URBAN RENEWAL AGENCY BOARD OF DIRECTORS REGULAR MEETING AGENDA

MARJORIE STEWART SENIOR CENTER
855 N. SHERWOOD BLVD.
TUESDAY, APRIL 22, 2003 FOLLOWING THE REGULAR CITY COUNCIL MTG

1. Call to Order
2. Roll Call
3. Consent Agenda – approve the minutes from the February 11, 2003 URA Board of Directors meeting (Wiley)
4. URA Resolution 2003-003, Downtown Streetscapes – Phase I Projects (Engineer Terry Keyes)
5. URA Resolution 2003-004, Urban Renewal Funds for Field house (Engineer Terry Keyes**)**
6. URA Resolution 2003-005, Approve IGA for Debt Service on Library/City Hall/streets loan (Finance Director Chris Robuck)
7. URA Resolution 2003-006, Façade Grant for the Sherwood Masonic Center (URA District Administrator Ross Schultz)
8. Other Business
9. Adjourn

Attachment:
URA Finance Report

MINUTES
URBAN RENEWAL AGENCY BOARD OF DIRECTORS MEETING

MARJORIE STEWART SENIOR CENTER
855 N. SHERWOOD BLVD.
TUESDAY, FEBRUARY 11, 2003 FOLLOWING THE REGULAR CITY COUNCIL MTG

1. The meeting was called to order at 7:14 p.m.
2. Roll Call: Chairman Mark Cottle, members Keith Mays, Sterling Fox, Dennis Durrell, Dave Heironimus, Dave Grant and Lee Weislogel. Present for Staff: Administrator Ross Schultz, Attorney Shannon Johnson and Recorder Chris Wiley.
3. Removed from Agenda - Review Sherwood City Council goals for the coming year and develop tasks to help Council fulfill its goals.
4. Consent Agenda – approve the minutes from the January 28, 2003 URA Board of Directors meeting (Wiley) – **APPROVED BY ALL MEMBERS PRESENT.**
5. URA Resolution 2003-002 Urban Renewal Plan Amendment. Mr. Schultz went over the highlights of the amendment - inserts the cannery site property which at some point the Board may want to condemn. Gives information on the use of agency funds for the library and City Hall building although it doesn't approve them by this action. Also IAW ORS 457, it inserts a section on benefits provided to the renewal boundary by public buildings and corrects the map so the legal description and the map agree. It doesn't add any new land. **APPROVED BY ALL MEMBERS PRESENT**. The Sherwood City Council will meet have a public hearing on this item at it's next session.
6. The meeting adjourned at 7:22 pm.

URA Meeting Date: 04.22.03

Agenda Item: New Business

TO: Sherwood Urban Renewal Agency Board

FROM: Terry Keyes, City Engineer

SUBJECT: **URA Resolution 2003-003, Downtown Streetscapes-Phase 1 Project**

BACKGROUND:

The URA's Capital Improvement Plan adopted as part of the 2002-03 budget contained $100,000 for downtown street improvements with additional funds proposed in the 2003-04 budget. As a first step in this effort, a master plan for the downtown streetscapes is needed. This master plan will form a templet, allowing expedited design and construction of improvements within the ROWs downtown.

City engineering staff solicited Statements of Qualifications (SOQs) from consultants interested and qualified to perform the services required for this project. The SOQs were reviewed by staff and the most qualified consultant were selected to present proposals through an interview process. This interview process resulted a primary and secondary firm being selected for design of this project. The consultant selection process used meets city and state contract rules.

The primary firm selected through this process was Lango-Hansen. Staff is currently finalizing a contract with this consultant identifying the scope, schedule, and budget for the design contract. A copy of the first draft of the scope of services is attached. To allow the project to move forward without delay, staff is requesting authorization from the URA Board for the URA District Manager to finalize and sign the contract with the consultant.

ACTION REQUESTED:

Adopt *URA Resolution 2003-003, A Resolution Authorizing the Agency District Manager to Enter into a Contract with Lango-Hansen for the Downtown Streetscapes-Phase 1 Project*

ATTACHMENTS:

1. Resolution 2003-003, A Resolution Authorizing the Agency District Manager to Enter into a Contract with Lango-Hansen for the Downtown Streetscapes-Phase1 Project
2. Preliminary draft of scope of services between the URA and Lango-Hansen
3. Draft Project Initiation Form (PIF) for the project

URA Resolution No. 2003-003

A RESOLUTION AUTHORIZING THE AGENCY DISTRICT MANAGER TO ENTER INTO A CONTRACT WITH LANGO-HANSEN FOR THE DOWNTOWN STREETSCAPES-PHASE 1 PROJECT

WHEREAS, the rebuilding the downtown streets is contained in the URA's Capital Improvement Plan adopted as part of the 2002-03 budget; and

WHEREAS, staff utilized a consultant selection process for this project meeting the requirements of the state's contract rules; and

WHEREAS, the firm Lango-Hansen was selected through this process to design Phase 1 of the Downtown Streetscapes project; and

WHEREAS, the approximate cost for Phase 1 is $105,000; and

WHEREAS, the City Engineer recommends a design contingency of 20% ($21,000) to cover unanticipated design costs for Phase 1.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

The URA District Manager is authorized to enter into a contract with Lango-Hansen for Phase 1 design of the Downtown Streetscapes project for an amount not exceeding $126,000.

Duly passed by the Sherwood Urban Renewal Agency Board this 22nd day of April 2003.

Mark O. Cottle, Urban Renewal Agency Chair

ATTEST:

C.L. Wiley, City Recorder

Sherwood Downtown Streetscape Master Plan
Scope of Services Outline
DRAFT (4-15-03)

Consultant Team:
Lango Hansen Landscape Architects, Kpff Consulting Engineers, Glumac International, Wiser Rail Engineering, G&L Surveying

TASKS:

A. ANALYSIS/INFORMATION GATHERING

1. The team will review existing information including maps, utility plans, historical documents, and reports.
2. Team meeting
3. The surveyor will provide a full survey of Pine Street and additional information for the Railroad right-of-way, benchmarks, and several invert elevations for the sanitary sewer line.
4. The consultants will coordinate with the private utility companies for information on utility locations.
5. Lango Hansen and Kpff will prepare the master plan base which will include tax lot lines, existing, sidewalks, trees, and utilities.
6. LHLA and Kpff will meet with DKS.
7. LHLA will meet with the City to discuss outstanding information for the base plan and agenda for the Analysis Workshop.
8. The consultant team will prepare materials for the Analysis Workshop.
9. Analysis Workshop.

B. VISIONING WORKSHOP

1. Based on the Analysis Workshop, the consultant team will gather additional data.
2. LHLA will meet with City Staff to discuss the agenda for the Visioning Workshop.
3. Team meeting
4. The consultant team will prepare materials for the workshop.
5. Visioning Workshop.

C. ALTERNATIVE REFINEMENTS

1. Based on the Visioning Workshop, the consultant team will refine ideas into a single alternative with variations as necessary.
2. Cost Estimates will be prepared for the options or single alternative.
3. Team meeting
4. LHLA will meet with City Staff to discuss the refinements and cost estimate.
5. Based on this discussion, a single alternative will be generated.
6. A final cost estimate will be prepared.
7. The final plans will be presented to the City Staff.

D. PUBLIC PRESENTATION MATERIALS

1. Materials will be consolidated for public presentations. These graphics will also be included in the final report.
2. The consultant team will attend up to three presentations for the master plan.

E. FINAL REPORT

1. The consultant team will prepare a final report that documents the process, decision making, and design for the streetscape master plan.

Project Initiation Form (PIF)

PROJECT Dtn. Streetscapes-Phase 1 **Job#:** C-31

	Date & Purpose of Estimate	**Initial Estimate**			
SCOPE	*Project Description*	Develop design templet for downtown streets, survey Pine Street, begin RR negotiations, utility master planning			
	Key assumptions				
	Council Actions (Date & Res#)				
SCHEDULE	*Feasibility*	N/A			
	Master Plan	4/1/03 - 8/30/03			
	Land Acq.	N/A			
	LU Approval	N/A			
	Design	N/A			
	Bid	N/A			
	Construction	N/A			
	Closeout	**Nov. 2003**			

BUDGET

Costs

Acct#	*Account Name*	*$*	*$*	*$*	*$*
grp res	City engr'g labor	13,500			
9921	City engr'g OH	31,050			
6120	A & E	105,000			
3130	Legal	0			
6498	Building permits	N/A			
6498	SDCs and TIF	N/A			
7610	Land	N/A			
7620	Infrastructure-Public	N/A			
7625	Private Utilities	N/A			
7630	Buildings	N/A			
7640	Site Improvements	N/A			
767x	Equip & Furnishings	N/A			
	Other (specify):	N/A			
9100	Contingency	22,433			
	Total Costs	*171,983*			

Revenues

Code	*Revenue Source*	*$*	*$*	*$*	*$*
	URA	171,983			
	Total Funding	*171,983*			
	Surplus or Shortfall	-			

Approvals

City Engineer (cost approval only)	Terry W. Keyser			
Finance Director				
City Manager				

4/17/2003

URA Meeting Date: 04.22.03

Agenda Item: New Business

TO: Sherwood Urban Renewal Agency Board

FROM: Terry Keyes, City Engineer

SUBJECT: **URA Resolution 2003-004, Urban Renewal Funds for Fieldhouse**

BACKGROUND:

The Public Works-Fieldhouse project at 400 SE Willamette was originally envisioned to contain an indoor soccer field measuring approximately 70x120 feet. During master planning process for this facility, staff found that a field measuring 70x120 would probably not produce the long-term income anticipated because it is significantly smaller than other indoor facilities in the metro area. The staff also found a way to construct a larger field (80x170) within the existing structure. This larger field would be similar to size to other indoor soccer facilities in the area.

The cost of constructing this larger Fieldhouse facility, however, is currently unfunded. Staff is seeking URA funds for the $610,000 to cover the additional costs of the larger facility. URA funds are being sought because a facility of this type is expected to bring 200-300 Fieldhouse users into downtown daily, thereby enhancing redevelopment of downtown. If the larger Fieldhouse is not constructed, viability of utilizing the site at 400 SE Willamette for city purposes will need to be reevaluated.

The attached resolution directs the URA District Manager to take the step necessary to allow use of up to $610,000 of URA for construction of the larger Fieldhouse.

ACTION REQUESTED:

Motion to* Adopt *URA Resolution 2003-004, A Resolution Endorsing Use of Urban Renewal Funds for Construction of the Fieldhouse at the Public Works Site

ATTACHMENTS:

1. Resolution 2003-004, A Resolution Endorsing Use of Urban Renewal Funds for Construction of the Fieldhouse at the Public Works Site
2. Cost comparison of original and revised Public Works-Fieldhouse projects
3. *City of Sherwood Public Works and Field House Facility Due Diligence and Long-Range Planning Study* dated April 9, 2003 by Deca Architecture, Inc.

City of Sherwood Oregon

URA Resolution No. 2003-004

A RESOLUTION ENDORSING USE OF URBAN RENEWAL FUNDS FOR CONSTRUCTION OF THE FIELDHOUSE AT THE PUBLIC WORKS SITE

WHEREAS, the Fieldhouse-Public Works Facility project is currently funded by sources other than those of the Sherwood Urban Renewal Agency; and

WHEREAS, the opportunity exists to construct an expanded Fieldhouse that will be competitive with other indoor soccer facilities in the metro area; and

WHEREAS, this expanded Fieldhouse will bring a significant number of people to the Old Town area, thereby enhancing its redevelopment; and

WHEREAS, the additional $610,000 needed to design and construct the expanded Fieldhouse is not currently funded.

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

The URA District Manager is directed to take the necessary steps to allow use of up to $610,000 of Urban Renewal Agency funds for construction of the Fieldhouse-Public Works facility.

Duly passed by the Sherwood Urban Renewal Agency Board this 22nd day of April 2003.

_____

Mark O. Cottle, Urban Renewal Agency Chair

ATTEST:

_____

C.L. Wiley, City Recorder

Cost Comparison Public Works-Field House Project

Costs		Original Project	Larger Fieldhouse
Acct#	*Account Name*	*$*	*$*
grp res	City engr'g labor	10,131	16,288
9921	City engr'g OH	23,302	37,462
6120	A & E	80,239	150,000
6130	Legal	0	0
6498	Building permits	12,673	21,500
6498	SDCs and TIF		16,000
7610	Land	1,500,000	1,500,000
7620	Infrastructure-Public		0
7625	Private Utilities		0
7630	Buildings	633,655	1,075,000
7640	Site Improvements	35,000	75,000
767x	Equip & Furnishings	15,000	15,000
	Other (specify):	10,500	0
9100	Contingency	116,025	140,625
	Total Costs	*2,436,524*	*3,046,875*

Summary of addition costs for larger FH with NO additional land

Const. Costs in expanding FH	345,000
Additional fireproofing on west wall	95,000
Extra PM & Design Costs due to larger FH & scope changes	90,000
Extra Permit & TIF fees due to larger FH	25,000
Extra Contingency due to larger FH	25,000
Site Improvements required to enter FH on Willamette	40,000
Savings in decommissioning old PW facility	(10,000)
Total Additional Costs	610,000

4/17/2003

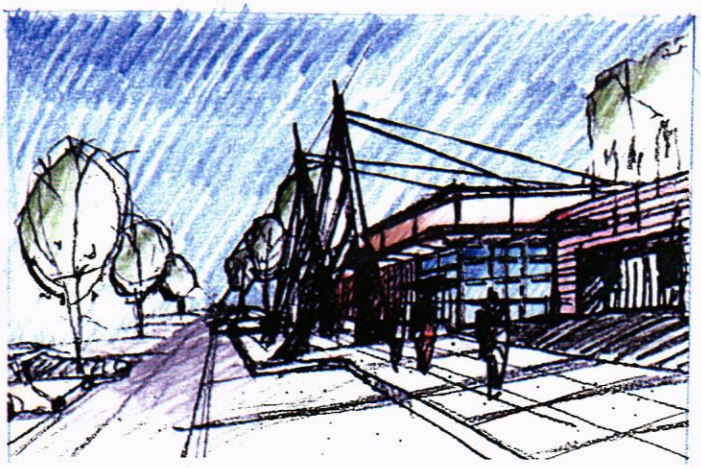
CITY OF SHERWOOD
PUBLIC WORKS AND FIELD HOUSE FACILITY

PHASE I - DUE DILIGENCE AND LONG-RANGE PLANNING STUDY

Prepared by Deca Architecture, Inc.

April 9, 2003

CITY OF SHERWOOD
PUBLIC WORKS AND FIELD HOUSE FACILITY



PHASE I - DUE DILIGENCE AND LONG-RANGE PLANNING STUDY

Prepared by Deca Architecture, Inc.

April 9, 2003

TABLE OF CONTENTS

1.0 PROJECT TEAM 1

2.0 INTRODUCTION
- 2.1 Project Goals 2
- 2.2 Design Process 2

3.0 EXECUTIVE SUMMARY 3

4.0 SITE
- 4.1 Site Description 5
- 4.2 Aerial Photo 5
- 4.3 Existing Site Survey 6

5.0 DESIGN ISSUES
- 5.1 Objectives 7
- 5.2 Comparative Matrix 9
- 5.3 Program (Space + Area Summary) 10

6.0 DESIGN OPTIONS
- 6.1 Perspective Sketch 18
- 6.2 Downtown Sherwood Road Realignment 19
- 6.3 Adjacent Development 20
- 6.4 Public Works/Field House Enlarged Site Plan 21
- 6.5 Architectural Floor Plan + Building Section 22

7.0 CODE ANALYSIS
- 7.1 Zoning 23
- 7.2 Building 25
- 7.3 Accessibility 27

8.0 CONSULTANT REPORTS
- 8.1 Structural Narrative, Plan and Section 28
- 8.2 Mechanical-Plumbing-Electrical Narrative 33

9.0 COST ESTIMATE
- 9.1 Direct Construction Cost Estimate 41
- 9.2 Post and Beam Option Cost Estimate 60

10.0 SCHEDULE 63

11.0 APPENDIX
- 11.1 Existing Floor Plan 64

1.0 PROJECT TEAM

Clients:	**City of Sherwood** Terry Keyes, Public Works Director / City Engineer Michael Moore, Senior Project Manager Craig Sheldon, Public Works Operations Manager Nicki Colliander, Senior Engineering Coordinator
	YMCA Dave King Bill McClain
Architect:	**Deca Architecture, Inc.** David Hyman, Principal Erik Matthews, Project Architect
Structural Engineer:	**Nishkian Dean** Ed Dean, Principal Rob Aman, Engineer
Mechanical Engineer:	**R&W Engineering** Ed Carlisle, Principal
Electrical Engineer:	**R&W Engineering** Greg Robertson, Engineer
Civil Engineer:	**MGH Associates, Inc.** Dave Humber, Principal
Landscape Architect:	**Atlas Landscape** Nicholas Wilson, Principal

2.0 INTRODUCTION

2.1 Project Goals

In order to meet the demands of a growing community and continue to efficiently maintain its public infrastructure, the Sherwood Public Works Department recognized the need to expand and consolidate its engineering and operations departments. Their current facilities are undersized and housed in separate locations. In 2002, the City purchased a 36,000 square foot industrial building on a four-acre site in downtown Sherwood on the edge of the Old Town Cannery District. The building, originally built as a foundry, has a 4,000 square foot office wing, which with some renovation, is well suited to accommodate their engineering department. Attached to the office wing is a large open warehouse space with overhead cranes and a substantial electrical power service. The two-acre yard is ideally suited to the outside storage and parking needs of their operations and maintenance department.

