwest. The photo at right is a rendering.

Legalization of the **cannabis** industry has helped to bolster the industrial sector. Continued growth is anticipated as the market quietly accepts marijuana-related tenancy despite strict lending practices. While exact occupancy numbers are unknown at this time, rents typically command a premium of up to twice market rent. Some developers remain unwilling to accommodate this tenant profile; however, those that are amenable to providing space for this industry are reaping the rewards in the form of higher rents and occupancy. Future demand is anticipated to remain strong.

Salem's manufacturing sector includes considerable food processing and supporting cold storage facilities. Significant tenants include Americold Realty Trust, occupying 800,000 SF, with Lineage Logistics occupying over 750,000 SF. Winco Foods owns and occupies an 828,000-SF building in Woodburn as well. Kettle Foods, a Diamond Foods-brand potato chip manufacturer, is headquartered locally.

Salem has been aggressively soliciting industrial investment from outside of the region. SEDCOR—the Mid-Willamette Valley's Strategic Economic Development Corporation—is one of the state's largest economic development groups, helping to secure capital investment. State and local tax incentives, financing options and assistance, and other incentive programs are available to businesses locating in Salem. All of these things help keep the industrial market secure.

CONCLUSION

The Salem/Keizer MSA is a typical state capital with high government employment resulting in relatively stable employment rates and lower instability in real estate markets. While the COVID-19 pandemic has transitioned to an endemic, market uncertainty persists in some submarkets based on ongoing economic uncertainty, inflation, rising interest rates, a slowdown in the housing sector, and the potential of a recession. Vacancy has increased in many of the submarkets, and rent growth has slowed over the past year. However, overall, the Salem MSA is poised for stability over the long term. A wait and see approach is recommended.

APPRAISER QUALIFICATIONS

The firm concentrates on complex commercial, industrial and multi-family valuation assignments for government, corporations and individuals. Work has been performed on a national scale. This is a sample of clients served:

Financial:
AKT, LLP
Bank of America
Bank of the Pacific
Bank of the West
Banner Bank
Church Extension Plan
Citizens Bank
CitiGroup
CIT Small Business Lending
Continental Bank
Evangelical Christian Credit Union
First Bank
First Community Credit Union
First Federal, McMinnville
First Interstate Bank, N.A.
HomeStreet Bank
JPMorgan Chase Bank, NA
Northwest Community Credit Union
OnPoint Community Credit Union
Oregon Coast Bank
OSU Federal Credit Union
Pioneer Trust Bank, N.A.
Regents Bank
Riverview Community Bank
Siuslaw Bank
Umpqua Bank
Washington Federal
Wells Fargo Bank
Willamette Community Bank
Willamette Valley Bank

Governmental:
Benton County
Bonneville Power Administration
City of Albany
City of Coos Bay
City of Corvallis
City of Eugene
City of Lincoln City
City of Newport
City of Salem
City of Silverton
City of Sweet Home
City of Woodburn
Dallas School District
Douglas County
FDIC
Federal Home Loan Bank
Klamath County
Lane County
Marion County
Military Dept. - State of Oregon
Mount Angel School District
Oregon Attorneys General
Oregon Dept. of Parks & Recreation
Oregon Dept. of Transportation
Oregon Division of State Lands
Oregon Dept. of General Services
Polk CDC
Port of Portland
Riverdale School District
Salem/Keizer School District
U.S. Army Corps of Engineers
U.S. Bureau of Land Management
U.S. Dept. of Interior
U.S. Marshall's Office
U.S. Forest Service
Washington Dept. of Fish & Wildlife
Woodburn School District
Yamhill County Housing Authority

Insurance/Medical:
Corvallis Clinic
Good Samaritan Hospital (Corvallis)
SAIF
Salem Health
Samaritan Albany General Hospital
Samaritan Health Services
St. Paul Fire & Marine

General:
Arnold, Gallagher, PC
Catholic Community Services
Martinis & Hill
McDonalds Corporation
Roth's Fresh Market
MDH Management LLC
Saalfeld Griggs PC
Feibleman & Case, PC
First American Title
Morrow Equipment
Sherman, Sherman, Johnnie & Hoyt
Mtn. West Development Corp.
State Farm Insurance Co.
GHR Lawyers

POWELL BANZ VALUATION

DANIEL P. HARMS, MAI

Daniel P Harms, MAI, is a Certified General Appraiser with Powell Banz Valuation, LLC. He is licensed in Oregon and has performed a wide range of commercial valuation assignments throughout the Northwest since joining the firm in 2006.

His appraisal experience includes a wide variety of property types, from the ordinary (subdivisions and development land) to the extraordinary (wetland mitigation banks and aircraft hangars). His other specialties are condemnation work and Yellow Book appraisals.

