



**TUALATIN CITY COUNCIL
AND
TUALATIN DEVELOPMENT COMMISSION**
Monday, February 25, 2008

City Council Chambers
18880 SW Martinazzi Avenue, Tualatin, Oregon

WORK SESSION begins at 5:00 p.m.

REGULAR MEETING begins at 7:00 p.m.

Mayor Lou Ogden

Council President Ed Truax
Councilor Chris Barhyte
Councilor Monique Beikman

Councilor Bob Boryska
Councilor Jay Harris
Councilor Donna Maddux

WELCOME! By your presence in the City Council Chambers, you are participating in the process of representative government. To encourage that participation, the City Council has specified a time for citizen comments on its agenda – Item C, following Presentations, at which time citizens may address the Council concerning any item not on the agenda, with each speaker limited to three minutes, unless the time limit is extended by the Mayor with the consent of the Council.

Copies of staff reports or other written documentation relating to each item of business referred to on this agenda are available for review on the world wide web at www.ci.tualatin.or.us, at the Library located at 8380 SW Nyberg Street, and are also on file in the Office of the City Manager for public inspection. Any person who has any question concerning any agenda item may call Administration at 503.691.3011 to make an inquiry concerning the nature of the item described on the agenda.

In compliance with the Americans With Disabilities Act, if you need special assistance to participate in this meeting, you should contact Administration at 503.691.3011 (voice) or 503.692.0574 (TDD). Notification thirty-six (36) hours prior to the meeting will enable the City to make reasonable arrangements to assure accessibility to this meeting.

Council meetings are televised “live” on the day of the meeting on Washington County Cable Access Channel 28. The replay schedule for Council meetings can be found at www.tvctv.org.

Your City government welcomes your interest and hopes you will attend the City of Tualatin City Council meetings often.

- SEE ATTACHED AGENDA -

PROCESS FOR LEGISLATIVE PUBLIC HEARINGS

A “legislative” public hearing is typically held on matters which affect the general welfare of the entire City rather than a specific piece of property.

1. The Mayor opens the public hearing and identifies the subject.
2. A staff member presents the staff report.
3. Public testimony is taken.
4. The Council then asks questions of staff, the applicant or any member of the public who testified.
5. When the Council has finished its questions, the Mayor closes the public hearing.
6. When the public hearing is closed, Council will then deliberate to a decision and a motion will be made to either approve, deny, or “continue” the public hearing.

PROCESS FOR QUASI-JUDICIAL PUBLIC HEARINGS

A “quasi-judicial” public hearing is typically held for annexations, planning district changes, variances, conditional use permits, comprehensive plan changes, and appeals from subdivisions, partitions and architectural review.

1. The Mayor opens the public hearing and identifies the case to be considered.
2. A staff member presents the staff report to the Council.
3. Public testimony is taken:
 - a) In support of the application
 - b) In opposition or neutral
4. The Council then asks questions of staff, the applicant or any member of the public who testified.
5. When the Council has finished its questions, the Mayor closes the public hearing.
6. When the public hearing is closed, Council will then deliberate to a decision and a motion will be made to either approve, approve with conditions or deny the application, or “continue” the public hearing.

TIME LIMITS

The purpose of time limits on public hearing testimony is to provide all interested persons with an adequate opportunity to present and respond to testimony. All persons providing testimony **shall be limited to 10 minutes**, subject to the right of the Mayor to amend or waive the time limits.

EXECUTIVE SESSION INFORMATION

Executive session is a portion of the Council meeting that is closed to the public to allow the Council to discuss certain confidential matters. No decisions are made in Executive Session. The City Council must return to the public session before taking final action.

The City Council may go into Executive Session under the following statutory provisions to consider or discuss: *ORS 192.660(2)(a)* the employment of personnel; *ORS 192.660(2)(b)* the dismissal or discipline of personnel; *ORS 192.660(2)(d)* labor relations; *ORS 192.660(2)(e)* real property transactions; *ORS 192.660(2)(f)* non-public information or records; *ORS 192.660(2)(g)* matters of commerce in which the Council is in competition with other governing bodies; *ORS 192.660(2)(h)* current and pending litigation issues; *ORS 192.660(2)(i)* employee performance; *ORS 192.660(2)(j)* investments; or *ORS 192.660(2)(m)* security issues. **All discussions within this session are confidential.** Therefore, nothing from this meeting may be disclosed by those present. News media representatives are allowed to attend this session (unless it involves labor relations), but shall not disclose any information discussed during this session.



A. CALL TO ORDER
Pledge of Allegiance

B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS

1. Swearing-in of Police Officers – *Chris Ernst, Chet Lemon, Mike Pratt, and Adam Schwartz*
2. New Employee Introduction – *Denice Ambrosio, Engineering & Building Department*
3. Vision Action Network Presentation – *Sia Lindstrom and Walt Peck*

C. CITIZEN COMMENTS

This section of the agenda allows citizens to address the Council regarding any issue not on the agenda. The duration for each individual speaking is limited to 3 minutes. Matters requiring further investigation or detailed answers will be referred to City staff for follow-up and report at a future meeting.

D. CONSENT AGENDA (Item Nos. 1 – 8)

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The Consent Agenda will be enacted with one vote. The Mayor will first ask the staff, the public and the Councilors if there is anyone who wishes to remove any item from the Consent Agenda for discussion and consideration. The matters removed from the Consent Agenda will be considered individually at the end of this Agenda under "Items Removed from the Consent Agenda." At that time, any member of the audience may comment on any item pulled from the Consent Agenda. The entire Consent Agenda, with the exception of items removed to be discussed under "Items Removed from the Consent Agenda," is then voted upon by roll call under one motion.

1. Approval of Minutes for the Meeting of January 28, 2008.....5
[item removed from agenda]
2. Approval of 2008 Liquor License Renewals6
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Rescinding Resolution No. 4675-07
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6. Resolution No. 4759-08 Authorizing Acquisition of an Easement for the45
Killarney Lane Sewer and Water Project
7. Change Order No. 2 to the Contract Documents for Construction of the51
Library/City Offices Expansion and Remodel Project
8. 2007 Annual Report of the Tualatin Library Advisory Committee55

E. PUBLIC HEARINGS – Legislative or Other

- 1. Hearing Measure 37 Claim, Zian Limited Partnership Located at 19150 and58
 19190 SW 90th and 8505 – 8845 SW Tualatin-Sherwood Road (M37-06-01)
[continued from October 8, 2007; continued to August 25, 2008]
- 2. Proposed Renaming of a Portion of SW Boones Ferry Road to SW McEwan Road61

F. PUBLIC HEARINGS – Quasi-Judicial
None.

G. GENERAL BUSINESS (Item Nos. 1 – 2)

- 1. Resolution No. ----- Approving a Clackamas County Order to Initiate the66
 Formation of the Clackamas County Library Service
 District *[continued to March 10, 2008]*
- 2. Update on Water Issues Impacting Tualatin101

H. ITEMS REMOVED FROM CONSENT AGENDA
Items removed from the Consent Agenda will be discussed individually at this time. The Mayor may impose a time limit on speakers addressing these issues.

I. COMMUNICATIONS FROM COUNCILORS

J. EXECUTIVE SESSION

K. ADJOURNMENT



STAFF REPORT

CITY OF TUALATIN

Approved By Tualatin City Council

Date 2/25/2008

Recording Secretary G. Kirby

TO: Honorable Mayor and Members of the City Council

FROM: Sherilyn Lombos, City Manager 4

DATE: February 25, 2008

SUBJECT: APPROVAL OF 2008 LIQUOR LICENSE RENEWALS

ISSUE BEFORE THE COUNCIL:

The issue before the Council is to approve liquor license renewal applications for 2008. Copies have not been included with this staff report but are available at the City Offices for review.

RECOMMENDATION:

Staff respectfully recommends that the Council approve endorsement of the following liquor license application renewals for 2008:

- Applebee's Neighborhood Grill & Bar
- Baja Fresh Mexican Grill
- Boones Ferry Chevron
- Bush Garden of Tualatin
- Bushwhackers
- C.I. Bar & Grill
- Chipotle Mexican Grill
- Claim Jumpers Restaurant
- El Sol De Mexico
- Fred Meyer #00393
- Fuddrucker's Restaurant
- Greek Cusina
- Haggen Foods & Pharmacy
- Hayden's Lakefront Grill
- Hot Seat Bar & Grill
- Juan Colorado Restaurant
- Kmart
- Outback Steakhouse
- Out of the Blues Broiler Bar & Billiards
- Pastini Pastaria
- PF Chang's China Bistro
- Pizza Hut #2878
- Plaid Pantry Market #160
- Royal Panda Restaurant
- Safeway Store #1047
- 7-11 Food Store
- Shari's of Tualatin
- Sushi & Teriyaki Restaurant
- Taco Del Mar
- Thai Cuisine
- Tualatin Country Club
- Tualatin Food Store
- Tualatin Indoor Soccer
- Tualatin Island Grill
- Tualatin Space Age Gas Station
- Tualatin Valley Elks #2780
- Wu's Open Kitchen
- Zop Noodle Bar

EXECUTIVE SUMMARY:

Annually the Oregon Liquor Control Commission (OLCC) requires all liquor licenses be renewed. According to the provisions of City Ordinance No. 680-85, establishing procedures for liquor license applicants, applicants are required to fill out a City application form, from which a review by the Police Department is conducted, according to standards and criteria established in Section 6 of the ordinance. The liquor license renewal applications are in accordance with all ordinances and the Police Department has conducted reviews of the applications.

According to the provisions of Section 5 of Ordinance No. 680-85 a member of the Council or the public may request a public hearing on any of the liquor license renewal requests. If such a public hearing request is made, a hearing will be scheduled and held on the license. It is important that any request for such a hearing include reasons for said hearing.

FINANCIAL IMPLICATIONS:

A renewal fee of \$35 has been paid by each applicant.




Approved By Tualatin City Council


Date 2/25/2008

Recording Secretary J Kirby

STAFF REPORT CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager 

FROM: Doug Rux, Community Development Director 

DATE: February 25, 2008

SUBJECT: A RESOLUTION AMENDING THE CITY OF TUALATIN FEE SCHEDULE AND RESCINDING RESOLUTION NO. 4675-07

ISSUE BEFORE THE COUNCIL:

City Council consideration on adopting a resolution to update the City of Tualatin Fee Schedule.

RECOMMENDATION:

Staff recommends that the City Council adopt the attached resolution.

EXECUTIVE SUMMARY:

- This action is not a public hearing.
- This proposal is to amend the City of Tualatin Fee Schedule in order to establish or increase the following fees:

Administration Department
Passport Photo

Operations Department (formerly under Parks & Recreation Department)
Street Tree and Installation (Single Family Only)
Tree for Fee Program

- There are no applicable criteria to apply to this request.
- The City has general government authority to cover the costs of providing services and documents, as set forth by applicable Oregon Revised Statutes.

OUTCOMES OF DECISION:

Approval of the fee schedule amendment will result in the following:

1. Affected fees will be increased;
2. All other fees will remain unchanged;
3. The changes will become effective March 1, 2008.
4. Resolution No. 4675-07 will be rescinded effective March 1, 2008, in order that the existing Fee Schedule will be replaced with the new Fee Schedule.

Denial of the fee schedule amendment will result in the following:

1. There will be no change to the existing City of Tualatin Fee Schedule.

ALTERNATIVES TO RECOMMENDATION:

1. Direct staff to return to Council with an alternative resolution, including any revisions requested by City Council;
2. Direct staff to return to Council with additional information; or
3. Take no action.

FINANCIAL IMPLICATIONS:

When the City collects fees identified in this staff report, they are deposited into various accounts that are identified as "revenue" in the City of Tualatin Budget. The City's current FY 2007-08 revenue projections for the accounts impacted by this proposed fee update are listed in the table below. The anticipated effect of the proposed fee adjustments on each of these revenue accounts is presented in the right-hand column of the table:

Account No.	Revenue Source	07/08 Anticipated Revenue Increase
001-0000-452.06-00	Passport Execution	\$ 750
001-0000-454.02-20	Street Tree Fees	\$ 4,025
001-0000-486.01-01	Misc, (Tree for Fee)	\$ 135

DISCUSSION:

The City has functioned as a Passports Acceptance Agency since August 2003. In this process, applicants for passports are required to provide two photographs with the application materials. The applicants are required to obtain these photos. To provide better service for passports, the City is proposing to provide a photo service. In surveying other agencies that provide passport services, including photos found that the average fee charged for photo service is \$15 (City of Lake Oswego \$15; City of Tigard

STAFF REPORT: A Resolution Amending The City of Tualatin Fee Schedule

February 25, 2008

Page 3 of ~~4~~ 3

\$10; Clackamas County \$15; Dundee Post office \$15; Wilsonville Post Office \$15; Hillsboro Post Office \$15). The City of Tualatin is proposing to charge \$15 for this service.

The City Council on September 24, 2007 conducted a work session on street tree planting, removal and planting. The discussion was part of the City Council's Goal #1 to Enhance Sense of Place and City Beautification. In the presentation, City Council discussed the Tree-for-a-Fee program and the costs to plant street trees as part of a residential subdivision development. The Tree-for-a-Fee program began in 1996. The program allows a property owner to request the City to plant a street tree in the planting strip in front of their property for a cost of \$35. City Council concluded that even though the cost of the City planting a tree ranges from \$130 - \$186, the program is beneficial to enhance the streetscape in residential areas, and the cost should not increase to full cost recovery. The City Council provided direction to increase the fee to \$45 from the current \$35.

In the discussion on street tree planting as part of subdivisions and partitions, where the developer is required to deposit funds with the City and the City then plants the street trees after a home is constructed in the subdivision or partition, the City Council was briefed that the cost of tree planting ranges from \$130 for bare root stock to \$186 for balled and burlaped stock. The consensus of the City Council was to increase the fee to be full cost recovery. In follow-up discussions with the City's Operations Department on tree stock availability, it was concluded that the City's cost would be \$175 for each tree. This increases the fee from the current \$68.

Attachment: A. Resolution with Exhibit "A" (City Fee Schedule)

M:\PLANNING\Personal\Melissa\Fees\02-25-2008_CCouncilStaffReport1_Reso_Passport-Tree Fee-Sub-Part Increase.doc

RESOLUTION NO. 4756-08

A RESOLUTION AMENDING THE CITY OF TUALATIN FEE
SCHEDULE AND RESCINDING RESOLUTION NO. 4675-07

WHEREAS the City Council has the authority to set fees for materials and services provided by the City; and

WHEREAS the fees listed under the Administration Department and Operations Department, in the City of Tualatin Fee Schedule were last evaluated and amended in 2007 or prior; and

WHEREAS the City Council provided direction to modify the fees for the Tree For a Fee program and Street Tree Fees for new subdivisions and partitions; and

WHEREAS Resolution No. 4675-07, adopted May 29, 2007, which last amended the City of Tualatin Fee Schedule, must now be rescinded.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUALATIN,
OREGON, that:

Section 1. Fees listed under the Administration Department and Operations Department established as set forth in "Exhibit A" which is attached and incorporated by reference.

Section 2. All other fees provided in the City of Tualatin Fee Schedule remain unchanged, as set forth in "Exhibit A" which is attached and incorporated by reference.

Section 3. The fees shall be effective March 1, 2008.

Section 4. Resolution No. 4675-07 is rescinded effective March 1, 2008.

INTRODUCED AND ADOPTED this 25th day of February, 2008.

CITY OF TUALATIN, OREGON

BY _____
Mayor

ATTEST:

BY *[Signature]*
City Recorder

APPROVED AS TO LEGAL FORM

[Signature]
CITY ATTORNEY

CITY OF TUALATIN FEE SCHEDULE

Exhibit A

Administration Department:

Agenda Packet	\$ 5.00
Ordinances or Portions Thereof.....	same as photocopy rate
Photocopies:	
One-sided	0.10
Two-sided	0.15
Video Tape Duplicating.....	Cost of tape + \$11.00/hour of recording
Passport Photo	\$ 15.00

Engineering & Building Department:

Engineering Copies:

1987 and earlier, aerial/contour maps.....	\$ 6.00
36" x 48".....	3.50
24" x 36".....	2.50
18" x 24" and 11" x 17".....	1.50

Geographic Information System:

Citywide aerial photo, 36" x 42".....	\$25.00
Subdivision street map, 34" x 36".....	12.00
Street map, 22" x 22".....	6.00
Planning Districts, 34" x 44".....	12.00
Planning Districts, 18" x 24".....	6.00
Custom Mapping.....	45.00/hr, plus materials

Partition,* Nonexpedited & Expedited Processes	350.00
Partition,* Nonexpedited & Expedited Exten. /Modif.	115.00
Partition,* Nonexpedited, Appeal Proceeding to Council.....	115.00
Partition,* Expedited, Appeal to Referee, Deposit per ORS 197.375	300.00
Partition,* Minor Variance included & primary use is a single family dwelling in RL or RML.....	Add 115.00
Partition,* Minor Variance included & primary use is not a single family dwelling & not in RL or RML.....	Add 175.00
Property Line Adjustm't.,* primary use is a single family dwelling in RL or RML.....	60.00
Property Line Adjustm't.,* Minor Variance included & primary use is a single family dwelling in RL or RML.....	Add 115.00
Property Line Adjustm't.,* primary use is not a single family dwelling in RL or RML.....	255.00
Property Line Adjustm't.,* Minor Variance included & primary use is not a single family dwelling in RL or RML	Add 115.00
Property Line Adjustm't.* Appeal Proceeding to Council	115.00
Public Works Construction Code	40.00
Subdivision,* Nonexpedited and Expedited Processes	2,320.00
Subdivision,* Variance included & primary use is a single family dwelling in RL or RML.....	Add 230.00
Subdivision,* Variance included & primary use is not a single family dwelling in RL or RML.....	Add 290.00
Subdivision,* Minor Variance included & primary use is a single family dwelling in RL or RML.....	Add 115.00
Subdivision,* Minor Variance included & primary use is not a single	

family dwelling in RL or RML.....	Add 175.00
Subdivision, * Nonexpedited, Extension/Modif. by Council.....	530.00
Subdivision, * Expedited, Extension/Modif. by City Engineer	130.00
Subdivision, * Nonexpedited, Appeal Proceeding to Council.....	115.00
Subdivision, * Expedited Appeal to Referee, Deposit per ORS 197.375	300.00
Street Name Change	115.00
Street Vacation Application Deposit	290.00
Zone of Benefit Application Fee.....	580.00

* Subdivision, Partition and Property Line Adjustment applicants shall contact the Finance Department for a determination of L.I.D. assessment apportionment for the property proposed to be divided or adjusted.

Finance Department:

*L.I.D. Assessment Apportionment Fee.....	\$ 95.00
Lien Search Fee (per tax lot)	26.00
Recovery Charge Installment Payment Plan Application Fee.....	200.00
Returned Checks (per check for processing NSF check).....	32.00
Zone of Benefit Recovery Charge Administration Fee.....	105.00

Legal Services Department:

Development Code	\$ 55.00
Updates	\$0.03/page + postage
Tualatin Municipal Code	55.00

Operations Department:

Street Tree and Installation (Single Family Only)	\$ 175
Tree-for-a-Fee Program	\$ 45.00

Community Development Department:

Amendment to Comprehensive Plan Map	\$1,795.00
Amendment to Comprehensive Plan Text/Landmark Designation/Removal of Landmark Designation	1,795.00
Annexation.....	1,225.00
Appeal Proceeding to Council	115.00
Appeal Expedited Process to Referee, Deposit per ORS 197.375	300.00

Architectural Review Application, Nonexpedited Process:

 Estimated Project Value:

Under \$5,000	100.00
\$5,000 - \$24,999.99.....	470.00
\$25,000 - \$99,999.99.....	850.00
\$100,000 - 499,999.99.....	1,415.00
\$500,000 and greater.....	2,070.00

Architectural Review Application, Expedited Process:

 Estimated Project Value:

Under \$5,000	100.00
\$5,000 - \$24,999.99.....	945.00
\$25,000 - \$99,999.99.....	1,880.00
\$100,000 - 499,999.99.....	2,830.00
\$500,000 and greater.....	4,335.00

Conditional Use Permit.....	1,225.00
Conditional Use Permit Renewal.....	1,225.00
Core Area Parking District Tax Appeal.....	115.00
Interpretation of Development Code.....	No Fee
Industrial Master Plans	1,565.00
Landmark Alteration/New Construction Review.....	50.00
Landmark Demolition Review.....	50.00
Landmark Relocation Review.....	50.00
Reinstatement of Nonconforming Use.....	1,225.00
Request for Council Rehearing.....	140.00
Sign Code Interpretation.....	350.00
Sign Ordinance.....	6.00
Sign Code Variance.....	580.00
Sign Permit:	
New Sign or Structural Change to Existing Sign.....	115.00
Temporary Sign or Each Face Change to Existing Sign.....	60.00
Temporary Uses, 1 - 3 days	40.00
4 - 180 days	\$40.00 + 1.50/day
Over 3 days	not to exceed a total of \$170.00
Transitional Use Permit	1,315.00
Tree Removal Permit, 1 tree.....	276.00
each additional tree, \$10.00 not to exceed a total of.....	300.00
Variance:	
When primary use is a single family dwelling in RL or RML.....	245.00
When primary use is not a single family dwelling in RL or RML.....	1,225.00
Variance, Minor:	
When primary use is a single family dwelling in RL or RML.....	245.00
When primary use is not a single family dwelling in RL or RML.....	905.00
All Other Actions.....	280.00

Police Department:

Copies of Audio Tapes	\$11.00 per tape
Copies of Video Tapes	35.00 per tape
Copies of Photographs	13.00 plus 0.50 per photo
Copies of Police Reports (no charge to victims):	
1 - 10 pages.....	6.00
plus each page over 10.....	0.20

Alarm Permit, Initial Application.....	21.00
Alarm Permit, Annual Renewal.....	21.00
Alarm Permit, 1st False Alarm	No charge
Alarm Permit, 2nd False Alarm.....	No charge
Alarm Permit, 3rd False Alarm.....	79.00
Alarm Permit, 4th False Alarm.....	105.00
Alarm Permit, 5th False Alarm.....	158.00
Alarm Permit, 6 th and More False Alarms	210.00 per alarm
Release of Towed (impounded) Vehicles	100.00



STAFF REPORT CITY OF TUALATIN

Approved By Tualatin City Council
Date 2/25/2008
Recording Secretary J Kirby

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Doug Rux, Community Development Director *DR*
Eric Underwood, Development Coordinator *EU*

DATE: February 25, 2008

SUBJECT: RESOLUTION ACCEPTING DEED OF DEDICATIONS AND EASEMENTS ASSOCIATED WITH THE SW HERMAN ROAD IMPROVEMENT PROJECT

ISSUE BEFORE THE COMMISSION:

Whether the Tualatin City Council should adopt a resolution accepting Deeds of Dedication and Slope/Utility Easements as part of the SW Herman Road Improvement Project.

RECOMMENDATION:

Staff recommends that the City Council adopt the attached resolution.

EXECUTIVE SUMMARY:

- This action is not a public hearing.
- The Fiscal Year 07/08 Leveton Tax Increment District Project Fund contains a capital project to design roadway improvements, and acquire rights-of-way and easements for the SW Herman Road Improvement Project.
- The project area consists of SW Herman Road from SW Teton Avenue to 124th Avenue.
- This public improvement project is funded by the Tualatin Development Commission ("Commission") from SW 108th Avenue to SW 124th Avenue. The City is funding improvements from SW Teton Avenue to SW 108th Avenue.
- The primary purpose of constructing the roadway is to better facilitate freight mobility and industrial traffic flow within the District and to improve storm water drainage as well as overall roadway conditions.
- As part of the project, rights-of-way acquisition and utility, slope, and permanent easements have been identified.

- The acceptance of the Deed of Dedications and Easements are conditioned on the Commission at their February 25, 2008 meeting adopting a resolution authorizing compensation for the Deed of Dedications and Easements for the amounts noted in the attached documents.
- The Commission at its August 13, 2007 meeting directed the acquisition of rights-of-ways and easements.
- The documents to be accepted are from the following:
 - Hageman Development, Inc. and Hageman Properties. (Deeds of Dedication and Slope/Utility Easements).
- The Deed of Dedications and Easements are being presented to the Council for acceptance because the subject project is for a public street improvement and the Commission does not accept these types of documents.
- There are no criteria to apply to this request.

OUTCOMES OF DECISION:

Approval of the request to accept Deed of Dedications and Easements will result in the following:

1. Allow the Commission to obtain the rights-of-way and easements needed to construct roadway improvements.
2. Allow the SW Herman Road Improvement Project to maintain its current timeline.

Denial of the request to accept Deed of Dedications and Easements will result in the following:

1. The project will be delayed.
2. The Commission will need to decide whether or not to renegotiate right-of-way and easement acquisition costs.

ALTERNATIVES TO RECOMMENDATION:

Alternatives evaluated to acceptance of Deed of Dedications and Easements are as follows:

1. Renegotiate right-of-way and easement need and acquisition costs with current property owners.
2. Put project on hold.

FINANCIAL IMPLICATIONS:

Compensation for the Deed of Dedications and Easements were addressed by the Commission at their February 25, 2008 meeting and is not applicable to acceptance of these documents. The Commission is paying for document recording.

PUBLIC INVOLVEMENT:

Public involvement is not required as part of this action.

Attachments: A. Rights-of-Way and Slope/Utility Easements Map
 B. Resolution with Exhibits

RESOLUTION NO. 4757-08

RESOLUTION ACCEPTING DEED OF DEDICATIONS
AND EASEMENTS IN ASSOCIATION WITH THE
SW HERMAN ROAD IMPROVEMENT PROJECT

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUALATIN,
OREGON, that:

Section 1. The attached documents, Exhibits 1 and 2, are hereby accepted by
the City of Tualatin:

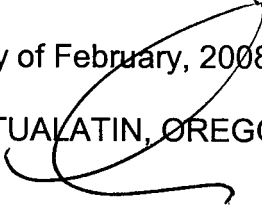
1. Deed of Dedication and Slope/Public Utility Easement from Hageman
Development, Inc.
2. Deed of Dedication and Slope/Public Utility Easement from Hageman
Properties.

Section 2. The City Recorder shall be instructed to cause said Deed of
Dedications and Slope/Public Utility Easements to be recorded in the Book of
Records of the Washington County Recorder.

Section 3. The acceptance of the Deed of Dedications and Easements are
conditioned on the Tualatin Development Commission adopting a resolution
authorizing compensation for the Deed of Dedications and Easements.

INTRODUCED AND ADOPTED this 25th day of February, 2008.

CITY OF TUALATIN, OREGON

By  _____
Mayor

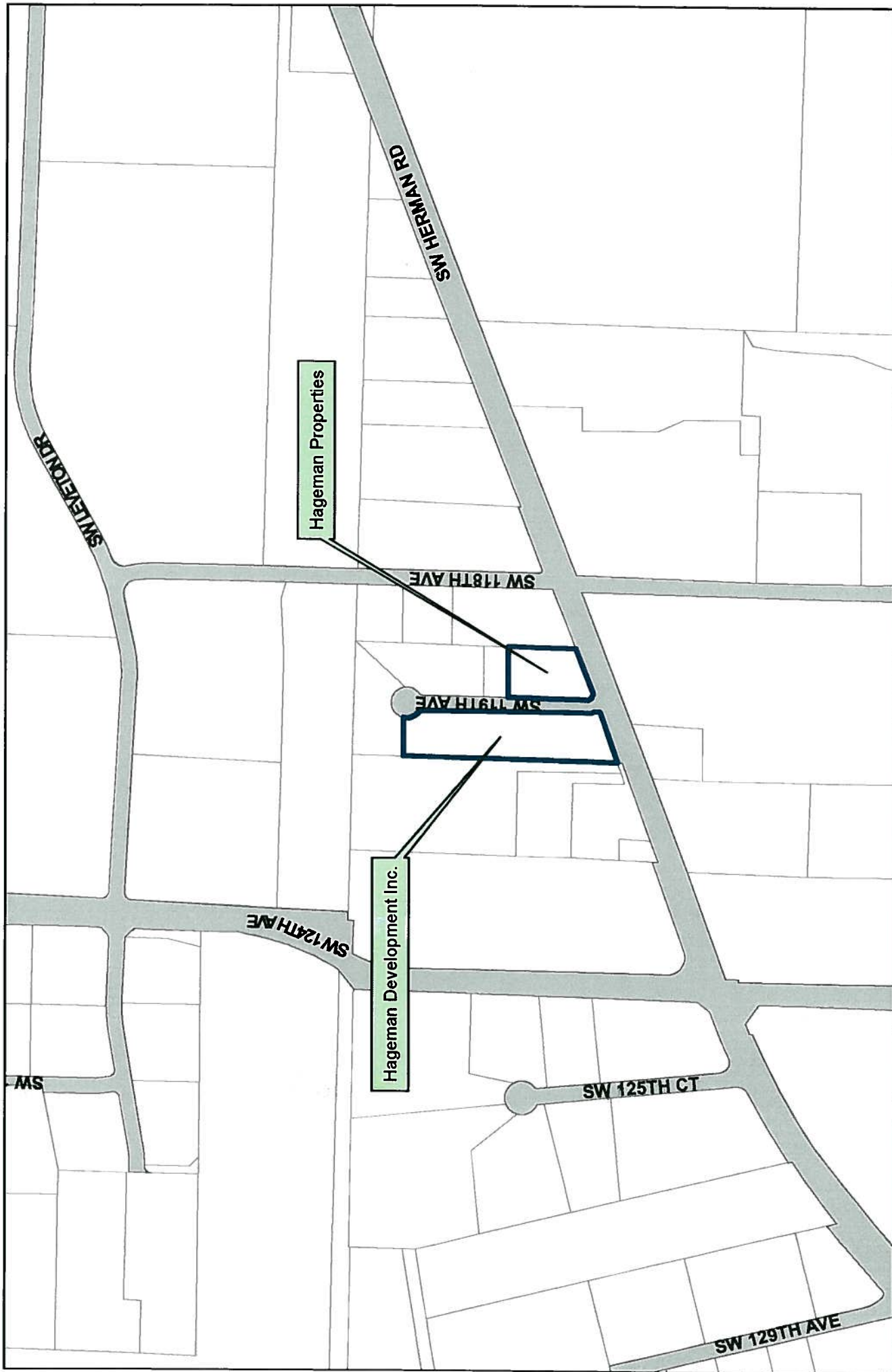
APPROVED AS TO LEGAL FORM


CITY ATTORNEY

ATTEST:

By  _____
City Recorder

Resolution No. 4757-08



RF 1:5,800

This map is derived from various digital database sources. The City of Tualsis, OR assumes no responsibility or liability for any errors or omissions in this information. This map is provided as a public service by Tualsis Engineering and Building Dept. Project ID: 20110204

Parcels of Interest





CITY OF TUALATIN, OREGON

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Contractors Incorporated and Hageman Development, Inc. (the "GRANTOR") grants to the City of Tualatin (the "CITY"), its successors in interest and assigns, the following real property with the tenements, hereditaments and appurtenances, situated in the County of Washington, State of Oregon, for the use of the public as a public way forever, for street, road, right-of-way and public utility purposes, bounded and described as follows, to wit:

*See attached legal description
and attached map of description*

TO HAVE AND TO HOLD, the described and granted premises unto the said CITY, its successors in interest and assigns forever.