Since the warehouse encompasses more space than they need, they entered into a creative partnership with the YMCA and agreed to devote approximately half of the warehouse to an indoor soccer facility. In return for the space and the revenue generated from player fees, the YMCA will pay rent to the City and maintain and manage the facility. This partnership provides a financial benefit to the City while offering an amenity to the community. By giving new life and form to an underutilized industrial building, it also serves the City's goal of re-vitalizing the downtown while judiciously managing public expenditures.

2.2 Design Process

In December 2002, the City hired Deca Architecture to perform a due diligence and master plan report for the newly purchased building and site. The purpose of the report is to:

1) perform a structural, mechanical, plumbing and electrical analysis of the existing building.
2) analyze the current and future space needs of the three components: Public Works Offices, Operations and Soccer Field House.
3) identify a construction budget for the project.

Deca met several times with the planning committee, which consisted of representatives from the Public Works Engineering and Operations departments and the YMCA. They toured noteworthy Public Works and soccer facilities in the area to compare planning features. They met with Sherwood code officials to discuss the parameters for renovation of the property. They also met with Roy Kim, the developer of the adjacent mixed-use development to the west, to discuss future road alignment issues. The report was completed in April 2003.

3.0 EXECUTIVE SUMMARY

Public Works

After analyzing the space needs and adjacency requirements of the Public Works Engineering and Operations departments, the study determined that the current office wing, with the same amount of additional space in the warehouse, was adequate in size to meet the current office needs. The goal of merging the departments, allowing them to work more collaboratively, can be achieved while still locating the operations offices in close proximity to the maintenance shop and storage yard. Future office needs can, if necessary, be provided by further expansion into the warehouse. After comparing the existing office layout with actual space needs and adjacencies, the committee determined that a more efficient use of space would result from removing most, if not all, of the existing walls and completely redesigning that portion of the building. The committee expressed the desire for a more open office plan and higher ceilings exposed to structure, if the budget allowed. The renovation will include a new mechanical system, new lighting and new finishes.

Field House (Indoor Soccer)

The architects and committee explored two orientations for the soccer field and compared them in relation to size, cost, construction schedule, entry location and implications for the adjacent maintenance shop. Early in the process, it was assumed that the field would be oriented in a north-south direction on the west side of the building with its public entry facing north. After analyzing the issues in more depth, the study concluded that an east-west orientation, with the entry facing west, provides the following advantages:

The field can be longer in the first phase of construction without building an addition. The maximum length of a north/south field, without the addition, is 120'. The ideal length of an indoor soccer field is between 170' and 180'. The east/west field can be built up to 180 feet long within the frame of the existing building. However, a maximum length of 170 feet will offer significant code and cost advantages. Although the cost of the east/west field is greater initially than the north/south, it is less expensive in the long term. The architects estimate an addition to the north/south scheme would cost approximately $400,000.

The report recommends locating the field in an east/west orientation on the south side of the warehouse space, adjacent to the offices. It places the field close to the existing plumbing for public restrooms. And, it leaves the north side of the warehouse space available for the Maintenance Shop, allowing better opportunities for vehicular access.

Structural Design

Providing column-free space for the soccer field requires removing two rows of steel columns supporting the roof. The study examines two structural options for spanning the field. One option uses steel columns and beams inside the space. The largest beams are 30 inches deep. The other option uses a cable-stay system with 55-foot high columns outside the building supporting cables attached to the roof structure. This option will cost more, however it will provide greater headroom over the field and will produce less disruption to the interior space, sprinklers and lights. It also has the

potential of creating a more dramatic architectural statement on the outside of the building.

Road Alignment

After laying out all of the storage, parking, de-watering, fueling and circulation requirements for the Maintenance Yard, the study determined that the current yard is adequate in size to meet all current and future needs. However, the proposed re-alignment of Columbia Street, which is planned as an extension to Oregon Street, cuts through the middle of the current yard, reducing the useable area from two acres to one. In addition, the resulting triangular yard allows a far less efficient use of space. As a result, the committee met with Roy Kim, the developer of the adjacent mixed-use parcel to the west, to determine if he would be amenable to changing the Oregon Street extension from Columbia Street to Willamette Street to the south. This alternate alignment would allow the Maintenance Yard to remain at its current size. The committee hoped that it might also provide additional opportunities for the adjacent development. As of this writing, the ultimate design for the realignment of Oregon Street has not been determined. If the realignment does not occur, the project is still viable with the current roads.

Zoning

Another factor to consider in the design of the project is that a zoning boundary line occurs in the middle of the building. The northern portion of the site is zoned RC (Retail/Commercial) and the southern portion is zoned HDR (High Density Residential). Both zones are located within the Old Cannery Area of the OT (Old Town) overlay zone. The uses proposed for the site and building are compatible with the RC zone. The Public Works facility is a conditional use in the HDR zone. The height limitation is 55 feet in the RC zone and 40 feet in the HDR zone. Since the 55-foot high cable-support columns occur within the HDR zone, a concomitant rezone from HDR to RC will be required.

Schedule

The peak season for indoor soccer is September through February. The YMCA would like the field house to be open for public use preferably at the end of August, but no later than the first week of October 2003. This aggressive schedule can be accomplished given the following conditions:

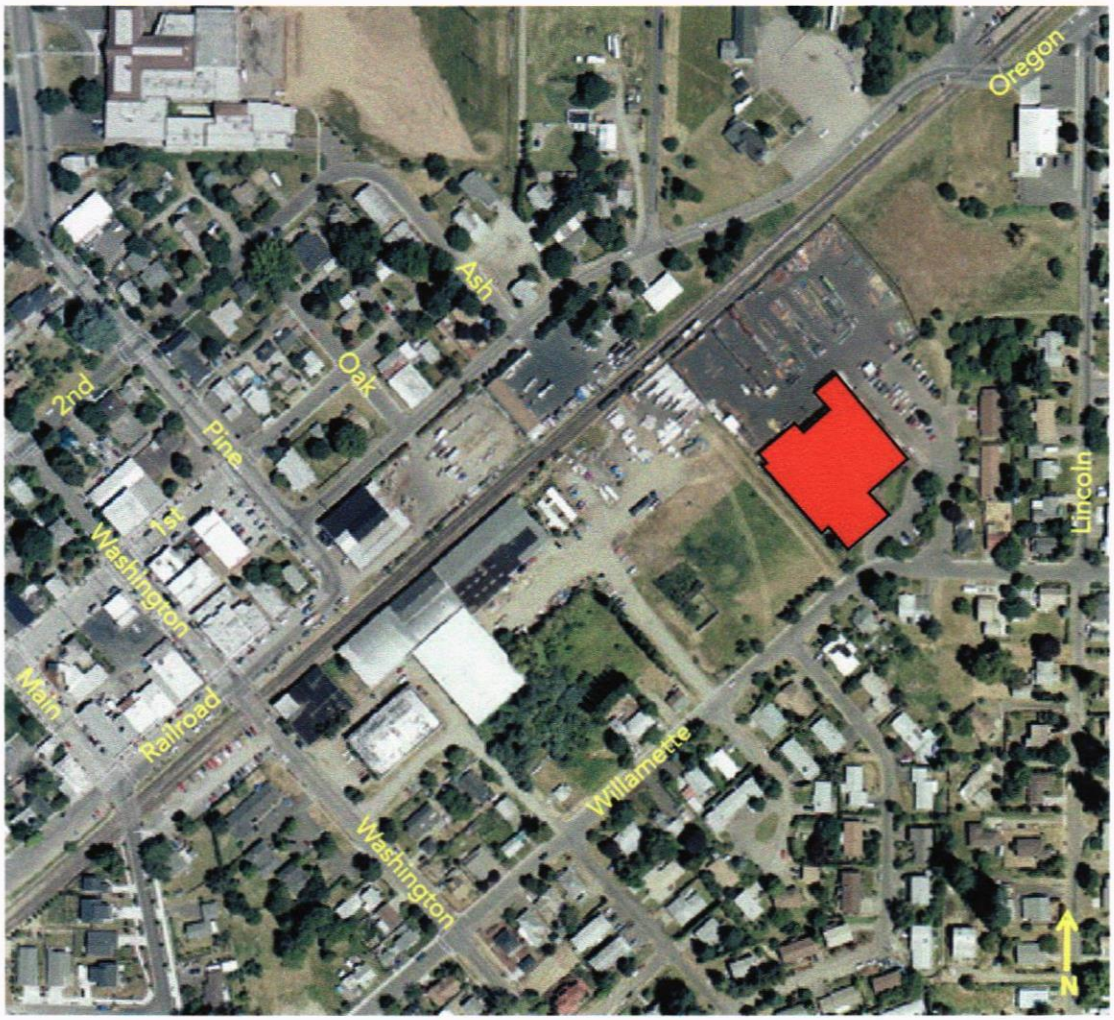
a) that the design process begin immediately.
b) the permit process is expedited.
c) the remainder of the renovation work will be finished in mid-January.

4.0 SITE

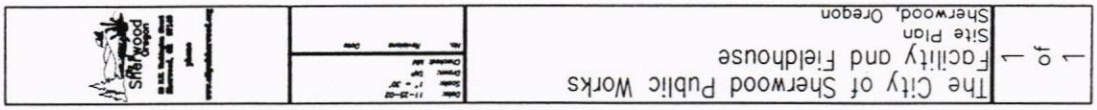
4.1 Site Description

The property is located at 400 S.E. Willamette Street in downtown Sherwood. The 4.08 acre site is bounded on the north by the railroad tracks, on the east by a vacant parcel of land and single family housing, on the south by Willamette Street and on the west by a vacant parcel of land with plans for a mixed-use development. A 36,000 square foot building occupies approximately 20% of the site. On the south side of the building is a landscaped parking lot with access from Willamette Street. The remainder of the site is predominantly paved with asphalt. A small steel-frame structure is located north of the building on the west property line.

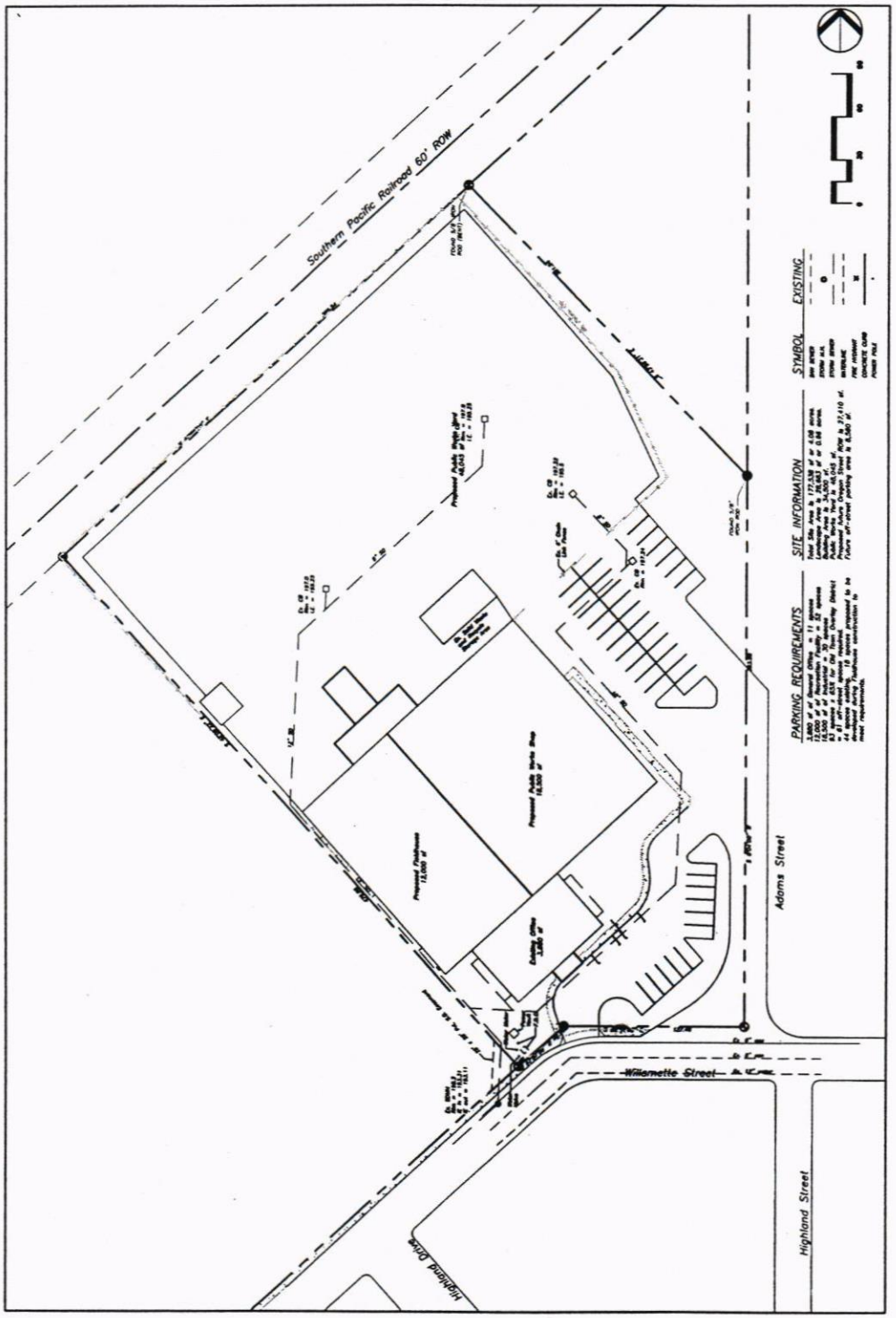
4.2 Aerial Photo



4.3 Existing Site Survey



Existing Site Plan



5.0 DESIGN ISSUES

5.1 Objectives

The primary motivation for the City of Sherwood to purchase the building and site for Public Works was to increase efficiency by unifying their engineering and operations departments, improve the quality of their facilities and accommodate future growth. Since the warehouse includes more space than they need, the City entered into a partnership with the YMCA and agreed to devote approximately half of the warehouse to an indoor soccer facility. In return for the space and the revenue generated from player fees, the YMCA will pay rent to the City and maintain and manage the facility. This partnership provides a financial benefit to the City while offering an amenity to the community. By giving new life and form to an underutilized industrial building, it also serves the City's goal of re-vitalizing the downtown while judiciously managing public expenditures. In addition, the proposed mixed-use development to the west and the soccer complex are expected to be of mutual benefit. The soccer facility will draw people that are likely to utilize the stores and restaurants planned for the adjacent property. This will eliminate the need for the YMCA to provide extra space and staff for full concession services.

Public Works

After analyzing the space needs and adjacency requirements of the Public Works Engineering and Operations departments, the study determined that the current office wing, with some amount of additional space in the warehouse, was adequate in size to meet the current office needs. The goal of merging the departments, allowing them to work more collaboratively, can be achieved while still locating the operations offices in close proximity to the maintenance shop and storage yard. Future office needs can, if necessary, be provided by further expansion into the warehouse. After comparing the existing office layout with actual space needs and adjacencies, the committee determined that a more efficient use of space would result from removing most, if not all, of the existing walls and completely redesigning that portion of the building. The committee expressed the desire for a more open office plan and higher ceilings exposed to structure. The renovation will include a new mechanical system, new lighting and new finishes.

