



Home of the Tualatin River National Wildlife Refuge

## URA RESOLUTION 2012-006

### A RESOLUTION AMENDING URA RESOLUTION 2011-013 ALLOWING FOR MODIFICATION TO SECTION 4 FOR CERTAIN DESIGN AND BUDGET CHANGES FOR THE SHERWOOD COMMUNITY CENTER

**WHEREAS**, the URA Board adopted URA Resolution 2011-013 on June 7, 2011 that provided detail for the design and construction of the Sherwood Community Center; and

**WHEREAS**, a CM/GC Contractor was engaged to work with URA consultants and staff to develop design details and estimate from potential sub-contractors;

**WHEREAS**, Some elements determined to significant to the future success of the facility had not been originally included in budget estimates or were found, after getting detailed drawings to potentially cost more than expected; and

**WHEREAS**, Some elements will require separate tracking and construction contracts to be executed due to future funding sources and allocation not associated with Community Center Building. These include both parking lots, a co-location facility and future tenant improvements and are not included in the construction costs of this resolution and will require separate contracts to be executed;

### NOW THEREFORE, THE URBAN RENEWAL AGENCY BOARD OF DIRECTORS RESOLVES AS FOLLOWS:

**Section 1:** Section 4 of URA Resolution 2011-013 shall be amended as follows: The building should be remodeled with the general layout as adopted by the URA Board on November 16, 2010. Specifically, it should be approximately 30% commercial (with public restrooms, retail space, & co-location space), 70% public (stage w/curtains, telescopic seating, kitchen, HVAC, as well as state of the art sound, lighting and power for a variety of events). Fixed seating on the floor, classrooms and interior hallway/gallery areas will not be included in order to maximize the open space, width of the stage, seating capacity and flexibility of the interior. The building exterior will also be remodeled with the addition of a **modified** brick façade (as generally shown in Attachment A) to reflect the Old Town design standards and approved PUD pattern book. Direct construction costs will not exceed \$2.90 million (\$2,900,000). In addition a construction contingency in the amount of five (5) percent of \$2.90 million will be available for unanticipated costs associated with construction.

**Section 2:** This Resolution shall be in effect upon its approval and adoption.

**Duly passed by the Urban Renewal Agency Board this 3<sup>rd</sup> day of April, 2012.**

  
Keith S. Mays, Board Chair

Attest:

  
Sylvia Murphy, CMC, Agency Recorder



East Elevation



North Elevation

# SHERWOOD COMMUNITY CENTER

SHERWOOD CANNERY SQUARE



07.07.2011