The true consideration of this conveyance is Sixteen Thousand Seven Hundred Sixty-Seven and No/100 Dollars (\$16,767.00) and other valuable consideration, the receipt of which is acknowledged by GRANTOR.

The GRANTOR covenants to the CITY, and CITY'S successors in interest and assigns that GRANTOR is lawfully seized in fee simple of the granted premises, free from all encumbrances, except encumbrances stated in the attached and incorporated exhibit entitled "Excepted Encumbrances", and that GRANTOR, GRANTOR'S heirs, and personal representatives shall warrant and forever defend the premises to the CITY, its successors in interest and assigns against the lawful claims and demands of all persons claiming by, through, or under the GRANTOR.

EXECUTED this 23 day of January, 2008

Contractors Incorporated

MICHAEL S. HAGEMAN
Name (print or type)

Name (print or type)

Michael S. Hageman
Signature

Signature

PRESIDENT
Title

Title

STATE OF OREGON)
) ss
County of Washington)

On this 23 day of January, 2008 before me, the undersigned, a Notary Public, personally appeared Michael S. Hageman and _____ who are known to be the president and _____ of Contractors Incorporated and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: Nancy K Ochs
Notary Public for Oregon

My commission expires: May 4, 2009

EXECUTED this 10 day of January, 2008

Hageman Development, Inc.

THOMAS C. HAGEMAN
Name (print or type)

Name (print or type)

[Signature]
Signature

Signature

PRESIDENT
Title

Title

STATE OF OREGON)
County of Washington) ss

On this 10 day of January, 2008, before me, the undersigned, a Notary Public, personally appeared Thomas C. Hageman and President and _____ who are known to be the _____ of Hageman Development, Inc. and acknowledged the foregoing instrument to be their voluntary act and deed.

Before me: Nancy K Ochs
Notary Public for Oregon

My commission expires: 5/4/09



CITY OF TUALATIN, OREGON

By [Signature]
Mayor

ATTEST:

By [Signature]
City Recorder

EXHIBIT A

**Herman Road Improvement Project
June 25, 2007**

**Tax Map No. 2S122C 0502
HAGEMAN DEVELOPMENT**

PARCEL 1 - RIGHT-OF-WAY DEDICATION

A parcel of land lying in that tract of real property in Section 22, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Tualatin, Washington County, Oregon and being more particularly described in a Deed to HAGEMAN DEVELOPMENT, INC., recorded on December 19, 2003, in Document No. 2003-207934, Washington County Book of Records, said parcel being that portion of said property included in a strip of land 49.25 feet in width, lying northerly of the centerline of SW Herman Road (County Road 489), which centerline is described as follows:

Beginning at station 34+82.00, said point being South 4°53'13" East, 1440.06 feet from the West quarter corner of Section 22, Township 2 South, Range 1 West, said point also being 40.00 feet from the centerline of the Southern Pacific Railroad centerline when measured at right angles, said point also being on the centerline of SW 124th Avenue as shown on Survey No. 29,817 filed with Washington County Surveyor's office;

Thence North 68°56'37" East, parallel with and 40.00 feet from said Railroad centerline, 5913.76 feet to station 93+95.76; said point being at the intersection with the centerline of SW Teton Avenue.

EXCEPT therefrom that portion lying within the existing right-of-way of SW Herman Road (County Road 489) and EXCEPT therefrom that portion lying within the existing right-of-way of SW 119th Ave.

This area of land contains 1,755 square feet (0.040 acres), more or less.

EXHIBIT A -Continued

PARCEL 2 – PERMANENT SLOPE AND UTILITY EASEMENT

A parcel of land lying in that tract of real property in Section 22, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Tualatin, Washington County, Oregon and being more particularly described in a Deed to HAGEMAN DEVELOPMENT, INC., recorded on December 19, 2003, in Document No. 2003-207934, Washington County Book of Records, said parcel being that portion of said property included in a strip of land variable in width, lying northerly of the centerline of SW Herman Road (County Road 489), said centerline described in PARCEL 1.

The widths in feet of the strip of land above referred to are as follows:

<u>SW HERMAN ROAD STATION</u>	<u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u>
From 44+25.00 To 44+40.00	57.50 feet
From 44+40.00 To 46+60.00	55.75 feet

EXCEPT therefrom that portion lying within the existing right-of-way of SW Herman Road (County Road 489), EXCEPT therefrom that portion lying within the existing right-of-way of SW 119th Ave., and EXCEPT that portion described in PARCEL 1.

This area of land contains 1,301 square feet (0.030 acres), more or less.

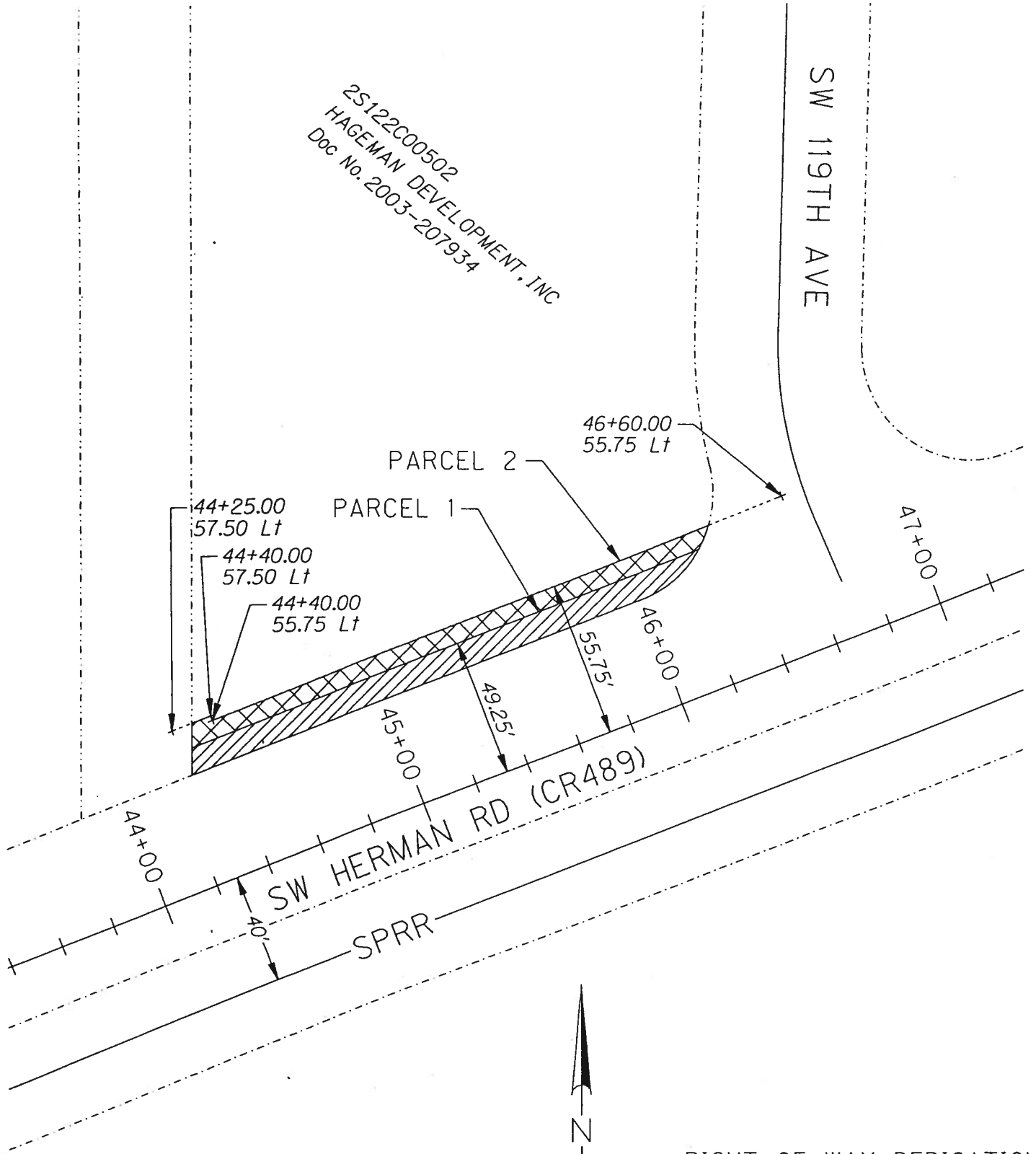


RENEWAL: 6/30/09
SIGNED: 6/29/07

EXHIBIT B

2S122000502
HAGEMAN DEVELOPMENT, INC
Doc No. 2003-207934

SW 119TH AVE

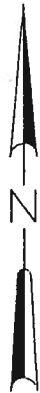


PARCEL 1
RIGHT OF WAY DEDICATION



PARCEL 2
SLOPE AND UTILITY EASEMENT

1"=50'



RIGHT OF WAY DEDICATION
CITY OF TUALATIN
HERMAN ROAD
IMPROVEMENT PROJECT
JUNE, 2007



CITY OF TUALATIN, OREGON

SLOPE AND PUBLIC UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Contractors Incorporated and Hageman Development, Inc. (the "GRANTOR"), grants to the City of Tualatin (the "CITY"), its successors in interest and assigns, the permanent right to construct, reconstruct, operate and maintain a Slope and Public Utilities, including but not limited to water, sewer, storm drain, power, telephone, cable television, and natural gas lines and facilities on the following described land:

See attached legal description and map

This Slope and Public Utility Easement is granted for the purpose of design, construction, operation, reconstruction, maintenance, and repair of a slope and utility in support of and to protect and save from damage the adjacent public right-of-way used for a public roadway, sidewalk, and related improvements and to allow installation of public utilities systems in this area.

TO HAVE AND TO HOLD, the described easement unto the CITY, its successors in interest and assigns forever.

GRANTOR reserves the right to use the surface of the land for walkways, plantings, parking, landscape maintenance, and related uses. Uses by the GRANTOR shall not be inconsistent or interfere with the use of the easement area by the CITY. No building or utility shall be placed upon, under, or within the property subject to the easement during its term without the written permission of the CITY.

Except as otherwise provided, upon completion of construction by CITY, the CITY shall restore the disturbed surface of the property to the condition reasonably similar to the previous state, and shall indemnify and hold the GRANTOR harmless against all loss, costs, or damage arising out of the exercise of the rights granted. Nothing contained in this easement shall be construed as requiring the CITY, its successors in interest or assigns to maintain landscaping, walkways, parking, or other surface or subsurface improvement made or constructed by or on behalf of the GRANTOR, its heirs, successors in interest or assigns.

The true and actual consideration paid for this transfer consists of One Thousand Four Hundred Eighty-Three and No/100 Dollars (\$1,483.00) or includes other property or other value given or promised, the receipt of which is acknowledge by the GRANTOR.

The GRANTOR covenants to the CITY, and CITY'S successors in interest and assigns that GRANTOR is lawfully seized in fee simple of the granted premises, free from all encumbrances, except encumbrances, easements, restrictions and rights-of-way of record and those common and apparent on the land, and that GRANTOR, GRANTOR'S heirs, and personal representatives shall warrant and forever defend the premises to the CITY, its successors in interest and assigns against the lawful claims and demands of all persons claiming by, through, or under the GRANTOR.

EXECUTED this 23 day of January, 2008

Contractors Incorporated

MICHAEL S HAGEMAN
Name (print or type)

Name (print or type)

Michael S Hageman
Signature

Signature

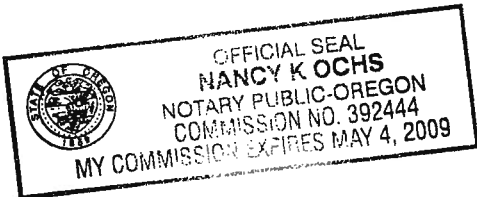
PRESIDENT
Title

Title

STATE OF OREGON)
) ss
County of Washington)

On this 23 day of January, 2008, before me, the undersigned, a Notary Public, personally appeared Michael S. Hageman and President who are known to be the and _____ of

Contractors Incorporated and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: Nancy K Ochs
Notary Public for Oregon

My commission expires: May 4, 2009

EXECUTED this 10 day of January, 2008

Hageman Development, Inc.

THOMAS C. HAGEMAN
Name (print or type)

Name (print or type)

[Signature]
Signature

Signature

PRESIDENT
Title

Title

STATE OF OREGON)
) ss
County of Washington)

On this 10 day of January, 2008, before me, the undersigned, a Notary Public, personally appeared Thomas C. Hageman and President who are known to be the and of Hageman Development, Inc. and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: Nancy K Ochs
Notary Public for Oregon

My commission expires: 5/4/09

CITY OF TUALATIN, OREGON

By [Signature]
Mayor

ATTEST:

By [Signature]
City Recorder

Eas/Slope_Utility TDC

EXHIBIT A

**Herman Road Improvement Project
June 25, 2007**

**Tax Map No. 2S122C 0502
HAGEMAN DEVELOPMENT**

PARCEL 1 - RIGHT-OF-WAY DEDICATION

A parcel of land lying in that tract of real property in Section 22, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Tualatin, Washington County, Oregon and being more particularly described in a Deed to HAGEMAN DEVELOPMENT, INC., recorded on December 19, 2003, in Document No. 2003-207934, Washington County Book of Records, said parcel being that portion of said property included in a strip of land 49.25 feet in width, lying northerly of the centerline of SW Herman Road (County Road 489), which centerline is described as follows:

Beginning at station 34+82.00, said point being South 4°53'13" East, 1440.06 feet from the West quarter corner of Section 22, Township 2 South, Range 1 West, said point also being 40.00 feet from the centerline of the Southern Pacific Railroad centerline when measured at right angles, said point also being on the centerline of SW 124th Avenue as shown on Survey No. 29,817 filed with Washington County Surveyor's office;

Thence North 68°56'37" East, parallel with and 40.00 feet from said Railroad centerline, 5913.76 feet to station 93+95.76; said point being at the intersection with the centerline of SW Teton Avenue.

EXCEPT therefrom that portion lying within the existing right-of-way of SW Herman Road (County Road 489) and EXCEPT therefrom that portion lying within the existing right-of-way of SW 119th Ave.

This area of land contains 1,755 square feet (0.040 acres), more or less.

EXHIBIT A -Continued

PARCEL 2 – PERMANENT SLOPE AND UTILITY EASEMENT

A parcel of land lying in that tract of real property in Section 22, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Tualatin, Washington County, Oregon and being more particularly described in a Deed to HAGEMAN DEVELOPMENT, INC., recorded on December 19, 2003, in Document No. 2003-207934, Washington County Book of Records, said parcel being that portion of said property included in a strip of land variable in width, lying northerly of the centerline of SW Herman Road (County Road 489), said centerline described in PARCEL 1.

The widths in feet of the strip of land above referred to are as follows:

<u>SW HERMAN ROAD STATION</u>	<u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u>
From 44+25.00 To 44+40.00	57.50 feet
From 44+40.00 To 46+60.00	55.75 feet

EXCEPT therefrom that portion lying within the existing right-of-way of SW Herman Road (County Road 489), EXCEPT therefrom that portion lying within the existing right-of-way of SW 119th Ave., and EXCEPT that portion described in PARCEL 1.

This area of land contains 1,301 square feet (0.030 acres), more or less.

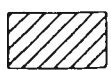
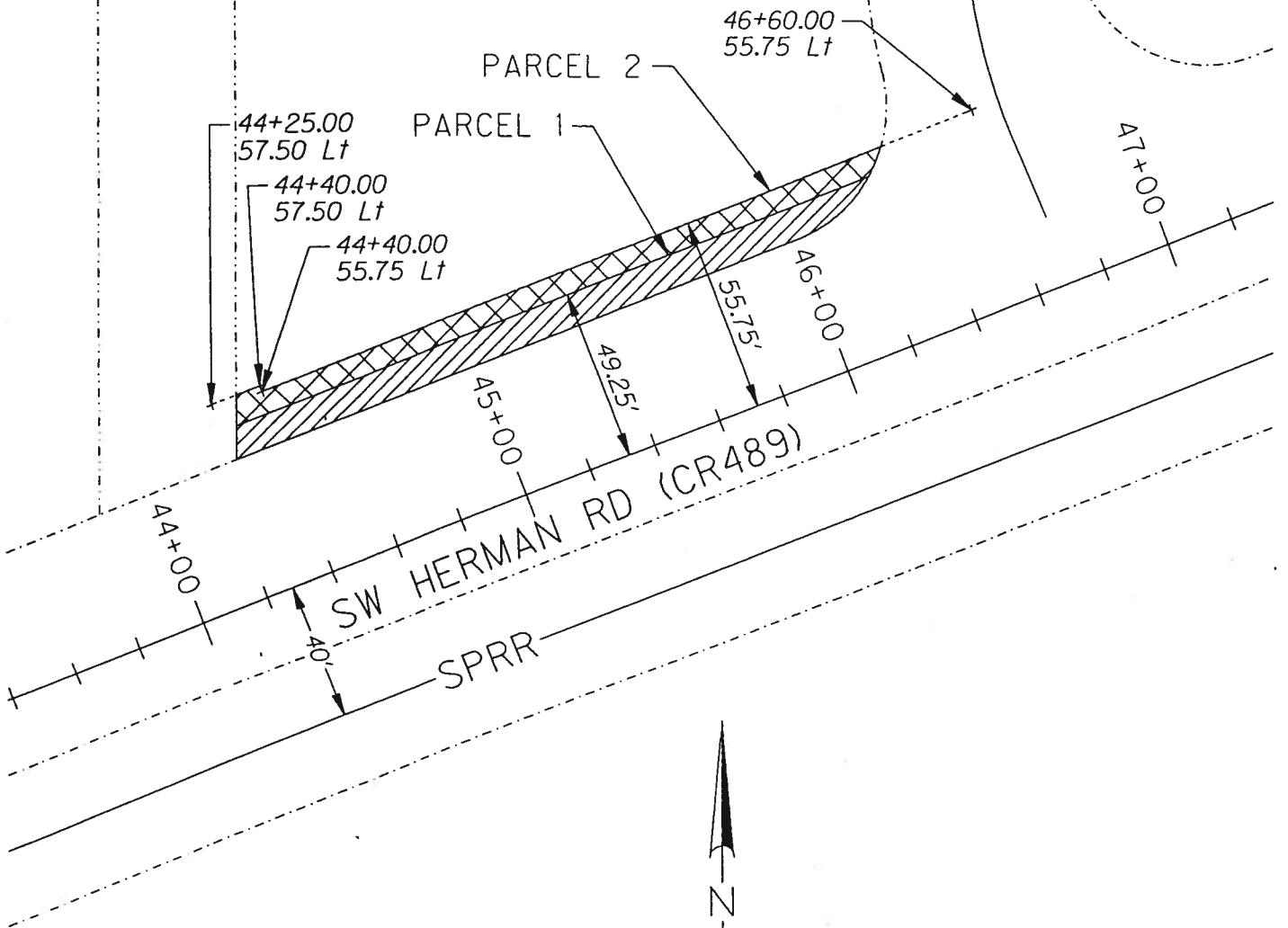


RENEWAL: 6/30/09
SIGNED: 6/29/07

EXHIBIT B

25122C00502
 HAGEMAN DEVELOPMENT, INC
 Doc No. 2003-207934

SW 119TH AVE



PARCEL 1
 RIGHT OF WAY DEDICATION



PARCEL 2
 SLOPE AND UTILITY EASEMENT 1"=50'



RIGHT OF WAY DEDICATION
 CITY OF TUALATIN

HERMAN ROAD
 IMPROVEMENT PROJECT
 JUNE, 2007



CITY OF TUALATIN, OREGON

DEED OF DEDICATION

KNOW ALL MEN BY THESE PRESENTS, that Hageman Properties (the "GRANTOR") grants to the City of Tualatin (the "CITY"), its successors in interest and assigns, the following real property with the tenements, hereditaments and appurtenances, situated in the County of Washington, State of Oregon, for the use of the public as a public way forever, for street, road, right-of-way and public utility purposes, bounded and described as follows, to wit:

*See attached legal description
and attached map of description*

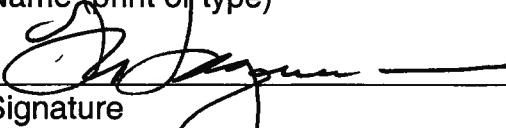
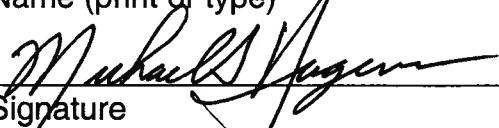
TO HAVE AND TO HOLD, the described and granted premises unto the said CITY, its successors in interest and assigns forever.

The true consideration of this conveyance is Twenty-Five Thousand One Hundred Nineteen and No/100 Dollars (\$25,119.00) and other valuable consideration, the receipt of which is acknowledged by GRANTOR.

The GRANTOR covenants to the CITY, and CITY'S successors in interest and assigns that GRANTOR is lawfully seized in fee simple of the granted premises, free from all encumbrances, except encumbrances stated in the attached and incorporated exhibit entitled "Excepted Encumbrances", and that GRANTOR, GRANTOR'S heirs, and personal representatives shall warrant and forever defend the premises to the CITY, its successors in interest and assigns against the lawful claims and demands of all persons claiming by, through, or under the GRANTOR.

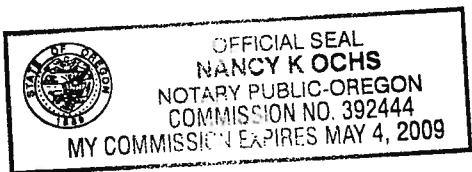
EXECUTED this 23 day of January, 2008

Hageman Properties

<u>THOMAS C. HAGEMAN, MANAGER</u>	<u>MICHAEL S. HAGEMAN</u>
Name (print or type)	Name (print or type)
	
Signature	Signature
<u>MANAGER</u>	<u>MANAGER</u>
Title	Title

STATE OF OREGON)
) ss
County of Washington)


On this 23 day of January, 2008 before me, the undersigned, a Notary Public, personally appeared Thomas C. Hageman and Michael S. Hageman who are known to be the managers and _____ of Hageman Properties and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: Nancy K. Ochs
Notary Public for Oregon

My commission expires: May 4, 2009

CITY OF TUALATIN, OREGON

By 
Mayor

ATTEST:

By 
City Recorder

EXHIBIT A

**Herman Road Improvement Project
June 25, 2007**

**Tax Map No. 2S122C 0501
HAGEMAN PROPERTIES**

PARCEL 1 - RIGHT-OF-WAY DEDICATION

A parcel of land lying in that tract of real property in Section 22, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Tualatin, Washington County, Oregon and being more particularly described in a Deed to HAGEMAN PROPERTIES, recorded on October 24, 1989, in Document No. 89-51633, Washington County Book of Records, said parcel being that portion of said property included in a strip of land 49.25 feet in width, lying northerly of the centerline of SW Herman Road (County Road 489), which centerline is described as follows:

Beginning at station 34+82.00, said point being South 4°53'13" East, 1440.06 feet from the West quarter corner of Section 22, Township 2 South, Range 1 West, said point also being 40.00 feet from the centerline of the Southern Pacific Railroad centerline when measured at right angles, said point also being on the centerline of SW 124th Avenue as shown on Survey No. 29,817 filed with Washington County Surveyor's office;

Thence North 68°56'37" East, parallel with and 40.00 feet from said Railroad centerline, 5913.76 feet to station 93+95.76; said point being at the intersection with the centerline of SW Teton Avenue.

EXCEPT therefrom that portion lying within the existing right-of-way of SW Herman Road (County Road 489) and EXCEPT therefrom that portion lying within the existing right-of-way of SW 119th Ave.

This area of land contains 1,590 square feet (0.037 acres), more or less.

EXHIBIT A -Continued

PARCEL 2 – PERMANENT SLOPE AND UTILITY EASEMENT

A parcel of land lying in that tract of real property in Section 22, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Tualatin, Washington County, Oregon and being more particularly described in a Deed to HAGEMAN PROPERTIES, recorded on October 24, 1989, in Document No. 89-51633, Washington County Book of Records, said parcel being that portion of said property included in a strip of land 55.75 feet in width, lying northerly of the centerline of SW Herman Road (County Road 489), said centerline described in PARCEL 1.

EXCEPT therefrom that portion lying within the existing right-of-way of SW Herman Road (County Road 489), EXCEPT therefrom that portion lying within the existing right-of-way of SW 119th Ave., and EXCEPT that portion described in PARCEL 1.

This area of land contains 1,213 square feet (0.028 acres), more or less.



RENEWAL: 6/30/09
SIGNED: 6/29/07

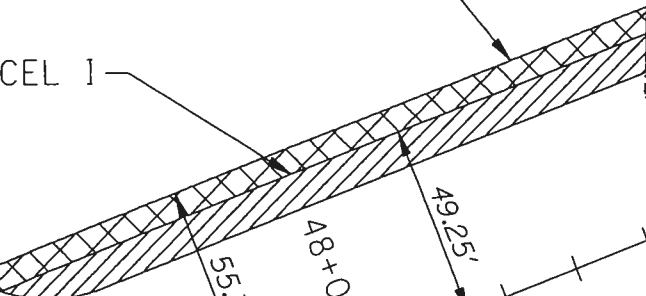
EXHIBIT B

2S122C00501
HAGEMAN PROPERTIES
Doc No. 89-51633

SW 119TH AVE

PARCEL 2

PARCEL 1



49+00

49.25'

48+00

55.75'

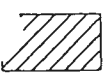
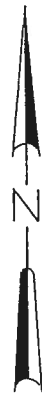
47+00

SW HERMAN RD (CR489)

40'

46+00

SPRR



PARCEL 1
RIGHT OF WAY DEDICATION



PARCEL 2
SLOPE AND UTILITY EASEMENT

1"=50'

RIGHT OF WAY DEDICATION
CITY OF TUALATIN
HERMAN ROAD
IMPROVEMENT PROJECT
JUNE, 2007

"EXCEPTED ENCUMBRANCES"

9. The herein described property lies within the boundaries of the Leveton Tax Increment Plan as approved in Ordinance No. 674-85, including the terms and provisions thereof,
Recorded Date: September 24, 1985
Recording Number: 85037690 and amendments thereto

10. Street Improvement Agreement, including the terms and provisions thereof,
Between: City of Tualatin
Dated: September 23, 1985
Recorded Date: October 17, 1985
Recording Number: 85041469



CITY OF TUALATIN, OREGON

SLOPE AND PUBLIC UTILITY EASEMENT

KNOW ALL MEN BY THESE PRESENTS, that Hageman Properties (the "GRANTOR"), grants to the City of Tualatin (the "CITY"), its successors in interest and assigns, the permanent right to construct, reconstruct, operate and maintain a Slope and Public Utilities, including but not limited to water, sewer, storm drain, power, telephone, cable television, and natural gas lines and facilities on the following described land:

See attached legal description and map

This Slope and Public Utility Easement is granted for the purpose of design, construction, operation, reconstruction, maintenance, and repair of a slope and utility in support of and to protect and save from damage the adjacent public right-of-way used for a public roadway, sidewalk, and related improvements and to allow installation of public utilities systems in this area.

TO HAVE AND TO HOLD, the described easement unto the CITY, its successors in interest and assigns forever.

GRANTOR reserves the right to use the surface of the land for walkways, plantings, parking, landscape maintenance, and related uses. Uses by the GRANTOR shall not be inconsistent or interfere with the use of the easement area by the CITY. No building or utility shall be placed upon, under, or within the property subject to the easement during its term without the written permission of the CITY.

Except as otherwise provided, upon completion of construction by CITY, the CITY shall restore the disturbed surface of the property to the condition reasonably similar to the previous state, and shall indemnify and hold the GRANTOR harmless against all loss, costs, or damage arising out of the exercise of the rights granted. Nothing contained in this easement shall be construed as requiring the CITY, its successors in interest or assigns to maintain landscaping, walkways, parking, or other surface or subsurface improvement made or constructed by or on behalf of the GRANTOR, its heirs, successors in interest or assigns.

The true and actual consideration paid for this transfer consists of One Thousand Four Hundred Thirty-One and No/100 Dollars (\$1,431.00) or includes other property or other value given or promised, the receipt of which is acknowledge by the GRANTOR.

The GRANTOR covenants to the CITY, and CITY'S successors in interest and assigns that GRANTOR is lawfully seized in fee simple of the granted premises, free from all encumbrances, except encumbrances, easements, restrictions and rights-of-way of record and those common and apparent on the land, and that GRANTOR, GRANTOR'S heirs, and personal representatives shall warrant and forever defend the premises to the CITY, its successors in interest and assigns against the lawful claims and demands of all persons claiming by, through, or under the GRANTOR.

EXECUTED this 23 day of January, 2008

Hageman Properties

THOMAS C HAGEMAN

Name (print or type)

[Signature]

Signature

MANAGER

Title

MICHAEL S HAGEMAN

Name (print or type)

[Signature]

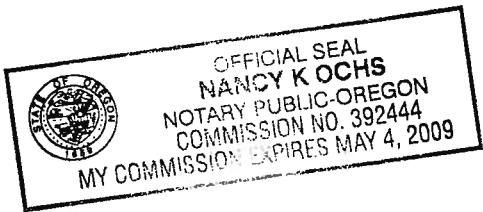
Signature

MANAGER

Title

STATE OF OREGON)
) ss
County of Washington)

On this 23 day of January, 2008 before me, the undersigned, a Notary Public, personally appeared Thomas C. Hageman and Michael S. Hageman who are known to be the managers and _____ of Hageman Properties and acknowledged the foregoing instrument to be their voluntary act and deed.