Field House (Indoor Soccer)

The architects and committee explored two orientations for the soccer field and compared them in relation to size, cost, construction schedule, entry location and implications for the adjacent maintenance shop. Early in the process, it was assumed that the field would be oriented in a north-south direction on the west side of the building with its public entry facing north. After analyzing the issues in more depth, the study concluded that an east-west orientation, with the entry facing west, (see floor plan, p. 22) provided the following advantages:

The field can be longer in the first phase of construction without building an addition. The maximum length of a north/south field, without the addition, is 120'. The ideal length of an indoor soccer field is between 170' and 180'. The east/west field can be built up to 180 feet long within the frame of the existing building. However, a maximum length of 170 feet will offer significant code and cost advantages. Although the cost of

the east/west field is greater initially than the north/south, it is less expensive in the long term. The architects estimate an addition to the north/south scheme would cost approximately $400,000.

The committee determined that the soccer field works best in an east/west orientation on the south side of the warehouse space, adjacent to the offices. It places the field close to the existing plumbing for public restrooms. And, it leaves the north side of the warehouse space available for the Maintenance Shop, allowing the opportunity to use the large overhead doors for vehicular access. The entrance and primary façade of the Field House will face west, towards the proposed development, helping to reinforce the functional relationship between the two.

Structural Design

Providing column-free space for the soccer field requires removing two rows of steel columns supporting the roof. The committee examined two structural options for spanning the field. One option uses steel columns and beams inside the space. The largest beams are 30 inches deep. The other option uses a cable-stay system with 55-foot high columns outside the building supporting high strength cables attached to the roof structure. This system will cost more, however it will provide greater headroom over the field and will produce less disruption to the interior space, sprinklers and lights. It also has the potential of creating a more dramatic architectural statement on the outside of the building facing the adjacent development.

Road Alignment

After laying out all of the storage, parking, de-watering, fueling and circulation requirements for the Maintenance Yard, the study determined that the current yard is adequate in size to meet all current and future needs. However, the previously proposed re-alignment of Columbia Street, planned as an extension to Oregon Street, cut through the middle of the Operations Yard, reducing the useable area from two acres to one. The resulting triangular yard allowed a far less efficient use of space. As a result, the committee met with Roy Kim, the developer of the adjacent mixed-use parcel to the west, to determine if he would be amenable to changing the Oregon Street extension from Columbia to Willamette Street to the south. This alternate alignment would allow the Maintenance Yard to remain at its current size. The committee hoped that it might also provide additional opportunities for the adjacent development. As of this writing, the ultimate design for the realignment of Oregon Street has not been determined. If the realignment does not occur, the project is still viable with the current roads. Willamette is currently considered a collector street. A partial, undeveloped easement already exists that would allow a future connection to Oregon Street, so the disruption to adjacent property owners would be minimal.

5.2 Comparative Matrix

Early in the planning process, the committee evaluated the comparative advantages of two soccer field orientations (E/W and N/S) within the frame of the existing building. The following matrix summarizes the comparisons.

CRITERIA / FACTOR	E/W Scheme	N/S Scheme	COMMENTS
Image / Identity Criteria			
Visibility	●	◐	E/W scheme has higher visibility from RKm development and Willamette St.
Architectural opportunities	●	◐	E/W cable stay scheme transforms the exterior of the building
Relationship to adjacent development	●	◐	Stronger relationship to RKm development - N/S
Field House			
Field Size Phase I	●	○	E/W scheme can be up to180' long in Phase I. N/S scheme 120' in Phase I.
Field Size Phase I I	●	●	With an addition to the north, N/S can be 180' long in Phase II
Opportunities for shared functions	●	●	
Opportunities for expansion	●	◐	E/W scheme can be expanded up approx. 120' to the east
Headroom for soccer	●	○	E/W scheme headroom: approx. 20'. N/S scheme headroom: approx.17'-6"
Disruption to existing electrical & heating	●	◐	Less disruption to elec. panels, sprinklers, gas heaters in E/W scheme
Value			
Cost in relation to field size	●	○	E/W scheme (with 180' long field) will cost approx. $100K more than the N/S scheme (with120' long field). To enlarge the field in the N/S scheme to 180' will require a $400K addition.
Schedule			
Grand Opening	●	○	E/W Field House opening: Sept.1, 2003. N/S opening (with addition): Dec. 1
Operations			
Loading / Unloading	●	◐	Wider structural bays for truck parking with E/W scheme
Proximity to offices	◐	●	N/S scheme: closer proximity of operations shop and offices
Expansion capability	●	●	N/S scheme: expansion to the east. E/W scheme: expansion to the north
Office			
Expansion capability	◐	●	N/S scheme: offices can expand north into shop. E/W scheme: office expansion would probably require an addition to the east
Code Issues			
Length of occupancy separation wall	◐	●	Shorter occupancy separation wall in N/S scheme
Construction Type	●	○	E/W scheme: 4 side yard separations=less expensive construction type N/S scheme: 3 side yard separations=more expensive construction type

LEGEND
- ● Positive
- ○ Negative
- ◐ Neutral

5.3 Program and Area Summary

Program Narrative

The following program information was collected from discussions with the planning committee and staff of the Public Works Engineering & Operations departments at the YMCA.

FIELD HOUSE

General

- Peak indoor soccer season is August through February.
- The soccer field house will operate between 3:00 pm and midnight. Adult leagues typically play in the evenings.
- Dave King expressed a desire to share services with others in the building. Craig felt that toilets and changing areas should be separate from the public ones.

Site

- Parking is needed for approximately 50 cars.
- Because of the proximity to the shopping center development, concession sales at the Field House will be minimal, i.e. most likely drinks only. The City would like to encourage movement between the two facilities.

Program Areas

- Ideal size is 80' wide x 180' long. 70' to 75' width is acceptable. 165' to 170' length is acceptable.
- Small concessions for drinks.
- 1 Office
- Consider shared conference or lunch room with offices that the YMCA could rent out for parties on evenings and weekends.
- Handicap accessible toilet rooms for men and women. Quantity under negotiation with the Sherwood Building Department.

Mechanical

- Re-use existing gas space heaters where possible.
- Provide new gas space heaters as needed.
- Space does not need to be heated to more than 60 degrees.
- Cooling not required.
- Provide adequate ventilation.

Electrical

- Electronic scoreboard
- Provide new lighting as needed.

OPERATIONS

General

- 16 full time equivalent staff. May increase in the future.

- Hours of operation Winter: 7:30 am - 4:00 pm M-F
  Summer: 7:00 am – 5:30 pm M-F
- Future plans for fleet shop for police vehicles.

Site

- Provide water metering hydrant with card lock so that usage by other agencies can be monitored.
- Plan for future covered fueling station and water metering hydrant near the entrance to the Operations yard. They do not have to be fenced in. Initially, re-use existing fuel tanks: 500 gallon gas, 500 gallon diesel.
- Re-use existing generator.
- Provide covered decanting (de-watering) station similar to Cornelius. 14" to 16" trench drain with sewerage decanting area in back.
- Enclosed room in back for steam cleaning equipment. Hose bibs. Floor slope at Cornelius is too steep (@ 1/4" per foot). Provide larger concrete apron than Cornelius, which is 5'. Slope back to trench drain. Drains connect to 10' wide x 15' long x 15' deep concrete settling vault, which empties into the sanitary sewer. The sediment in the vault is pumped out periodically. Covered and uncovered bins for gravel, bark dust, broken asphalt, etc.: approximately 15' x 15'/each. Back wall: poured, reinforced concrete, approximately 4' high.
- Walls in between bins: large pre-cast blocks of concrete with pick points so they can be moved to create different bin sizes.
- If yard area is not adequate for all equipment needs, City may consider acquiring the triangle site to the east.

Program Areas

- 20' x 20' sign shop, heated.
- Lead room: 18' x 18', heated (includes sewer lead, street lead, computer, desks and flat file storage and table for maps. Locate Operations offices near shop.
- Provide heated area for flush truck, indoors, so water does not freeze in the winter.
- T.V. van area (used for camera work in sewers, etc.)
- Men and Women's Locker Rooms with showers, toilets and changing areas.
- Mud Room with floor drain, drying fan and wash rack. Provide outside access. Also, provide outside hose-down area adjacent to mudroom entrance.
- Provide enclosed quiet room adjacent to Staff Lounge with sofa. First aid room not required.
- Laundry Room with washer, dryer, folding counter and upper and lower storage cabinets.
- Storage Room (20' x 20')
- Fleet Maintenance Area: prefer drive through circulation, if possible. Provide office, parts room (larger than Cornelius, which is 8' x 20'). Storage above office desirable.
- Future mechanics shop. Will need exhaust, oil recycling and 2 repair bays (one with hydraulic lift).
- Future plans for fleet shop for police vehicles.
- Small area for welding. Can be located in separate fire-rated room.

- Electrical
- Emergency diesel generator (5 years old) will be relocated to this facility.

OFFICES

General

- Electrical and mechanical upgrade is a high priority.
- Air quality is poor. It is currently being tested.
- Consider removing ceiling and exposing structure and mechanical above. A more industrial image for the offices is preferred.
- Replace windows.
- Consider upgrading insulation in walls and ceilings.

Site

- Consider staff parking on the east side of the building.
- Visitor's parking will most likely remain in the front.

Program Areas

- Provide more inviting entry and reception area.
- Currently, some offices are too large and some are too small. Ideally, if the budget allows, prefer to re-plan the entire office and remove the suspended ceiling, so the space is open to structure.
- Need conference room large enough for safety meetings. Design for 20 people. Prefer location near the front entrance. Glass walls are desirable.
- May need space for future Incident Response room. Craig suggested that the planning group tour some of the best facilities in the area.
- Current Kitchen does not work well. Needs to be redesigned.
- Provide Lunch Room for 25 people adjacent to Kitchen or two smaller lunch rooms : one for engineering and one for operations. Consider outside eating area nearby.
- Prefer enclosed Work Room with ample layout space.
- Storage Room needs to be larger. It could be accommodated in casework in the Work Room.
- Prefer central file storage area. Archival records are stored off-site.
- Some fireproof storage required.
- Flat file storage for maps and drawings will be in the Lead Room.
- In lieu of janitor's closet provide hose bib and floor drain in a toilet room, with storage for janitorial equipment and supplies.

Mechanical

- Replace HVAC.

Power and Data

- Electrical service is inadequate. Larger panel will be required.
- City's I.T. specialist will consult on the data service and cabling needs for the project.
- Replace lighting.
- Public Works, Police and City Hall will be linked with fiber optics. Fiber optics room will be upstairs.
- Prefer built-in flat screen display in large conference room for presentations.

OPERATIONS AREA SUMMARY

Space	Type	Qty.	SF	Total SF	Remarks
Office (Interior Spaces)					
Administrative Assist.	open	1	80	80	Shared w/Engineering
Operations Manager	private	1	180	180	adj. Engineering
Lead Workers - large office	private	1	200	200	large open office shared by (5) staff
Gathering Room	private	1	600	600	
Laundry Room	private	1	80	80	
Washdown	private	1	30	30	at exterior, adjacent to Mudroom
Mud Room/Dry Room	private	1	100	100	exterior door; provide mop basin for janitor
Toilet, Showers and Lockers	private				
women		1	150	150	2-3 female employees
men		1	300	300	17-20 male employees
Supplies/Storage	interior	1	60	60	
Janitor Storage Closet	interior	1	25	25	Shared w/Engineering; mop basin in mud room
Telecom Closet	interior	1	60	60	Shared w/Eng.; locate in exist. Mezz.
			subtotal	1,865	

OPERATIONS AREA SUMMARY

Space	Type	Qty.	SF	Total SF	Remarks
Storage (Interior Spaces)					
Landscape Equipment Storage					
loose, small equipment		1	1,000	1,000	shelf-type items: chainsaws, sprayers, etc.
spreaders		4	10	40	
trimmers		10	10	100	
blowers		4	5	20	
edgers		2	5	10	
lawn mowers		5	15	75	
lawn roller		1	15	15	
tractors		7	20	140	
gators		2	25	50	
rotary cutter		1	20	20	
crane		1	50	50	
backhoes		2	100	200	
misc.		1	200	200	
Sign Shop		1	400	400	20'x20'
Small Equipment Storage		1	200	200	
Street Sweeping Machine Storage		1	100	100	
Chemical Storage		1	600	600	
Decorations Storage		1	600	600	
Irrigation and Parts Shelving		1	200	200	
Equipment Area		1	200	200	
			subtotal	4,220	

OPERATIONS AREA SUMMARY

Space	Type	Qty.	SF	Total SF	Remarks
Yard (Exterior Spaces)					
Decanting/Dewatering Station		1	3,000	3,000	covered
Fueling Station		1	1,500	1,500	future
Water Filling Station		1	1,500	1,500	future
Material Storage					
covered bins		4	150	600	
uncovered bins		5	150	750	
covered rock sanding		4	250	1,000	top soil, debris, sanding rock, sand
uncovered rock sanding		5	250	1,250	
Outdoor Equipment		10	400	4,000	organize in rows
Operations Service Vehicles					
pick-up trucks and vans		9	200	1,800	
dump trucks		4	400	1,600	
flush truck		1	300	300	future
pick-up trucks and vans		2	200	400	interior heated
sanding trucks		1	300	300	interior heated
			subtotal	18,000	

FIELD HOUSE AREA SUMMARY

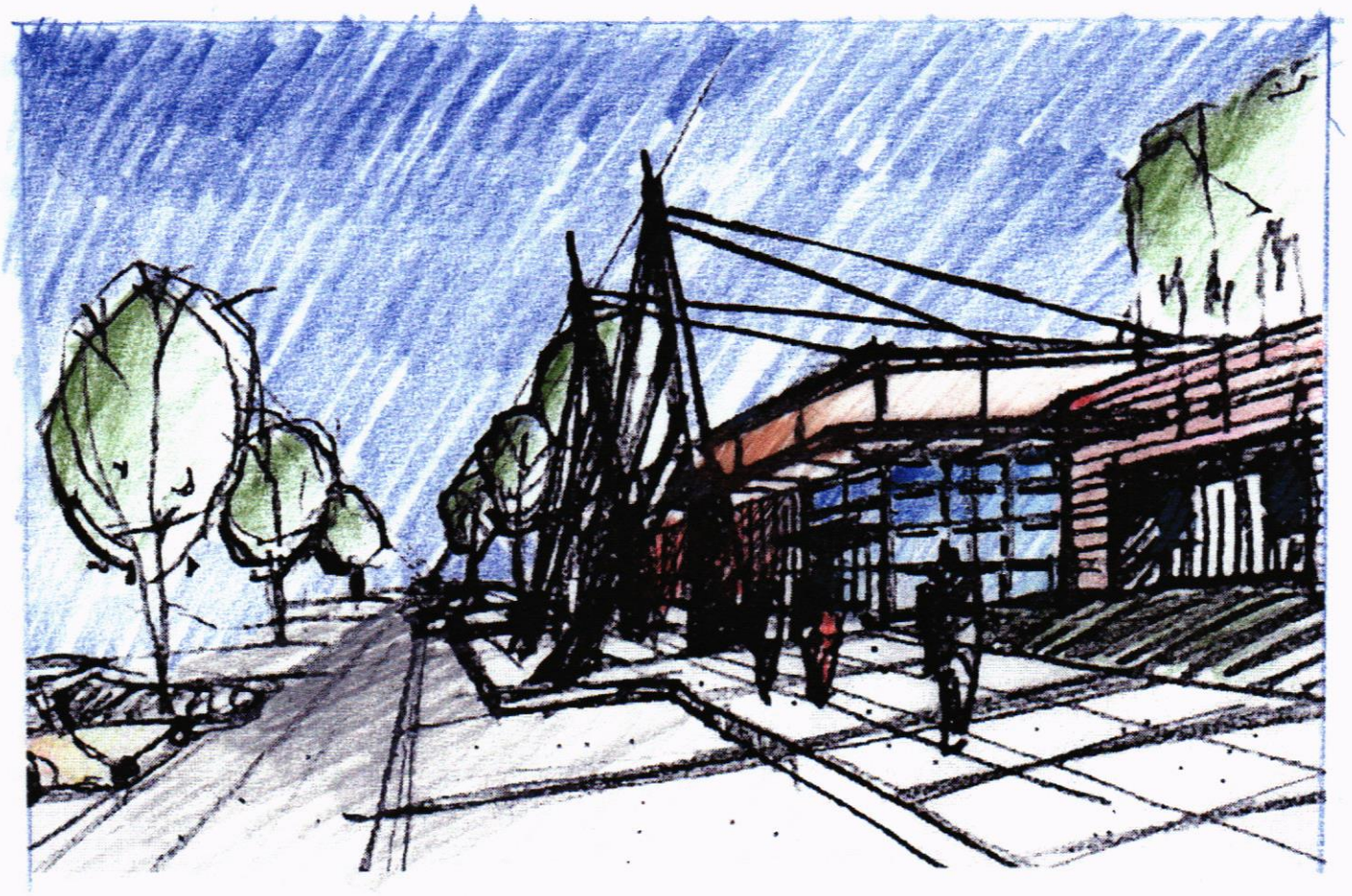
Space	Type	Qty.	SF	Total SF	Remarks
Support					
Lobby/Entry	open	1	400	400	
Manager	private	1	120	120	
Bleachers	open				
home	private	1	80	80	30 persons max.
visitors	private	1	80	80	30 persons max.
Storage	private	1	60	60	
Toilets	private				
Women	private	1	180	180	3 fixtures
Men	private	1	180	180	3 fixtures
			subtotal	1,100	
Field					
Soccer Field	open	1	12,240	12,240	170'x72' playing field
Boxes	open				
home		1	140	140	
visitors		1	140	140	
penalty + scorer		1	140	140	
			subtotal	12,660	