Dan graduated from the University of Oregon in 2001 with a Bachelor of Science degree. Following college, he married his wife, and they have two sons.

He enjoys mathematics, science, and Jeopardy. In his spare time, he enjoys spending time with his family, watching movies, 3D printing, LEGOs and making replica movie props.

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EXPERTISE & SERVICES

- Real Estate Valuation
  - Subdivision Analysis
  - Development Land
  - Wetland Mitigation
  - Aircraft Hangars
  - Yellow Book Appraisals
  - Conservation Easements
  - Diminution in Value
  - Title Defects
- Eminent Domain and Condemnation
- Market Analysis & Feasibility Studies

EDUCATION

- MAI - Appraisal Institute
- B.S. – University of Oregon

PRESENTATIONS

- "Keeping your Competitive Edge and Your License" (Co-Presenter, GOCAI Seminar, October 2018)
- "Google Earth" (Presenter, ASFMRA Meeting, January 2019)
- "Excel: Tips and Tricks" (Co-Presenter, ASFMRA Meeting, January 2019)

AFFILIATIONS

- State of Oregon Certified General Appraiser, #C001113
- Designated Member of the Appraisal Institute (#497344)
- Greater Oregon Chapter of the Appraisal Institute - GOCAI:
  - 2025 Director (Year 1)

EXPERT WITNESS TESTIMONY:

- Magistrate Division (Marion County)
- Probate Division (Marion County)
- Circuit Court (Multnomah County)

POWELL BANZ VALUATION

KATHERINE POWELL BANZ, MAI

Katherine Powell Banz, MAI is a Principal and Certified General Appraiser with Powell Banz Valuation, LLC. Katie is licensed in Oregon and Washington and has performed a diverse range of commercial valuation assignments throughout the Northwest since joining the firm in 2002. In 2014 Katie and her husband, Jonathan Banz, MAI, AI-GRS purchased the business and rebranded the company Powell Banz Valuation, LLC.

Katie's professional experience includes a wide variety of valuation-related work, including consultation, appraisal, expert witness testimony, appraisal review, and feasibility analysis of income producing properties; including retail, office, development land, industrial, single and multi-family residential, agricultural properties (including permanent crops), and special use properties such as churches and schools.

Katie was the 2018 President of the Greater Oregon Chapter of the Appraisal Institute (GOCAI), and is a 2025 Region I Representative. Katie also volunteered as a Region I Representative for the Appraisal Institute from 2017-2020, and served on the 2021 Region 1 Nominating Committee.

Katie graduated from Linfield University (formerly Linfield College) in 1997 with a Bachelor of Arts degree. Following college, she worked as a graphic artist and project manager with the Boeing Company in Seattle until joining Powell Valuation Inc in 2002.

In her spare time, Katie enjoys reading, gardening, striving to live a creative life, and spending time with her husband and Great Danes.

EXPERTISE & SERVICES

- Real Estate Valuation
  - Professional & Medical Office
  - Retail
  - Industrial
  - Subdivision Analysis
  - Multi-Family
  - Agricultural (including vineyards & hazelnut orchards)
  - Lodging
  - Special Purpose Properties
- Expert Witness Testimony
- Eminent Domain and Condemnation
- Market Analysis & Feasibility Studies
- Appraisal Review

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AFFILIATIONS

- State of Oregon Certified General Appraiser, #C000897
- State of Washington Certified General Appraiser (#1101856)
- Designated Member of the Appraisal Institute (#480999)
- State of Oregon Supervising Appraiser
- Greater Oregon Chapter of the Appraisal Institute - GOCAI:
  - 2025 Region 1 Representative
  - 2019/2020 Region 1 Representative
  - 2019 Past President
  - 2018 President
  - 2017 Vice President
  - 2016 Treasurer
  - 2015 Secretary
  - 2012- 2014 Board Member
- Board Member –Deepwood Museum & Gardens, Salem, OR (2014-2019)

EDUCATION / DESIGNATION

- MAI - Appraisal Institute
- B.A. - Linfield University (formerly Linfield College)

APPRAISER CERTIFICATIONS

Appraiser Certification and Licensure Board

State Certified General Appraiser

28 hours of continuing education required

DANIEL P HARMS
POWELL BANZ VALUATION, LLC
1467 13TH ST SE
SALEM, OR 97302

License No.: C001113
Issue Date: February 01, 2024
Expiration Date: January 31, 2026

Chad Koch, Administrator

Appraiser Certification and Licensure Board

State Certified General Appraiser

28 hours of continuing education required

KATHERINE J BANZ
POWELL BANZ VALUATION, LLC
1467 13TH ST SE
SALEM, OR 97302

License No.: C000897
Issue Date: September 01, 2024
Expiration Date: August 31, 2026

Chad Koch, Administrator