Before me: *[Signature]*
Notary Public for Oregon

My commission expires: May 4, 2009

CITY OF TUALATIN, OREGON
By *[Signature]*
Mayor

ATTEST:
By *[Signature]*
City Recorder

Eas/Slope_Utility TDC

EXHIBIT A

**Herman Road Improvement Project
June 25, 2007**

**Tax Map No. 2S122C 0501
HAGEMAN PROPERTIES**

PARCEL 1 - RIGHT-OF-WAY DEDICATION

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EXCEPT therefrom that portion lying within the existing right-of-way of SW Herman Road (County Road 489) and EXCEPT therefrom that portion lying within the existing right-of-way of SW 119th Ave.

This area of land contains 1,590 square feet (0.037 acres), more or less.

EXHIBIT A -Continued

PARCEL 2 – PERMANENT SLOPE AND UTILITY EASEMENT

A parcel of land lying in that tract of real property in Section 22, Township 2 South, Range 1 West of the Willamette Meridian, in the City of Tualatin, Washington County, Oregon and being more particularly described in a Deed to HAGEMAN PROPERTIES, recorded on October 24, 1989, in Document No. 89-51633, Washington County Book of Records, said parcel being that portion of said property included in a strip of land 55.75 feet in width, lying northerly of the centerline of SW Herman Road (County Road 489), said centerline described in PARCEL 1.

EXCEPT therefrom that portion lying within the existing right-of-way of SW Herman Road (County Road 489), EXCEPT therefrom that portion lying within the existing right-of-way of SW 119th Ave., and EXCEPT that portion described in PARCEL 1.

This area of land contains 1,213 square feet (0.028 acres), more or less.



RENEWAL: 6/30/09
SIGNED: 6/29/07

EXHIBIT B

2S122C00501
HAGEMAN PROPERTIES
Doc No. 89-51633

SW 119TH AVE

PARCEL 2

PARCEL 1

49+00

49.25'

48+00

55.75'

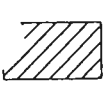
47+00

SW HERMAN RD (CR489)

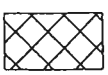
SPRR

49+00

40'



PARCEL 1
RIGHT OF WAY DEDICATION



PARCEL 2
SLOPE AND UTILITY EASEMENT

1"=50'

RIGHT OF WAY DEDICATION
CITY OF TUALATIN

HERMAN ROAD
IMPROVEMENT PROJECT
JUNE, 2007

CH2MHILL



STAFF REPORT

CITY OF TUALATIN

Approved By Tualatin City Council

Date 2/25/2008

Recording Secretary J. Kirby

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Michael A. McKillip, City Engineer *MAK*
Mike Darby, Engineering Tech II *MD*

DATE: February 25, 2008

SUBJECT: RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS
CONSTRUCTED IN ASSOCIATION WITH THE RUSSELL
CONSTRUCTION WAREHOUSE

ISSUE BEFORE THE COUNCIL:

Acceptance of public improvements constructed in association with the Russell Construction Warehouse, located at 20915 SW 105th Avenue.

RECOMMENDATION:

Staff recommends that the Council adopt the attached resolution approving and accepting the constructed public improvements.

EXECUTIVE SUMMARY:

All public improvements were constructed as part of the Russell Construction Warehouse.

The improvement constructed was installation of a public water line. This was done as required by Public Works Permit 07-15; and has been satisfactorily completed.

FINANCIAL IMPLICATIONS:

There are minor impacts on utility funds as a result of this work. Costs to be paid by ratepayers.

Attachments: A. Resolution

RESOLUTION NO. 4758-08

RESOLUTION ACCEPTING PUBLIC IMPROVEMENTS
CONSTRUCTED IN ASSOCIATION WITH THE RUSSELL
CONSTRUCTION WAREHOUSE

WHEREAS the City of Tualatin, hereinafter referred to as CITY, issued Norman Russell, hereinafter referred to as DEVELOPER, Public Works Construction Permit No. 07-15 to construct a public improvement consisting of the installation of a 6" public water line in association with the Russell Construction Warehouse, said improvement being required by the Public Works Construction Permit.

WHEREAS DEVELOPER has constructed said required public improvement to standards required by CITY, and now desires to have CITY accept said improvement; and

WHEREAS CITY staff has inspected and recommends approval and acceptance of all public improvements; and

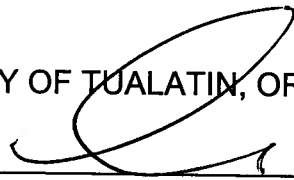
WHEREAS it is in the public interest that CITY accept said improvement.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, OREGON, that:

Section 1. The subject improvement is hereby approved and accepted by the CITY.

INTRODUCED AND ADOPTED this 25th day of February, 2008.

CITY OF TUALATIN, OREGON

By  _____
Mayor

ATTEST

By  _____
City Recorder

Approved as to Form:


Brenda L. Brader
City Attorney

Resolution No. 4758-08



Approved By Tualatin City Council

Date g. Berber

Recording Secretary 2/25/2008

STAFF REPORT

CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Michael A. McKillip, City Engineer *McK*
Kaaren Hofmann, Civil Engineer *KH*

DATE: February 25, 2008

SUBJECT: RESOLUTION AUTHORIZING ACQUISITION OF AN
EASEMENT FOR THE KILLARNEY LANE SEWER & WATER
PROJECT

ISSUE BEFORE THE COUNCIL:

Whether the Council should adopt a resolution authorizing commencement of negotiations to acquire an easement as part of the Killarney Lane Sewer and Water Project.

RECOMMENDATION:

Staff recommends that the Council adopt the attached resolution.

EXECUTIVE SUMMARY:

- This action is not a public hearing.
- The Fiscal Year 07/08 Sewer and Water Operating Funds contain a capital project to construct water and sewer improvements and acquire an easement for the Killarney Lane Sewer & Water project.
- This project will construct a sewer line and remove the existing septic tanks and connect the residents to the sewer system and replace the existing water line in Killarney Lane.
- Before proceeding with the next stage of this project, the Council needs to authorize the resolution to allow commencement of negotiations to acquire an easement.
- One easement is required to reach the existing sewer line north of SW Killarney Lane.
- There are no criteria to apply to this request.

OUTCOMES OF DECISION:

Approval of the request to authorize commencement of negotiations to acquire an easement will result in the following:

1. Allow the City to begin negotiations with property owners for an easement needed to construct sewer improvements.
2. Allow the Killarney Lane Sewer and Water Project to maintain its current timeline.

Denial of the request to authorize commencement of negotiations to acquire easements will result in the following:

1. The project will need to be put on hold.

FINANCIAL IMPLICATIONS:

The Sewer Operating Fund is budgeted at \$800,000 for constructing the sewer improvements.

Attachments: A. Resolution with exhibits

RESOLUTION NO. 4759-08

RESOLUTION AUTHORIZING ACQUISITION OF AN
EASEMENT FOR THE KILLARNEY LANE SEWER AND
WATER PROJECT

WHEREAS the City of Tualatin ("City") is authorized by Oregon law to acquire real property by purchase where the acquisition is necessary for a public purpose; and

WHEREAS Section 13.010 of the Tualatin Development Code indicates the need for the City to implement sewer improvements to ensure adequate facilities for the community; and

WHEREAS City has funding in the Sewer and Water Operating Funds to construct the Killarney Lane Sewer and Water improvements; and

WHEREAS it appears to the Council that acquisition of an easement over the property described in the exhibits is necessary and in the public interest in order to construct the sewer and water improvements; and

WHEREAS the Council finds it necessary to authorize commencement of negotiations to acquire the property described in the exhibits to carry out the provisions of the Tualatin Development Code and constructing this project.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, OREGON, that:

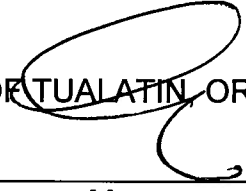
Section 1. The Council finds that it is necessary, required and in the public interest for the purposes of sewer and water improvements to complete the Killarney Lane Sewer and Water improvements within the City, that the interests in real property, described in the exhibits be acquired by negotiation. The proposed improvements have been planned and located in the manner that will be most compatible with the greatest public good and the least private injury.

Section 2. The property acquired permanently by the City for construction of the sewer improvements shall be an easement.

Section 3. The City Attorney is authorized and directed to negotiate on behalf of the City with the property owner or owners for the acquisition of such property or to cause such negotiation to occur. The City Attorney shall follow applicable provisions of the State of Oregon, Department of Transportation, Right-of-Way Manual, as amended, in determining the value of properties being acquired and negotiating the acquisition.

INTRODUCED AND ADOPTED this 25th day of February, 2008.

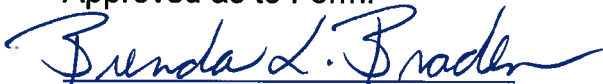
CITY OF TUALATIN, OREGON

By  _____
Mayor

ATTEST:

By  _____
City Recorder

Approved as to Form:

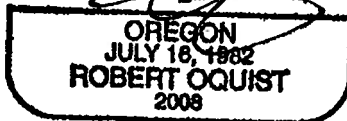
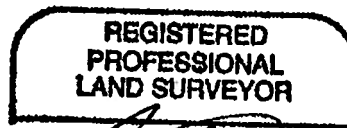

City Attorney



Legal Description

A strip of land for sanitary sewer purposes over and across a portion of that tract of land described in deed to David F. Dwyer and Dena J. Dwyer per Doc. No. 2002 – 038914, Washington County deed records being also a portion of Lot 17, Galway Hill, a plat of record and located in the SW 1/4 of Section 26, T.2S., R.1W., W.M., City of Tualatin, Washington County, Oregon being more particularly described as follows:

Beginning at the Southwest corner of said Lot 17; thence along the west line thereof, N 0° 20' 30" W, 269.39 feet; thence leaving said line, N 87° 35' 21" E, 150.37 feet to a point on the east line of said Lot 17 which bears S 0° 21' 00" E, 4.90 feet from the northeast corner thereof; thence along said east line, S 0° 21' 00" E, 10.01 feet; thence leaving said line, S 87° 35' 21" W, 137.37 feet; thence S 0° 20' 30" E, 259.86 feet to the south line of said lot being a point on the north right-of-way line of SW Killarney Lane; thence along said line, S 89° 39' 30" W, 13.00 feet to the point of beginning.



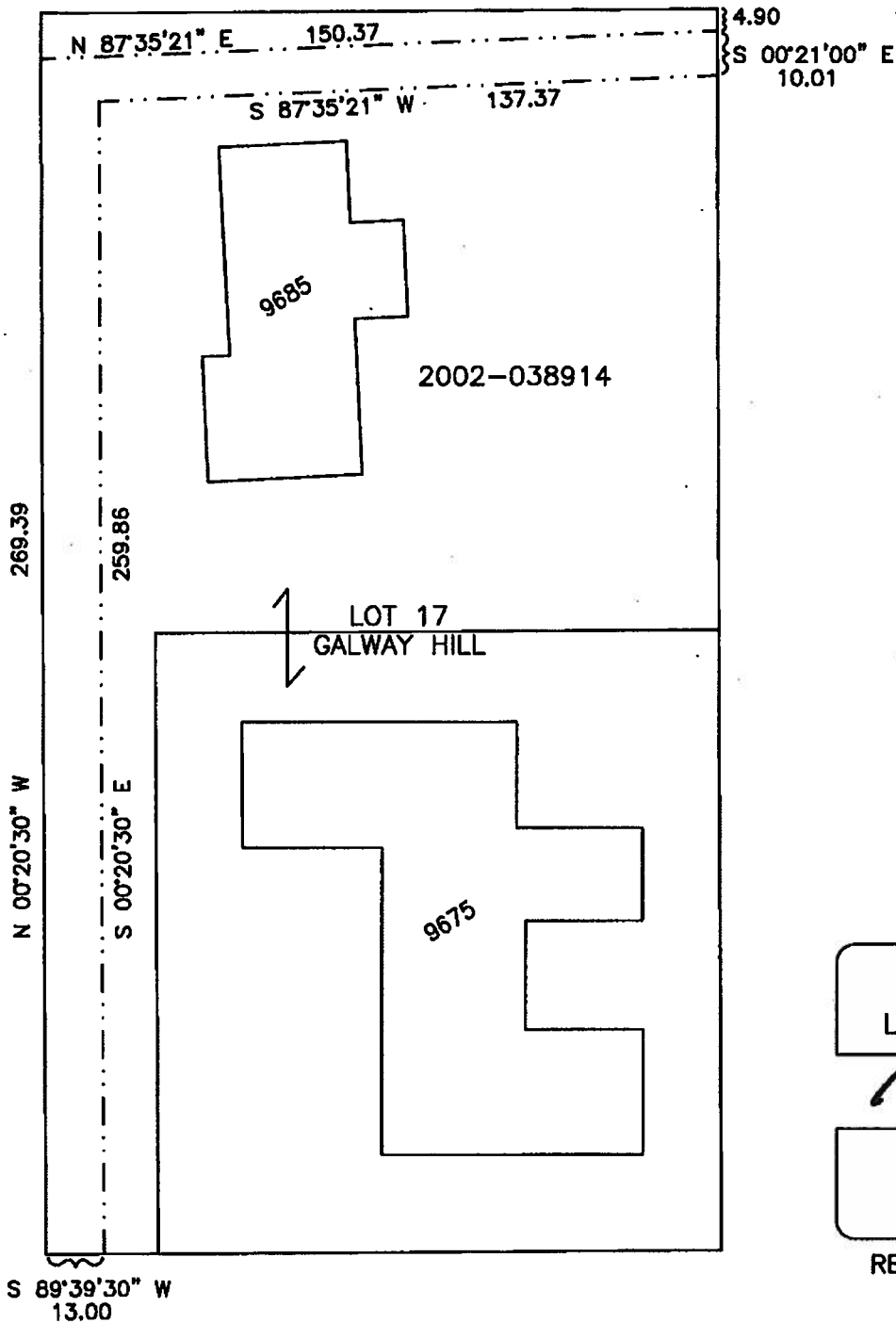
2/12/08

RENEW 12/31/08

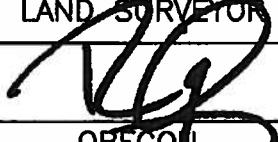
BEING A PORTION OF LOT 17,
GALWAY HILL, LOCATED IN THE
SOUTHWEST ONE-QUARTER OF
SECTION 26, TOWNSHIP 2 SOUTH,
RANGE 1 WEST, OF THE WILLA-
METTE MERIDIAN, WASHINGTON
COUNTY, OREGON.

EXHIBIT MAP

OF SANITARY SEWER EASEMENT



REGISTERED
PROFESSIONAL
LAND SURVEYOR

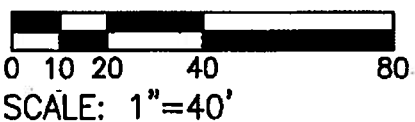


OREGON
JULY 16, 1982
ROBERT OQUIST
2008

RENEWS 12/31/08

FEBRUARY 12, 2008

S.W. KILLARNEY LANE



LANDESIGN GROUP LLC

4445 SW BARBUR BLVD. #210
PORTLAND OR, 97239
503-228-0486
FAX: 503-2261670



Approved By Tualatin City Council

Date 2/25/2008

Recording Secretary g. Kirby

STAFF REPORT CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager *SL*

FROM: Paul Hennon, Community Services Director *Paul Hennon*

DATE: February 25, 2008

SUBJECT: CHANGE ORDER NO. 2 TO THE CONTRACT DOCUMENTS FOR CONSTRUCTION OF THE LIBRARY/CITY OFFICES EXPANSION AND REMODEL PROJECT

ISSUE BEFORE THE COUNCIL:

Council will consider approval of Change Order No. 2 to the construction of the Library/City Offices Expansion and Remodel Project.

RECOMMENDATION:

Approve the attached Change Order No. 2 and authorize the City Manager to execute said Change Order No. 2.

EXECUTIVE SUMMARY:

- The Construction Manager/General Contractor (CM/GC) contract was awarded to P & C Construction Company of Gresham, Oregon on October 9, 2006, and the Guaranteed Maximum Price (GMP) in the amount of \$7,148,798 was approved on May 14, 2007. Change Order no. 1 increased the GMP to \$7,365,089.
- This change order increases the GMP by \$86,540 for work that was not included in the original scope of work (as described on the attached Change Order No. 2) and brings the new GMP to \$7,451,629.
- The contract time will be increased by zero (0) days as a result of this change order. The project remains on schedule for substantial completion no later than September 1, 2008.

**STAFF REPORT: CHANGE ORDER NO. 1 TO THE CONTRACT DOCUMENTS FOR
CONSTRUCTION OF THE LIBRARY/CITY OFFICES EXPANSION AND REMODEL
PROJECT**

February 25, 2008

Page 2 of 2

OUTCOMES OF DECISION:

Authorization of this change order will enable the project to continue on schedule and within budget.

FINANCIAL IMPLICATIONS:

The new GMP is 4 percent above the original GMP. The revised total is within the amounts available for this project in the Library Improvements Fund, City Center Remodel Fund, and Central Urban Renewal Projects Fund.

There continue to be reasonable contingency funds relative to the progress of the project, however use of the remaining funds will require close attention.

Attachments: A. Change Order No. 2

c: Steve Anderson, P&C Construction Company
 Skip Stanaway, SRG Partnership, Inc
 Members of the Tualatin Library Advisory Committee (TLAC)


AIA Document G701™ – 2001

Change Order

PROJECT (Name and address):	CHANGE ORDER NUMBER: 002	OWNER: <input type="checkbox"/>
Tualatin Library Addition 18880 SW Martinazzi Avenue Tualatin, Oregon 97062	DATE: February 11, 2008	ARCHITECT: <input type="checkbox"/>
TO CONTRACTOR (Name and address):	ARCHITECT'S PROJECT NUMBER:	CONTRACTOR: <input type="checkbox"/>
P&C Construction Company P.O. Box 410 Gresham, Oregon 97030	CONTRACT DATE: October 09, 2006	FIELD: <input type="checkbox"/>
	CONTRACT FOR: General Construction	OTHER: <input type="checkbox"/>

THE CONTRACT IS CHANGED AS FOLLOWS:
(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

SEE ATTACHED CONTRACT CHANGE ORDER #2 LOG

The original Guaranteed Maximum Price was	\$	<u>7,148,798.00</u>
The net change by previously authorized Change Orders	\$	<u>216,291.00</u>
The Guaranteed Maximum Price prior to this Change Order was	\$	<u>7,365,089.00</u>
The Guaranteed Maximum Price will be increased by this Change Order in the amount of	\$	<u>86,540.00</u>
The new Guaranteed Maximum Price including this Change Order will be	\$	<u>7,451,629.00</u>
The Contract Time will be increased by Zero (0) days.		
The date of Substantial Completion as of the date of this Change Order therefore is		

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

<u>SRG Partnership</u>	<u>P&C Construction Company</u>	<u>City of Tualatin</u>
ARCHITECT (Firm name)	CONTRACTOR (Firm name)	OWNER (Firm name)
<u>621 SW Morrison, Suite 200</u>	<u>P.O. Box 410</u>	<u>18880 SW Martinazzi Avenue</u>
<u>Portland, Oregon 97205</u>	<u>Gresham, Oregon 97030</u>	<u>Tualatin, Oregon 97062</u>
ADDRESS	ADDRESS	ADDRESS
<u>_____</u>	<u>_____</u>	<u>_____</u>
BY (Signature)	BY (Signature)	BY (Signature)
<u>_____</u>	<u>Steve Anderson, Vice President</u>	<u>_____</u>
(Typed name)	(Typed name)	(Typed name)
<u>_____</u>	<u>_____</u>	<u>_____</u>
DATE	DATE	DATE

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**P&C
Construction Company**

**P.O. Box 410
Gresham, OR 97030-0043
503) 665-0168
fax 503) 667-2565**

**CONTRACT CHANGE ORDER #2
P&C CONSTRUCTION PROJECT #06069
TUALTIN PUBLIC LIBRARY AND CITY OFFICE ADDITION**

2/13/2008

	Project GMP \$7,148,798
Change Order #1 total	\$216,291

PCO #	Description	Cost / Credit
24	RFI#24 & #45 - Concrete paver crosswalks sub grade revisions / traffic control	\$3,379
39	IB 008 - Revised control specs for HVAC system for clearstory	\$6,157
54	RFI #89 - Existing stem wall needed to be cut down and new footing added	\$3,488
59	RFI #92 - Confirm if alternate switch gear configuration is acceptable	(\$777)
62	Over excavation, haul off, import 3/4 minus north parking lot utilities	\$3,488
65	RFI #97 - Re-feed existing water heater	\$487
66	RFI #95 - Revised electrical feed for emergency egress fixtures	\$568
68	RFI #119 / RFI #100 - add existing rooms to have cabling replaced with CAT6	\$5,582
69	PR-08 - Upsize panel G from 100 to 200 amps and increase feeder size to 150 amps	\$2,549
70	PR-12 - Install concrete rather than AC paving in trash enclosures	\$2,340
75	RFI #102 - Add brick sealer to specs	\$11,874
77	PR-14 Upsize RTU motor from 10hp to 15hp	\$1,228
78	RFI#155 - Raise ceiling at door 162 from 9' to 15'	\$858
79	RFI#107 - add horn strobe to the exterior of the building, delete exterior bell	\$429
83	Revisions to the casework shop drawings to accommodate lighting & counters	\$6,962
84	RFI#118 / RFI#112 - Revise power in the IDF room	\$3,716
86	IB-13 - Details for flashing at brick openings	\$2,649
87	RFI #110 - Delete one condensate pump	(\$105)
88	RFI #121 - add conduit sleeve across Lobby 150 and one hour wall	\$505
89	PR-18 Add seat walls to the south side of the access road cross walk	\$2,829
90	IB-11 Revised ductwork routing	\$2,481
91	PR-16 - OFOI AED units to be installed in 2 locations	\$632
93	Relocate site light pole base in council lot	\$1,691
94	Use the carpet overstock that the city has already purchased	(\$3,992)
98	IB-14 - Change ceiling height at lobby from 15'-4" to 9'-0"	\$2,245
99	IB-15 - wrap openings with drywall & finish	\$479
100	IB-18 - re-frame and wrap checkout niche with drywall	\$645
101	RFI#120 - add 1' tall pony wall under TS header along radius wall	\$6,856
102	Scope added during city fire alarm shop drawing review	\$1,804
104	RFI #127 - add (2) outlets each in Rm 120 & 146 with a home run for each	\$1,806
110	RFI #140 - relocate the occupancy sensors in the city offices	\$522
114	Install 4 extra studs with 4 extra hold downs on 2 line	\$1,347
116	RFI #141 - Revise F7 fixture to be wall mounted that will accept ACT	\$1,299
119	RFI #131 - Add conduit & possibly power for future coffee sign	\$278
122	PR #20 - Revise edge treatment of ceilings at clerestory, radius, & entry	\$6,880
127	RFI #147 - Change the wall protection product to the PVC product	(\$132)
129	PR #19 - revisions to the LED lighting in the casework	\$3,493
	Change Order #2 total	\$86,540
	REVISED GMP	\$7,451,629

AIA[®] Document G701[™] – 2001

Change Order

PROJECT (Name and address): Tualatin Library Addition 18880 SW Martinazzi Avenue Tualatin, Oregon 97062	CHANGE ORDER NUMBER: 002 DATE: February 11, 2008	OWNER: <input type="checkbox"/> ARCHITECT: <input type="checkbox"/> CONTRACTOR: <input type="checkbox"/> FIELD: <input type="checkbox"/> OTHER: <input type="checkbox"/>
TO CONTRACTOR (Name and address): P&C Construction Company P.O. Box 410 Gresham, Oregon 97030	ARCHITECT'S PROJECT NUMBER: CONTRACT DATE: October 09, 2006 CONTRACT FOR: General Construction	

THE CONTRACT IS CHANGED AS FOLLOWS:
(Include, where applicable, any undisputed amount attributable to previously executed Construction Change Directives)

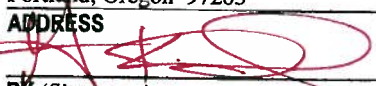
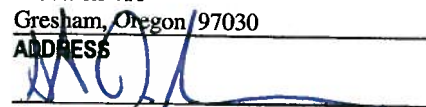
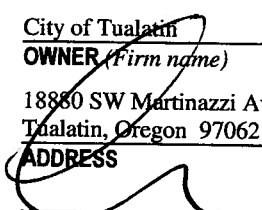
SEE ATTACHED CONTRACT CHANGE ORDER #2 LOG

The original Guaranteed Maximum Price was	\$ 7,148,798.00
The net change by previously authorized Change Orders	\$ 216,291.00
The Guaranteed Maximum Price prior to this Change Order was	\$ 7,365,089.00
The Guaranteed Maximum Price will be increased by this Change Order in the amount of	\$ 86,540.00
The new Guaranteed Maximum Price including this Change Order will be	\$ 7,451,629.00

The Contract Time will be increased by Zero (0) days.
The date of Substantial Completion as of the date of this Change Order therefore is

NOTE: This Change Order does not include changes in the Contract Sum, Contract Time or Guaranteed Maximum Price which have been authorized by Construction Change Directive until the cost and time have been agreed upon by both the Owner and Contractor, in which case a Change Order is executed to supersede the Construction Change Directive.

NOT VALID UNTIL SIGNED BY THE ARCHITECT, CONTRACTOR AND OWNER.

<u>SRG Partnership</u> ARCHITECT (Firm name)	<u>P&C Construction Company</u> CONTRACTOR (Firm name)	<u>City of Tualatin</u> OWNER (Firm name)
<u>621 SW Morrison, Suite 200</u> <u>Portland, Oregon 97205</u> ADDRESS	<u>P.O. Box 410</u> <u>Gresham, Oregon 97030</u> ADDRESS	<u>18880 SW Martinazzi Avenue</u> <u>Tualatin, Oregon 97062</u> ADDRESS
 BY (Signature)	 BY (Signature)	 BY (Signature)
<u>Gary Danielson</u> (Typed name)	<u>Steve Anderson, Vice President</u> (Typed name)	<u>Lou Ogden, Mayor</u> (Typed name)
<u>2/20/08</u> DATE	<u>2/15/08</u> DATE	<u>2/25/2008</u> DATE



Construction Company

**P.O. Box 410
Gresham, OR 97030-0043
503) 665-0165
fax 503) 667-2565**

**CONTRACT CHANGE ORDER #2
P&C CONSTRUCTION PROJECT #06069
TUALTIN PUBLIC LIBRARY AND CITY OFFICE ADDITION**

2/13/2008

Project GMP \$7,148,798
Change Order #1 total \$216,291

PCO #	Description	Cost / Credit
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39	IB 008 - Revised control specs for HVAC system for clearstory	\$6,157
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86	IB-13 - Details for flashing at brick openings	\$2,649
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90	IB-11 Revised ductwork routing	\$2,481
91	PR-16 - OFOI AED units to be installed in 2 locations	\$632
93	Relocate site light pole base in council lot	\$1,691
94	Use the carpet overstock that the city has already purchased	(\$3,992)
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114	Install 4 extra studs with 4 extra hold downs on 2 line	\$1,347
116	RFI #141 - Revise F7 fixture to be wall mounted that will accept ACT	\$1,299
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127	RFI #147 - Change the wall protection product to the PVC product	(\$132)
129	PR #19 - revisions to the LED lighting in the casework	\$3,493
	Change Order #2 total	\$86,540
	REVISED GMP	\$7,451,629



Construction Company

**P.O. Box 410
Gresham, OR 97030-0083
503) 665-0165
fax 503) 667-2565**

POTENTIAL CHANGE ORDER (PCO)

PROJECT: *Tualatin Public Library & Office Addition*
P&C Job # *06069*

DATE: *11/20/2007*
PREPARED BY: *Mark K*

PCO No. **24** PCO Title: **RFI #45 - Revisions at crosswalk pavers**
RFI Ref No. *None* SRG Ref No. *None*

SCOPE OF WORK:

Per RFI #45 - the concrete impact curbs were enlarged from 6" wide to 12" wide and drainage piping was added under the concrete pavers.

<u>P & C COSTS</u>	<u>AMOUNT</u>
<i>Indirect Costs</i>	\$0
<i>Labor Costs (inc burden)</i>	\$0
<i>Material Costs</i>	\$270 (<i>3 cy of concrete, cure</i>)
<i>Equipment Costs</i>	\$0

P&C TOTAL \$270

<u>SUBCONTRACTOR COSTS</u>	<u>AMOUNT</u>
Valley Pacific Construction	\$2,919

SUBCONTRACTOR TOTAL \$2,919

SUBTOTAL \$3,189

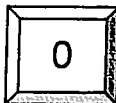
Insurance and Bonds \$56

SUBTOTAL \$3,245

Contractor Fee \$135

TOTAL COST \$3,379

ADDITIONAL DAYS



- Yes** *Additional backup is attached to further define scope and/or costs listed above*
- No** *If accepted, this PR will be charged towards the contingency*
- Yes** *If accepted, this PR will result in an increase in the GMP*

OWNER REP APPROVAL: _____

DATE: _____

ARCHITECT APPROVAL: _____

DATE: _____



Construction Company

P.O. Box 410
Gresham, OR 97030-0083
503) 665-0165
fax 503) 667-2565

POTENTIAL CHANGE ORDER (PCO)

PROJECT: *Tualatin Public Library & Office Addition*
P&C Job # 06069

DATE: 11/6/2007
PREPARED BY: Mark K

PCO No. 39 PCO Title: **IB 008 - Revised Controls**
RFI Ref No. None SRG Ref No. None

SCOPE OF WORK:

Per IB 08 - the controls system for the operable windows was revised. The revised spec included the operable clearstory windows and the red / green indicator light.