ENGINEERING AREA SUMMARY

Space	Type	Qty.	SF	Total SF	Remarks
Offices					
Entry/Waiting and Customer Pick-up Area	secured	1	150	150	w/sliding window into Administration/reception
Administrative Assist./Reception	open	1	80	80	near reception window
Administrative Assist.	semi-priv.	1	80	80	
Administration	private	1	120	120	
Public Works Director / City Engineer	private	1	180	180	
Senior Project Managers (1 Future)	private	5	120	600	
Draftsperson	private	1	150	150	includes plotter
Development Review Coordinator (Fu	private	1	120	120	
Project Manager	private	1	80	80	
Conference Room - Large	interior	1	550	550	adj. reception; secured from offices; inc. storage (for chairs, easels,
Conference Room - Medium		1	180	180	
Meeting Rooms/Layout Areas - Small	interior	3	100	300	Option: Provide if private offices are eliminated
Copy/Supply/Storage Room	interior	1	180	180	incl. copier/fax, printer, work area, mail machine, mailbox slots, scale,
Office Records Storage	interior	1	135	135	9'x15'; include vertical storage for mounted presentation boards
Break Room	interior	1	450	450	includes kitchen/coffee; Shared w/Operations and Field House
Restrooms	interior				
Women		1	100	100	
Men		1	100	100	
Public Restroom - ADA	interior	1	80	80	adj. Large Conference; secured from offices
Telecom Closet	interior	1	60	60	Shared w/Eng.; locate in exist. Mezz.
			subtotal	3,695	

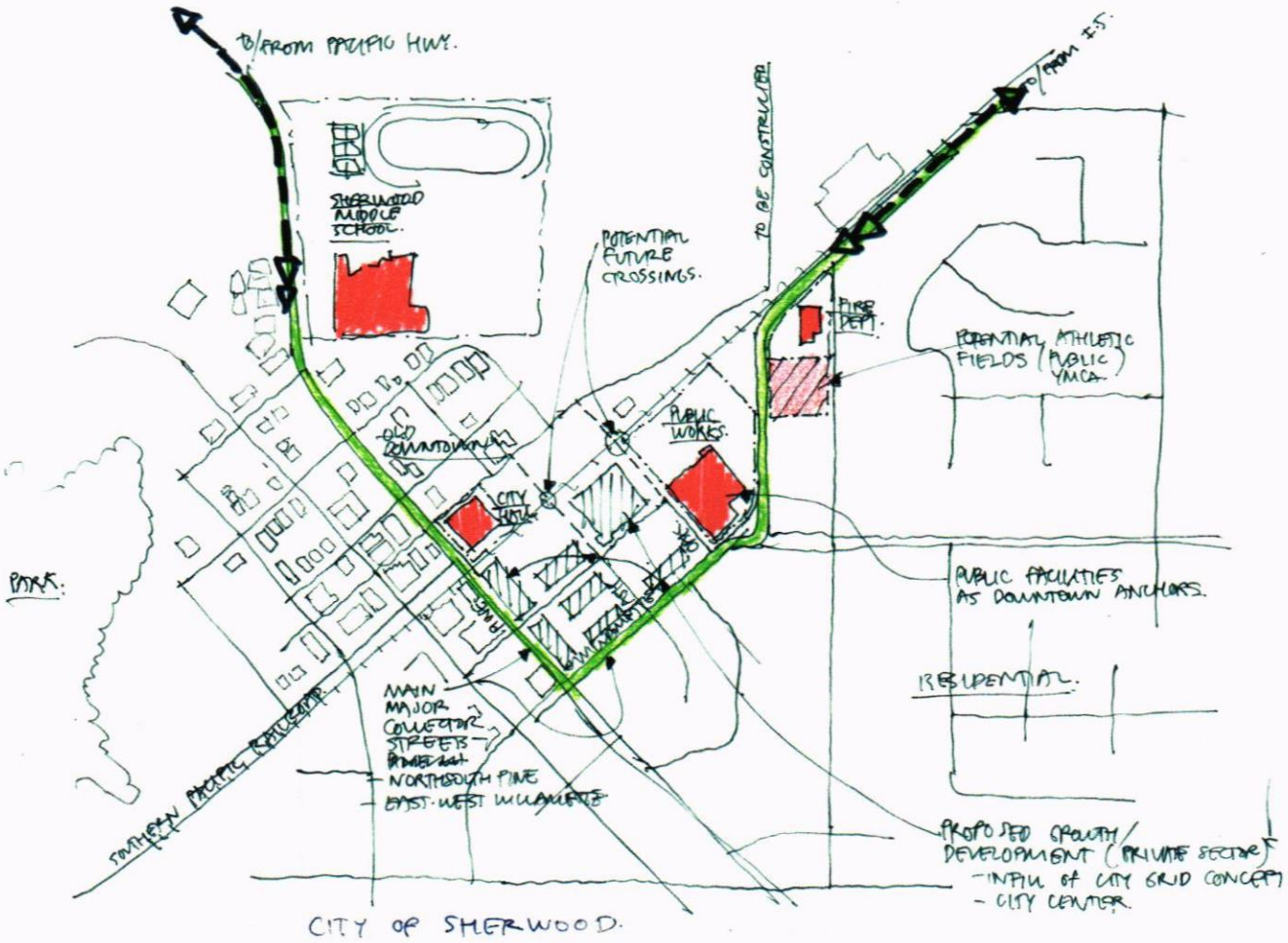
6.0 DESIGN OPTIONS

6.1 Perspective Sketch

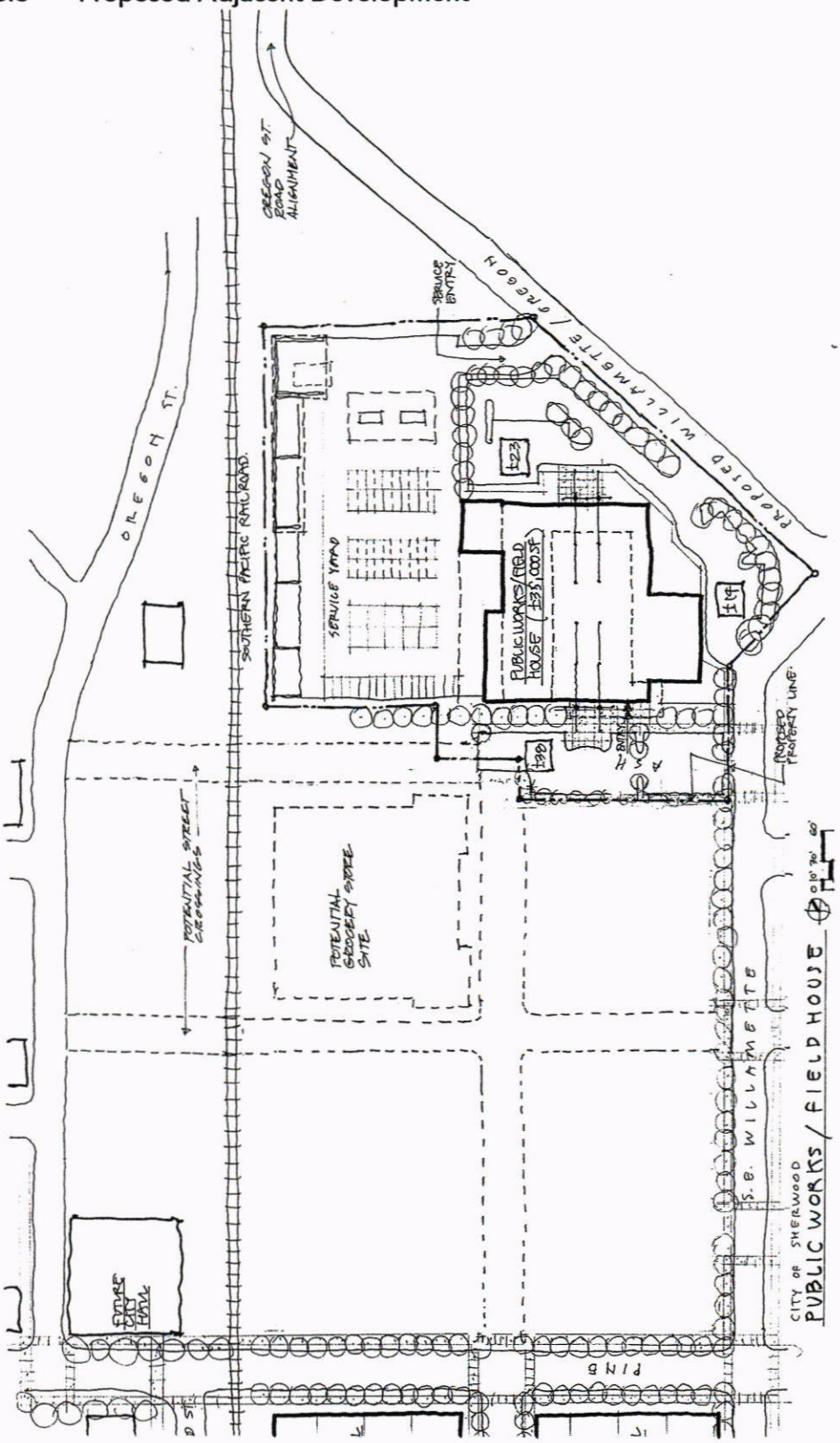


View from S.W. Corner looking North

6.2 Downtown Sherwood Road Realignment

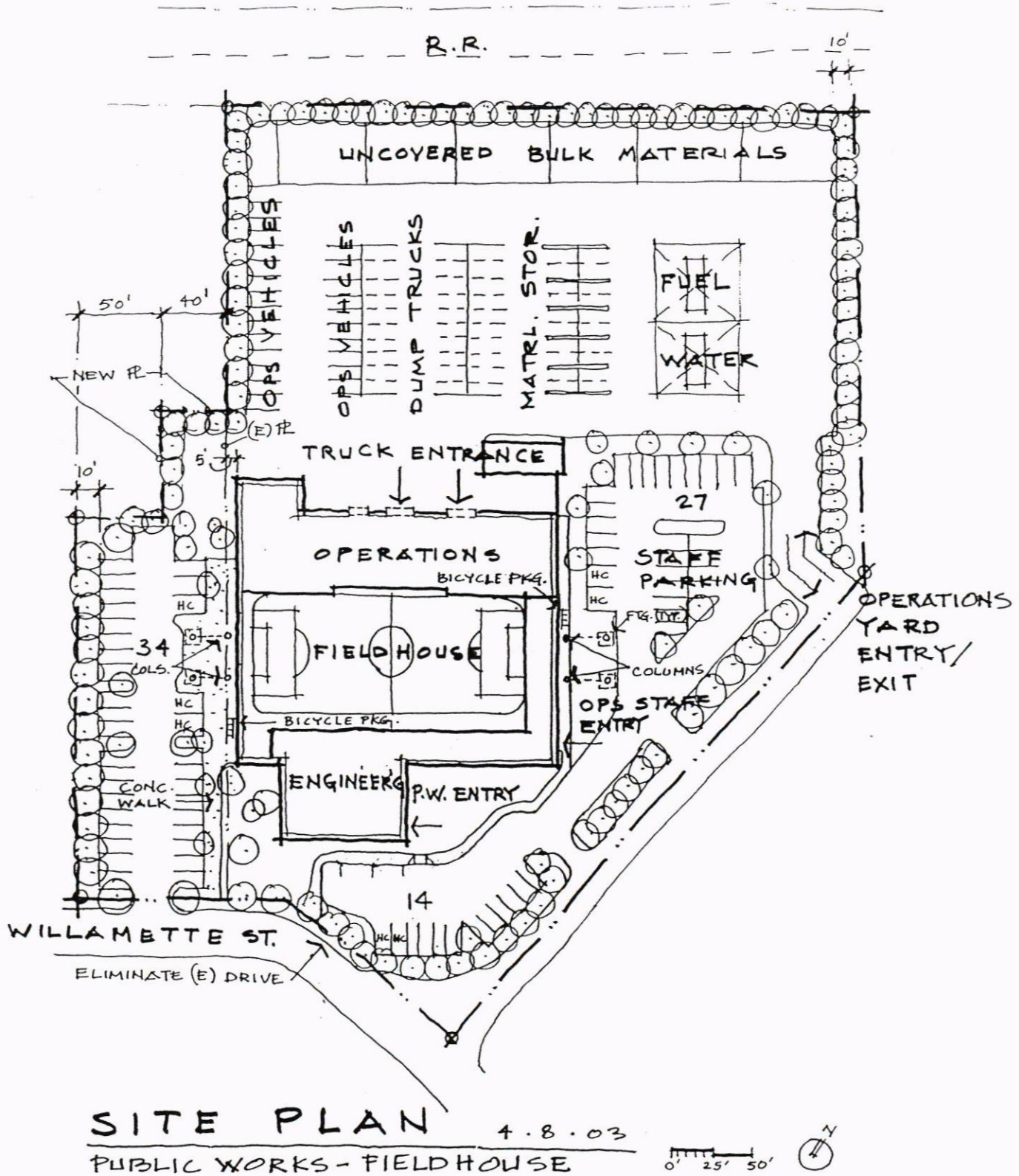


6.3 Proposed Adjacent Development

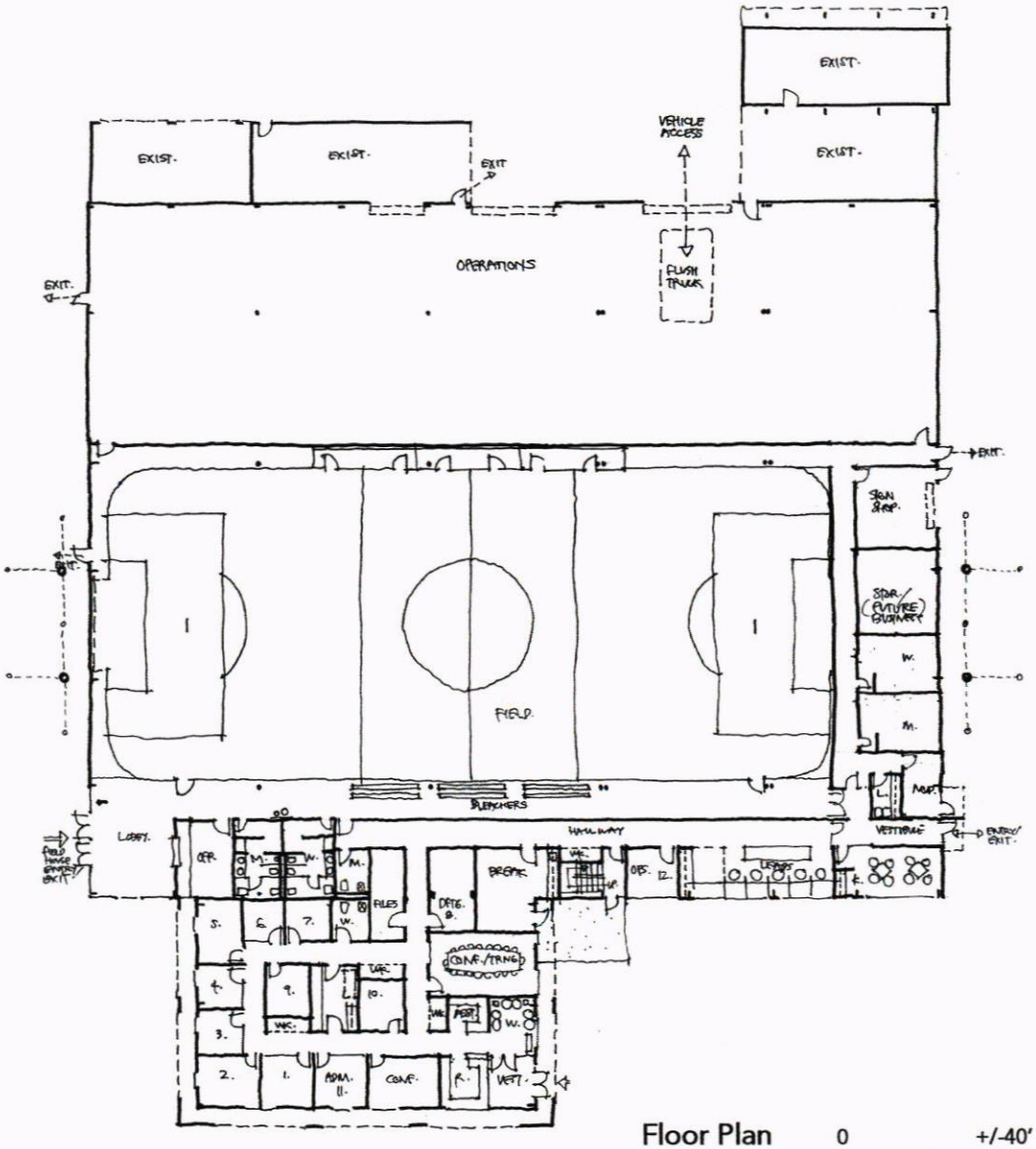


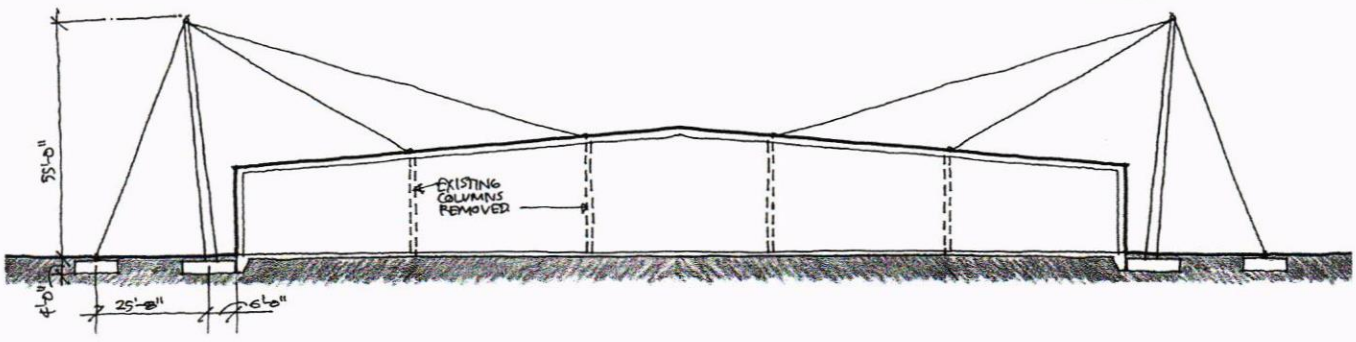
Realignment of Oregon Street with Willamette

6.4 Public Works/Field House Enlarged Site Plan



6.5 Architectural Floor Plan and Building Section





Section

7.0 CODE ANALYSIS

7.1 Zoning

The site occupies two underlying base zones, RC (Retail Commercial) and HDR (High Density Residential), and one overlay zone, Old Cannery Area within OT (Old Town). The majority of the building facing the residential development to the southeast is within the HDR zone while the operations yard is within the RC zone. In general, HDR is a more restrictive zone with regard to building height and setbacks. The Old Town overlay zone covers the entire site and provides for some variations and exceptions to development standards in the base zones.

Base Zone Uses

RC (Retail Commercial)

In the RC zone, public recreational facilities and the public works yard are allowed as conditional uses.

HDR (High Density Residential)

In the HDR zone, public recreational facilities are permitted outright and the public works yard is permitted as a conditional use.

Overlay Zone

OT (Old Town Overlay Zone - Old Cannery)

The intent of the OT zone is to preserve the historic identity within the zone. New construction is subject to a set of design guidelines. Renovation of existing structures is less restrictive. The OT zone allows for some exceptions to the dimensional standards (height, setbacks and parking) of the underlying RC zone.

Height Limitations and Setbacks

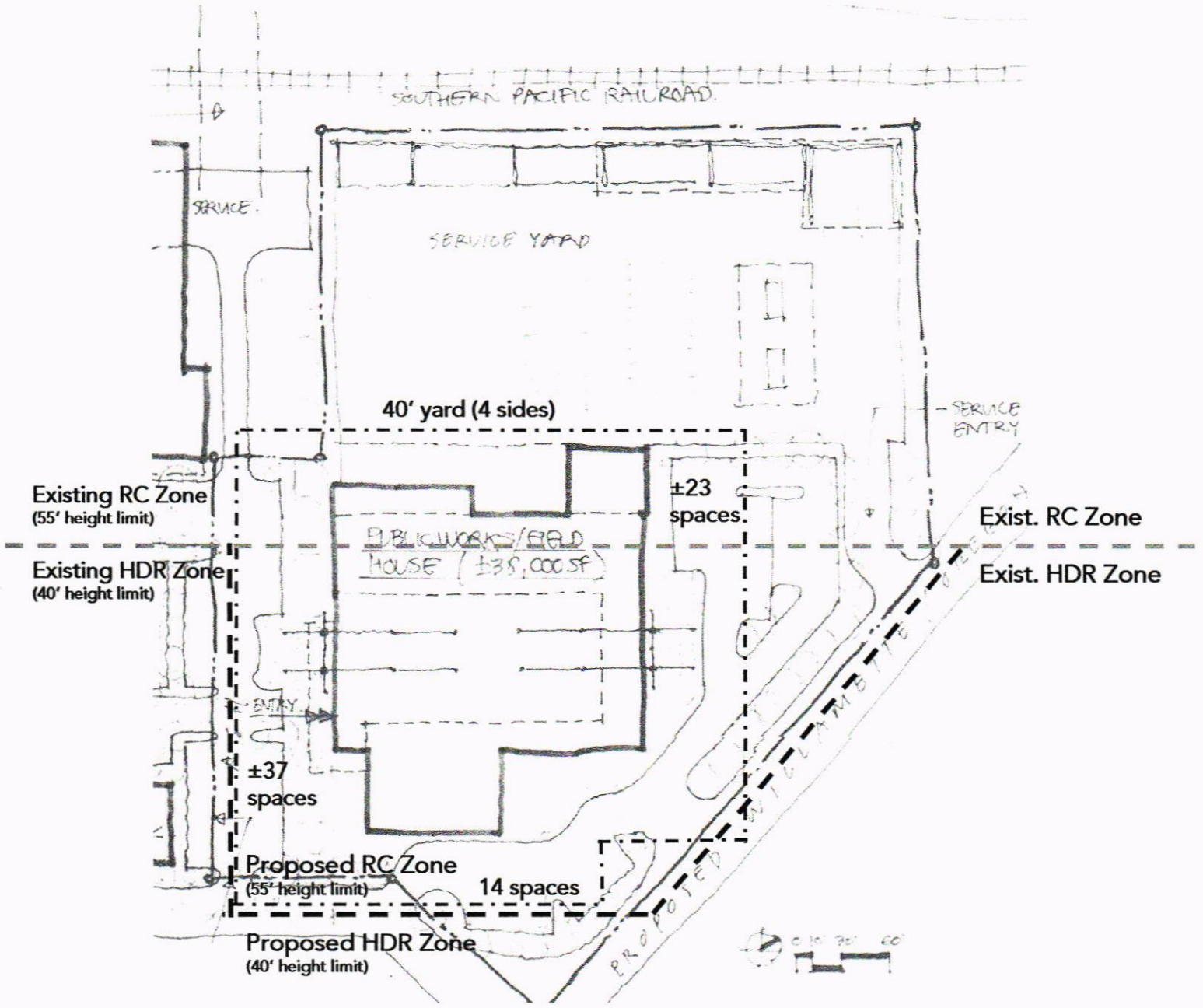
The height limitations vary in the different zones. In the RC zone the maximum height is 55 feet (in OT overlay zone). However, in the HDR zone, the height limit is 40 feet. To achieve a uniform, 55 feet, height limit across the site, the HDR portion of the property will be rezoned through a concomitant rezoning. In the RC zone (within the OT overlay), minimum setbacks are not required.

Minimum Parking Requirements

The following parking requirements are based on an area factor in the Development Code. A parking deduction of 35% is allowed in the Old Town Overlay Zone.

Operations parking:	19
Field House parking:	73
Engineering Offices parking:	15
Total required parking:	107 x .65 = 70 spaces (3 accessible spaces)

7.1 Zoning Code Diagram



7.2 Building

The building is comprised of three distinct uses: Operations is S-3, the Field House is A-3 and the offices are B. The construction type classification of the building is determined based on occupancy loads of the individual uses. This is dependant upon the field house portion of the building having an occupancy load of no more than 299 persons. In initial discussions with Gene Walker, the senior building official, he has indicated a willingness to consider construction type VN for the building. Other important building code issues are exiting requirements, occupancy separations, required yards for area increases and plumbing fixture requirements.

Occupancies

S-3: Operations warehouse and yard
A-3: Field House
B: Engineering Offices

Occupancy Separations

Between A-3 and S-3: **2-Hour**
Between B and S-3: **1-Hour**
Between A-3 and B: **None**

Required Yards

40' yards on all four sides of the building allows for a 100% area increase for each occupancy. Providing an automatic sprinkler system triples the allowable area.

Construction Type

Construction type is V-N, fully sprinklered. No rating is required for any of the structural elements.

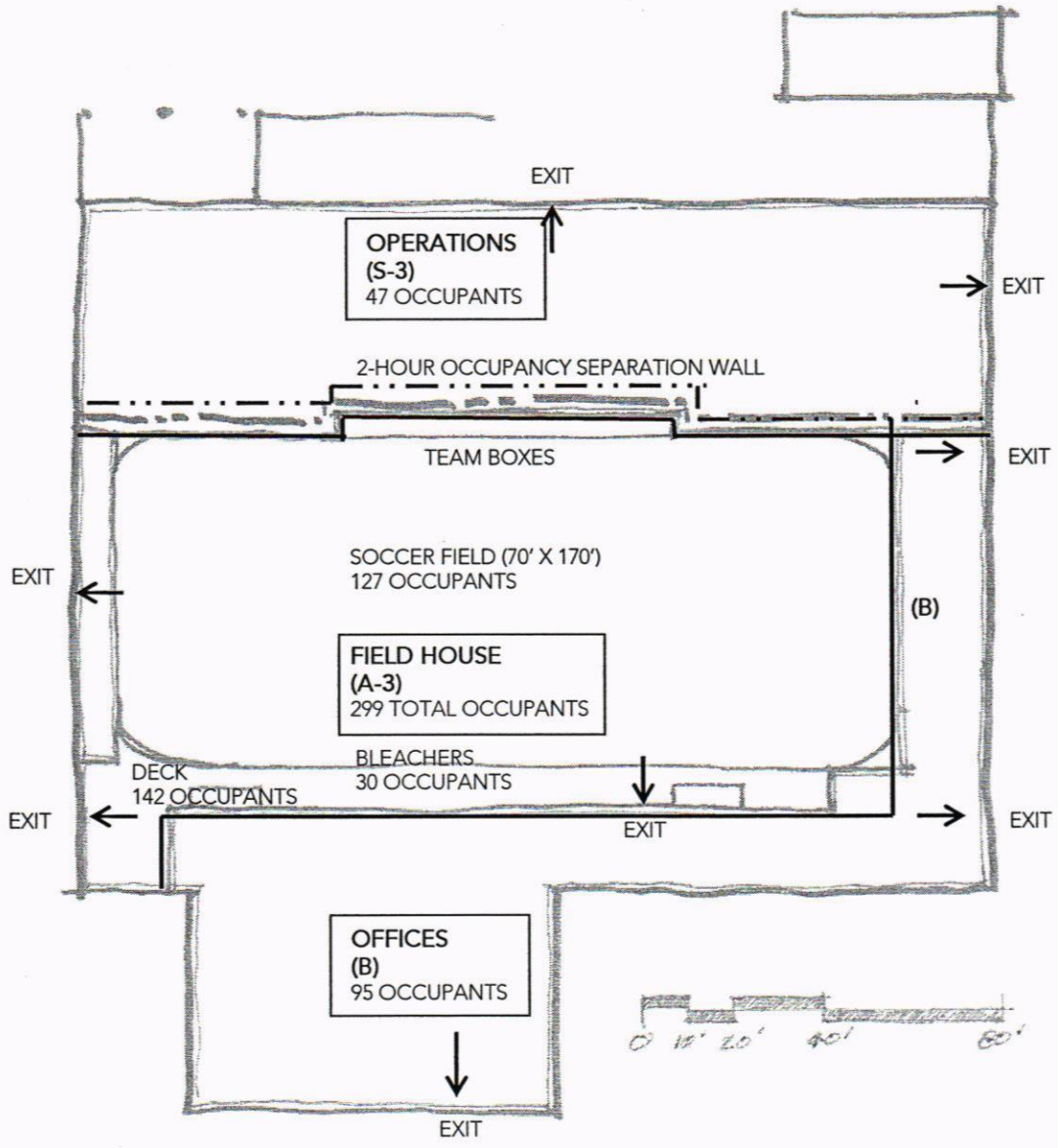
Occupant Loads and Exits

Operations warehouse (S-3) has an occupant load of 50, requiring 2 exits.
The field house (A-3) has three components with varying load factors: the field, the deck area off the field, and the bleachers. The total occupant load is 299, requiring 3 exits.
The engineering offices (B) has an occupant load of 91, requiring 2 exits.

Plumbing Fixture Requirements (UBC)

The number of plumbing fixtures required is based on area.
Operations/Warehouse:
Toilets: 1 men, 1 women
Lavatories: 1 men, 1 women
Field House:
Toilets: 4 men, 4 women (1 accessible toilet required for each sex)
Lavatories: 4 men, 4 women (1 accessible lavatory required for each sex)
(Note: the goal is to reduce the field house toilets to 3, with 1 accessible, and the lavatories to 2, for both men and women. This is based on recently built, same-sized facilities, and will be implemented if approved by the code official.)
Offices:
Toilets: 2 men, 2 women (1 accessible required)
Lavatories: 2 men, 2 women (1 accessible required)

7.2 Building Code Diagram



7.3 Accessibility

The new field house is a public facility and will need to meet federal and local accessibility standards. In addition to the Field House facilities, the major elements required to be accessible are parking, primary building entries, access to public spaces and restroom facilities.

Parking

70 parking spaces are required by development code. Of those 70, three are required to be accessible and one of the three must be van accessible.

Building Entries

All primary entries are required to be accessible. The site is essentially flat and no significant ramping is necessary.

Accessible Route

Public spaces, as well as office spaces, must be located on an accessible route. An accessible route impacts the widths of corridors and doors.

Restrooms

Current facilities are not ADA compliant. Accessible upgrades include larger toilet stalls, accessible toilets, grab bars, accessible lavatories and faucets, and space for wheelchair maneuvering.

8.0 CONSULTANT REPORTS

8.1 Structural

The following report was prepared by Nishkian Dean Consulting and Structural Engineers on March 11, 2003.

Subject: Structural Report

As you requested, Nishkian Dean has prepared this report to help assist in the planning and remodeling efforts for the new indoor soccer field proposed at the Sherwood Public Works Building in Sherwood, Oregon. This report includes a general description of the existing building, and provides two structural preliminary design options with schematic drawings for the purpose of cost assessment and illustration.