P & C COSTS	AMOUNT
<i>Indirect Costs</i>	\$0
<i>Labor Costs (inc burden)</i>	\$0
<i>Material Costs</i>	\$0
<i>Equipment Costs</i>	\$0

P&C TOTAL **\$0**

SUBCONTRACTOR COSTS	AMOUNT
American Heating	\$5,810

SUBCONTRACTOR TOTAL **\$5,810**

SUBTOTAL **\$5,810**

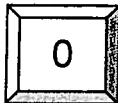
Insurance and Bonds **\$102**

SUBTOTAL **\$5,912**

Contractor Fee **\$245**

TOTAL COST **\$6,157**

ADDITIONAL DAYS



- Yes** *Additional backup is attached to further define scope and/or costs listed above*
- No** *If accepted, this PR will be charged towards the contingency*
- Yes** *If accepted, this PR will result in an increase in the GMP*

OWNER REP APPROVAL: _____

DATE: _____

ARCHITECT APPROVAL: _____

DATE: _____



Construction Company

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POTENTIAL CHANGE ORDER (PCO)

PROJECT: *Tualatin Public Library & Office Addition*
P&C Job # *06069*

DATE: *11/6/2007*
PREPARED BY: *Mark K*

PCO No. **54** PCO Title: **RFI #89 - Footings @ City Office Entries**
RFI Ref No. **None** SRG Ref No. **None**

SCOPE OF WORK:

Per RFI #89 - saw cut off the existing foundation wall, form new thickend footing, rebar and dowels, and pour with concrete.

P & C COSTS	AMOUNT
<i>Indirect Costs</i>	<i>\$0</i>
<i>Labor Costs (inc burden)</i>	<i>\$1,513</i>
<i>Material Costs</i>	<i>\$1,778</i>
<i>Equipment Costs</i>	<i>\$0</i>

P&C TOTAL \$3,291

SUBCONTRACTOR COSTS AMOUNT

SUBCONTRACTOR TOTAL \$0

SUBTOTAL \$3,291

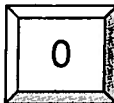
Insurance and Bonds \$58

SUBTOTAL \$3,349

Contractor Fee \$139

TOTAL COST \$3,488

ADDITIONAL DAYS



- Yes** *Additional backup is attached to further define scope and/or costs listed above*
- No** *If accepted, this PR will be charged towards the contingency*
- Yes** *If accepted, this PR will result in an increase in the GMP*

OWNER REP APPROVAL: _____

DATE: _____

ARCHITECT APPROVAL: _____

DATE: _____



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POTENTIAL CHANGE ORDER (PCO)

PROJECT: *Tualatin Public Library & Office Addition*
P&C Job # 06069

DATE: 10/30/2007
PREPARED BY: Mark K

PCO No. 59 PCO Title: **Revised switchgear**
RFI Ref No. None SRG Ref No. None

SCOPE OF WORK:

Per RFI #92 - the specified switch gear was reconfigured to save some cost.

P & C COSTS	AMOUNT
<i>Indirect Costs</i>	\$0
<i>Labor Costs (inc burden)</i>	\$0
<i>Material Costs</i>	\$0
<i>Equipment Costs</i>	\$0

P&C TOTAL \$0

SUBCONTRACTOR COSTS	AMOUNT
Frahler Electric	(\$733)

SUBCONTRACTOR TOTAL (\$733)

SUBTOTAL (\$733)

Insurance and Bonds (\$13)

SUBTOTAL (\$746)

Contractor Fee (\$31)

TOTAL COST (\$777)

ADDITIONAL DAYS

0

- Yes** *Additional backup is attached to further define scope and/or costs listed above*
- No** *If accepted, this PR will be charged towards the contingency*
- Yes** *If accepted, this PR will result in an increase in the GMP*

OWNER REP APPROVAL: _____

DATE: _____

ARCHITECT APPROVAL: _____

DATE: _____



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POTENTIAL CHANGE ORDER (PCO)

PROJECT: *Tualatin Public Library & Office Addition*
P&C Job # *06069*

DATE: *11/6/2007*
PREPARED BY: *Mark K*

PCO No. **62** PCO Title: **Over excavation in north parking lot**
RFI Ref No. **None** SRG Ref No. **None**

SCOPE OF WORK:

During the installation of the the storm piping in the north parking lot, concrete rubble and asphalt chunks were encountered. The chunks had to be removed to get the piping in and during the removal of the pieces, the trenches and other excavations became larger than what was required. This additional excavation, haul off, backfill and compaction are extra costs.

P & C COSTS	AMOUNT
<i>Indirect Costs</i>	<i>\$0</i>
<i>Labor Costs (inc burden)</i>	<i>\$0</i>
<i>Material Costs</i>	<i>\$0</i>
<i>Equipment Costs</i>	<i>\$0</i>

P&C TOTAL \$0

SUBCONTRACTOR COSTS	AMOUNT
Valley Pacific Construction	\$3,291

SUBCONTRACTOR TOTAL \$3,291

SUBTOTAL \$3,291

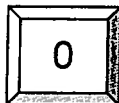
Insurance and Bonds \$58

SUBTOTAL \$3,349

Contractor Fee \$139

TOTAL COST \$3,488

ADDITIONAL DAYS



- Yes** *Additional backup is attached to further define scope and/or costs listed above*
- No** *If accepted, this PR will be charged towards the contingency*
- Yes** *If accepted, this PR will result in an increase in the GMP*

OWNER REP APPROVAL: _____

DATE: _____

ARCHITECT APPROVAL: _____

DATE: _____



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POTENTIAL CHANGE ORDER (PCO)

PROJECT: *Tualatin Public Library & Office Addition*
P&C Job # *06069*

DATE: *11/15/2007*
PREPARED BY: *Mark K*

PCO No. **65** PCO Title: **RFI #97 - Re-feed existing water heater**
RFI Ref No. **None** SRG Ref No. **None**

SCOPE OF WORK:

Per RFI #97 - the existing water heater is to remain in place and needs to have a new circuit ran to it from panel A. The wiring for this water heater was shown to be removed on the electrical demo plan therefore must be replaced.

P & C COSTS	AMOUNT
<i>Indirect Costs</i>	<i>\$0</i>
<i>Labor Costs (inc burden)</i>	<i>\$0</i>
<i>Material Costs</i>	<i>\$0</i>
<i>Equipment Costs</i>	<i>\$0</i>

P&C TOTAL \$0

SUBCONTRACTOR COSTS	AMOUNT
Frahler	\$460

SUBCONTRACTOR TOTAL \$460

SUBTOTAL \$460

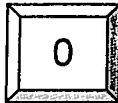
Insurance and Bonds \$8

SUBTOTAL \$468

Contractor Fee \$19

TOTAL COST \$487

ADDITIONAL DAYS



- Yes** *Additional backup is attached to further define scope and/or costs listed above*
- No** *If accepted, this PR will be charged towards the contingency*
- Yes** *If accepted, this PR will result in an increase in the GMP*

OWNER REP APPROVAL: _____

DATE: _____

ARCHITECT APPROVAL: _____

DATE: _____



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POTENTIAL CHANGE ORDER (PCO)

PROJECT: *Tualatin Public Library & Office Addition*
P&C Job # 06069

DATE: 11/6/2007
PREPARED BY: *Mark K*

PCO No. 66 PCO Title: **RFI #95 - Add circuit**
RFI Ref No. None SRG Ref No. None

SCOPE OF WORK:

Per RFI #95 - the type E1 fixtures were shown with only an emergency back up circuit. The fixture in fact needs a regular power circuit and the emergency back up circuit to function properly.

P & C COSTS	AMOUNT
<i>Indirect Costs</i>	\$0
<i>Labor Costs (inc burden)</i>	\$0
<i>Material Costs</i>	\$0
<i>Equipment Costs</i>	\$0

P&C TOTAL \$0

SUBCONTRACTOR COSTS	AMOUNT
Frahler	\$536

SUBCONTRACTOR TOTAL \$536

SUBTOTAL \$536

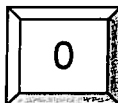
Insurance and Bonds \$9

SUBTOTAL \$545

Contractor Fee \$23

TOTAL COST \$568

ADDITIONAL DAYS



- Yes** *Additional backup is attached to further define scope and/or costs listed above*
- No** *If accepted, this PR will be charged towards the contingency*
- Yes** *If accepted, this PR will result in an increase in the GMP*

OWNER REP APPROVAL: _____

DATE: _____

ARCHITECT APPROVAL: _____

DATE: _____



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POTENTIAL CHANGE ORDER (PCO)

PROJECT: *Tualatin Public Library & Office Addition*
P&C Job # 06069

DATE: 12/17/2007
PREPARED BY: Mark K

PCO No. 68 R PCO Title: RFI #119 / RFI #100 - Replace existing cabling
RFI Ref No. None SRG Ref No. None

SCOPE OF WORK:

Per RFI #119 & RFI #100 - the existing city offices that were shown to have no work done in them will now have the existing data cabling removed and replaced with CAT 6 cable. There are 11 total outlets that will be replaced and have new cabling installed.

P & C COSTS	AMOUNT
<i>Indirect Costs</i>	\$0
<i>Labor Costs (inc burden)</i>	\$0
<i>Material Costs</i>	\$0
<i>Equipment Costs</i>	\$0

P&C TOTAL \$0

SUBCONTRACTOR COSTS	AMOUNT
Frahler	\$5,267

SUBCONTRACTOR TOTAL \$5,267

SUBTOTAL \$5,267

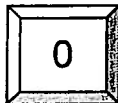
Insurance and Bonds \$92

SUBTOTAL \$5,359

Contractor Fee \$222

TOTAL COST \$5,582

ADDITIONAL DAYS



- Yes** *Additional backup is attached to further define scope and/or costs listed above*
- No** *If accepted, this PR will be charged towards the contingency*
- Yes** *If accepted, this PR will result in an increase in the GMP*

OWNER REP APPROVAL: _____

DATE: _____

ARCHITECT APPROVAL: _____

DATE: _____



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POTENTIAL CHANGE ORDER (PCO)

PROJECT: *Tualatin Public Library & Office Addition*
P&C Job # 06069

DATE: 10/30/2007
PREPARED BY: Mark K

PCO No. 69 PCO Title: **Increase size of electrical panel**
RFI Ref No. None SRG Ref No. None

SCOPE OF WORK:

Per PR-08 - increase panel G from 100 amps to 200 amps. Also increase from 100 amp to 150 amps.

P & C COSTS	AMOUNT
<i>Indirect Costs</i>	\$0
<i>Labor Costs (inc burden)</i>	\$0
<i>Material Costs</i>	\$0
<i>Equipment Costs</i>	\$0

P&C TOTAL \$0

SUBCONTRACTOR COSTS	AMOUNT
Frahler Electric	\$2,405

SUBCONTRACTOR TOTAL \$2,405

SUBTOTAL \$2,405

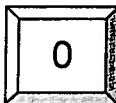
Insurance and Bonds \$42

SUBTOTAL \$2,447

Contractor Fee \$102

TOTAL COST \$2,549

ADDITIONAL DAYS



- Yes** *Additional backup is attached to further define scope and/or costs listed above*
- No** *If accepted, this PR will be charged towards the contingency*
- Yes** *If accepted, this PR will result in an increase in the GMP*

OWNER REP APPROVAL: _____

DATE: _____

ARCHITECT APPROVAL: _____

DATE: _____



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POTENTIAL CHANGE ORDER (PCO)

PROJECT: *Tualatin Public Library & Office Addition*
P&C Job # 06069

DATE: 11/20/2007
PREPARED BY: Mark K

PCO No. 70 PCO Title: PR-12 - Change AC to Concrete at Trash Enclosures
RFI Ref No. None SRG Ref No. None

SCOPE OF WORK:

Per PR-12 change the inside of the two trash enclosures from asphalt to reinforced concrete paving 5" thick. The trash enclosure in the council lot has been paved with AC but the asphalt job does not meet specs. The AC will be removed by the paving contractor.

<u>P & C COSTS</u>	<u>AMOUNT</u>
<i>Indirect Costs</i>	\$0
<i>Labor Costs (inc burden)</i>	\$480 <i>layout & rebar install</i>
<i>Material Costs</i>	\$150 <i>rebar</i>
<i>Equipment Costs</i>	\$0
P&C TOTAL	
<u><u>\$630</u></u>	

<u>SUBCONTRACTOR COSTS</u>	<u>AMOUNT</u>
Lakeside Industries	(\$279) 4 tons @ \$69.53 / ton for N lot & council lot
B Gentle Concrete	\$1,857 437 sf @ 4.25 / sf

SUBCONTRACTOR TOTAL \$1,578

SUBTOTAL \$2,208

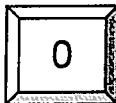
Insurance and Bonds \$39

SUBTOTAL \$2,247

Contractor Fee \$93

TOTAL COST \$2,340

ADDITIONAL DAYS



- Yes** *Additional backup is attached to further define scope and/or costs listed above*
- No** *If accepted, this PR will be charged towards the contingency*
- Yes** *If accepted, this PR will result in an increase in the GMP*

OWNER REP APPROVAL: _____

DATE: _____

ARCHITECT APPROVAL: _____

DATE: _____



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POTENTIAL CHANGE ORDER (PCO)

PROJECT: *Tualatin Public Library & Office Addition*
P&C Job # *06069*

DATE: *11/26/2007*
PREPARED BY: *Mark K*

PCO No. **75** PCO Title: **RFI #102 - Add Brick Sealer**
RFI Ref No. **None** SRG Ref No. **None**

SCOPE OF WORK:

Per RFI 102 - Brick sealer needs to be applied to the brick prior to the anti graffiti product. The brick sealer was included in the project specifications and therefore was not included in the GMP pricing.

P & C COSTS	AMOUNT
<i>Indirect Costs</i>	<i>\$0</i>
<i>Labor Costs (inc burden)</i>	<i>\$0</i>
<i>Material Costs</i>	<i>\$0</i>
<i>Equipment Costs</i>	<i>\$0</i>

P&C TOTAL \$0

SUBCONTRACTOR COSTS	AMOUNT
Don Rhyne Painting	\$11,205

SUBCONTRACTOR TOTAL \$11,205

SUBTOTAL \$11,205

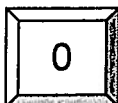
Insurance and Bonds \$196

SUBTOTAL \$11,401

Contractor Fee \$473

TOTAL COST \$11,874

ADDITIONAL DAYS



- Yes** *Additional backup is attached to further define scope and/or costs listed above*
- No** *If accepted, this PR will be charged towards the contingency*
- Yes** *If accepted, this PR will result in an increase in the GMP*

OWNER REP APPROVAL: _____

DATE: _____

ARCHITECT APPROVAL: _____

DATE: _____



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POTENTIAL CHANGE ORDER (PCO)

PROJECT: *Tualatin Public Library & Office Addition*
P&C Job # 06069

DATE: 12/3/2007
PREPARED BY: Mark K

PCO No. 77 PCO Title: PR-14 Upsize RTU motor

SCOPE OF WORK:

Per PR-14 - the motor on RTU 203 was upsized from 10 hp to 15 hp. No electrical changes are required.

P & C COSTS	AMOUNT
<i>Indirect Costs</i>	\$0
<i>Labor Costs (inc burden)</i>	\$0
<i>Material Costs</i>	\$0
<i>Equipment Costs</i>	\$0

P&C TOTAL \$0

SUBCONTRACTOR COSTS	AMOUNT
American Heating	\$1,159

SUBCONTRACTOR TOTAL \$1,159

SUBTOTAL \$1,159

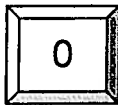
Insurance and Bonds \$20

SUBTOTAL \$1,179

Contractor Fee \$49

TOTAL COST \$1,228

ADDITIONAL DAYS



- Yes** *Additional backup is attached to further define scope and/or costs listed above*
- No** *If accepted, this PR will be charged towards the contingency*
- Yes** *If accepted, this PR will result in an increase in the GMP*

OWNER REP APPROVAL: _____

DATE: _____

ARCHITECT APPROVAL: _____

DATE: _____



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POTENTIAL CHANGE ORDER (PCO)

PROJECT: *Tualatin Public Library & Office Addition*
P&C Job # 06069

DATE: 2/5/2008
PREPARED BY: Mark K

PCO No. 78 PCO Title: **RFI #155 - Ceiling conflict at door 162**

SCOPE OF WORK:

Per RFI #155 - there was a conflict between the ceiling height (9') and the curtainwall. The decision was made to raise the ceiling height to 15'. The raise in the ceiling will require more drywall to be installed and finished.

P & C COSTS	AMOUNT
<i>Indirect Costs</i>	\$0
<i>Labor Costs (inc burden)</i>	\$0
<i>Material Costs</i>	\$0
<i>Equipment Costs</i>	\$0

P&C TOTAL \$0

SUBCONTRACTOR COSTS	AMOUNT
PCI	\$810

SUBCONTRACTOR TOTAL \$810

SUBTOTAL \$810

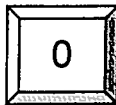
Insurance and Bonds \$14

SUBTOTAL \$824

Contractor Fee \$34

TOTAL COST \$858

ADDITIONAL DAYS



- Yes** *Additional backup is attached to further define scope and/or costs listed above*
- No** *If accepted, this PR will be charged towards the contingency*
- Yes** *If accepted, this PR will result in an increase in the GMP*

OWNER REP APPROVAL: _____

DATE: _____

ARCHITECT APPROVAL: _____

DATE: _____



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POTENTIAL CHANGE ORDER (PCO)

PROJECT: *Tualatin Public Library & Office Addition*
P&C Job # 06069

DATE: 11/16/2007
PREPARED BY: Mark K

PCO No. 79 PCO Title: RFI #107 - Add exterior horn strobe
RFI Ref No. None SRG Ref No. None

SCOPE OF WORK:

Per RFI #107 - an exterior horn strobe is required on the exterior of the building at the riser room. The addition of the horn strobe makes the bell no longer necessary.

P & C COSTS	AMOUNT
<i>Indirect Costs</i>	\$0
<i>Labor Costs (inc burden)</i>	\$0
<i>Material Costs</i>	\$0
<i>Equipment Costs</i>	\$0

P&C TOTAL \$0

SUBCONTRACTOR COSTS	AMOUNT
Frahler	\$574
Master Fire	(\$169) Supply of bell

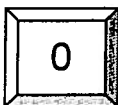
SUBCONTRACTOR TOTAL \$405

SUBTOTAL \$405
Insurance and Bonds \$7

SUBTOTAL \$412
Contractor Fee \$17

TOTAL COST \$429

ADDITIONAL DAYS



- Yes** *Additional backup is attached to further define scope and/or costs listed above*
- No** *If accepted, this PR will be charged towards the contingency*
- Yes** *If accepted, this PR will result in an increase in the GMP*

OWNER REP APPROVAL: _____

DATE: _____

ARCHITECT APPROVAL: _____

DATE: _____



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POTENTIAL CHANGE ORDER (PCO)

PROJECT: *Tualatin Public Library & Office Addition*
P&C Job # 06069

DATE: 11/30/2007
PREPARED BY: Mark K

PCO No. 83 PCO Title: **Revisions to casework shop drawings**
RFI Ref No. None SRG Ref No. None

SCOPE OF WORK:

The casework shop drawings were submitted and resubmitted for approval. During the 2 submittals, scope was added to the project. The bulk of the revisions were in the second submittal and are needed to allow the lighting to be installed and accessed in the casework.

P & C COSTS	AMOUNT
<i>Indirect Costs</i>	\$0
<i>Labor Costs (inc burden)</i>	\$0
<i>Material Costs</i>	\$0
<i>Equipment Costs</i>	\$0

P&C TOTAL \$0

SUBCONTRACTOR COSTS	AMOUNT
McCarthy Manufacturing	\$6,570

SUBCONTRACTOR TOTAL \$6,570

SUBTOTAL \$6,570

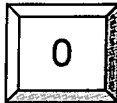
Insurance and Bonds \$115

SUBTOTAL \$6,685

Contractor Fee \$277

TOTAL COST \$6,962

ADDITIONAL DAYS



- Yes** *Additional backup is attached to further define scope and/or costs listed above*
- No** *If accepted, this PR will be charged towards the contingency*
- Yes** *If accepted, this PR will result in an increase in the GMP*

OWNER REP APPROVAL: _____

DATE: _____

ARCHITECT APPROVAL: _____

DATE: _____



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POTENTIAL CHANGE ORDER (PCO)

PROJECT: *Tualatin Public Library & Office Addition*
P&C Job # 06069

DATE: 11/27/2007
PREPARED BY: Mark K

PCO No. 84 PCO Title: RFI #112 - Electrical revisions to IDF room
RFI Ref No. None SRG Ref No. None

SCOPE OF WORK:

Per RFI #112 and conversations between Clayton Reynolds and Frahler Electric, revisions were made to the design of the IDF room. The attached pricing and drawing reflects the scope of work requested by the city.

P & C COSTS	AMOUNT
<i>Indirect Costs</i>	\$0
<i>Labor Costs (inc burden)</i>	\$0
<i>Material Costs</i>	\$0
<i>Equipment Costs</i>	\$0

P&C TOTAL \$0

SUBCONTRACTOR COSTS	AMOUNT
Frahler	\$3,507

SUBCONTRACTOR TOTAL \$3,507

SUBTOTAL \$3,507

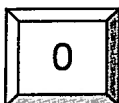
Insurance and Bonds \$61

SUBTOTAL \$3,568

Contractor Fee \$148

TOTAL COST \$3,716

ADDITIONAL DAYS



- Yes** *Additional backup is attached to further define scope and/or costs listed above*
- No** *If accepted, this PR will be charged towards the contingency*
- Yes** *If accepted, this PR will result in an increase in the GMP*

OWNER REP APPROVAL: _____

DATE: _____

ARCHITECT APPROVAL: _____

DATE: _____



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POTENTIAL CHANGE ORDER (PCO)

PROJECT: *Tualatin Public Library & Office Addition*
P&C Job # 06069

DATE: 11/26/2007
PREPARED BY: Mark K

PCO No. 86 PCO Title: IB-13 - Add Stainless Steel Sill Pans

SCOPE OF WORK:

IB-13 provided details for the needed sill pans and flashings for the door and window openings in the brick exterior skin.

P & C COSTS	AMOUNT
<i>Indirect Costs</i>	\$0
<i>Labor Costs (inc burden)</i>	\$0
<i>Material Costs</i>	\$0
<i>Equipment Costs</i>	\$0

P&C TOTAL \$0

SUBCONTRACTOR COSTS	AMOUNT
Skyline Sheet Metal	\$2,500

SUBCONTRACTOR TOTAL \$2,500

SUBTOTAL \$2,500

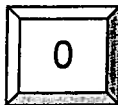
Insurance and Bonds \$44

SUBTOTAL \$2,544

Contractor Fee \$106

TOTAL COST \$2,649

ADDITIONAL DAYS



- Yes** *Additional backup is attached to further define scope and/or costs listed above*
- No** *If accepted, this PR will be charged towards the contingency*
- Yes** *If accepted, this PR will result in an increase in the GMP*

OWNER REP APPROVAL: _____

DATE: _____

ARCHITECT APPROVAL: _____

DATE: _____



Construction Company

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Gresham, OR 97030-0083
503) 665-0165
fax 503) 667-2565**

POTENTIAL CHANGE ORDER (PCO)

PROJECT: *Tualatin Public Library & Office Addition*
P&C Job # 06069

DATE: 12/10/2007
PREPARED BY: Mark K

PCO No. 87 PCO Title: RFI#110 - Delete two condensate pumps

SCOPE OF WORK:

Per RFI #110 - two condensate pumps were deleted from the project. The electrical for the pumps had already been installed prior to this RFI being written so there is no electrical credit to be had. A condensate pump had to be added to the BC controller. This pump was not shown, so the credit below is the net for deleting 2 pumps and adding one.

P & C COSTS	AMOUNT
<i>Indirect Costs</i>	\$0
<i>Labor Costs (inc burden)</i>	\$0
<i>Material Costs</i>	\$0
<i>Equipment Costs</i>	\$0

P&C TOTAL \$0

SUBCONTRACTOR COSTS	AMOUNT
<i>American Heating</i>	(\$99)

SUBCONTRACTOR TOTAL (\$99)

SUBTOTAL (\$99)

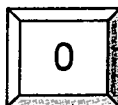
Insurance and Bonds (\$2)

SUBTOTAL (\$101)

Contractor Fee (\$4)

TOTAL COST (\$105)

ADDITIONAL DAYS



- Yes** *Additional backup is attached to further define scope and/or costs listed above*
- No** *If accepted, this PR will be charged towards the contingency*
- Yes** *If accepted, this PR will result in an increase in the GMP*

OWNER REP APPROVAL: _____

DATE: _____

ARCHITECT APPROVAL: _____

DATE: _____



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POTENTIAL CHANGE ORDER (PCO)

PROJECT: *Tualatin Public Library & Office Addition*
P&C Job # *06069*

DATE: *1/3/2008*
PREPARED BY: *Mark K*

PCO No. **88** PCO Title: **Add 2" Sleeve**

SCOPE OF WORK:

Per RFI #121 - install a 2" EMT conduit from the north side of the one hour fire wall across to the south side of lobby 150. This conduit is just a sleeve for possible future wiring.

P & C COSTS	AMOUNT
<i>Indirect Costs</i>	<i>\$0</i>
<i>Labor Costs (inc burden)</i>	<i>\$0</i>
<i>Material Costs</i>	<i>\$0</i>
<i>Equipment Costs</i>	<i>\$0</i>

P&C TOTAL \$0

SUBCONTRACTOR COSTS	AMOUNT
Frahler Electric	\$477

SUBCONTRACTOR TOTAL \$477

SUBTOTAL \$477

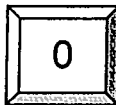
Insurance and Bonds \$8

SUBTOTAL \$485

Contractor Fee \$20

TOTAL COST \$505

ADDITIONAL DAYS



- Yes** *Additional backup is attached to further define scope and/or costs listed above*
- No** *If accepted, this PR will be charged towards the contingency*
- Yes** *If accepted, this PR will result in an increase in the GMP*

OWNER REP APPROVAL: _____

DATE: _____

ARCHITECT APPROVAL: _____

DATE: _____



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POTENTIAL CHANGE ORDER (PCO)

PROJECT: *Tualatin Public Library & Office Addition*
P&C Job # 06069

DATE: 12/3/2007
PREPARED BY: Mark K

PCO No. 89 PCO Title: **IB-18 Added seat walls**

SCOPE OF WORK:

IB-18 added two seat walls to the south side of the plaza crosswalk to prevent vehicles from turning in.

<u>P & C COSTS</u>	<u>AMOUNT</u>	
<i>Indirect Costs</i>	\$0	
<i>Labor Costs (inc burden)</i>	\$1,332	<i>forming, pouring, sacking</i>
<i>Material Costs</i>	\$658	<i>concrete & patching / sacking materials</i>
<i>Equipment Costs</i>	\$0	
		P&C TOTAL
		<u><u>\$1,990</u></u>

<u>SUBCONTRACTOR COSTS</u>	<u>AMOUNT</u>	
Contential Cast Stone	\$680	4 cast stone tops

SUBCONTRACTOR TOTAL \$680

SUBTOTAL \$2,670

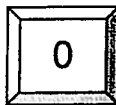
Insurance and Bonds \$47

SUBTOTAL \$2,717

Contractor Fee \$113

TOTAL COST \$2,829

ADDITIONAL DAYS



- Yes** *Additional backup is attached to further define scope and/or costs listed above*
- No** *If accepted, this PR will be charged towards the contingency*
- Yes** *If accepted, this PR will result in an increase in the GMP*

OWNER REP APPROVAL: _____

DATE: _____

ARCHITECT APPROVAL: _____

DATE: _____



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POTENTIAL CHANGE ORDER (PCO)

PROJECT: *Tualatin Public Library & Office Addition*
P&C Job # 06069

DATE: 12/3/2007
PREPARED BY: Mark K

PCO No. 90 PCO Title: IB-11 - Revised ductwork sizes

SCOPE OF WORK:

Per IB-11 - a main run of ductwork was relocated and re-sized to better fit in the ceiling space.

P & C COSTS	AMOUNT
<i>Indirect Costs</i>	\$0
<i>Labor Costs (inc burden)</i>	\$0
<i>Material Costs</i>	\$0
<i>Equipment Costs</i>	\$0

P&C TOTAL \$0

SUBCONTRACTOR COSTS	AMOUNT
American Heating	\$2,341

SUBCONTRACTOR TOTAL \$2,341

SUBTOTAL \$2,341

Insurance and Bonds \$41

SUBTOTAL \$2,382

Contractor Fee \$99

TOTAL COST \$2,481

ADDITIONAL DAYS

0

Yes *Additional backup is attached to further define scope and/or costs listed above*

No *If accepted, this PR will be charged towards the contingency*

Yes *If accepted, this PR will result in an increase in the GMP*

OWNER REP APPROVAL: _____

DATE: _____

ARCHITECT APPROVAL: _____

DATE: _____



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POTENTIAL CHANGE ORDER (PCO)

PROJECT: *Tualatin Public Library & Office Addition*
P&C Job # *06069*

DATE: *12/18/2007*
PREPARED BY: *Mark K*

PCO No. **91** PCO Title: **Make openings for 2 AED cabinets**

SCOPE OF WORK:

Per PR-16 - 2 OFOI AED cabinets will be added to the project. The PR shows the locations for the AED and states to install them in the nearest stud bay. Due to the load bearing wide flange studs that are required to be used, the AED cabinets will not fit between the studs. At each location, a stud has to be moved over and the opening boxed in for the cabinet.

P & C COSTS	AMOUNT
<i>Indirect Costs</i>	<i>\$0</i>
<i>Labor Costs (inc burden)</i>	<i>\$0</i>
<i>Material Costs</i>	<i>\$0</i>
<i>Equipment Costs</i>	<i>\$0</i>

P&C TOTAL \$0

SUBCONTRACTOR COSTS	AMOUNT
PCI	\$596

SUBCONTRACTOR TOTAL \$596

SUBTOTAL \$596

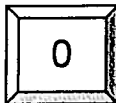
Insurance and Bonds \$10

SUBTOTAL \$606

Contractor Fee \$25

TOTAL COST \$632

ADDITIONAL DAYS



Yes *Additional backup is attached to further define scope and/or costs listed above*

No *If accepted, this PR will be charged towards the contingency*

Yes *If accepted, this PR will result in an increase in the GMP*

OWNER REP APPROVAL: _____

DATE: _____

ARCHITECT APPROVAL: _____

DATE: _____



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POTENTIAL CHANGE ORDER (PCO)

PROJECT: *Tualatin Public Library & Office Addition*
P&C Job # 06069

DATE: 12/10/2007
PREPARED BY: Mark K

PCO No. 93 PCO Title: Relocate site light pole base

SCOPE OF WORK:

The site light pole base was installed per the original drawing. After the pole base was installed, it was decided that the pole should align with the other poles on the other side of the crosswalk.