Our observations and conclusions of the building are drawn from a cursory review of available design drawings of the original construction and modifications, an on-site investigation of the structure, and our experience with structures of similar construction. The on-site investigation of the building was performed on February 17, 2003.

The 1997 Uniform Building Code (UBC), adopted by the State of Oregon as the 1998 Structural Specialty Code (OSSC), was used as the basis for our preliminary design and assessment of building code compliance and issues. Because the warehouse portion of the building will undergo a change in use with the planned remodel, that entire portion must be brought into general compliance with the requirements of the current building code as discussed in Chapter 34, Section 3405 of the 1997 OSSC.

Building Description

The existing building consists of a single-story, 30,000-sf (150'x200') warehouse space with an adjacent 4,000-sf office space that is not scheduled as part of the remodel. The existing building drawings indicate the building was constructed circa 1974. The warehouse space is a typical metal building which consists of seven, 200-foot long, rigid, steel gable frames spaced at 25'-0" o.c. in the east-west direction. The rigid frames are vertically supported by steel columns spaced at 40'-0" o.c. in the east-west direction. The steel columns bear on conventional concrete spread footings. The warehouse roof eave and ridge heights are approximately 20'-0" and 28'-4" above grade, respectively. The warehouse floor is a 6" thick, reinforced concrete slab.

The existing roof framing consists of 8" Z-purlins spaced at 5'-0" o.c. spanning between the rigid frame beams and support a corrugated metal deck above. The wall system consists of 8" Z-girts at varied spacing, which span between rigid frame columns with a metal siding exterior. At the exterior north and south wall rigid frames, there are additional, full height steel columns to support the 8" Z-girts.

The rigid steel frames serve as the lateral load system for wind and seismic forces in the east-west direction of the building. The lateral load system in the north-south direction consists of diagonal rod bracing which run in the plane of the north and south perimeter walls. In addition, there is rod X-bracing within the plane of the roof, which also serves as part of the lateral load system in the north-south direction. It appears that the existing lateral load system was detailed to meet building code requirements when constructed circa 1974. The structural members and their connections do not comply with the current

building code requirements primarily due to increased requirements for lateral loads caused by seismic forces. The building must be upgraded to meet current code requirements.

In addition, there is a 5-ton crane with crane rails supported by the rigid frames that runs full length down the middle 40'-0" warehouse bay in the north-south direction, and two, 2-ton cranes supported by an independent steel frame structure which also run full length in the adjacent 40' bay. We understand the latter is scheduled for removal to accommodate the remodel schemes.

Field House Renovation

It is our understanding that the current scope of work proposed is to remove 2 rows of interior steel columns in the east-west direction to create a 75' x 200' open space for a new indoor soccer field. The existing steel columns to be removed serve as support for the roof structure. We have developed the following two preliminary options that will accommodate removal of the columns. In the attached drawings, the two proposed options are shown in the three, 25'-0"bays at the north end of the warehouse building. With either option, the soccer field could be located to occupy any three of the 25'-0" warehouse bays with the proposed options shifting accordingly and new structural elements essentially remaining the same.

The two preliminary options illustrated in the attached drawings also include structural design schemes for upgrading the existing lateral load system. The upgrade schemes are essentially the same for both options and therefore are described below as a separate item.

Stay Cable Option

This option utilizes four, 20" diameter steel columns with high-strength steel stay cables to suspend the existing roof structure at points where existing columns are to be removed. As shown, the four steel columns would sit approximately 5'-0" outside the building walls at the corners of the soccer field. Preferably, the steel columns and stay cables could be located in line with the existing rigid frames where the existing columns are to be removed. This would place two columns on the east and west sides of the building. The 20" diameter steel columns would sit on new spread footings. The columns would project approximately 55 feet above grade. The four columns would act as two pairs, with each pair consisting of two continuous lines of steel cables. Each steel cable line would be tied to a spread footing with soil anchors at the building exterior approximately 30-feet from the 20" diameter column. The steel cable lines would project at an upward angle to the top of the 55-foot tall column, then project at a downward angle to the interior support points of the existing structure, and then run horizontally between interior support points at corresponding locations on the opposite side of the building. Each steel cable line would be approximately 4-inch diameter. The elevation of the horizontal cables would correspond to approximately the underside of the existing steel rigid frame beams. The new stay cables would be installed prior to removal of the existing columns to also serve as a shoring system. With this option, a large portion of the structural work would occur on the outside of the building.

Additionally, diagonal rod X-bracing would be required in the roof plane to brace the cable support points. This bracing could be used in conjunction with additional rod bracing required for upgrade to the lateral load system.

Post & Beam Option

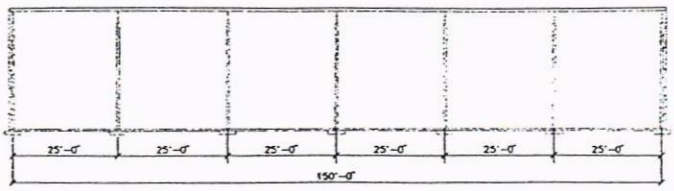
This option involves adding eight, 30-inch deep steel beams spanning 75-feet with new steel columns at each end to shore up the roof. New concrete spread footings would be required at the steel columns. The new steel beams would sit directly below the existing rigid frames with one beam on each side of the existing columns that are to be removed. The new beams would be installed prior to removal of the existing columns to also serve as a shoring system. With this option, all of structural work would generally occur inside the building.

Lateral Load System

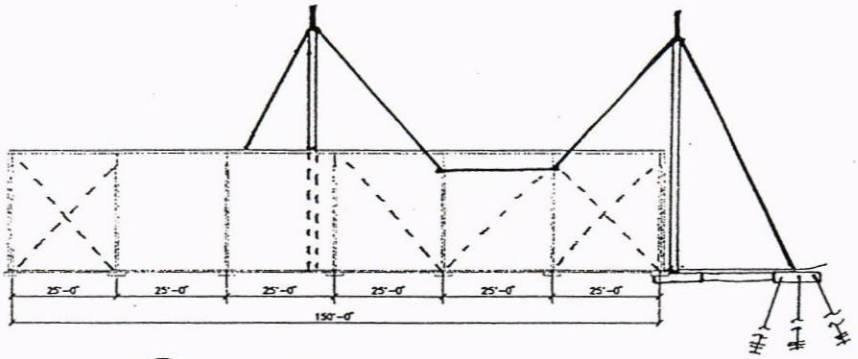
For both options presented, the proposed structural upgrade to the lateral load system is essentially the same. For lateral loading in the north-south direction, the existing diagonal rod bracing in combination with new diagonal rod bracing between rigid frame bays at the perimeter north and south walls would be used.

For lateral loading in the east-west direction, two bays of rod X-bracing would be used at the perimeter east and west walls, with a new, steel braced frame located down the middle of the building. As shown, the braced frame location would correspond to the south edge of the proposed soccer field. The braced frame would require a new concrete spread footing.

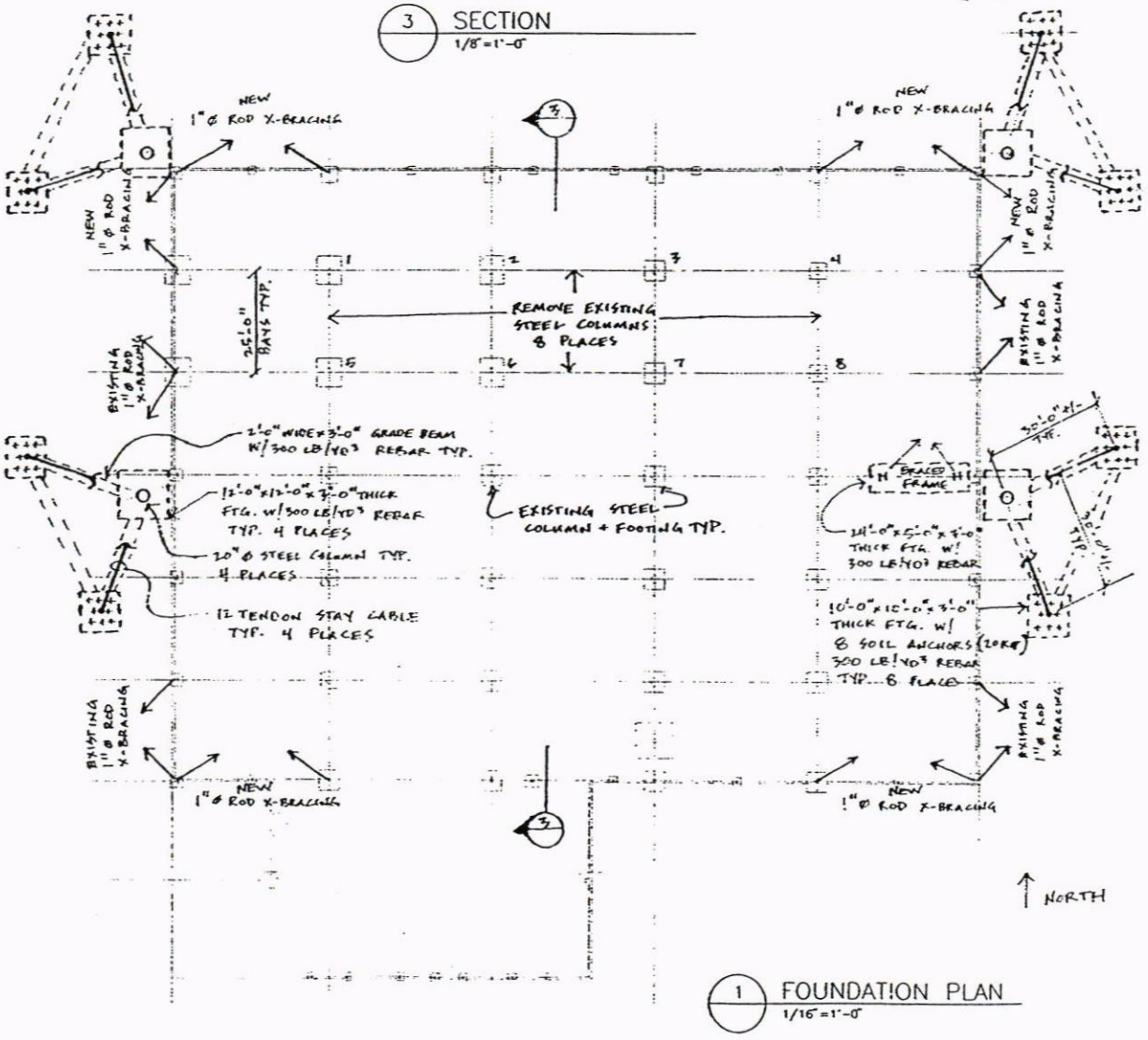
For lateral loading in all directions, new rod X-bracing would be required at the perimeter of the roof plane at the north, east, and west walls. This rod bracing would be used in combination with the existing rod X-bracing at the south end of the building. This rod X-bracing would be required to distribute lateral loads to the diagonal rod bracing in the perimeter walls and the steel braced frame.



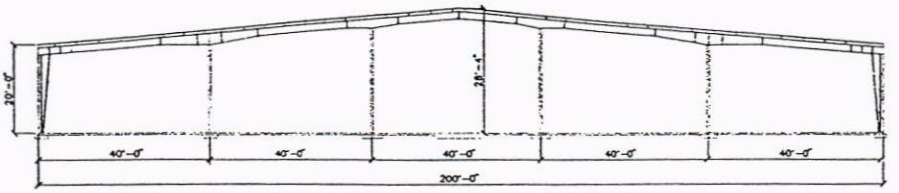
SECTION
1/8"=1'-0"



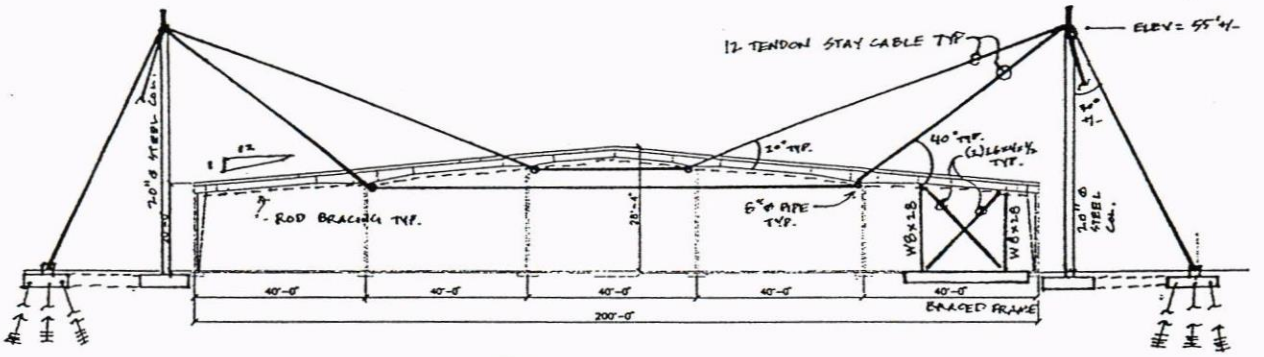
3 SECTION
1/8"=1'-0"



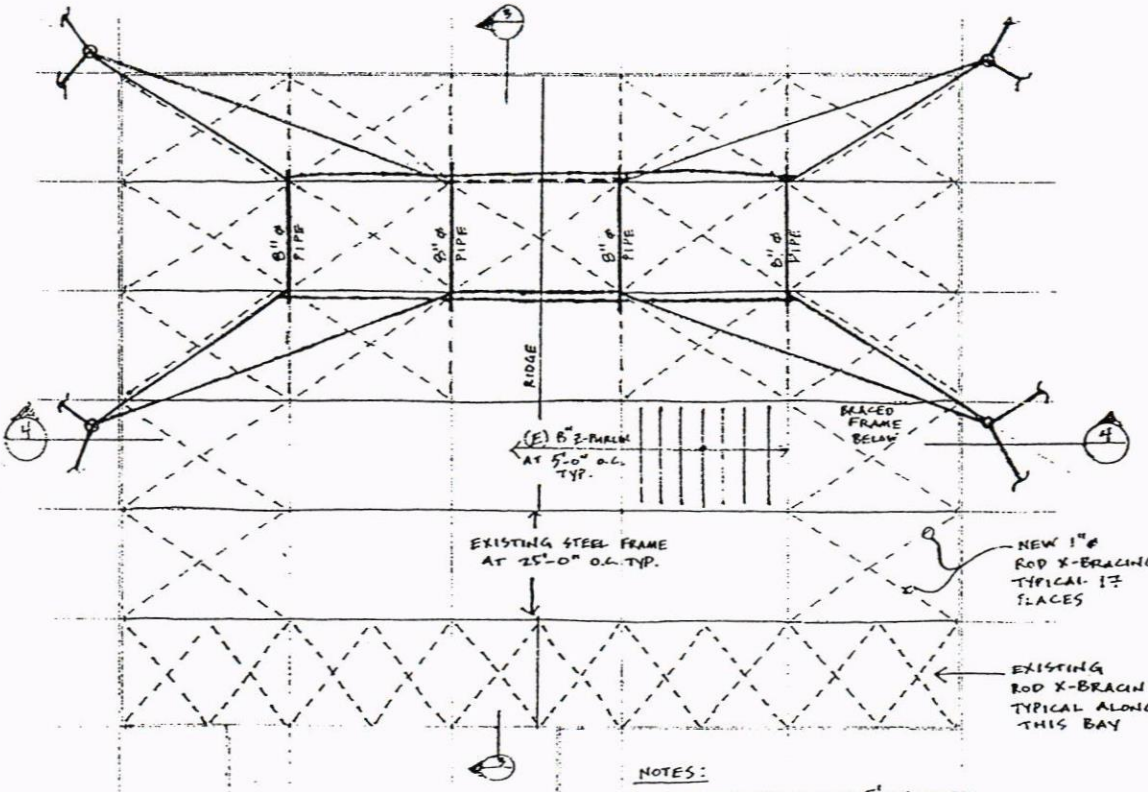
1 FOUNDATION PLAN
1/16"=1'-0"



SECTION
1/8" = 1'-0"



4 SECTION
1/8" = 1'-0"



NOTES:

1. CONCRETE STRENGTH : F'_c = 4000 PSI @ 28 DAYS
2. REINFORCING STEEL : ASTM A615 GD 60
3. STRUCTURAL STEEL : W-SHAPES ASTM A992
   PIPE ASTM A53 GD B
   STEEL PLATES + RODS : ASTM A36
4. STAY CABLES : ASTM A416 GD 270

2 ROOF PLAN
1/16" = 1'-0"

8.2 Mechanical-Plumbing-Electrical

The following report was prepared by R&W Engineering, Inc. on March 30, 2003.

GENERAL OVERVIEW

On February 11, 2003 R&W Engineering visited the new Sherwood Public Works building at 400 Willamette Avenue in Sherwood, Oregon. Ed Carlisle, P.E., Senior Mechanical Engineer, attended to review the mechanical systems including heating ventilation and air conditioning systems, plumbing systems and fire sprinkler systems. Greg Robertson, Senior Electrical Designer, attended to review the electrical systems including lighting and power. All reviews were completed with respect to condition of existing systems and how well they would work for proposed new uses. The following report outlines the findings from this visit and makes recommendations for upgrades.

MECHANICAL

Existing Conditions

The existing office area is heated and cooled by five split system heat pumps. These are units manufactured by Carrier and are typically 40FS series units for the inside fan units and 38YCC or 38CQ series units for the outdoor heat pump section. These units are typical of the level of quality that is used in a commercial building of this type, size and age. The indoor units are located in a single fan room on the second floor of the office space with access through the warehouse and other adjoining rooms. The exact control and introduction of outside air for ventilation is difficult to determine, however it appeared that there was some level of ventilation air introduced. The size of what appears to be the outside air duct was sufficient only for a minimal amount of outside air. The ducts that are visible in the mechanical room and in other areas appear to be in good condition, from this it can reasonable be extrapolated that the duct above the ceilings of the offices is also in good condition. The diffusers and grilles in the office area are of good quality and in good condition. All heat pump units, both indoor and outdoor sections are quite old; approximately 20 years (two outdoor units are new than this but not significantly), and near the end of their useful life[1].

The plumbing in the office area is primarily in the two toilet rooms; there some are additional sinks. The fixtures are in good working order and no significant damage or operational failures exist. However, the fixtures are older and were installed prior to the current code requirements for handicapped access or water conservation. Therefore, the fixtures do not comply with current codes. The water heater that apparently serves these toilet rooms is located in the mechanical room and appears to be in reasonable working condition. This water heater is not seismically restrained as required by the Uniform Plumbing Code 510.5.

The warehouse is heated by seven gas fired unit heaters. These unit heaters are of various capacities and ages. All unit heaters are suspended from the structure. Most units are fairly old and at or near the end of their expected service life.[2] Ventilation for

[1] 15 year service life based on ASHRAE 1999 Applications Handbook page 35.3 Table 3
[2] 13 year service life based on ASHRAE 1999 Applications Handbook page 35.3 Table 3

the warehouse area is minimal and provided by small propeller exhaust fans located in the outside walls. There appears to be an operable ridge vent in the roof, however, no controls are apparent for this. It should be noted that this vent would not supply sufficient ventilation without an opening low on a wall or fans.

The plumbing in the warehouse area includes the incoming water, gas and fire sprinkler for the entire building. All of these are located in the same part of the warehouse in the southeast corner. The incoming water is a 2 inch copper pipe and has a backflow preventor and pressure regulator. The pipe appears to be fairly new and it is assumed that it was added or modified in a fairly recent repair. The fire sprinkler is an 8 inch steel pipe, complete with check valve, flow and tamper switches. The gas is a medium pressure line of approximately 1-1/2 inches. From this southeast corner all plumbing services route to both the warehouse and the office area. The domestic water serves four hose bibs, two inside the warehouse at columns and two on the exterior of the warehouse. The gas serves only the unit heaters in the warehouse, although it appears that old removed equipment was served previously. The fire sprinkler branches in the southeast corner with a 4 inch line serving the office area and a 4 inch line serving the warehouse.

Conclusions

As stated above the HVAC systems in the offices are at or near the end of their expected service life. While this does not necessarily mean that failure of these systems is imminent it can be expect that a higher level of maintenance and service will be required to maintain proper operation and failure could occur soon. The outside air introduced for ventilation purposes while possibly acceptable would only meet the minimum code requirements. This would not meet what is considered acceptable for good indoor air quality. Based on ASHRAE 62-1989 a minimum of 20 cfm of outside air per person should be provided continuously to all occupied areas. While the code allows for reduction of occupant loads the ASHRAE standards do not. Some increase of the ventilation air and better delivery and control is needed. The ductwork, diffusers and grilles in the offices are in good condition and can be cleaned, repaired and provide reasonable service for the expected use.

The plumbing fixtures do not meet current codes, specifically Uniform Plumbing Code Chapter 4 in regard to allowable flow for fixtures and Uniform Building Code Chapter 11 in regard to accessibility.

While the unit heaters in the warehouse area can and do provide sufficient heating to maintain a comfortable environment for the current use of the space they are quite old. Additionally while the same level of comfort maybe acceptable for the future operations portion of the space it will not be for the field house. The bigger issue in this area is the lack of any real ventilation. Especially with the change of use a method of introducing tempered outside air is critical for good indoor air quality and the health of the occupants.

The incoming water, gas and fire sprinkler pipes located in the southeast corner of the warehouse are of sufficient size and capacity to serve all intended future uses of the

building. While the locations of some of these services may conflict with intended future use most are located so that closets can be constructed for concealment.

Options

There are innumerable options for upgrading the mechanical systems to this building ranging from doing nothing at all to a complete replacement and all systems. However, listed below are the most likely options to bring the systems into compliance with current codes and design practices and fit within the budget for upgrades. The expected cost associated with each option is based on preliminary data not detailed design and should be used as an order of magnitude number for comparison of options. No allowance has been made in the costs for structural and architectural modifications for access, support, etc. or General Contractor mark ups or overall contingencies.

Office Option 1: Replace existing heat pumps with new heat pumps, reuse as much of the existing duct and diffusers as possible. Estimated Cost: $44,000.00.

Office Option 2: Replace existing heat pumps with new high efficiency gas furnaces, and reuse as much of the existing duct and diffusers as possible. Estimated Cost: $49,000.00.

Office Option 3: Replace existing heat pumps with new heat pumps, replace all of the existing duct and diffusers. Estimated Cost: $75,000.00

Office Option 4: Replace existing heat pumps with new high efficiency gas furnaces, replace all of the existing duct and diffusers. Estimated Cost: $80,000.00

Office Option 5: Replace all toilet room plumbing fixtures with new. Estimated Cost: $27,000.00.

Warehouse Option 1: Reuse existing unit heaters for the operations area with relocations as needed. Provide new heating, ventilating fan unit for the field house. This new unit will have gas heating and be suspended from the structure inside the space. The unit will be capable of 100% outside air which can be used for some level of cooling in the summer months. Estimated Cost: $50,000.00.

Warehouse Option 2: Provide new heating, ventilating fan units for both operations and field house. These new units will have gas heating and be suspended from the structure inside the space. The units will be capable of providing 100% outside air which can be used for some level of cooling in the summer months. Remove all unit heaters. Estimated Cost: $85,000.00.

Warehouse Option 3: Reuse existing unit heaters for the operations area with relocations as needed add exhaust fan for ventilation. Provide new heating, ventilating fan unit for the field house. This new unit will have gas heating and be suspended from the structure inside the space. The unit will be capable of providing 100% outside air which can be used for some level of cooling in the summer months. Estimated Cost: $55,000.00.

Warehouse Option 4: Provide new heating, ventilating fan unit for the field house. This new unit will have gas heating and be suspended from the structure in side the space. The unit will be capable of 100% outside which can be used for some level of cooling in the summer months. The operations are will remain as is with no changes or additions to unit heaters or ventilation. Estimated Cost: $45,000.00

Recommendations

For the office we would recommend Options 1 and 5 with a total estimated cost of $71,000.00. This would provide units with a life that better matches a newly remodeled facility and as part of this replacement better delivery of outside air would be provided improve the indoor air quality. The new fixtures in the toilet rooms would provide a facility accessible to all users and comply with current requirement for water conservation.

For the warehouse we would recommend Option 3 with an estimated cost of $55,000.00. This option will provide greatly improved comfort and ventilation that will be required for the new use of the field house. Also with the addition of an exhaust fan to the operations area, the use of vehicles in this area should not cause any health concerns for the occupants. It will also help in keeping the operations area negative in relation to the field house when vehicle are running in the operations area. The pressure differential will tend to keep objectionable odors and other possible contaminants from migrating to the field house.

ELECTRICAL

Existing Conditions

The existing electrical service is rated 1600 Amps, 480Y/277 Volts, 3 Phase, 4 Wire and is fed from a 300KVA pad mounted PGE transformer located near the front entry drive. The service was sized to serve the large electrical loads of the original CAE/Newnes foundry building and there is more than enough capacity for the new intended use.

The Main Distribution Panel 'MDP' is located in the large warehouse area along the exterior wall and is in poor condition due to the environment it has been exposed to. There are numerous places where "custom-made" steel plates have been fabricated and attached to close opening, abandoned breakers spaces, etc.

The current location of the 'MDP' is on the inside of the east exterior wall, in the Warehouse area. This location will impact the use of the large open space. If the existing service is going to be retained, protective means will need to be installed to keep people away from the equipment. The National Electrical Code (NEC) requires a minimum of 4 feet clear in front of the switchboard. Because of the ampacity rating and the overall length of the equipment, any enclosure that was built to provide protection would either require two (2) means of exit or the clearance distance will need to be doubled to 8 feet. Providing any of these clearance spaces and protecting the existing equipment, will have an impact on the use of the space in the vicinity.

Security of the equipment in an area accessible to the public is also an issue. Restricting access to authorized personnel only will be required, both of the safety of the public and also to avoid vandalism and/or prank shutdown of service disconnects.

The branch circuit panelboards, especially those installed out in the Warehouse, and Operations areas, are in much the same condition. Many panels have circuit breakers with broken handles and/or housings, loose connections to the bus assemblies and are not able to properly latch in the "on" or "off" position.

The step-down transformers, which provide the 208Y/120 Volts for receptacles, etc. are also in poor condition. Several were observed that were very noisy (a sign of heavy load or stress), even though the load on them is very small. There are also a couple of installations where violations of the current NEC are apparent.

Another area to be concerned about is the age of the equipment. The equipment was installed in the original 1972 construction and is over 30 years old. With the passage of time, particularly in harsher environments like the large open areas of this building, the overcurrent protection mechanisms either deteriorate so they will no longer latch, or they fuse together making them stay energized even during an overload situation. Connections become corroded and oxidation can occur on interior busses and wiring connections. These create not only a risk to personnel, but also to equipment that may be connected to it.

The lighting in the Warehouse and Operations areas is provided by mercury vapor hi-bay fixtures that are plug connected to receptacles which are surface mounted on the ceiling structure. Most of the fixtures appear to be original 1972 equipment and are showing signs of age. The mercury vapor technology used in these fixtures, which was prominent in the 70s when this building was built, is obsolete. There are much more energy efficient fixtures available. The light levels provided by these fixtures are below the standards set by the Illuminating Engineers Society (I.E.S.), which is the nationally accepted authority on light level requirements. The existing ceiling receptacle layout and branch circuiting can be reused.

The lighting in the Office areas is provided by several types of fluorescent fixtures. The general condition of the fixtures is poor with warped doors, broken hinge and latch mechanisms, and yellowing and/or broken acrylic lenses. They all use the standard magnetic ballasts with the standard style F40T12 lamps, which was prominent at the time of original construction. Retrofitting the lamps and ballasts, while saving energy and making the fixtures more efficient, would not be advisable in housings that are 30+ years old.

The existing devices (switches, receptacles, etc.) are the original 1972 construction installation and have seen much use. Ground pin slots on many of the receptacles are broken, coverplates show "flash" marks from plugs that arc on disconnect and many devices are broken or discolored.

There does not appear to be any existing fire alarm system installed in the facility. There were no visible detectors, manual pull stations, audible/visual alarm devices, etc.

Conclusions

The existing distribution equipment, including the main switchgear, step-down transformers and branch panels are at the end of their effective life. This does not necessarily mean that a failure is imminent or probable. However, if an electrical fault were to occur somewhere within the internal building system, or somewhere in the power company's external system, the older equipment may not be able to withstand the resulting surges. Also, if the overcurrent protection devices are compromised because of age, any surge could present a serious danger to personnel and equipment.

The incoming electrical service size is more than adequate for the new use of the building. A reduction in the building service size will be considered if any service equipment replacement and/or relocation is part of the final design program. Preliminary conversations with Portland General Electric (PGE) engineers have indicated that they are willing to work with us on any type of service revision or upgrade that we require, once a final basis for design is established.

Overall, light fixtures are in poor condition with inefficient lamps and ballasts and many requiring some level of repair. Many area's lighting levels are lower than recommended standards, particularly in the open Warehouse area being considered for the soccer field.

The existing switches, receptacles, etc. are all 30+ years old and any new work should include new devices and cover plates.

Consideration should be given to adding an automatic and manual fire alarm system, at least in the Office Area. This will not only provide better protection for personnel, but will also provide early detection and notification of any alarm. Early detection and notification will reduce property loss in the event of a fire.

Options

As stated in the Mechanical section of this report, there are many options for upgrading the electrical systems in this building. Those options range from doing nothing, to a complete replacement and upgrade of all electrical equipment, fixtures and devices. Following are the most likely options to bring the systems into compliance with current codes and industry design standards. The estimated cost of each option is based on preliminary information and general design concepts, without any detailed design. These costs should be used for comparative values in assessing the various options and not for overall budget pricing. These costs are for the electrical work only and do not include any additional costs to other trades, General Contractor mark-up, or contingencies.

"Do nothing" Option: If this option is selected for any of the areas, particularly in regards to the existing distribution switchgear, transformers and panels, it is strongly recommended that all existing distribution devices and connections be tested for integrity, proper operation of the trip mechanisms on the overcurrent devices and overall condition. There are several independent companies that can be contracted to

perform the required inspections and testing, and provide a written report. Estimated Cost: $7,500 for testing and report of the complete system only. This does not include any allowance for repairs required as a result of the study. This applies to any area where the existing distribution is indicated below as to remain "as installed".

Electrical Service Option 1: Replace existing Main Distribution Panel 'MDP' with new at present location. Provide clearances and physical protection as required by NEC. Reduce service size and capacity but utilize existing PGE feeders as needed. Note: Costs for upgrading the distribution "downstream" from 'MDP' are included in the various area options. Estimated Cost: $35,000

Electrical Service Option 2: Replace existing Main Distribution Panel 'MDP' with new at new location dedicated to electrical equipment. Coordinate with PGE for new incoming service from existing power company transformer, reducing building's service capacity. Note: Costs for upgrading the distribution "downstream" from 'MDP' are included in the various area options. Estimated Cost: $45,000

Office Option 1: Replace all light fixtures with new type with energy efficient ballasts and lamps and multi-level switching. Provide all new switches, receptacles, and miscellaneous equipment connections with new devices and cover plates. Replace area distribution, including the step-down transformer and branch panels with new and increase available circuit capacity. Estimated Cost: $56,000.

Office Option 2: Repair, clean, refurbish, re-ballast and re-lamp existing fixtures. Provide all new switches, receptacles and miscellaneous equipment connections with new devices and cover plates. Replace damaged and/or defective breakers in existing panels. Balance of distribution to remain as installed. Estimated Cost: $30,000.

Office Option 3: Provide full coverage, automatic and manual fire alarm system with off-site notification and local alarm. Estimated Cost: $4,500.

Warehouse Option 1: Replace existing light fixtures with new energy efficient types. Add fixtures as required to increase light levels to current standards for intended use. Provide all new switches, receptacles and miscellaneous equipment connections with new devices and cover plates. Replace existing distribution equipment, step-down transformers and panels, abandoning portions not needed for new space use. Estimated Cost: $78,000.

Warehouse Option 2: Repair, clean, refurbish and re-lamp existing fixtures. Provide all new switches, receptacles and miscellaneous equipment connections with new devices and cover plates. Replace damaged and/or defective breakers in existing panels. Balance of distribution to remain as installed. Estimated Cost: $42,000.