P & C COSTS	AMOUNT
<i>Indirect Costs</i>	\$0
<i>Labor Costs (inc burden)</i>	\$0
<i>Material Costs</i>	\$0
<i>Equipment Costs</i>	\$0

P&C TOTAL \$0

SUBCONTRACTOR COSTS	AMOUNT
Frahler Electric	\$1,596

SUBCONTRACTOR TOTAL \$1,596

SUBTOTAL \$1,596

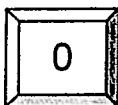
Insurance and Bonds \$28

SUBTOTAL \$1,624

Contractor Fee \$67

TOTAL COST \$1,691

ADDITIONAL DAYS



- Yes** *Additional backup is attached to further define scope and/or costs listed above*
- No** *If accepted, this PR will be charged towards the contingency*
- Yes** *If accepted, this PR will result in an increase in the GMP*

OWNER REP APPROVAL: _____

DATE: _____

ARCHITECT APPROVAL: _____

DATE: _____



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POTENTIAL CHANGE ORDER (PCO)

PROJECT: *Tualatin Public Library & Office Addition*
P&C Job # 06069

DATE: 12/10/2007
PREPARED BY: Mark K

PCO No. 94 PCO Title: Use city carpet stock

SCOPE OF WORK:

During the remodel of some of the city offices last summer, the city purchased more carpet tile than they ended up using. The city will deliver the rest of the carpet they have in stock to be used on the project.

P & C COSTS	AMOUNT
<i>Indirect Costs</i>	\$0
<i>Labor Costs (inc burden)</i>	\$0
<i>Material Costs</i>	\$0
<i>Equipment Costs</i>	\$0

P&C TOTAL \$0

SUBCONTRACTOR COSTS	AMOUNT
Cadence Contract Flooring	(\$3,767)

SUBCONTRACTOR TOTAL (\$3,767)

SUBTOTAL (\$3,767)

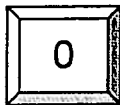
Insurance and Bonds (\$66)

SUBTOTAL (\$3,833)

Contractor Fee (\$159)

TOTAL COST (\$3,992)

ADDITIONAL DAYS



- Yes** *Additional backup is attached to further define scope and/or costs listed above*
- No** *If accepted, this PR will be charged towards the contingency*
- Yes** *If accepted, this PR will result in an increase in the GMP*

OWNER REP APPROVAL: _____

DATE: _____

ARCHITECT APPROVAL: _____

DATE: _____



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POTENTIAL CHANGE ORDER (PCO)

PROJECT: *Tualatin Public Library & Office Addition*
P&C Job # 06069

DATE: 12/21/2007
PREPARED BY: Mark K

PCO No. 98 PCO Title: **IB-14 - Revised ceiling height**

SCOPE OF WORK:

Per IB-14 - the ceiling height was changed fromn 15'-4" to 9'-0". 8 line is the transition. This requires that a soffit be framed, drywalled, and finished to make this transition.

P & C COSTS	AMOUNT
<i>Indirect Costs</i>	\$0
<i>Labor Costs (inc burden)</i>	\$0
<i>Material Costs</i>	\$0
<i>Equipment Costs</i>	\$0

P&C TOTAL \$0

SUBCONTRACTOR COSTS	AMOUNT
PCI	\$2,118

SUBCONTRACTOR TOTAL \$2,118

SUBTOTAL \$2,118

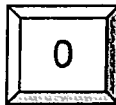
Insurance and Bonds \$37

SUBTOTAL \$2,155

Contractor Fee \$89

TOTAL COST \$2,245

ADDITIONAL DAYS



- Yes** *Additional backup is attached to further define scope and/or costs listed above*
- No** *If accepted, this PR will be charged towards the contingency*
- Yes** *If accepted, this PR will result in an increase in the GMP*

OWNER REP APPROVAL: _____

DATE: _____

ARCHITECT APPROVAL: _____

DATE: _____



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POTENTIAL CHANGE ORDER (PCO)

PROJECT: *Tualatin Public Library & Office Addition*
P&C Job # *06069*

DATE: *12/17/2007*
PREPARED BY: *Mark K*

PCO No. **99** PCO Title: **IB-15 Frame and wrap opening**

SCOPE OF WORK:

Per IB-15 - the openings at Rm 128 & 134 need to be wrapped with gyp and finished.

P & C COSTS	AMOUNT
<i>Indirect Costs</i>	<i>\$0</i>
<i>Labor Costs (inc burden)</i>	<i>\$0</i>
<i>Material Costs</i>	<i>\$0</i>
<i>Equipment Costs</i>	<i>\$0</i>

P&C TOTAL \$0

SUBCONTRACTOR COSTS	AMOUNT
PCI	\$452

SUBCONTRACTOR TOTAL \$452

SUBTOTAL \$452

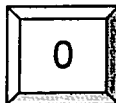
Insurance and Bonds \$8

SUBTOTAL \$460

Contractor Fee \$19

TOTAL COST \$479

ADDITIONAL DAYS



- Yes** *Additional backup is attached to further define scope and/or costs listed above*
- No** *If accepted, this PR will be charged towards the contingency*
- Yes** *If accepted, this PR will result in an increase in the GMP*

OWNER REP APPROVAL: _____

DATE: _____

ARCHITECT APPROVAL: _____

DATE: _____



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POTENTIAL CHANGE ORDER (PCO)

PROJECT: *Tualatin Public Library & Office Addition*
P&C Job # 06069

DATE: 12/17/2007
PREPARED BY: Mark K

PCO No. 100 PCO Title: **IB-18 Re-frame and finish niche @ checkout**

SCOPE OF WORK:

IB-18 - adjust the installed framing to form the niche and finish all sides with drywall.

P & C COSTS	AMOUNT
<i>Indirect Costs</i>	\$0
<i>Labor Costs (inc burden)</i>	\$0
<i>Material Costs</i>	\$0
<i>Equipment Costs</i>	\$0

P&C TOTAL \$0

SUBCONTRACTOR COSTS	AMOUNT
PCI	\$609

SUBCONTRACTOR TOTAL \$609

SUBTOTAL \$609

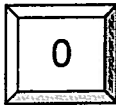
Insurance and Bonds \$11

SUBTOTAL \$620

Contractor Fee \$26

TOTAL COST \$645

ADDITIONAL DAYS



- Yes** *Additional backup is attached to further define scope and/or costs listed above*
- No** *If accepted, this PR will be charged towards the contingency*
- Yes** *If accepted, this PR will result in an increase in the GMP*

OWNER REP APPROVAL: _____

DATE: _____

ARCHITECT APPROVAL: _____

DATE: _____



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POTENTIAL CHANGE ORDER (PCO)

PROJECT: *Tualatin Public Library & Office Addition*
P&C Job # 06069

DATE: 12/17/2007
PREPARED BY: Mark K

PCO No. 101 PCO Title: RFI-120 - pony wall at radius

SCOPE OF WORK:

Per RFI #120 - a 1' tall pony wall has to be framed under the rolled tube steel header along the radius.

P & C COSTS	AMOUNT
<i>Indirect Costs</i>	\$0
<i>Labor Costs (inc burden)</i>	\$0
<i>Material Costs</i>	\$0
<i>Equipment Costs</i>	\$0

P&C TOTAL \$0

SUBCONTRACTOR COSTS	AMOUNT
PCI	\$6,470

SUBCONTRACTOR TOTAL \$6,470

SUBTOTAL \$6,470

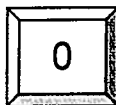
Insurance and Bonds \$113

SUBTOTAL \$6,583

Contractor Fee \$273

TOTAL COST \$6,856

ADDITIONAL DAYS



- Yes** *Additional backup is attached to further define scope and/or costs listed above*
- No** *If accepted, this PR will be charged towards the contingency*
- Yes** *If accepted, this PR will result in an increase in the GMP*

OWNER REP APPROVAL: _____

DATE: _____

ARCHITECT APPROVAL: _____

DATE: _____



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POTENTIAL CHANGE ORDER (PCO)

PROJECT: *Tualatin Public Library & Office Addition*
P&C Job # 06069

DATE: 12/17/2007
PREPARED BY: Mark K

PCO No. 102 PCO Title: Fire Alarm shop drawing redlines

SCOPE OF WORK:

During the city review of the fire alarm deferred submittals, the fire alarm panel was relocated to the riser room. A pull station and smoke detector were also added to the riser room.

P & C COSTS	AMOUNT
<i>Indirect Costs</i>	\$0
<i>Labor Costs (inc burden)</i>	\$0
<i>Material Costs</i>	\$0
<i>Equipment Costs</i>	\$0

P&C TOTAL \$0

SUBCONTRACTOR COSTS	AMOUNT
Frahler Electric	\$1,702

SUBCONTRACTOR TOTAL \$1,702

SUBTOTAL \$1,702

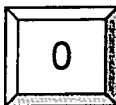
Insurance and Bonds \$30

SUBTOTAL \$1,732

Contractor Fee \$72

TOTAL COST \$1,804

ADDITIONAL DAYS



- Yes** *Additional backup is attached to further define scope and/or costs listed above*
- No** *If accepted, this PR will be charged towards the contingency*
- Yes** *If accepted, this PR will result in an increase in the GMP*

OWNER REP APPROVAL: _____

DATE: _____

ARCHITECT APPROVAL: _____

DATE: _____



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POTENTIAL CHANGE ORDER (PCO)

PROJECT: *Tualatin Public Library & Office Addition*
P&C Job # 06069

DATE: 1/3/2008
PREPARED BY: Mark K

PCO No. 104 PCO Title: Add outlets in Rm 120 & 146

SCOPE OF WORK:

Per RFI #127 - add (2) outlets in both rooms 120 and 146. Each outlet will have it's own home run back to the panel.

<u>P & C COSTS</u>	<u>AMOUNT</u>
<i>Indirect Costs</i>	\$0
<i>Labor Costs (inc burden)</i>	\$0
<i>Material Costs</i>	\$0
<i>Equipment Costs</i>	\$0

P&C TOTAL \$0

<u>SUBCONTRACTOR COSTS</u>	<u>AMOUNT</u>
Frahler Electric	\$1,704

SUBCONTRACTOR TOTAL \$1,704

SUBTOTAL \$1,704

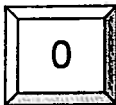
Insurance and Bonds \$30

SUBTOTAL \$1,734

Contractor Fee \$72

TOTAL COST \$1,806

ADDITIONAL DAYS



- Yes** *Additional backup is attached to further define scope and/or costs listed above*
- No** *If accepted, this PR will be charged towards the contingency*
- Yes** *If accepted, this PR will result in an increase in the GMP*

OWNER REP APPROVAL: _____

DATE: _____

ARCHITECT APPROVAL: _____

DATE: _____



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POTENTIAL CHANGE ORDER (PCO)

PROJECT: *Tualatin Public Library & Office Addition*
 P&C Job # 06069

DATE: 1/29/2008
 PREPARED BY: Mark K

PCO No. 110 PCO Title: RFI #140 - Occupancy Sensors

SCOPE OF WORK:

Per the final resolution to RFI #140, the two occupancy sensors in the city offices were relocated after they had been roughed in at the original location.

P & C COSTS	AMOUNT
<i>Indirect Costs</i>	\$0
<i>Labor Costs (inc burden)</i>	\$0
<i>Material Costs</i>	\$0
<i>Equipment Costs</i>	\$0

P&C TOTAL \$0

SUBCONTRACTOR COSTS	AMOUNT
Frahler Electric	\$493

SUBCONTRACTOR TOTAL \$493

SUBTOTAL \$493

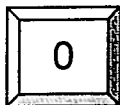
Insurance and Bonds \$9

SUBTOTAL \$502

Contractor Fee \$21

TOTAL COST \$522

ADDITIONAL DAYS



- Yes Additional backup is attached to further define scope and/or costs listed above
- No If accepted, this PR will be charged towards the contingency
- Yes If accepted, this PR will result in an increase in the GMP

OWNER REP APPROVAL: _____

DATE: _____

ARCHITECT APPROVAL: _____

DATE: _____



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POTENTIAL CHANGE ORDER (PCO)

PROJECT: *Tualatin Public Library & Office Addition*
P&C Job # 06069

DATE: 1/10/2008
PREPARED BY: Mark K

PCO No. 114 PCO Title: **Added Hold Downs**

SCOPE OF WORK:

Four hold downs were added along 2 line requiring 4 additional studs.

P & C COSTS	AMOUNT
<i>Indirect Costs</i>	\$0
<i>Labor Costs (inc burden)</i>	\$0
<i>Material Costs</i>	\$0
<i>Equipment Costs</i>	\$0

P&C TOTAL \$0

SUBCONTRACTOR COSTS	AMOUNT
PCI COR #17	\$1,271

SUBCONTRACTOR TOTAL \$1,271

SUBTOTAL \$1,271

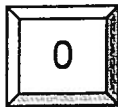
Insurance and Bonds \$22

SUBTOTAL \$1,293

Contractor Fee \$54

TOTAL COST \$1,347

ADDITIONAL DAYS



- Yes** *Additional backup is attached to further define scope and/or costs listed above*
- No** *If accepted, this PR will be charged towards the contingency*
- Yes** *If accepted, this PR will result in an increase in the GMP*

OWNER REP APPROVAL: _____

DATE: _____

ARCHITECT APPROVAL: _____

DATE: _____



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POTENTIAL CHANGE ORDER (PCO)

PROJECT: *Tualatin Public Library & Office Addition*
P&C Job # 06069

DATE: 1/29/2008
PREPARED BY: Mark K

PCO No. 116 PCO Title: RFI #141 - Restroom light fixtures

SCOPE OF WORK:

Per RFI #141 - the F7 fixtures for the restrooms need to have revised mounting hardware ordered so that they can be mounted to the wall and have a flange to receive the ceiling tile.

P & C COSTS	AMOUNT
<i>Indirect Costs</i>	\$0
<i>Labor Costs (inc burden)</i>	\$0
<i>Material Costs</i>	\$0
<i>Equipment Costs</i>	\$0

P&C TOTAL \$0

SUBCONTRACTOR COSTS	AMOUNT
Frahler Electric	\$1,226

SUBCONTRACTOR TOTAL \$1,226

SUBTOTAL \$1,226

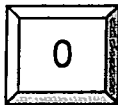
Insurance and Bonds \$21

SUBTOTAL \$1,247

Contractor Fee \$52

TOTAL COST \$1,299

ADDITIONAL DAYS



- Yes** *Additional backup is attached to further define scope and/or costs listed above*
- No** *If accepted, this PR will be charged towards the contingency*
- Yes** *If accepted, this PR will result in an increase in the GMP*

OWNER REP APPROVAL: _____

DATE: _____

ARCHITECT APPROVAL: _____

DATE: _____



Construction Company

**P.O. Box 410
Gresham, OR 97030-0083
503) 665-0165
fax 503) 667-2565**

POTENTIAL CHANGE ORDER (PCO)

PROJECT: *Tualatin Public Library & Office Addition*
P&C Job # 06069

DATE: 1/29/2008
PREPARED BY: Mark K

PCO No. 119 PCO Title: RFI #131 - Outlet for future sign

SCOPE OF WORK:

Per RFI #131 - an outlet is to be added near the main entry so that future signage could be plugged in.

P & C COSTS	AMOUNT
<i>Indirect Costs</i>	\$0
<i>Labor Costs (inc burden)</i>	\$0
<i>Material Costs</i>	\$0
<i>Equipment Costs</i>	\$0

P&C TOTAL \$0

SUBCONTRACTOR COSTS	AMOUNT
Frahler Electric	\$262

SUBCONTRACTOR TOTAL \$262

SUBTOTAL \$262

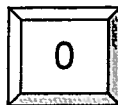
Insurance and Bonds \$5

SUBTOTAL \$267

Contractor Fee \$11

TOTAL COST \$278

ADDITIONAL DAYS



- Yes** *Additional backup is attached to further define scope and/or costs listed above*
- No** *If accepted, this PR will be charged towards the contingency*
- Yes** *If accepted, this PR will result in an increase in the GMP*

OWNER REP APPROVAL: _____

DATE: _____

ARCHITECT APPROVAL: _____

DATE: _____



Construction Company

**P.O. Box 410
Gresham, OR 97030-0083
503) 665-0165
fax 503) 667-2565**

POTENTIAL CHANGE ORDER (PCO)

PROJECT: *Tualatin Public Library & Office Addition*
P&C Job # 06069

DATE: *2/5/2008*
PREPARED BY: *Mark K*

PCO No. **122** PCO Title: **PR-20 - ACT to Gyp at ceiling edges**

SCOPE OF WORK:

Per PR-20 - Change the some areas of ACT to gypsum. In these areas, the ACT would not be removable due to the lack of clearance on top of the tile. If a tile was damaged, the ceiling would have to be taken apart and put back together. The gyp can be fixed in place incase of damage.

P & C COSTS	AMOUNT
<i>Indirect Costs</i>	\$0
<i>Labor Costs (inc burden)</i>	\$147
<i>Material Costs</i>	\$0
<i>Equipment Costs</i>	\$0

P&C TOTAL \$147

SUBCONTRACTOR COSTS	AMOUNT
PCI	\$5,163
Don Rhyne Painting	\$1,182

SUBCONTRACTOR TOTAL \$6,345

SUBTOTAL \$6,492

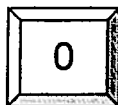
Insurance and Bonds \$114

SUBTOTAL \$6,606

Contractor Fee \$274

TOTAL COST \$6,880

ADDITIONAL DAYS



- Yes** *Additional backup is attached to further define scope and/or costs listed above*
- No** *If accepted, this PR will be charged towards the contingency*
- Yes** *If accepted, this PR will result in an increase in the GMP*

OWNER REP APPROVAL: _____

DATE: _____

ARCHITECT APPROVAL: _____

DATE: _____



Construction Company

**P.O. Box 410
Gresham, OR 97030-0083
503) 665-0165
fax 503) 667-2565**

POTENTIAL CHANGE ORDER (PCO)

PROJECT: *Tualatin Public Library & Office Addition*
P&C Job # 06069

DATE: 1/29/2008
PREPARED BY: Mark K

PCO No. 127 PCO Title: RFI #147 - Wall Protection

SCOPE OF WORK:

Per RFI #147 - the specified color was not available in the specified product. The decision was made to change the material to the PVC product for a small cost reduction.

<u>P & C COSTS</u>	<u>AMOUNT</u>
<i>Indirect Costs</i>	\$0
<i>Labor Costs (inc burden)</i>	\$0
<i>Material Costs</i>	\$0
<i>Equipment Costs</i>	\$0

P&C TOTAL \$0

<u>SUBCONTRACTOR COSTS</u>	<u>AMOUNT</u>
C/S Group	(\$125)

SUBCONTRACTOR TOTAL (\$125)

SUBTOTAL (\$125)

Insurance and Bonds (\$2)

SUBTOTAL (\$127)

Contractor Fee (\$5)

TOTAL COST (\$132)

ADDITIONAL DAYS

0

- Yes** *Additional backup is attached to further define scope and/or costs listed above*
- No** *If accepted, this PR will be charged towards the contingency*
- Yes** *If accepted, this PR will result in an increase in the GMP*

OWNER REP APPROVAL: _____

DATE: _____

ARCHITECT APPROVAL: _____

DATE: _____



Construction Company

**P.O. Box 410
Gresham, OR 97030-0083
503) 665-0165
fax 503) 667-2565**

POTENTIAL CHANGE ORDER (PCO)

PROJECT: *Tualatin Public Library & Office Addition*
P&C Job # 06069

DATE: 1/29/2008
PREPARED BY: Mark K

PCO No. 129 PCO Title: PR #19 - Revisions to lighting schedule

SCOPE OF WORK:

Per PR #19 - make revisions to the lighting schedule. Some fixtures were deleted and others were added.

P & C COSTS	AMOUNT
<i>Indirect Costs</i>	\$0
<i>Labor Costs (inc burden)</i>	\$0
<i>Material Costs</i>	\$0
<i>Equipment Costs</i>	\$0

P&C TOTAL \$0

SUBCONTRACTOR COSTS	AMOUNT
Frahler Electric	\$3,296

SUBCONTRACTOR TOTAL \$3,296

SUBTOTAL \$3,296

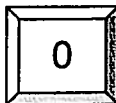
Insurance and Bonds \$58

SUBTOTAL \$3,354

Contractor Fee \$139

TOTAL COST \$3,493

ADDITIONAL DAYS



- Yes** *Additional backup is attached to further define scope and/or costs listed above*
- No** *If accepted, this PR will be charged towards the contingency*
- Yes** *If accepted, this PR will result in an increase in the GMP*

OWNER REP APPROVAL: _____

DATE: _____

ARCHITECT APPROVAL: _____

DATE: _____



Approved By Tualatin City Council
Date 2/25/2008
Recording Secretary g. Kerby

STAFF REPORT CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager *SL*

FROM: Paul Hennon, Community Services Department *Paul Hennon*
Darrel Condra, Library Manager *Darrel Condra*

DATE: February 25, 2008

SUBJECT: 2007 Annual Report of the Tualatin Library Advisory Committee

ISSUE BEFORE THE COUNCIL:

The Council will accept the 2007 Annual Report of the Tualatin Library Advisory Committee (TLAC).

RECOMMENDATIONS:

- 1) Accept the annual report, and
- 2) Continue to support the library with designated library revenues from Washington and Clackamas counties, and the General Fund contributions that enable the city to provide outstanding library services to meet community expectations in the new library.

EXECUTIVE SUMMARY:

- Since the committee made its last annual report to council in March 2007, the library project has progressed from near completion of final design to past the mid-point of construction. In March the library was operating in the old building and now it has operated at the temporary location on Nyberg Street for about 10 months.
- Over the past year, TLAC has continued its involvement with various aspects of the new library and provided valuable comments and perspectives on the

building design, floor plan, and furniture, and will continue to do so through completion of the project.

- In the coming months, the committee will make recommendations on policies that need to be amended and/or created before the new library opens, recommend revision of its charter responsibilities and assist library staff in identifying opportunities in the new facility to expand programs, services and events for the community. Two members of the Committee will serve on the Ad Hoc Library Art Selection Committee.
- The Committee will seek ways to ensure funding that is adequate to allow the library to realize its expanded potential and to provide the outstanding library services expected by the Tualatin community. To this end, the committee will increase efforts to create a Tualatin Public Library Foundation under the auspices of the Oregon Community Foundation that will encourage endowments and gifts to meet the ongoing financial needs of the library and to provide a measure of security during downturns in the economy. In addition, the committee fully supports the Council's endorsement of the Clackamas County Commission to propose a new Clackamas County Library District.
- Each month the library staff updated the TLAC on library activities which this past year included selecting a temporary location and moving. The Committee was also kept up to date on staffing changes, events and Washington County Cooperative Library Services programs, and the proposed new Clackamas County Library District. The committee was updated on one complaint and the satisfactory follow up with the patron by staff.
- The committee was fortunate this year to have a member closely involved in the Tualatin Tomorrow visioning process and so received continuous information about that city-wide visioning process. The TLAC is identified in the implementation plan as a lead partner for some Tualatin Tomorrow action items that relate to the library. Another Committee member is also a member of the Board of the Friends of the Tualatin Library so the Committee was kept apprised of the activities of the Friends group that provided the library with over \$4,266 this year for Cultural Passes, programs, and books for children.
- Members of the TLAC wish to recognize and thank the City Council for going forward with the library expansion. The Committee also wishes to acknowledge the Council's consistent support of the library through the years with adequate and stable funding for its operations.

BACKGROUND:

The Tualatin Library Advisory Committee (TLAC) was established by Ordinance 758-88, adopted by Council on October 10, 1988 and incorporated into the Tualatin Municipal Code as Chapter 1-25.

The role of the TLAC is to consult with and advise the Library Manager, make recommendations to the City Council, and hear and consider complaints about City Library policies and materials. The committee consists of seven members appointed by Council. The Library Manager provides the TLAC with staff support. The TLAC meets monthly or more often as needed.

Members of the 2007 TLAC were: Frank Bubenik (Chairperson through November), Marge Congress (Chairperson as of December), Marissa Houlberg, Jo McGeorge (through September), Terry Novak, Elizabeth (Tibby) O'Brien, Alexander Pierce and Jim Shorr (through September). There is currently one vacancy.

The Tualatin Public Library Advisory Committee last reported to the City Council on March 26, 2007.

FINANCIAL IMPLICATIONS:

The TLAC strongly supports providing sufficient operating funds for the expanded library when it opens in the spring of 2008. Increased use of the new facility will place increased demands on the staff and collection. The TLAC therefore recommends that the Council maintain the level of service support currently provided for the library for fiscal year 2008/2009.

C: Members of Tualatin Library Advisory Committee
Dick Dreyfus, President, Friends of Tualatin Library





Approved By Tualatin City Council
Date 2/25/2008
Recording Secretary g. Kirby

STAFF REPORT CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Doug Rux, Community Development Director 
William Harper, Associate Planner 

DATE: February 25, 2008

SUBJECT: HEARING MEASURE 37 CLAIM, ZIAN LIMITED PARTNERSHIP,
LOCATED AT 19150 & 19190 SW 90th and 8505-8845 SW
TUALATIN-SHERWOOD ROAD (M37-06-01)

ISSUE BEFORE THE CITY COUNCIL:

Whether to approve or deny a claim for property compensation or a waiver of "...Tualatin City Zoning and Development Code for which the Claimants waiver back to date of acquisition;" and "...waiver of all similar provisions of the City's Comprehensive Plan adapted after the date of acquisition." The properties are identified as:

- 19150 SW 90th Avenue (Lot #2)
(Tax Lot 2100 on Assessor's Map 2S1 23D),
- 19190 SW 90th Avenue (Lots #4 & 5)
(Tax Lots 2400 and 2401 on Assessor's Map 2S1 23D),
- 8505-8845 SW Tualatin-Sherwood Road (Lots #6, 7, & 8)
(Tax Lot 2600 on Assessor's Map 2S1 23D),

RECOMMENDATION:

Staff recommends the City Council deny the Claimant's request that the claim be "...put on indefinite hold" and consider the Staff's recommendation for a 6 month continuance and direct staff to continue the hearing to August 25, 2008.

EXECUTIVE SUMMARY:

The claim is a Measure 37 property compensation claim subject to Oregon Revised Statutes (ORS) 197.352 and the City of Tualatin Measure 37 Real Property Compensation Claim provisions in Tualatin Municipal Code (TMC) Chapter 12. The claim is also subject to Measure 49 approved by Oregon Voters in November, 2007. This measure limits Measure 37 claims to allowing 3-10 houses to be built under certain circumstances, but no longer allows claims for commercial or industrial uses.

On April 2, 2007, the Claimant requested a 180-day continuance of the April 23, 2007 hearing date, which City Council approved, and the hearing was continued to October 8, 2007. On September 7, 2007, the Claimant requested a second 180-day continuance and the hearing was continued to February 25, 2008.

In response to letters from the Community Development Department notifying the applicant of the enactment of Measure 49 and requesting notification that the applicant wishes to move forward with the claim or withdraw the claim, the applicant submitted a letter (Attachment B) dated January 24, 2008 requesting "...please put this claim on indefinite hold". Because the Council's consideration of the M37-06-01 matter is conducted in a public hearing, granting a continuance must be to a date certain. Because Measure 49 has provisions restricting Measure 37 claims in process, M37-06-01 is not a matter to put on indefinite hold. Given the claimant's request for additional time for the disposition of the case in light of Measure 49, Staff recommends denying the indefinite hold on M37-06-01 and granting a 6 month continuance to August 25, 2008.

Attachments: A. Vicinity Map, Tax Map
B. Claimant's Request for indefinite hold.

JORDAN SCHRADER

ATTORNEYS AT LAW

JORDAN SCHRADER RAMIS PC

VIA E-MAIL: wharper@ci.tualatin.or.us
& FIRST CLASS MAIL

January 24, 2008

CITY OF TUALATIN
RECEIVED

JAN 28 2008

COMMUNITY DEVELOPMENT
ECONOMIC DEV DIVISION

William Harper, AICP
Associate Planner
City of Tualatin
18880 SW Martinazzi Ave
Tualatin OR 97062-7092

Re: **Zian Limited Partnership/Measure 37 Claim**

Claim No. M37-06-01

Addresses: 19150 & 19190 SW 90th Avenue, Tualatin, OR and
8505, 8515, 8635, 8639, 8641, 8647, 8667, 8703,
8705, 8707, 8775, 8785, 8795, 8805, 8825, 8835 and
8845 SW Tualatin-Sherwood Road, Tualatin, OR

Our File No. 49645-36009

EDWARD H. TROMPKE

Admitted In:
Oregon

Direct Dial
(503) 598-5532

E-mail
ed.trompke@jordanschrader.com

Dear Mr. Harper:

I note that the hearing on this claim is currently scheduled for Monday, February 25, 2008. In light of the passage of Measure 49 into law by the voters, please put this claim on indefinite hold. There would not appear to be any benefit to resetting the hearing date at this time.

If you have any questions, please give me a call. I would appreciate confirmation of the City's acquiescence to this request for my file well in advance of the hearing date. Thank you.

Sincerely,

JORDAN SCHRADER RAMIS PC



Edward H. Trompke

cc: Jay N. Zidell, Zian Limited Partnership
Kathryn Silva, Zian Limited Partnership





Approved By Tualatin City Council

Date 2/25/2008

Recording Secretary J. Kirby

STAFF REPORT CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager *SL*

FROM: Michael A. McKillip, City Engineer *MAK*

DATE: February 25, 2008

SUBJECT: PROPOSED RENAMING OF A PORTION OF SW BOONES FERRY ROAD TO SW McEWAN ROAD

ISSUE BEFORE THE COUNCIL:

This is a public hearing to accept testimony on the proposed renaming of the section of SW Boones Ferry Road located east of 65th Avenue and south of Lower Boones Ferry Road in Clackamas County.

RECOMMENDATION:

Staff recommends Council accept public testimony on this matter and direct the preparation of an ordinance renaming a portion of SW Boones Ferry Road in Clackamas County to SW McEwan Road.

EXECUTIVE SUMMARY:

- The proposed street name change will eliminate the current confusion of what is the correct street name in this area. Washington County Consolidated Communication Agency (WCCCA) raised the issue of eliminating the street name confusion for quick emergency response. The Clackamas County emergency response agency, C-COM, supports this change.
- Prior to the I-5 freeway interchange being constructed, Lower Boones Ferry Road (Market Road 13) ran straight from the Upper Boones Ferry Road/Boones Ferry Road intersection in Tualatin, east to the railroad tracks that are now the city limit lines between Tualatin and Lake Oswego. When the interchange was built, the existing section of road in Washington County between I-5 and 65th Avenue was renamed SW McEwan Road. The existing piece of road in

Clackamas County between 65th Avenue and its merge back into the new alignment of Lower Boones Ferry Road was named SW Boones Ferry Road (to match up with Lake Oswego dropping "Lower" from the street name).

On this short section of street between 65th Avenue and the merge, the businesses are using both Lower Boones Ferry Road and McEwan Road in their addresses. This causes confusion for customers since at least one of the buildings cannot be seen from the traveled Lower Boones Ferry Road. The manager of The Little Gym stated that the on-line map services do not show this section of street and he has to tell customers to turn left at McEwan Road so that they will find his business.

- This street name change is needed to match up the legal street names with the physical locations of the streets. This will assist response to emergency calls.
- A letter and copy of the Notice of Hearing were mailed out to the effected property owners and the businesses adjacent to this section of street.

FINANCIAL IMPLICATIONS:

The Publication of Notice was published once in *The Oregonian* per the requirements of ORS 227.120. The approximate cost if \$350.

- Attachments:**
1. Map
 2. Notice of Hearing
 3. Letter to owners and businesses

Street Name Change Proposal

Air Photo: June 2006



Street section proposed to be renamed McEwan Rd



RF 1:1,200

This map is derived from various digital database sources. While an attempt has been made to provide an accurate map, the City of Tualatin, OR assumes no responsibility or liability for any errors or omissions in the information. This map is provided "as is". -Engineering and Building Dept. Plotted 1/17/2008

NOTICE OF HEARING

CITY OF TUALATIN, OREGON

NOTICE IS HEREBY GIVEN that a public hearing will be held before the City Council of the City of Tualatin, Oregon commencing at 7:30 p.m. on Monday, February 25, 2008, at the Council Building, Tualatin City Center, 18880 SW Martinazzi Avenue, Tualatin, Oregon, to hear and consider:

Renaming SW Boones Ferry Road, from SW 65th Avenue to the merge with SW Lower Boones Ferry Road, to SW McEwan Road.

All citizens are invited to attend and be heard upon the proposed action. Individuals wishing to comment in writing must do so prior to the hearing or present written or oral testimony to the City Council at the hearing.

All documents and evidence, applicable criteria, and the City staff report will be available for inspection at no cost at least seven days prior to the hearing and will be provided at reasonable cost upon request. Arrangements can be made to provide these materials in alternative formats, such as large type or audiocassette tape. For information, contact Claudia Harris, Engineering & Building Department, at 503 691-3032 (voice) or 692-0574 (Text Telephone) no later than 24 hours prior to the meeting.

The City will also upon request endeavor to arrange for a qualified sign language interpreter for persons with speech or hearing impairments. Since these services must be scheduled with outside service providers, it is important to allow as much lead time as possible. Please notify the City of your need by 5:00 p.m. two working days prior to the meeting date (same phone numbers as listed above).

CITY OF TUALATIN, OREGON

By: Sherilyn Lombos
City Recorder

NOTICE TO *THE OREGONIAN*: Please publish on February 20, 2008.
(Do not publish in *Food Day*.)



City of Tualatin

18880 SW Martinazzi Avenue
Tualatin, Oregon 97062-7092
Main 503.692.2000
TDD 503.692.0574

February 12, 2008

Name
Business
Address
City state zip

RE: Street Name Change - SW Boones Ferry Road to SW McEwan Road between 65th Ave and the merge with Lower Boones Ferry Rd

Dear _____:

Washington County Consolidated Communications Agency (9-1-1 emergency services) has asked for clarification on the street name for the small section between 65th Avenue to the merge with Lower Boones Ferry Road.

Prior to the I-5 freeway interchange being constructed, Lower Boones Ferry Road (Market Road 13) ran straight from the Upper Boones Ferry Road/Boones Ferry Road intersection in Tualatin, east to the railroad tracks that are now the city limit lines between Tualatin and Lake Oswego. When the interchange was built, the existing section of road in Washington County between I-5 and 65th Avenue was renamed SW McEwan Road. The existing piece of road in Clackamas County between 65th Avenue and its merge back into the new alignment of Lower Boones Ferry Road was named SW Boones Ferry Road (to match up with Lake Oswego dropping "Lower" from the street name).

The City Engineer is proposing this short section of Boones Ferry Road be renamed "SW McEwan Road." This will be an extension of the street name on the other side of 65th Avenue that matches up with this section. (See enclosed map.)

The Tualatin City Council will conduct a public hearing on the proposed renaming at its meeting on Monday, February 25, 2008. If you have any questions or comments about, or objections to, the proposed street renaming, please contact me by February 21st at (503) 691-3032, or at charris@ci.tualatin.or.us.

Sincerely,

Claudia Harris
Program Coordinator
Engineering & Building Department

/ch
enclosure



STAFF REPORT

CITY OF TUALATIN

TO: Honorable Mayor and Members of the City Council

THROUGH: Sherilyn Lombos, City Manager

FROM: Paul Hennon, Community Services Director *Paul Hennon*

DATE: February 25, 2008

SUBJECT: RESOLUTION APPROVING A CLACKAMAS COUNTY ORDER TO INITIATE THE FORMATION OF THE CLACKAMAS COUNTY LIBRARY SERVICE DISTRICT

ISSUE BEFORE THE COUNCIL:

The Council will consider adopting a resolution in support of a Clackamas County order to initiate the formation of the Clackamas County Library Service District (the "Proposed Library District").

RECOMMENDATION:

Staff recommends that the Council consider the attached resolution and determine if it is in the City's best interest to be included within the boundaries of the Proposed Library District.

EXECUTIVE SUMMARY:

- Clackamas County staff will present a brief overview of the Proposed Library District and answer Council questions at the Council meeting.
- Formation of the Proposed Library District requires a vote and Clackamas County plans to place the measure on the November 4, 2008 ballot for voters living in Clackamas County.
- The Clackamas County Commission is pursuing formation of the Proposed Library District due to a pending reduction or possible elimination of the Federal Secure rural Schools funding and has other urgent issues such as creating more detention capacity. The Commission has indicated its intention to cease funding the three County operated libraries beginning in July 2009 and to phase out funding to city libraries over the next five years. Once County library funding has ceased, cities will pick up the difference, reduce services, or close libraries.

- It is suggested that the Proposed Library District will be better positioned to provide fair and sustainable funding for the city libraries within Clackamas County and create a mechanism to recognize that the city libraries service residents of the county outside the city boundaries as well as their citizens. The County has designated service areas for each library (see maps within Attachment A). The service areas are intended to define where people are most likely to receive library service, and to give the cities the ability to meet the library threshold standards designated within the Cooperative Intergovernmental Agreement.
- Council last discussed the Proposed Library District on October 8, 2007. At that time, Council directed staff to request that Clackamas County modify the Proposed Library District Service Area maps and tax revenue reimbursement formula to show Tualatin as the library service provider for all of the area within Tualatin's Urban Growth Boundary that is located within Clackamas County, and to endeavor to do the same for the unincorporated area east of Tualatin, south of the Tualatin River and north of I205 since the Tualatin library is about ½ mile from the Clackamas County boundary (65th Avenue) and the Lake Oswego and West Linn libraries are 6 and 8 miles away from the Clackamas County portion of Tualatin.

Staff has attempted, however this request has not been granted. The attached Lake Oswego and West Linn library service area maps show those cities as the library service providers for both the referenced areas east of 65th Avenue (the Clackamas County boundary). See maps within Attachment A.

- The direct financial consequence of not being shown as the library service provider is that the Tualatin will not receive reimbursement for the unincorporated population within the area immediately east of Tualatin, instead it will go to Lake Oswego and West Linn.

ALTERNATIVES TO RECOMMENDATION:

The Council could choose not to participate in the Proposed Library District.

FINANCIAL IMPLICATIONS:

The formation of the Proposed Library District would create a permanent tax rate of thirty-nine cents (\$.3974) per one thousand dollars of assessed valuation for Clackamas County property owners.

The Average Assessed Value of residential properties in the Clackamas County part of Tualatin is \$250,000 (the average Real Market Value is \$460,000). Therefore, a home with an assessed value of \$250,000 would pay about \$99 in the first year.

Revenues generated by the Proposed Library District would be distributed to participating cities based on a formula that would return the taxes collected from the assessed value of each city plus a pro-rata share of the taxes collected from

unincorporated areas included in each library service area as defined on maps attached to the Cooperative Intergovernmental Agreement. It is proposed that the distribution formula be evaluated in 2014 and every three years thereafter.

Tualatin is projected to receive approximately \$137,000 in FY 2009-2010 as reimbursement of the taxes collected on the assessed value within Tualatin in the first year the permanent rate would be levied, and a similar amount annually adjusted for changes in assessed value subject to the City agreeing to provide library service that meets or exceeds the Oregon Library Association Standards listed in the Cooperative Intergovernmental Agreement.

Tualatin would not receive any funding for the unincorporated population within the aforementioned area east of Tualatin since the cities of Lake Oswego and West Linn have been the designated library service providers for this area under the Proposed Library District.

The County will provide capital fund grants to each city for the purpose of capital improvements or collection development. Funding for the capital grants will come from the County re-directing library operating revenue. Tualatin would receive a one-time allocation of \$150,000 in FY 2013-2014. All the other cities within Clackamas County will receive capital grants of \$1,000,000 before Tualatin receives its grant, including Estacada with a population less than the population of the Clackamas County residents of Tualatin. See the Capital Fund Chart on page 2 of the Cooperative Intergovernmental Agreement.

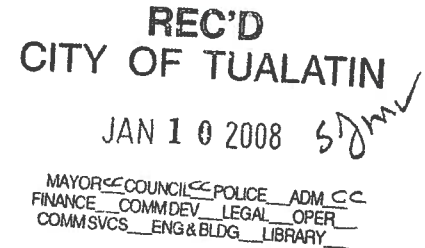
The attached resolution authorizes a one-time contribution to Clackamas County for the purpose of disseminating information about the Proposed Library District. The funds have not been budgeted and a transfer from the General Fund Contingency will be follow at a later date, if Council chooses to participate in the Proposed Library District.

- Attachments:**
- A. Letter of Request from Clackamas County Commission and sample Cooperative Intergovernmental Agreement and attachments
 - B. Library District Discussion Presentation Outline
 - C. Resolution


BOARD OF COUNTY COMMISSIONERS
**PUBLIC SERVICES BUILDING
2051 KAEN ROAD | OREGON CITY, OR 97045**

January 8, 2008

Lou Ogden, Mayor
 Jay Harris, City Councilor
 Monique Beikman, City Councilor
 Donna Maddux, City Councilor
 Ed Truax, City Councilor
 Chris Barhyte, City Councilor
 City of Tualatin
 18880 SW Martinazzi Ave.
 Tualatin, OR 97062

Bob


Dear Mayor and City Councilors:

Over the past few years, Clackamas County has been engaged in a dialogue with our cities regarding the creation of a stable funding source for libraries. The County General Fund has been the source for the majority of library funding for several years. Beginning in 2007 the financial position of the County has changed dramatically. There is a pending reduction or possible elimination of the Federal Secure Rural Schools funding and we have encountered other urgent issues such as creating more detention capacity. As a result the Board of County Commissioners has had to make some difficult prioritization decisions.

Beginning July of 2009, the three County operated libraries will no longer receive General Fund support, and the County contributions to city libraries will be reduced by approximately 20%. The County General Fund contributions to city libraries will continue to reduce for the following four fiscal years until General Fund support is eliminated in June 2014. The County General Fund will continue to support the Library Network operation at its present level, and be adjusted for inflation.

It is important to note that although funding to the County libraries will be eliminated, the service areas and residents supported by those libraries will be provided for through the gained efficiency and consolidation of library operations. An example of these efficiencies would be a new and enlarged facility anticipated for the Gladstone and Oak Lodge service areas.

The Board of County Commissioners requested that staff work with the cities and the Library Network Intergovernmental Board (LNIB) to develop a plan for a county wide service district to give the citizens of the county the opportunity to continue library services.

Based on input from staff and LNIB, the Board of County Commissioners is proposing formation of a county wide library district for the November 2008 ballot. The district will include any city that adopts a resolution and intergovernmental agreement to join the district. The tax rate for the district will be 39 cents per thousand dollars of assessed value. A rate of \$.39 per thousand will allow every city that provides library service to achieve the Oregon Library Association's "threshold" level of service.

If the library service district is successful, the county will continue to provide the network services for the cities and will create a capital improvement fund for library improvements from the funds slated for operations from 2010-2014. This will provide approximately \$1,000,000 to each of the cities that provide library services in Clackamas County.

Enclosed in this packet is a draft resolution for inclusion in the service district. Each city must sign a resolution to be included within the district. There is also a draft intergovernmental agreement that lays out distribution formulas, service area boundaries, service requirements, a contribution to an information campaign and capital improvement plans.

The County would like to have a representative meet with your city council in January to discuss the proposal and answer questions. Our staff will contact you shortly to make arrangements.

We are looking forward to proceeding with the district and hope that you are as excited as we are to give the citizens of Clackamas County the chance to support and enhance their library services.

Sincerely,

CLACKAMAS COUNTY BOARD OF COMMISSIONERS


Lynn Peterson
Chair


Bill Kennemer
Vice-Chair


Martha Schrader
Commissioner

Draft IGA and Attachment A, B, and C for distribution to the Cities of Canby, Damascus, Estacada, Gladstone, Happy Valley, Lake Oswego, Milwaukie, Molalla, Oregon City, Sandy, Tualatin, West Linn, and Wilsonville

**COOPERATIVE INTERGOVERNMENTAL AGREEMENT
BETWEEN
THE CLACKAMAS COUNTY LIBRARY SERVICE DISTRICT; CLACKAMAS
COUNTY, OREGON; THE CITY OF**

This agreement, made this _____ day of _____, is entered into by and between Clackamas County Library Service District (District) a district formed under ORS Chapter 451, Clackamas County (County), and the City of _____, (City) pursuant to the provisions of the Intergovernmental Cooperation Act, ORS

The District, County, and City agree to the following:

A. DISTRICT

1. This contract shall commence on July 1, 2009 and renew annually thereafter, unless terminated by either the City or District according to the termination provisions outlined in this contract.
2. The Board of County Commissioners is the governing body of the Clackamas County Library Service District and shall be known as the District Board. The District Board shall organize a District Advisory Board and appoint one member from each participating city. The District Board shall appoint the individual nominated by the City Council to fill the City's representative seat unless there is good cause for rejecting the nomination.
3. Revenues generated by the District tax base, including delinquent taxes, shall be distributed by the County Treasurer to the City and other participating cities as outlined in Attachment A for use in providing countywide cooperative library services. The formula will be evaluated in 2014 and every three years thereafter. The District Advisory Board will evaluate the formula and may recommend changes to the formula to the District Board for approval.

B. COUNTY

1. The County will continue to fund Library Network, a division of the Business and Community Services Department to provide county-wide library services to support the District's mission. The services provided will be capped at the 2007/2008 service level. These services are county-wide in benefit and include:

- The automated library system and related telecommunications
- Courier services
- Administration
- Database management services including creating/acquiring MARC format bibliographic records
- Inter-library loan services
- Inter and intra-regional cooperative library planning

The County is not responsible for new services added to Library Network. New or additional services will be billed back to the city or cities on separate contracts initiated as services are added.

2. The District Advisory Board will be the advisory board to the County on Library Network services, priorities, budget, programs, procedures and review of the attachments A, B, and C. The District Advisory Board will draft by-laws.
3. Library Network will provide administrative support to the District Advisory Board and any subcommittees under the Advisory Board.
4. The County will provide capital funds to each city for the purpose of library construction, remodel, expansion, building and site improvements, library construction bonded debt service, and/or collection development. The City will develop a capital plan to identify the improvements to their library. The capital plan will be mutually agreed upon by both the County and the City. Invoices for the expense to implement the agreed upon capital plan will be submitted to the County for payment up to \$1,000,000 during or after the specified year in the Capital Fund Chart. Those Cities having an agreed upon plan will find an Attachment D in this agreement. Capital funds will be distributed according to the following schedule:

Capital Fund Chart

	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014
1 Estacada	\$1,000,000				
2 Damascus		\$1,000,000			
3 Happy Valley		\$1,000,000			
4 Gladstone		\$1,000,000			
5 Oregon City			\$1,000,000		
6 Sandy			\$1,000,000		
7 Milwaukie			\$1,000,000		
8 Canby				\$1,000,000	
9 Lake Oswego				\$1,000,000	
10 West Linn				\$1,000,000	
11 Molalla					\$1,000,000
12 Wilsonville					\$1,000,000
13 Tualatin					\$ 150,000

C. CITY

- 1. The City will use District revenue to provide public library service, and shall expend the entire library revenue paid under this agreement in accordance with the purpose for which it was levied.**
- 2. The City will retain administrative control over the library and library services in its service population. The City is responsible for developing library services based on the needs of its service population and the available revenue. The City will cooperate with the District Advisory Board. The City will cooperate with other participating cities to form standardized rules, procedures, and programs that affect the District as a whole.**
- 3. The City, upon receiving District revenue, will agree to provide library service that meets or exceeds the Oregon Library Association Standards in Attachment C. Attachment C will be reviewed in 2014 and every three years thereafter. Service population will be based on figures determined annually for each public library by the District in Attachment B.**
- 4. The City shall expend the capital funds for the purpose of library construction, remodel, expansion, building and site improvements, library construction bonded debt service, and/or collection development. The City will develop a capital plan to identify the improvements to their library. The capital plan will be mutually agreed upon by both the County and the City. Invoices for the expense to implement the agreed upon capital plan will be submitted to the County for payment up to \$1,000,000 during or after the specified year in the Capital Fund Chart. Those Cities having an agreed upon plan will find an Attachment D in this agreement.**

D. GOVERNING LAWS

- 1. Each party shall release, defend, indemnify and/or hold harmless the other, its officers, commissioners, councilors, employees, and agents, from and against all damages, claims, injuries, costs, or judgments that may in any manner arise as a result of the party's performance under this contract, subject to Oregon Tort claims limitations.**
- 2. Disputes regarding this agreement, that cannot be resolved by respective managers, shall be first directed to each party's counsel. Failing resolution, parties shall mutually agree upon a third party mediator.**
- 3. This contract shall be construed and governed in all respects in accordance with laws of the State of Oregon. Should any portion of this agreement or amendment there to be adjudged by a Court of appropriate final jurisdiction to be in violation of any local, state or federal law, then such portion or portions shall become null and void, and the balance of the agreement shall remain in effect. Both parties shall immediately**

renegotiate any part of this agreement found to be in such violation by the Court and to bring it into compliance with said laws.

4. This contract shall remain in effect to the end of the fiscal year in which both parties have signed and will be automatically renewed for successive one (1) year periods effective on July 1 of each year unless written notice of cancellation is given by either party to the other at least 180 days prior to the beginning of the next fiscal year.
5. At any time during the term of this agreement, at the request of either party to this agreement, the agreement may be formally reviewed by either or both parties and the District Advisory Board convened to discuss potential amendments. The District Advisory Board will forward a recommendation with the proposed amendment for consideration by the District Board.

Draft IGA and Attachment A, B, and C for distribution to the Cities of Canby, Damascus, Estacada, Gladstone, Happy Valley, Lake Oswego, Milwaukie, Molalla, Oregon City, Sandy, Tualatin, West Linn, and Wilsonville

Attachment A

The distribution formula is based on the following concepts:

1. The County Library District rate is \$0.3974 per \$1000 of assessed value.
2. Each year the District will receive the amount collected for the year plus the District's delinquent taxes recovered from the previous year. The collection rate is typically 95% of the total assessed amount.
3. The formula takes the previous year's assessed value of every City providing public library services in the County to compute the assessed value portion of the formula.
4. Each City's assessed value is subtracted from the total amount collected. The remaining funds are distributed, using the formula, by the percentage of unincorporated population in each City's population service area. City population service area maps are found in Attachment B.

The attached spreadsheets are examples of the distribution of funds. The spreadsheet labeled FY 2009-2010 is an estimate of the distribution formula before Gladstone/Oak Lodge and Happy Valley/Damascus libraries are constructed. The spreadsheet labeled FY 2010-2011 is an example of the distribution formula when the Gladstone/Oak Lodge and Happy Valley/Damascus libraries are open.

Amt. from AV refund		6,854,812		54%		Projected revenue distribution if Library District is approved	
Amt for serv unincorp		5,852,499		46%		FY 2009-2010	
estimated total distrib		12,707,312					
2008 Assessed Value		FY 2009-2010 Refund of AV in \$\$\$		(Assumes CO & TC libraries) unincorp pop served		FY 2009-2010 % of total unincorp population served	
CA	956,678,483	\$ 380,184	9,286	5.12%			
ES	161,067,022	\$ 64,008	15,776	8.69%			
GL	639,182,949	\$ 254,011	8,295	4.57%			
LO	4,647,040,756	\$ 1,846,734	4,582	2.52%			
MI	1,465,235,313	\$ 582,285	9,866	5.44%			
MO	382,192,737	\$ 151,883	15,249	8.40%			
OC	1,907,196,186	\$ 757,920	27,432	15.12%			
SA+HO	496,913,488	\$ 197,473	21,522	11.86%			
Tualatin	345,384,924	\$ 137,256	4,276	2.36%			
WL	2,562,810,615	\$ 1,018,461	4,155	2.29%			
WV	1,652,128,334	\$ 656,556	120,448	66.37%			
Cities	15,215,830,807	6,046,771	28,081	15.47%			
CO			32,961	18.16%			
TC (HV and DA)	2,033,319,641	\$ 808,041	61,042	33.63%			
		\$ 6,854,812	181,491	100.00%			
2009-2010 Pop of Service Area		City Population (LINC projections)					
Casby	24,834	15,538	9,296				
Estacada	18,496	2,721	15,776				
Gladstone	20,797	12,502	8,295				
Lake Oswego	41,450	36,868	4,582				
Milwaukie	31,096	21,230	9,866				
Metalla	22,670	7,420	15,249				
Oregon City	57,607	30,175	27,432				
Sandy +HO	28,897	7,375	21,522				
West Linn	29,173	24,897	4,276				
Wilsonville	21,720	17,565	4,155				
	296,739	176,290	120,449				
County (CO)	28,081		28,081				
HV & DA (TC)	52,961	20,000	32,961				
	81,042	20,000	61,042				
	377,781	186,290	181,491				
JCCR 11-7-2007							

FY 2009-2010 Pay for service to unincorp		FY 2009-2010 TOTAL Library Distrib	
CA	299,776	\$ 679,960	
ES	508,713	\$ 572,721	
GL	267,493	\$ 521,504	
LO	147,741	\$ 1,994,475	
MI	318,149	\$ 900,434	
MO	491,734	\$ 643,617	
OC	884,608	\$ 1,642,528	
SA+HO	694,003	\$ 891,476	
Tualatin	137,890	\$ 137,256	
WL	133,983	\$ 1,156,351	
WV	3,884,090	\$ 790,538	
Cities		\$ 9,930,861	
CO	905,523	\$ 905,523	
TC (HV and DA)	1,062,887	\$ 1,870,928	
	1,968,410	\$ 2,776,481	
		\$ 12,707,312	

estimated Library rate		est.AV increase annually	
	0.3974		4.0%

total city pop		total unincorp pop		total Check Co Pop	
	186,290		181,491		377,781

	Amt from AV refund		7,129,005 54%		Projected revenue distribution if Library District is approved	FY 2010-2011	FY 2010-2011 TOTAL Library Distrib
	Amt for serv unincorp	estimated total distrib	6,086,599 46%	13,215,604			
	FY 2010-2011 Refund of AV in \$\$\$		unincorp pop served		FY 2010-2011 Pay for service to unincorp		
	Assessed Value		(new GL lib. & new HV/DA)	% of total unincorp population served			
CA	994,945,622	395,391	9,464	5.11%	\$ 311,043	\$ 706,435	CA
ES	167,509,703	66,568	16,032	8.66%	\$ 526,931	\$ 593,499	ES
GL	664,750,267	264,172	35,150	18.98%	\$ 1,155,280	\$ 1,419,452	GL
LO	4,832,922,386	1,920,603	4,631	2.50%	\$ 152,208	\$ 2,072,812	LO
MI	1,523,844,725	605,576	23,908	12.91%	\$ 785,786	\$ 1,391,362	MI
MO	397,480,447	157,959	15,479	8.36%	\$ 508,764	\$ 666,723	MO
OC	1,983,484,033	788,237	27,851	15.04%	\$ 915,368	\$ 1,703,605	OC
SA+HO	516,790,028	205,372	22,025	11.89%	\$ 723,882	\$ 929,254	SA+HO
Tualatin	359,200,321	142,746	4,321	2.33%	\$ 142,029	\$ 142,746	Tualatin
WL	2,665,323,040	1,059,199	4,422	2.39%	\$ 145,322	\$ 1,201,228	WL
WV	1,718,213,457	682,818	163,282	88.17%	\$ 5,366,613	\$ 828,140	WV
Cities	15,824,464,039	6,288,642				\$ 11,655,256	Cities
TC (HV and DA)	2,114,652,426	840,363	21,906	11.83%	\$ 719,986	\$ 1,560,349	TC (HV and DA)
		\$ 7,129,005	21,906	11.83%	\$ 719,986	\$ 1,560,349	
			185,188	100.00%		\$ 13,215,604	
	2010-2011 City Population (LINCC projections)	Unincorporated pop served					
Canby	25,269	15,805	9,464		estimated Library rate		
Estacada	18,802	2,789	16,032		0.3974		
Clatsone	47,749	12,599	35,150		est.AV increase annually		
Lake Oswego	41,864	37,233	4,631		4.0%		
Milwaukie	45,208	21,300	23,908				
Medalla	23,010	7,530	15,479				
Oregon City	58,472	30,621	27,851				
Sandy +HO	29,475	7,450	22,025				
West Linn	29,464	25,143	4,321				
Wilsonville	22,372	17,950	4,422				
	341,683	178,401	163,282				
				total city pop			
HV & DA (TC)	41,906	20,000	21,906	total unincorp pop	198,401		
	41,906	20,000	21,906	total Clack Co Pop	185,188		
	383,589	188,401	185,188		383,589		

Draft IGA and Attachment A, B, and C for distribution to the Cities of Canby, Damascus, Estacada, Gladstone, Happy Valley, Lake Oswego, Milwaukie, Molalla, Oregon City, Sandy, Tualatin, West Linn, and Wilsonville

Attachment B

Service population maps are included in Attachment B.

1. The maps divide Clackamas County into library service areas. These areas are based on distance, roads, rivers, travel patterns, etc. and are intended to define where people are most likely to receive library service, and to give a city the ability to meet the library threshold standards in Attachment C. Census tracts are assigned to each City's service area. Based on census data, the unincorporated population in those census tracts is used to calculate the percentage of service population. This percentage of unincorporated service population is used in the distribution formula.
2. Population within census tracts will be adjusted with each new census, every ten years. If any city annexes an unincorporated area, the estimated population from that area will be subtracted from the unincorporated service population since the city will now be receiving the assessed value.
3. Changes in the service area/unincorporated service population will be mutually agreed upon by the effected cities. The new service areas will be presented to the District Advisory Board and Attachment B will be modified to reflect the agreed upon changes. Service population changes may be made in 2014 and every three years thereafter.
4. For the continuation of library service to the citizens in the Oak Lodge and Clackamas Corner areas, the service population boundaries will not change until the Happy Valley/Damascus Library is open and the New Gladstone/Oak Lodge Library is open. As each new facility is opened to the public, the service population will be adjusted to the new agreed upon boundaries found in this Attachment.

Draft Revised Canby Library Service Area

Boundaries

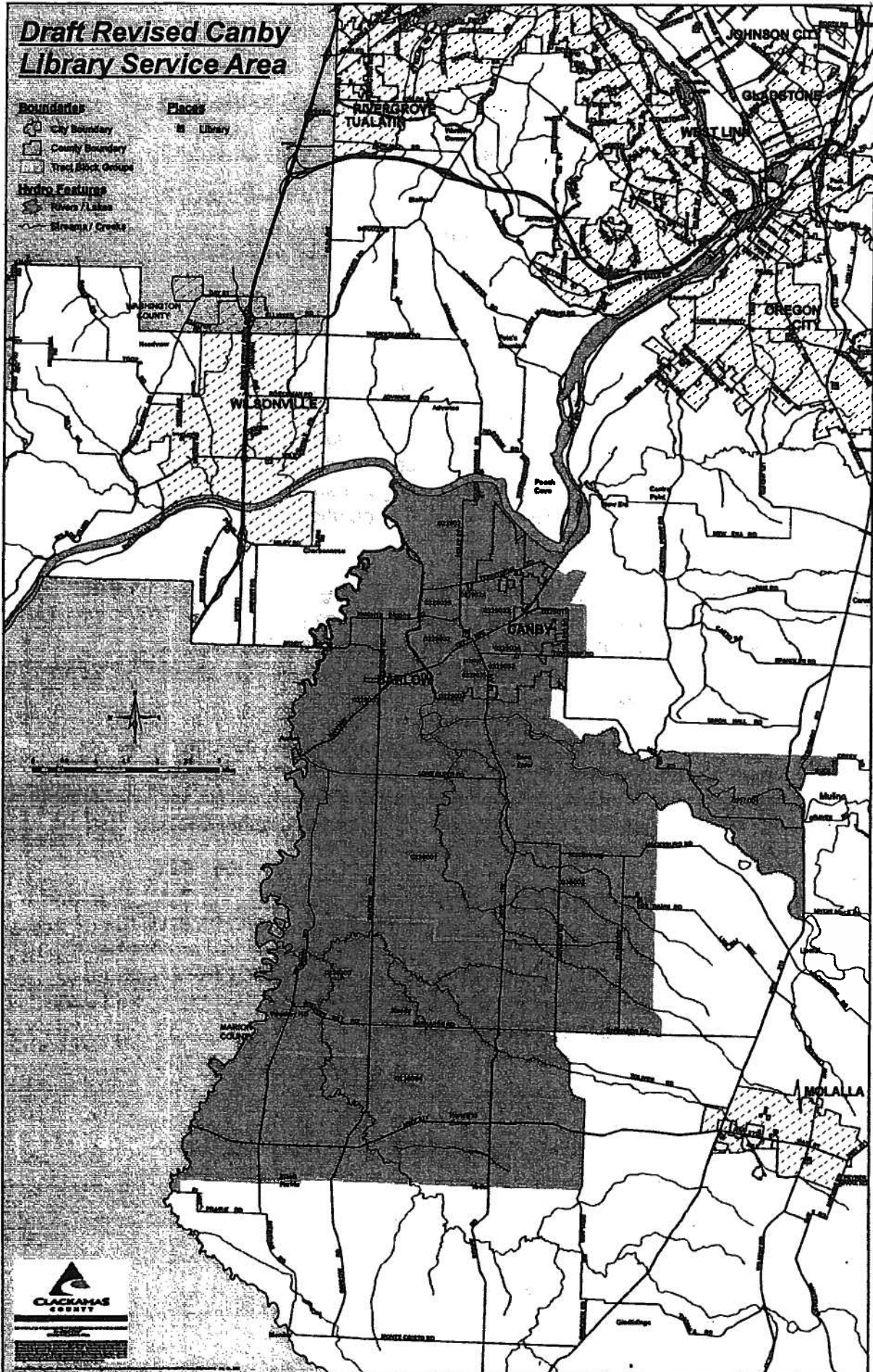
- City Boundary
- County Boundary
- Tract Block Group

Hydro Features

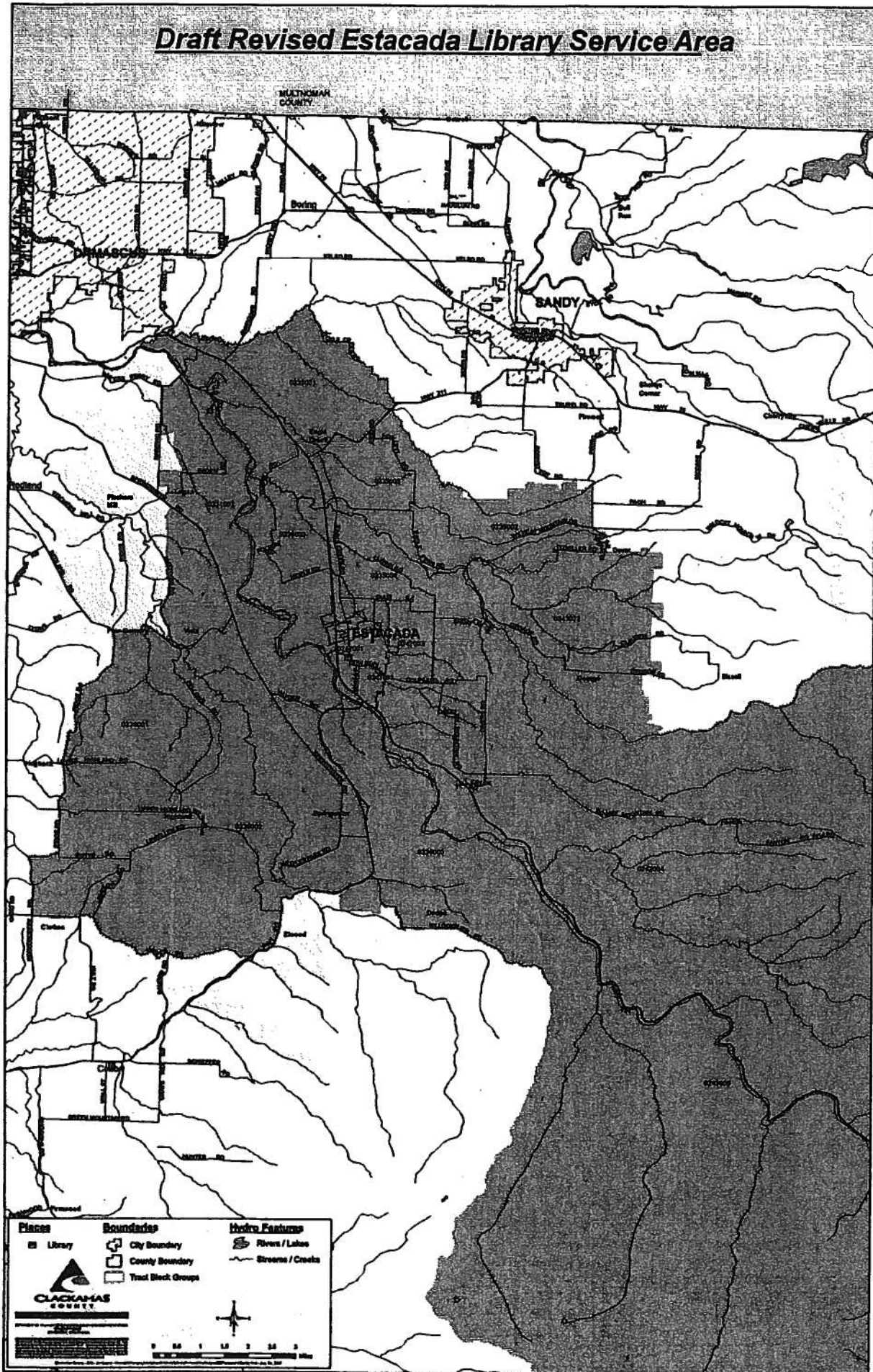
- River / Lake
- Stream / Creek

Places

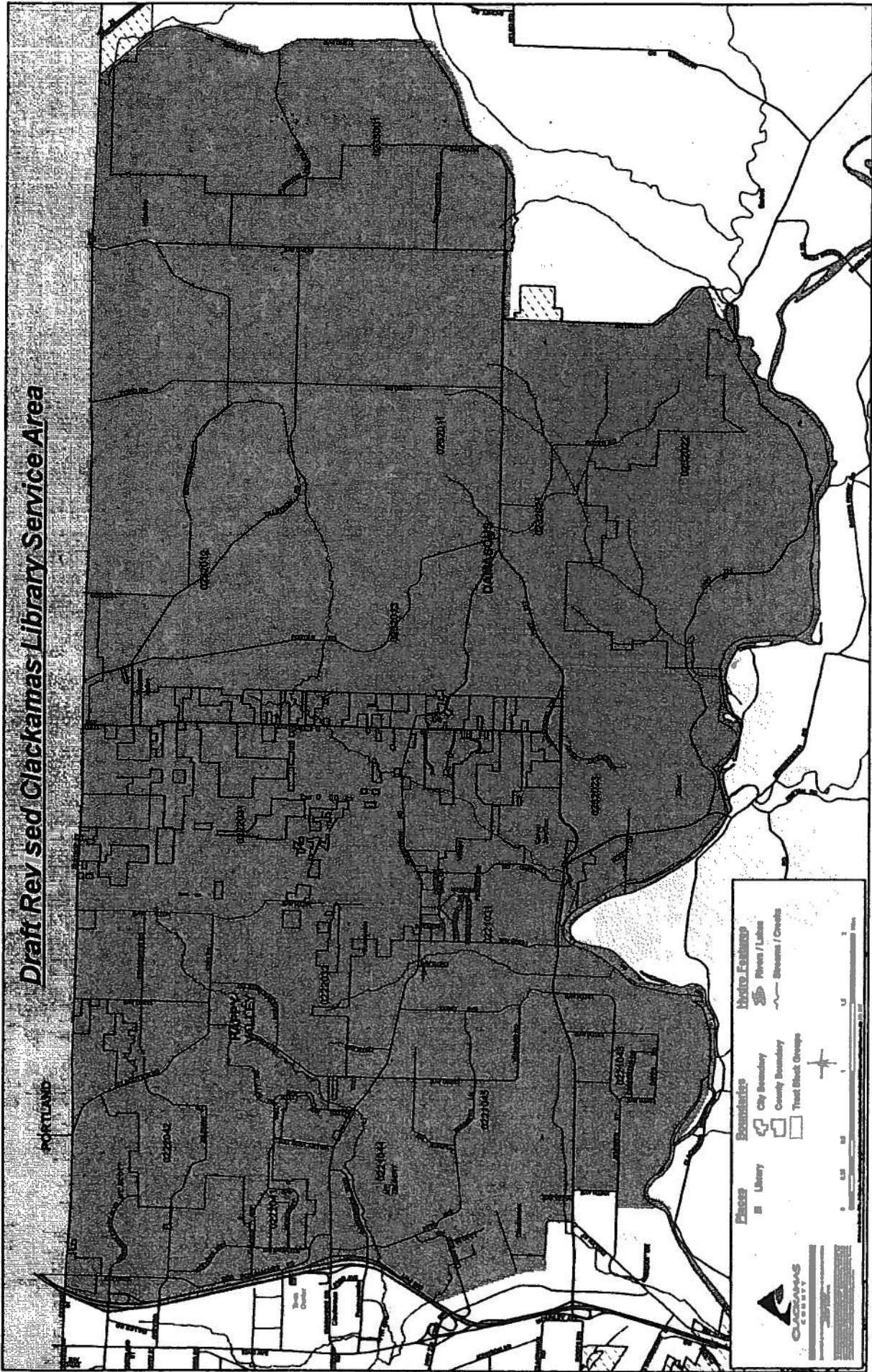
- Library



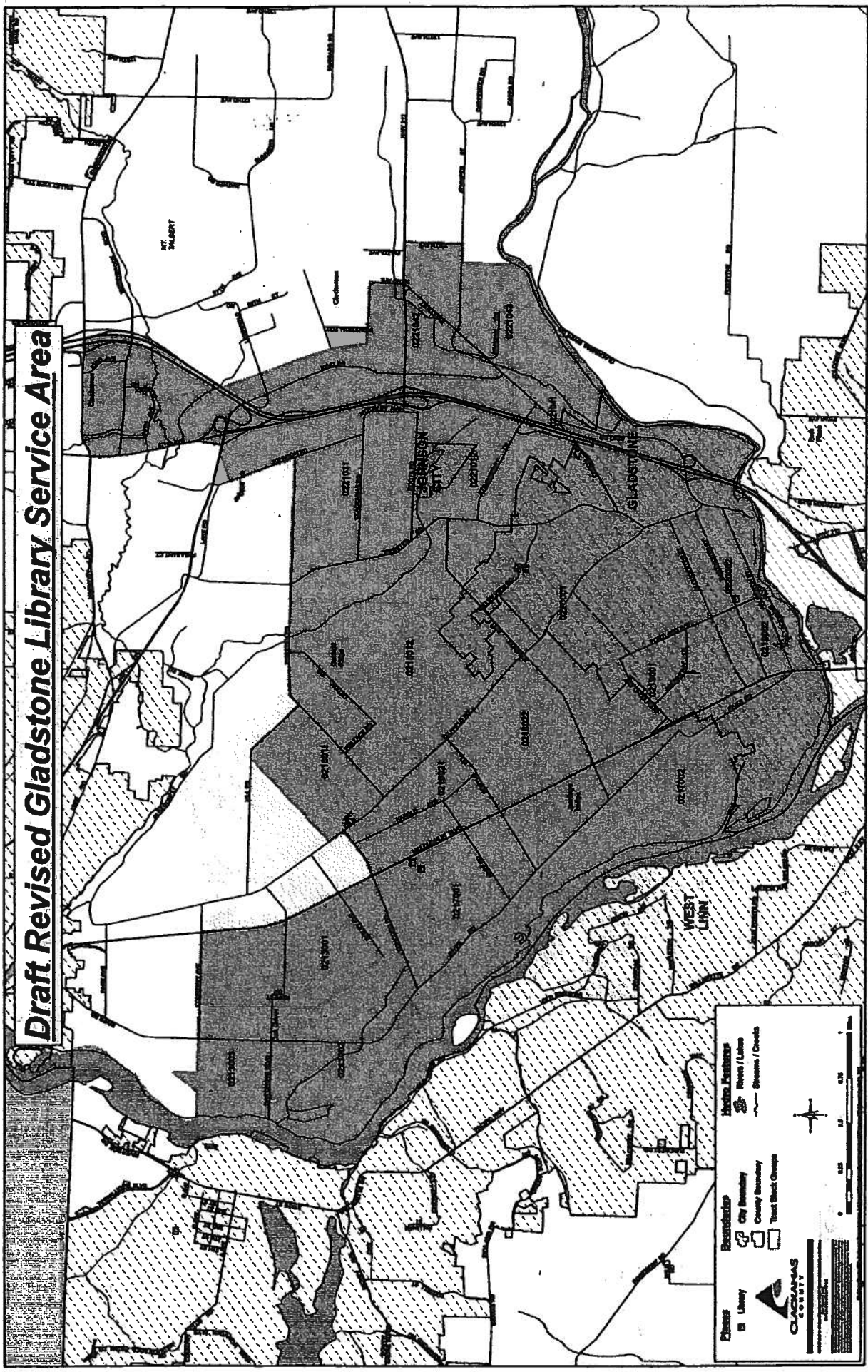
Draft Revised Estacada Library Service Area



Draft Revised Clackamas Library Service Area



Draft Revised Gladstone Library Service Area



CLATSOP COUNTY

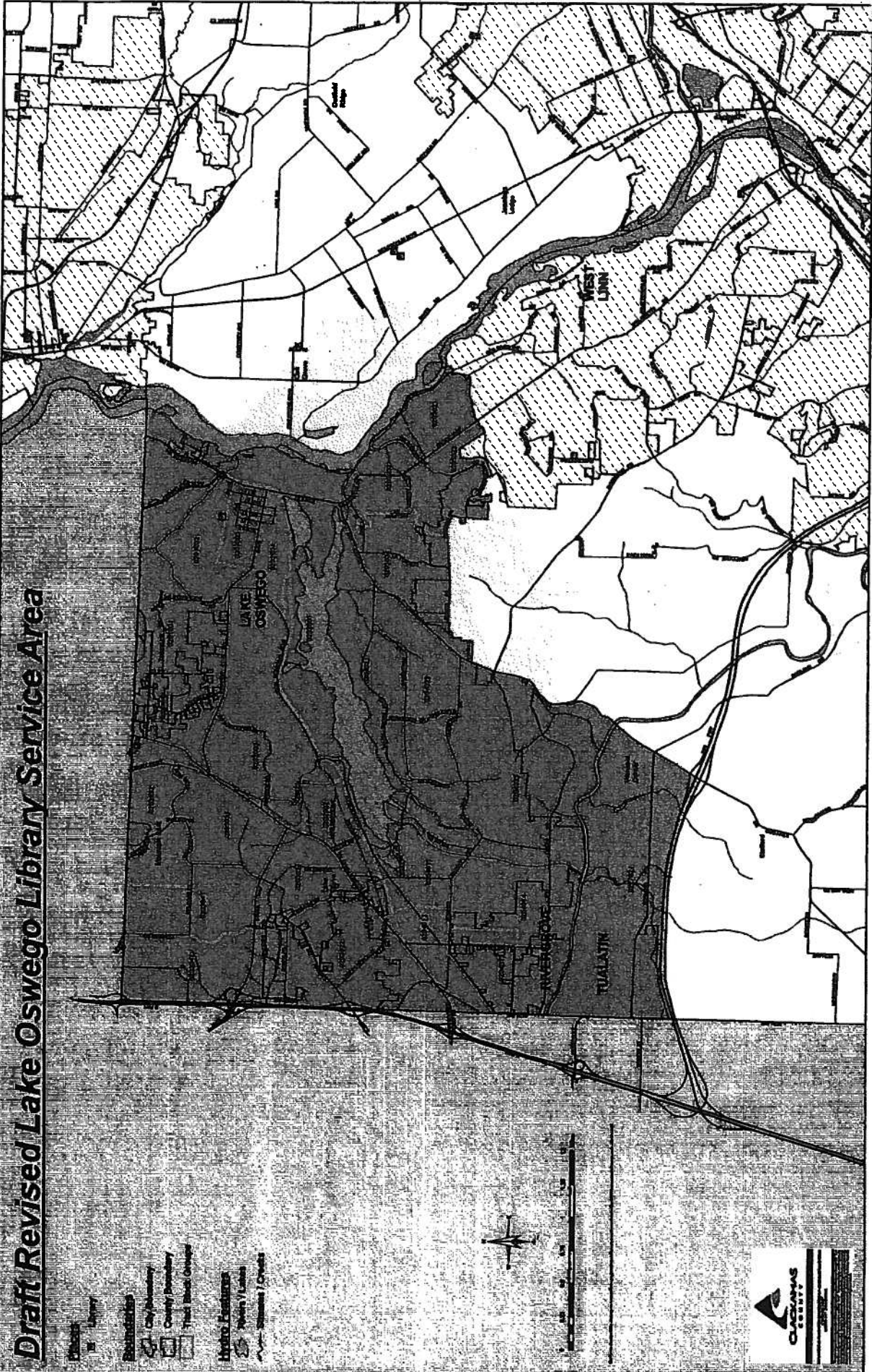
Legend

- Library:** [Symbol]
- Boundary:**
 - City Boundary: [Symbol]
 - County Boundary: [Symbol]
 - Trunk Street Overlay: [Symbol]
- Other Features:**
 - Hydro Features: [Symbol]
 - Rivers / Lakes: [Symbol]
 - Stations / Closes: [Symbol]

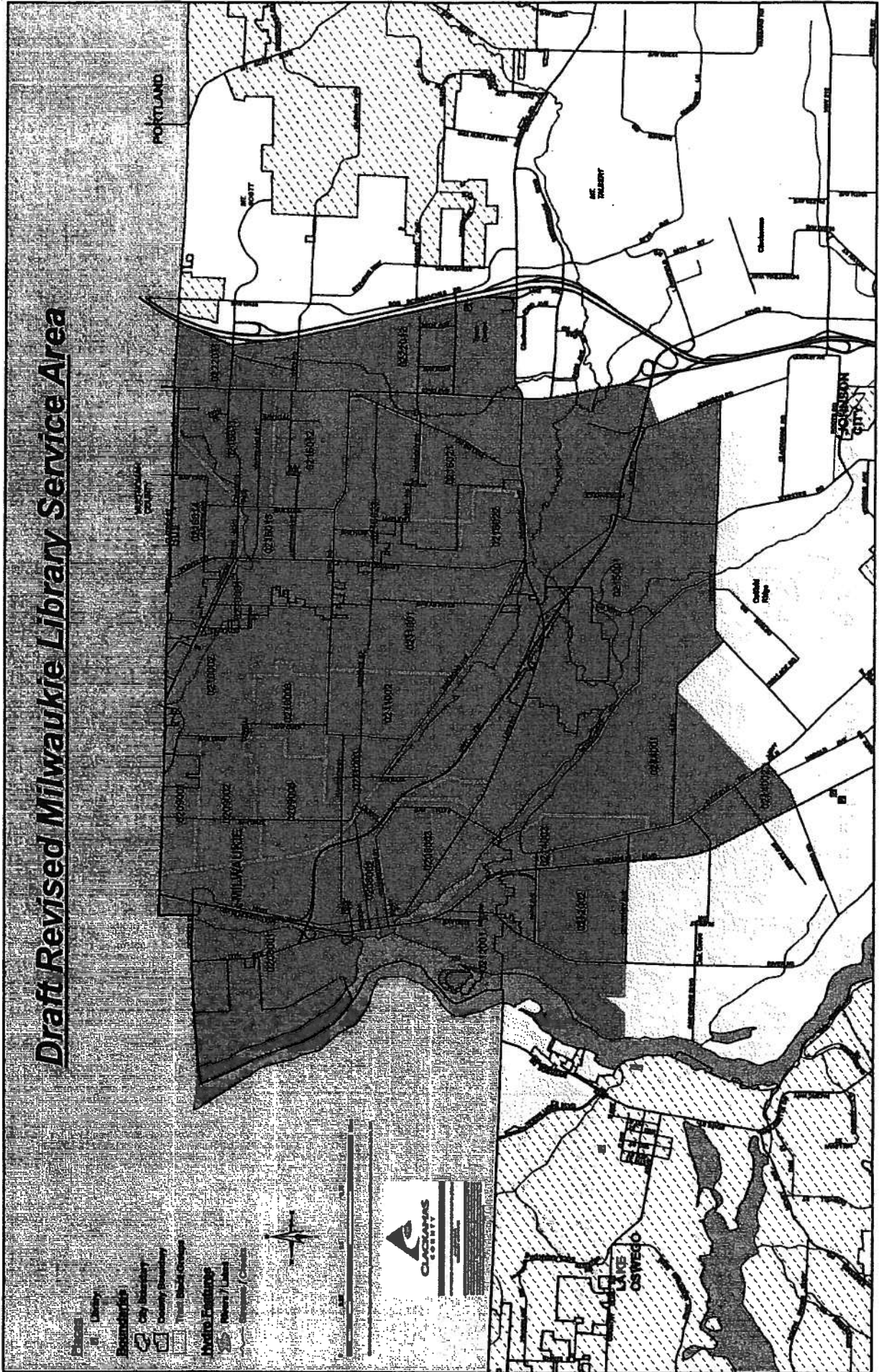
Scale: 0 0.25 0.5 1

Draft Revised Lake Oswego Library Service Area

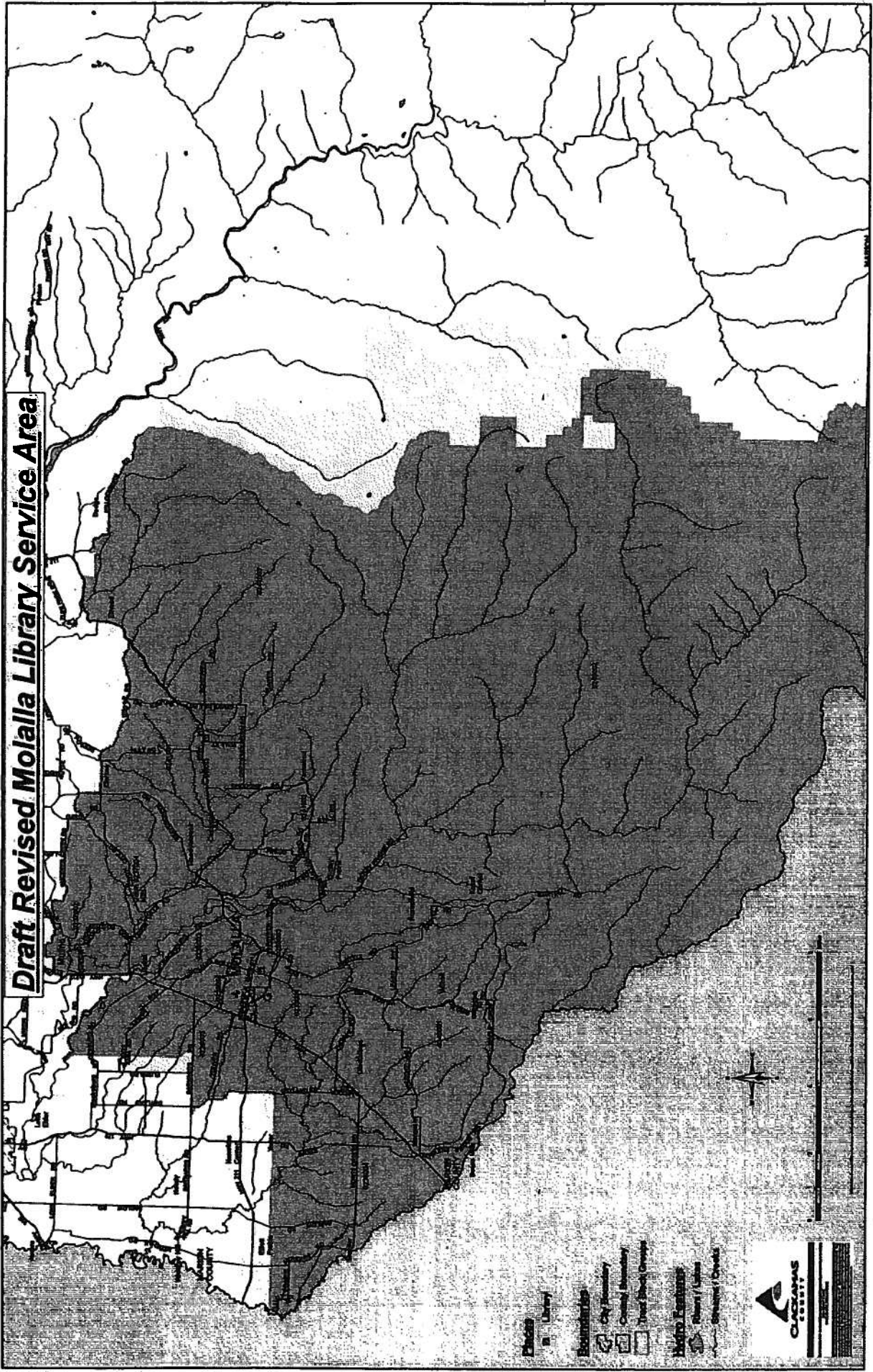
- Other**
 - Library
- Boundaries**
 - City Boundary
 - County Boundary
 - Tract Block Overlay
- Hydro Features**
 - Water / Lakes
 - Streams / Creeks



Draft Revised Milwaukee Library Service Area



Draft Revised Molalla Library Service Area

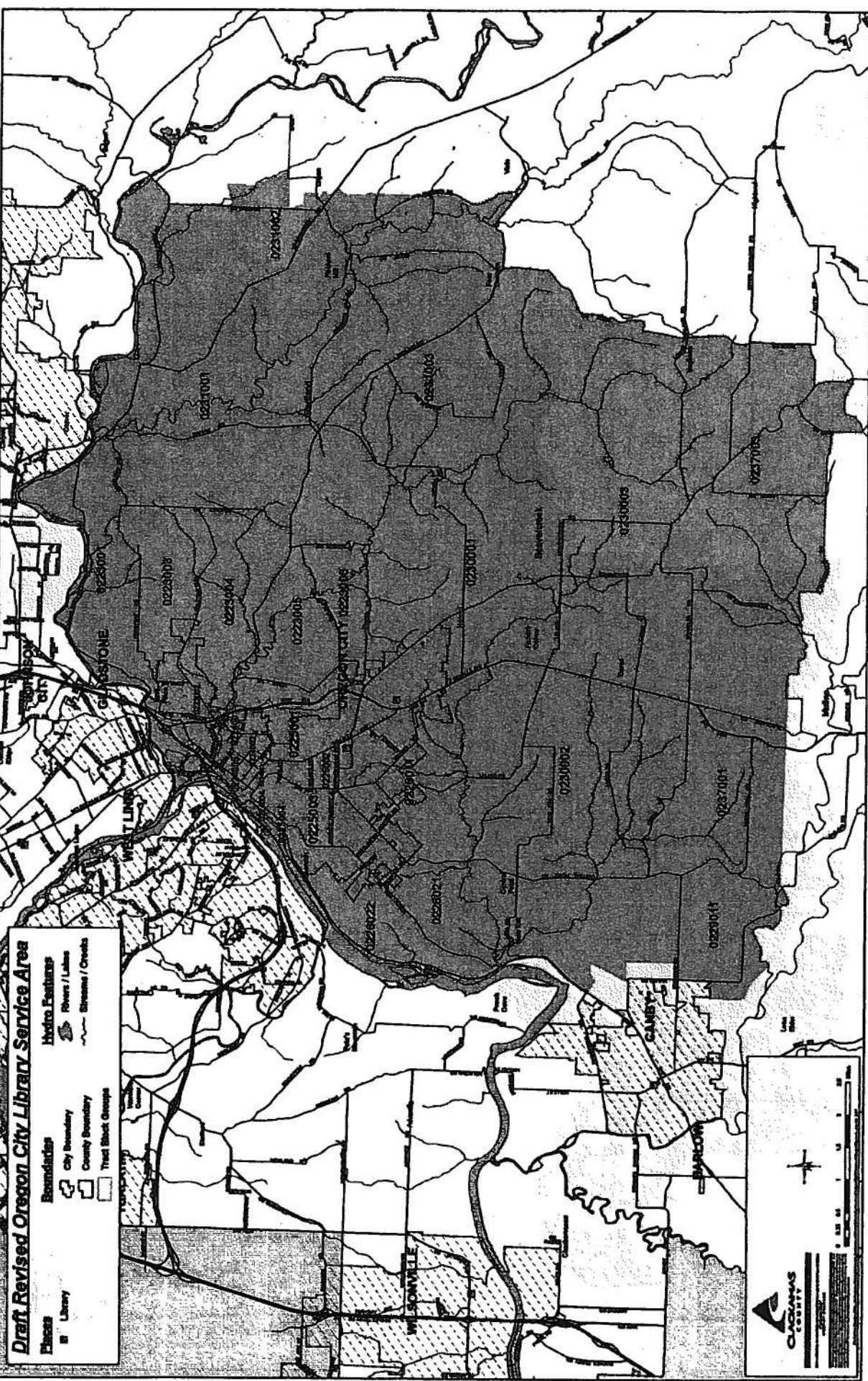


- Legend**
- County**
- Boundaries**
- City Boundary
- County Boundary
- Trunk Street Center
- Hydro Features**
- Stream / Lake
- Service / Creek



Draft Revised Oregon City Library Service Area

- PLEASE**
- Library
 - Boundaries
 - City Boundary
 - County Boundary
 - Traffic Black Overlay
 - Hydro Features
 - Rivers / Lakes
 - Streams / Creeks

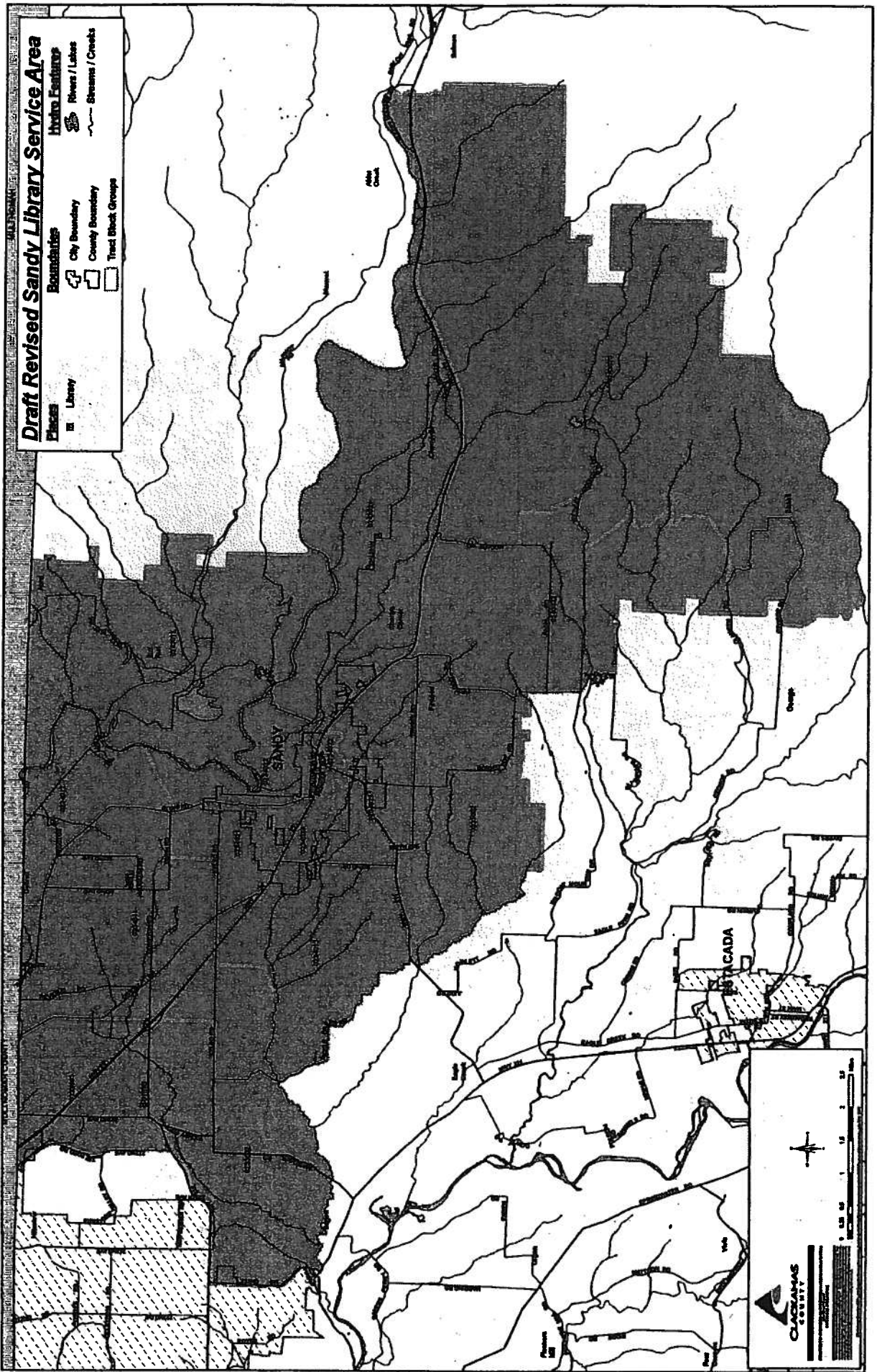


CLATSOP COUNTY

0 0.5 1 1.5 2 Miles

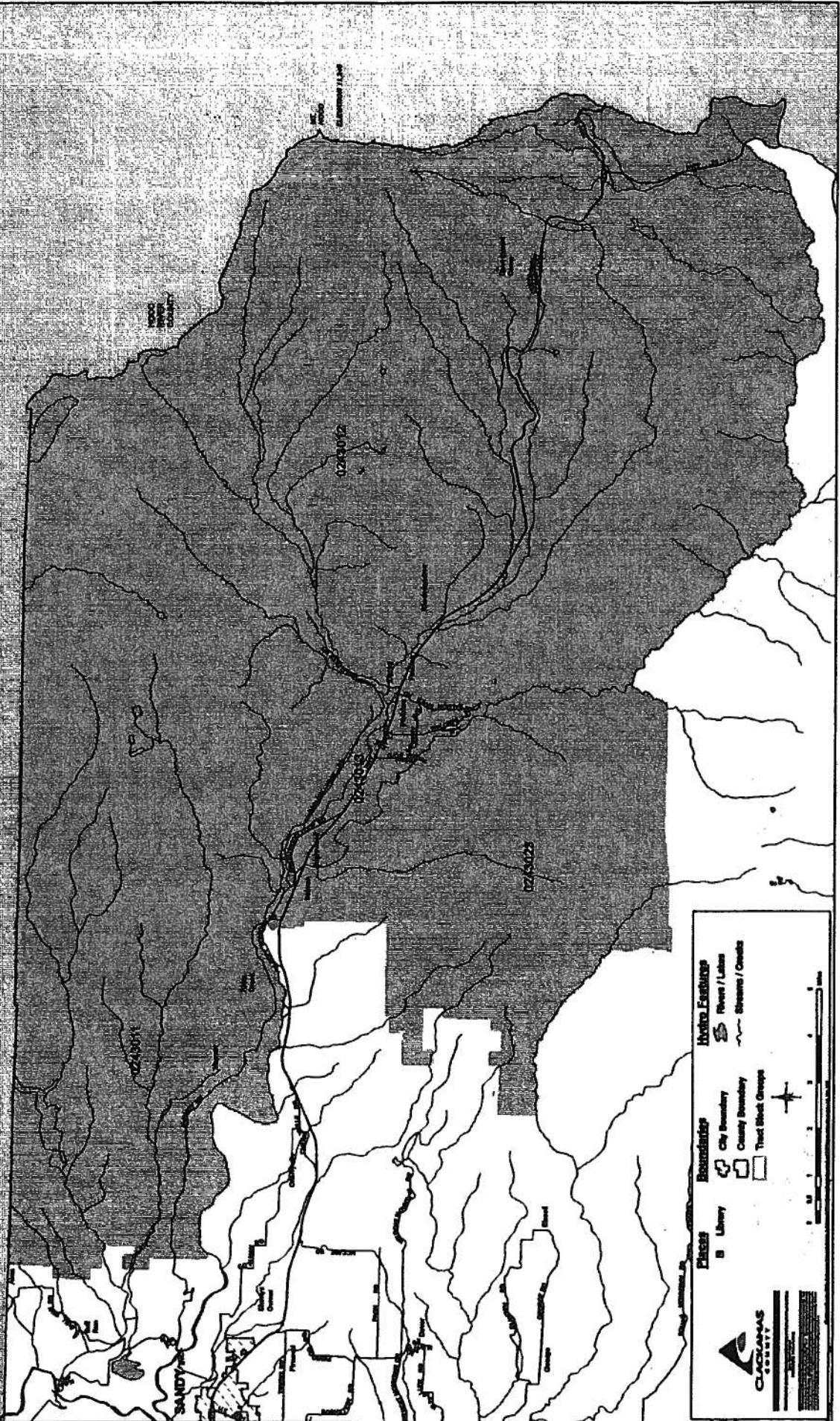
Draft Revised Sandy Library Service Area

- Places**
Library
- Boundaries**
City Boundary
County Boundary
Tract Block Groups
- Hydro Features**
Rivers / Lakes
Streams / Creeks



Draft Revised Hoodland Library Service Area

MULTI-COUNTY
COUNTY



CLATSOP COUNTY

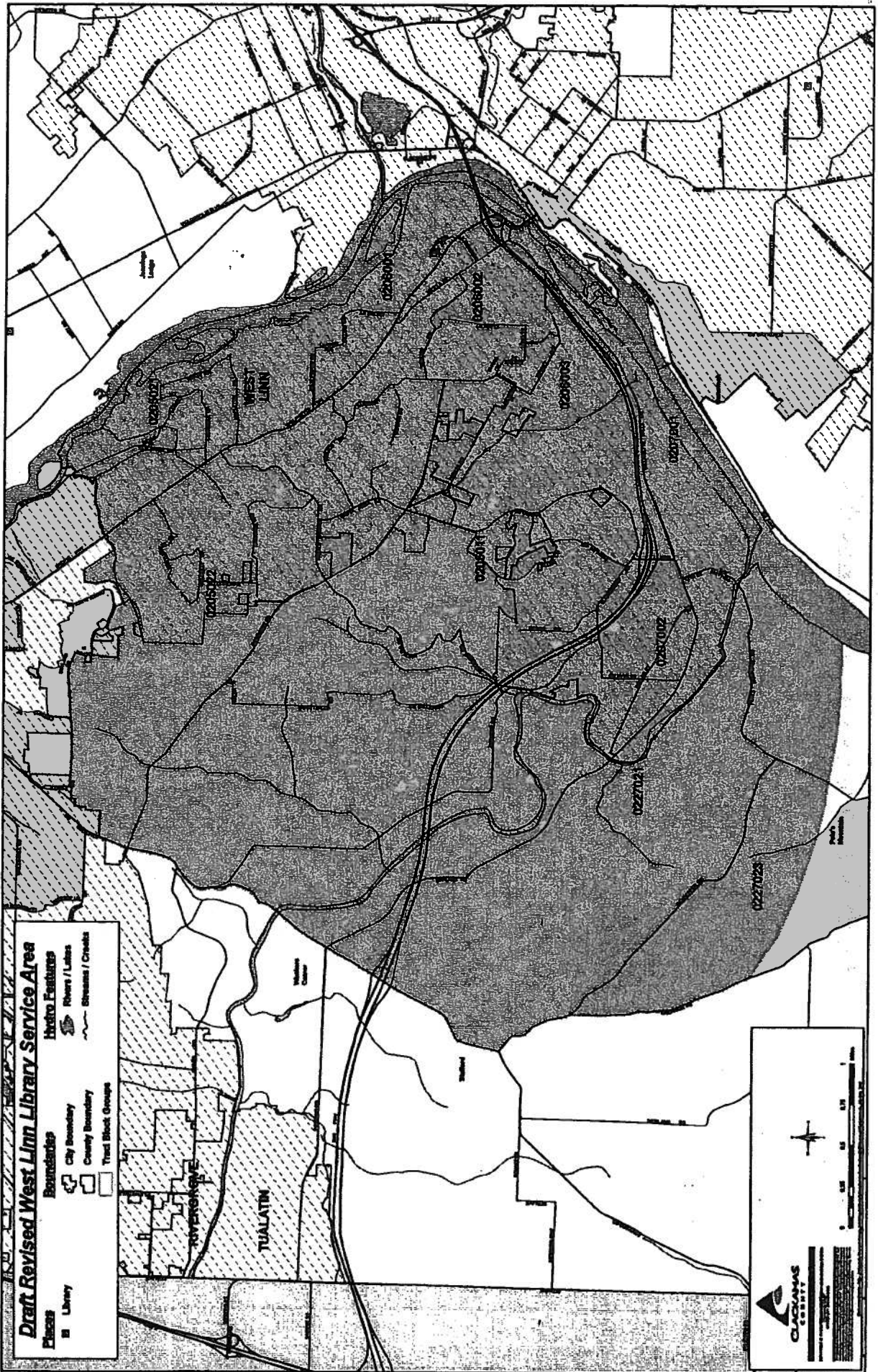
Places
Library

Boundaries
City Boundary
County Boundary
Tribal Boundaries

Hydro Features
Rivers / Lakes
Streams / Creeks

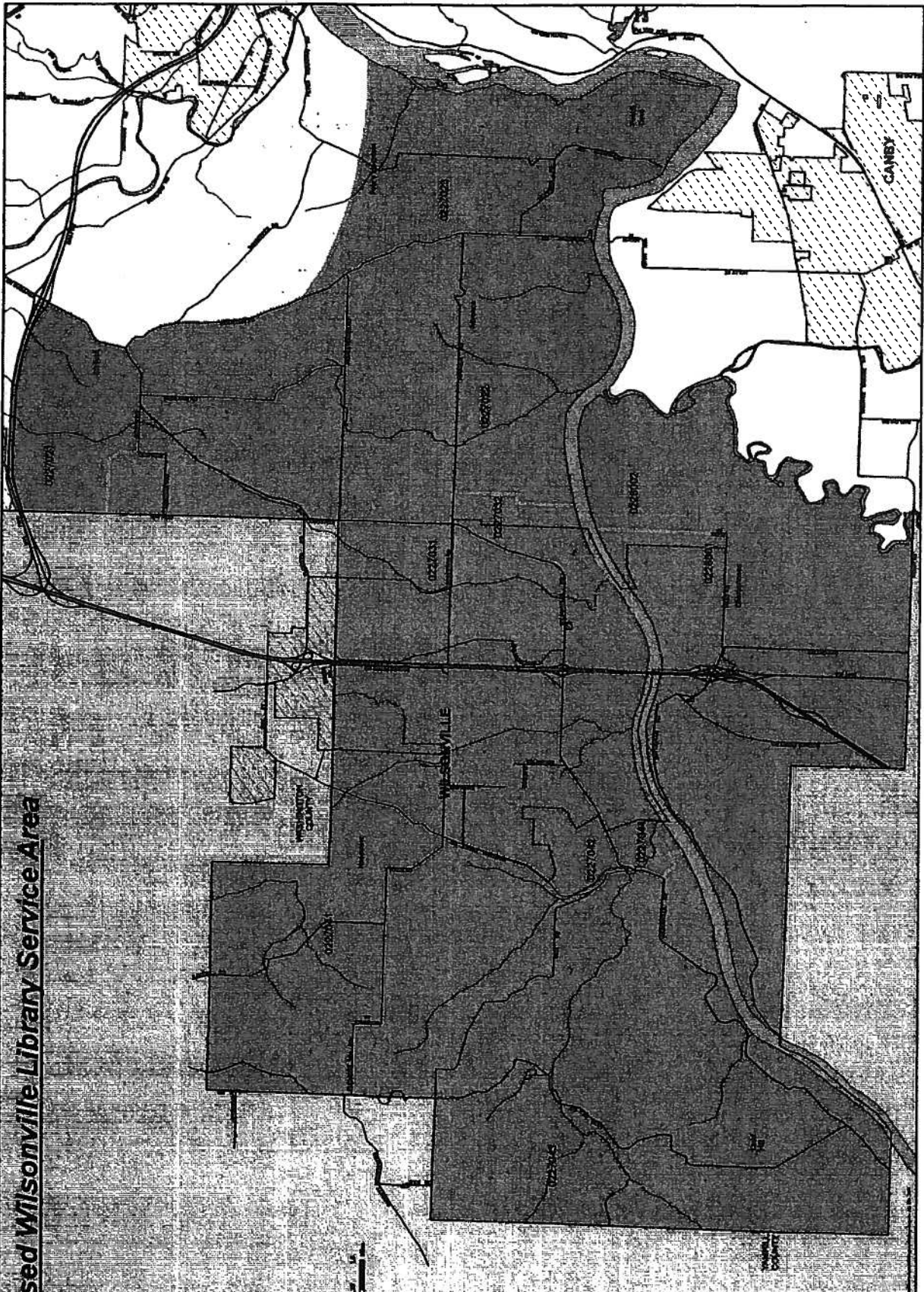
Scale: 0 1 2 3 4 5 Miles

North Arrow



Draft Revised Wilsonville Library Service Area

- Library
- Elementary
- City Boundary
- County Boundary
- Trunk Drainage
- Hydro Features
- Power/Lines
- Streams/Creeks



Draft IGA and Attachment A, B, and C for distribution to the Cities of Canby, Damascus, Estacada, Gladstone, Happy Valley, Lake Oswego, Milwaukie, Molalla, Oregon City, Sandy, Tualatin, West Linn, and Wilsonville

ATTACHMENT C

**STAFF
Threshold Standards**

Hire a paid Library Director, who works the number of hours per week that the library is open to the public (up to 40 hours/week). Make available, paid library staff 100% of the time that the library is open to the public.

Have access to a paid MLS librarian (on staff, contract, or shared with other libraries) who makes recommendations for decision-making in youth, adult, and technical services.

Make available, during all open hours, person(s) trained to provide basic library services to all ages, including reference service, reader's advisory, and technology support.

Budget funds equal to 1% of the total personal services budget for staff continuing education direct costs.

Number and qualifications of staff employed by the library at all facilities:

Population served*	Threshold
0 - 2,499	0.5 FTE, with high school diploma
2,500 - 4,999	0.35 FTE/1,000 served. Director has B.A.
5,000 - 9,999	0.35 FTE/1,000 served. Director has B.A.
10,000 - 24,999	0.35 FTE/1,000 served. Director has MLS.
25,000 - 49,999	0.35 FTE/1,000 served. Director has MLS. 1/5 of staff has MLS.
50,000 - 499,999	0.33 FTE/1,000 served. Director has MLS. 1/5 of staff has MLS.

Notes: Libraries with more than one staffed service outlet may add approximately 0.01 FTE/1000 served to the staffing requirement for each outlet. Total staffing levels may be constrained if there are facility size limitations.

**MATERIALS AND SERVICES
Threshold Standards**

Make available to the public a library collection organized according to accepted cataloging and classification principles.

Each year, evaluate 20% of the library's materials collection, to consider for withdrawal based on criteria such as use, currency, and condition.

Have a written collection development policy

Provide regular free summer reading and regular story time programs for youth.

Number of volumes in the library's total book collection:

- ◊ Total volumes may be constrained if there are facility size limitations.

Population served	Threshold
0 - 49,999	Book collection of 5,000 books or 2 books/capita, whichever is greater.
50,000+	Book collection of 2 books/capita.

ACCESS

Threshold Standards

Provide open hours which fit the community's need, including evening and weekend hours, and post them.

Make available all public areas and all basic public services during all open hours. Basic public services include circulation, reference and reader's advisory to all ages, interlibrary loan, and assistance to the public in the use of technology.

Population served	Threshold
0 - 4,999	20 hours
5,000 - 9,999	30 hours
10,000 - 24,999	40 hours
25,000 +	50 hours

STRATEGIC PLAN

Have a written plan that enables the library to meet the OLA Threshold Standards if not already met.

Have a written long range plan that addresses facility needs.

Adopt and periodically review policies and procedures responsive to the local community modeled on ALA policies when available.

Library District Discussion

City Councils of Clackamas County
January 2008

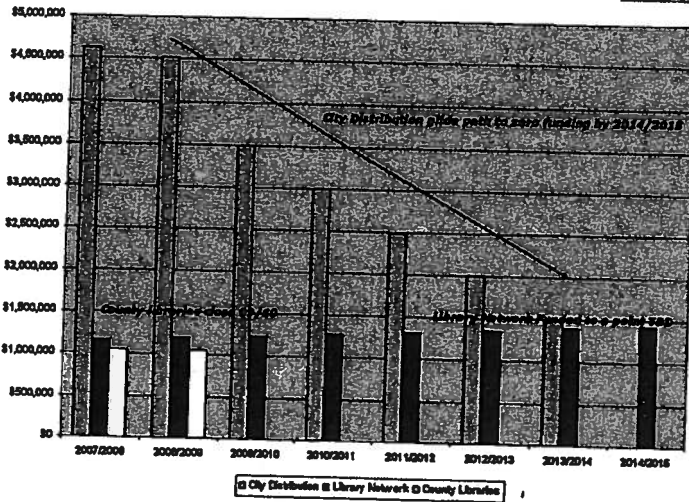
History of Library Levies & Funding

Includes funding of County run libraries and the Library Network

Funding Source	Fiscal Year	Funding	
		Per Thousand	Levy Amount (Millions of Dollars)
Three-year levy 81/82 – 83/84	81/82	\$0.29	\$4.1MM (est.)
	82/83		\$4.8MM (est.)
	83/84		\$5.1MM (est.)
Three-year levy 84/85 – 86/87	85/86	\$0.25	\$6.2MM
	86/87		\$7.2MM
Five-year levy 87/88 – 01/02 <i>Resolved a majority YES vote but did not achieve 80% voter turn-out.</i>		\$0.25	N/A
1998 – Board of County Commissioners adopts a five-year Tax Apportionment Policy 14% targeted apportionment for libraries	97/98	General Fund	\$7.8MM
	98/99		\$7.8MM
	99/00		\$7.8MM
	00/01		\$8.2MM
	01/02		\$8.7MM
Continued General Fund Contribution	02/03	General Fund	\$7.8MM
	03/04		\$7.8MM
	04/05		\$7.8MM
	05/06		\$8.4MM
	06/07		\$8.8MM
	07/08		\$8.8MM

Glide Path Reduction

If District Formation Fails

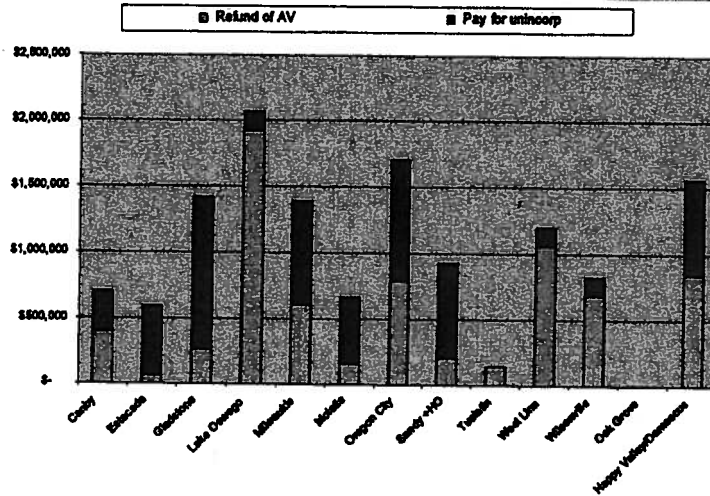


If District Passes

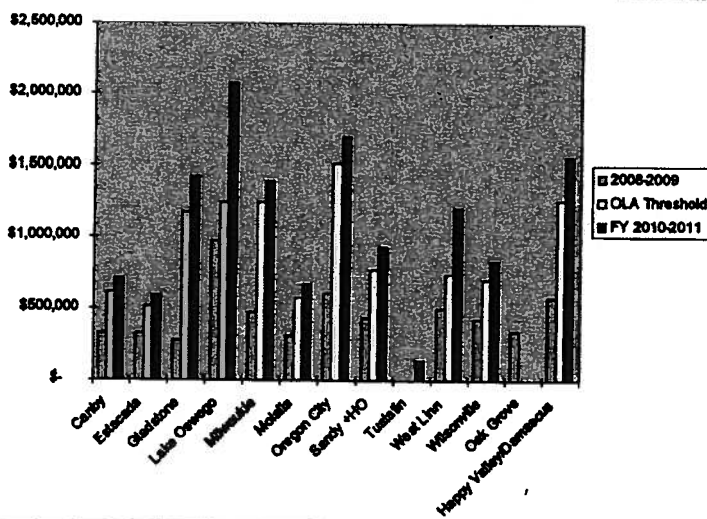
Operating Funds
at \$0.3974/\$1,000 assessed value

2010-2011 Funding Breakdown

Based on AV and Population Served



Funding Projections Vs. OLA Standard With District Passage

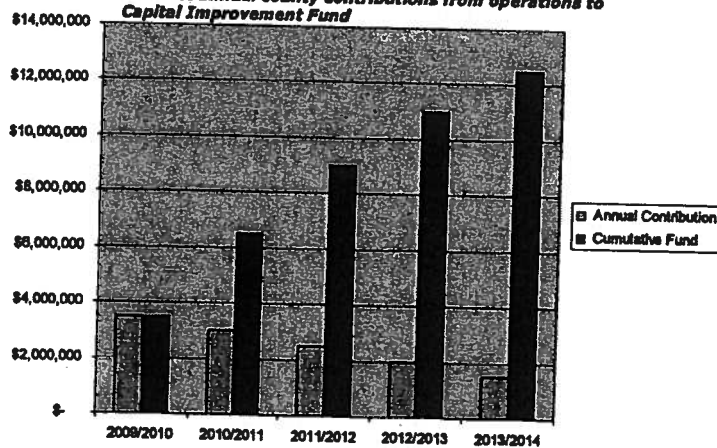


If District Passes

Capital Fund

Capital Improvement Fund If District Passes

*Redirect annual county contributions from operations to
Capital Improvement Fund*



Steps to Formation of the Library District

The Library Services District ("District") would be governed by Oregon Revised Statutes 451. A brief summary of the applicable steps are as follows:

- Define the proposed District boundaries.
- Obtain resolutions from cities within the proposed District boundaries approving inclusion within the District.
- Initiate formation of the District by The Board of County Commissioners adopting a Board Order describing the district by name and boundary and holding a public hearing between 30-50 days after Board Order
- Proceed with legal steps required to place District formation on the November 2008 general election ballot
 - *Election required since District is to be funded by a permanent tax rate limit for operations.*
- Vote on the proposed District and tax rate of the District during the November 4, 2008 general election
- If the vote is affirmative, the Board acknowledges the vote and forms the District within 30 days after the election.
- Funding begins with the 2009/2010 tax year.

Information Sharing Initiative

- Purpose – to provide facts regarding the proposed formation of a county-wide Library District.
- Proposed funding required for information sharing:

■ Total	\$170K
■ Clackamas County	\$ 50K
■ 12 cities @ \$10K each	\$120K

**Public Information Schedule for Library District Election
2008**

Date	Activity	Costs
January	Produce PowerPoint presentation and prepare and print handouts for City Councils and library patrons	1,500
	Coordinate information - establish speakers bureau, create and compile information for public, create website	\$20,000
	Photograph individual library sites	\$ 500
February	Produce and distribute bookmarks to libraries	\$600
April through May	Prepare article for <i>Citizens News</i>	
	Produce library information video segment and Public Service Announcement (PSA) for Clackamas County Government Channel	\$1,500
	Develop and produce comprehensive information brochure to be distributed through libraries	\$6,000
July through summer	Produce and mail countywide Library District information publication ■ Printing and postage for 170,000 county residences @ \$.50/piece	\$88,000
September	Produce and mail countywide Library District information postcard ■ Printing and postage for 170,000 residences @ \$.42/piece	\$70,000
October 13th	Reminder-to-Vote mailing Postcard mailed to coincide with arrival of ballots	\$20,000
October	Reminder-to-Vote newspaper advertising ■ The Oregonian, Clackamas Review, local community papers	\$8,000
	Campaign Total	\$216,200

RESOLUTION NO. _____ - - -

RESOLUTION APPROVING A CLACKAMAS COUNTY ORDER
TO INITIATE THE FORMATION OF THE CLACKAMAS
COUNTY LIBRARY SERVICE DISTRICT

WHEREAS Clackamas County intends to form the Clackamas County Library Service District (the "Proposed Library District") under the authority of ORS 451.010(k). The Proposed Library District would have authority to fund libraries within the district,, and

WHEREAS the Clackamas County Board of County Commissioners may initiate consideration of formation of the Proposed Library District by adopting an order under authority of ORS 198.835. Clackamas County would like to include the territory of the City within the boundaries of the Proposed Library District, and

WHEREAS the territory of the City may only be included within the boundaries of the Proposed Library District if we the City Council adopt a resolution consenting to inclusion of the territory within the proposed boundaries as described in the order initiating consideration of formation of the Proposed Library District, and

WHEREAS the City Council believes the Proposed Library District will be better positioned to provide fair and sustainable funding for the City's library and create a mechanism to recognize that the City's library serves residents of the county outside the City's boundary as well as City citizens. The City, County, and District will enter into an intergovernmental agreement as soon as practical upon the formation of the District, and

WHEREAS pursuant to this end, the City Council authorizes the transfer of ten thousand dollars (\$10,000) to an intergovernmental fund, to be administered by Clackamas County, for the purpose of disseminating information about the Proposed Library District.


BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF TUALATIN, OREGON, that:

Section 1. The City of Tualatin hereby consents to the inclusion of all the territory of the City that is in Clackamas County within the proposed boundaries of the Proposed Library District, supports and approves the

formation of said district and authorizes the transfer of ten thousand dollars (\$10,000) to an intergovernmental fund, to be administered by Clackamas County, for the purpose of disseminating information about the Proposed Library District.

INTRODUCED AND ADOPTED this 25th day of February, 2008.

CITY OF TUALATIN, OREGON

BY  _____
Mayor

ATTEST:

BY _____
City Recorder

Approved as to Form:

City Attorney



STAFF REPORT CITY OF TUALATIN

Approved by City Council
Date 2/25/2008
Recording Secretary G. Kerley

TO: Honorable Mayor and Members of the City Council
THROUGH: Sherilyn Lombos, City Manager
FROM: Michael A. McKillip, City Engineer *MAK*
DATE: February 25, 2008
SUBJECT: UPDATE ON WATER ISSUES IMPACTING TUALATIN

ISSUE BEFORE THE COUNCIL:

This is an informational report on water issues that Tualatin is involved in. Council may wish to give direction on how to proceed from this point into the future.

RECOMMENDATION:

Council receives the update and gives some direction if desired on proceeding with possibility increasing the supply available from Portland.

EXECUTIVE SUMMARY:

In 2006 Tualatin entered into a 10-year agreement with the City of Portland for the long term purchase of municipal water. At that time there were several discussions going on involving Tualatin, Tigard, Tualatin Valley Water District (TVWD), and Sherwood related to the long term supply of water for each entity. Staff will give an update on where each of these entities is going with their water supply.

There is a possibility of Tualatin changing from a 10 year agreement to a 20 year agreement. This could result in a savings of approximately \$85,000 per year in water purchase costs.

Another possibility is the potential acquisition of more capacity in the Washington County Supply Line (WCSL). This would be capacity the TVWD would not be using after they move their main supply to the Trask Tualatin system.

OUTCOMES OF DECISION:

If Council wishes to proceed on: 1) changing 10-year agreement to 20-year agreement; or 2) pursuing an agreement with TVWD for WCSL capacity, staff and Council will work on them and report back on the progress.

FINANCIAL IMPLICATIONS:

None at this time.