Warehouse Option 3: Provide full coverage, automatic and manual fire alarm system with off-site notification and local alarm. Estimated Cost: $5,500

Operations Option 1: Replace existing light fixtures with new energy efficient types. Provide all new switches, receptacles and miscellaneous equipment connections with new devices and cover plates. Replace existing distribution equipment, step-down

transformers and panels, abandoning portions not needed for new space use. Estimated Cost: $55,000.

Operations Option 2: Repair, clean, refurbish and re-lamp existing fixtures. Provide all new switches, receptacles and miscellaneous equipment connections with new devices and cover plates. Replace damaged and/or defective breakers in existing panels. Balance of distribution to remain as installed. Estimated Cost: $28,000.

Operations Option 3: Provide full coverage, automatic and manual fire alarm system with off-site notification and local alarm. Estimated cost: $4,000.

Recommendations:

For the electrical service, we would recommend Option 2 with an estimated cost of $45,000. Relocating the service equipment will get it out of the way of any public activities in the area and eliminate the need for isolation and protection. Upgrading the equipment will allow decreasing the building service size and provide new protection for personnel and equipment.

For the Office, we would recommend Options 1 and 3 with a total estimated cost of $60,500. These options will greatly improve the work environment and save energy costs. New branch panels will offer greater safety and make additional circuits available for expanding office needs. The new fire alarm system will provide both property and personnel protection and could be integrated with security features to protect against unauthorized access to the spaces.

For the Warehouse, we would recommend Options 1 and 3 with a total estimated cost of $83,500. New fixtures will raise the light levels in the space, save energy costs and enhance the overall appearance. Upgrading the distribution will provide dependable personnel and equipment protection. The fire alarm system will provide early detection of any fire.

For the Operations, with our understanding of budget constraints and the intended use of this space, we would recommend Option 3 only, with an estimated cost of $4,000. Addition of fire alarm protection to this area, along with adding it to the Warehouse and Office areas, will provide overall building protection.

Again, in any areas being considered to "do nothing" or to "leave as installed" we strongly recommend testing and inspection of the existing distribution equipment as detailed in the "Do nothing" Option above.

9.0 COST ESTIMATE

9.1 Direct Project Cost Estimate

The following direct construction cost analysis includes a "wish list" of all the components currently anticipated for the project. As of this writing, the available funds are as follows:

Building: $980,000.
Parking & Sitework: $200,000.
$1,180,000.

PUBLIC WORKS FIELD HOUSE Sherwood, Oregon DECCA Portland, Oregon SCHEMATIC DESIGN ESTIMATE	Architectural Cost Consultants, LLC James A. Jerde, AIA - Stanley J. Pszczolkowski, AIA 6441 SW Canyon Court, Suite 103 Portland, Oregon 97221 Phone (503) 297-7210 Fax (503) 297-7187	Estimate Date: 01-Apr-03 Document Date: 24-Mar-03 Print Date: 01-Apr-2003 Print Time: 10:51 AM Constr. Start: 01-Jul-03

EXECUTIVE SUMMARY	Area		Cost/SF	Cost	Total	Comments
DIRECT CONSTRUCTION COST						
BASE BUILDING & FIELDHOUSE						
STAY CABLE OPTION	**15,000**	**sf**	**$22.05**	**$330,717**		
BASE BUILDING WORK	**13,794**	**sf**	**39.50**	**544,827**		incl. all exterior work
SUB-TOTAL	**15,000**	**sf**	**58.37**		**$875,544**	
OFFICES						
OFFICE ADDITION	**3,920**	**sf**	**82.65**	**324,002**		incl. all mech. & elect. costs. for offices & operations
OPERATIONS-FIRST BAY OFFICES/ME	**4,790**	**sf**	**39.04**	**187,012**		
	8,710	**sf**	**58.67**	**/sf**	**$511,014**	
SITE WORK	**1**	**sum**			**38,116**	
DECANTING SHED	**3,200**	**sf**	**40.00**		**128,000**	allowance
BULK STORAGE ROOF	**1,200**	**sf**	**30.00**		**36,000**	allowance
FLUSH TRUCK BUILDING	**1**	**sum**			**15,000**	doors & siding
TOTAL DIRECT CONSTUCTION COST	**13,794**	**sf**	**$116.26**	**/sf**	**$1,603,674**	
PARKING ALLOWANCE	**1**	**sum**			**200,000**	
TOTAL DIRECT CONSTRUCTION COST					**$1,803,674**	

The above estimates are for direct construction cost only. They do not include furnishings & equipment, consultant fees, inspection and testing fees, plan check fees, hazardous material testing and removal, financing costs, nor any other normally associated development costs.

The above estimate assumes an 01-Jul-03 construction start. A construction start different than this must be indexed for inflation at a rate of approximately 5% per year, compounded annually.

PUBLIC WORKS FIELD HOUSE Sherwood, Oregon DECCA Portland, Oregon SCHEMATIC DESIGN ESTIMATE	Architectural Cost Consultants, LLC James A. Jerde, AIA - Stanley J. Pszczolkowski, AIA 6441 SW Canyon Court, Suite 103 Portland, Oregon 97221 Phone (503) 297-7210 Fax (503) 297-7187	Estimate Date: 01-Apr-03 Document Date: 24-Mar-03 Print Date: 01-Apr-2003 Print Time: 10:51 AM Constr. Start: 01-Jul-03

STAY CABLE OPTION	Quantity	Unit	Cost/SF	Cost	Total	
DEMOLITION						
Building						
saw-cut 12" slab	58	lf	$25.00	$1,450		
remove concrete	120	cf	3.00	360		
remove steel columns	8	ea	400.00	3,200		
miscellaneous	1	sum	1,200.00	1,200		
haul & dispose	1	sum	800.00	800		
Sub-total					$7,010	
Hazardous & toxic materials						
allowance	1	sum	0.00	0		
Sub-total					0	
TOTAL - DEMOLITION					**$7,010**	
SITE WORK (Building Related)						
Earthwork						
footing excavation	390	cy	15.00	5,844		
footing backfill	162	cy	20.00	3,244		
Sub-total					9,088	
Soil anchors						
o allowance	64	ea	1,000.00	64,000		
Sub-total					64,000	
TOTAL - SITE WORK (Building Related)					**$73,088**	
CONCRETE						
Poured in place concrete						
footings						
form	3,216	sf	6.00	19,296		
o reinforcing steel	34,433	lb	0.70	24,103		150 lb/cy
buy concrete	229.6	cy	75.00	17,216		
place concrete	230	cy	40.00	9,182		
cure	2,056	sf	0.20	411		
finish	2,056	sf	1.00	2,056		
miscellaneous	1	sum	1,000.00	1,000		
Sub-total					73,264	
TOTAL - CONCRETE					**$73,264**	

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STAY CABLE OPTION	Quantity	Unit	Cost/SF	Cost	Total	
METALS						
Structural steel						
pipe columns	11.2	ton	2,400.00	26,880		
finale	4.0	ea	1,500.00	6,000		
pipe yokes	1.8	ton	2,500.00	4,500		
o stay cables	1,448.0	lf	20.00	28,960		
wf columns	0.6	ton	2,600.00	1,456		
angle bracing	0.4	ton	2,400.00	934		
rod bracing						
horizontal @ roof	2.1	ton	3,600.00	7,600		
vertical @ wall	0.0	ton	3,200.00	0		
connections	15.00%	of	76,329.20	11,449		
miscellaneous	1	sum	5,000.00	5,000		
Sub-total					92,779	
TOTAL - METALS					**$92,779**	
WOOD & PLASTICS						
Rough carpentry						
rough carpentry	1	sum	1,000.00	1,000		misc. blocking, etc.
Sub-total					1,000	
TOTAL - WOOD & PLASTICS					**$1,000**	
MOISTURE - THERMAL CONTROL						
Roofing & insulation						
slots for stay cable	8	ea	1,200.00	9,600		
fire protection for tower & stays	1	sum	0.00	0		may be required due to setback requirements
Sub-total					9,600	
TOTAL - MOISTURE - THERMAL CONTROL					**$9,600**	
FINISHES						
Paint						
interior						
structural steel	1,603	sf	3.00	4,809		
Sub-total					4,809	
TOTAL - FINISHES					**$4,809**	
SUB-TOTAL				**261,550**	**$261,550**	
ESTIMATING CONTINGENCY			10.00%	26,155		
INDEX TO CONST. START	01-Jul-03		0.00%	0		
GENERAL CONDITIONS			10.00%	28,770		
GENERAL CONTR. FEE			4.50%	14,241	**$69,167**	
TOTAL DIRECT CONSTRUCTION COST STAY CABLE OPTION	**15,000**	**sf**	**$22.05**		**$330,717**	

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BASE BUILDING	Quantity	Unit	Cost/Unit	Cost	Total	Comments
DEMOLITION						
Site						
miscellaneous	1	sum	$0.00	$0		
haul & dispose	1	sum	0.00	0		
Sub-total	13,794	sf	0.00	/sf	$0	
Building						
x exterior wall	782	sf	1.75	1,369		
x miscellaneous	1	sum	500.00	500		
x haul & dispose	1	sum	400.00	400		
Sub-total	13,794	sf	0.16	/sf	2,269	
Toxic & hazardous materials						
allowance	1	sum	0.00	0		
Sub-total					0	
TOTAL - DEMOLITION					**$2,269**	
SITE WORK						
Building related earthwork						
x miscellaneous trench for utilities	1	sum	0.00	0		
Sub-total	13,794	sf	0.00	/sf	0	
TOTAL - SITE WORK					**$0**	
CONCRETE						
Poured-in-place concrete						
x miscellaneous floor patch	1	sum	0.00	0		
Sub-total	13,794	sf	0.00	/sf	0	
TOTAL - CONCRETE					**$0**	
MASONRY						
CMU						
allowance	1	sum	0.00	0		
Sub-total	13,794	sf	0.00	/sf	0	
TOTAL - MASONRY					**$0**	
METALS						
Miscellaneous metals						
miscellaneous	13,794	sf	0.15	2,069		
Sub-total	13,794	sf	0.15	/sf	2,069	
TOTAL - METALS					**$2,069**	

PUBLIC WORKS FIELD HOUSE Sherwood, Oregon DECCA Portland, Oregon SCHEMATIC DESIGN ESTIMATE	Architectural Cost Consultants, LLC James A. Jerde, AIA - Stanley J. Pszczolkowski, AIA 6441 SW Canyon Court, Suite 103 Portland, Oregon 97221 Phone (503) 297-7210 Fax (503) 297-7187	Estimate Date: 01-Apr-03 Document Date: 24-Mar-03 Print Date: 01-Apr-2003 Print Time: 10:55 AM Constr. Start: 01-Jul-03

	BASE BUILDING	Quantity	Unit	Cost/Unit	Cost	Total	Comments
	WOOD & PLASTICS						
	Rough carpentry						
c	new mezz. framing	0	sf	8.00	0		
	miscellaneous blocking & framing	13,794	sf	0.30	4,138		
	Sub-total					4,138	
	Finish carpentry						
	finish work - allowance	13,794	sf	0.10	1,379		
	Sub-total					1,379	
	Casework						
	casework not shown						
x	allowance	1.0	sum	4,000.00	4,000		
	Sub-total	13,794	sf	0.29 /sf		4,000	
	TOTAL - WOOD & PLASTICS					**$9,518**	
	MOISTURE - THERMAL CONTROL						
	Metal siding						
x	repair dented, damaged siding	1	sum	4,000.00	4,000		allowance, verify
	Sub-total	13,794	sf	0.29 /sf		4,000	
	Translucent wall panels						
x	remove & replace existing with new	400	sf	12.00	4,800		100 lf
	Sub-total	13,794	sf	0.35 /sf		4,800	
	Caulking & Sealants						
	caulking	13,794	sf	0.10	1,379		
	Sub-total	13,794	sf	0.10 /sf		1,379	
	TOTAL - MOISTURE - THERMAL CONTROL					**$10,179**	
	DOORS, WINDOWS & GLASS						
	Doors, Frames & Hardware (incls. installation)						
	exterior doors						
x	fieldhouse entry	2	pr	3,200.00	6,400		
	Sub-total	13,794	sf	0.46 /sf		6,400	
	Windows						
c	field house entry curtainwall	782	sf	40.00	31,280		
	Sub-total	13,794	sf	2.27 /sf		31,280	
	TOTAL - DOORS, WINDOWS & GLASS					**$37,680**	
	FINISHES						
	Gyp. bd. wall systems						
	partitions						
x	demizing wall around soccer field	10,796	sf	6.20	66,935		
	miscellaneous bracing, etc.	1	sum	2,000.00	2,000		
	Sub-total	13,794	sf	5.00 /sf		68,935	

PUBLIC WORKS FIELD HOUSE	Architectural Cost Consultants, LLC	Estimate Date: 01-Apr-03
Sherwood, Oregon	James A. Jerde, AIA - Stanley J. Pszczolkowski, AIA	Document Date: 24-Mar-03
DECCA	6441 SW Canyon Court, Suite 103	Print Date: 01-Apr-2003
Portland, Oregon	Portland, Oregon 97221	Print Time: 10:55 AM
SCHEMATIC DESIGN ESTIMATE	Phone (503) 297-7210 Fax (503) 297-7187	Constr. Start: 01-Jul-03

BASE BUILDING	Quantity	Unit	Cost/Unit	Cost	Total	Comments
FINISHES - Continued						
Flooring						
x repair & seal exist. concrete	2,280	sf	2.00	4,560		
Sub-total	13,794	sf	0.33	/sf	4,560	
Bases						
x rubber base	506	lf	1.65	835		
Sub-total	13,794	sf	0.06	/sf	835	
Paint						
interior						
c paint walls	10,120	sf	0.55	5,566		
exposed structure						
o over soccer field	17,048	sf	0.00	0		
miscellaneous specialty painting	1	sum	1,000.00	1,000		
exterior						
c metal panels	14,360	sf	1.00	14,360		
c trim	1	sum	4,000.00	4,000		
Sub-total	13,794	sf	1.81	/sf	24,926	
TOTAL - FINISHES					**$99,256**	
SPECIALTIES						
Miscellaneous						
c signs, ada & code required	13,794	sf	0.10	1,379		
x fire extingusher cabinets	2	ea	250.00	500		
c allowance	1	sum	1,000.00	1,000		
Sub-total					2,879	
TOTAL - SPECIALTIES					**$2,879**	
EQUIPMENT						
Soccer						
c field turf	1	sum	75,000.00	75,000		
c batter boards, nets, etc.	1	sum	100,000.00	100,000		
c bleachers/benches	66	seats	100.00	6,600		
Sub-total	13,794	sf	13.17	/sf	181,600	
TOTAL - EQUIPMENT					**$181,600**	
FURNISHINGS						
Window treatment						
none indicated		sf	3.00	0		verify
Sub-total	13,794	sf	0.00	/sf	0	
TOTAL - FURNISHINGS					**$0**	

PUBLIC WORKS FIELD HOUSE Sherwood, Oregon DECCA Portland, Oregon SCHEMATIC DESIGN ESTIMATE	Architectural Cost Consultants, LLC James A. Jerde, AIA - Stanley J. Pszczolkowski, AIA 6441 SW Canyon Court, Suite 103 Portland, Oregon 97221 Phone (503) 297-7210 Fax (503) 297-7187	Estimate Date: 01-Apr-03 Document Date: 24-Mar-03 Print Date: 01-Apr-2003 Print Time: 10:55 AM Constr. Start: 01-Jul-03

BASE BUILDING	Quantity	Unit	Cost/Unit	Cost	Total	Comments
CONVEYING SYSTEMS						
Elevators						
allowance	1	sum	0.00	0		
Sub-total					0	
TOTAL - CONVEYING SYSTEMS					**$0**	
MECHANICAL						
HVAC						
soccer field	13,794	sf	3.99	55,000		
Sub-total	13,794	sf	3.99	/sf	55,000	
Plumbing						
soccer field	13,794	sf	0.00	0		
Sub-total	13,794	sf	0.00	/sf	0	
Fire Sprinklers						
soccer field	13,794	sf	0.25	3,449		
Sub-total	13,794	sf	0.25	/sf	3,449	
TOTAL - MECHANICAL					**$58,449**	
ELECTRICAL						
Electrical						
office addition	13,794	sf	3.04	42,000		
fire alarm	13,794	sf	0.40	5,500		
Sub-total	13,794	sf	3.44	/sf	47,500	
TOTAL - ELECTRICAL					**$47,500**	
SUB-TOTAL				451,399	**$451,399**	
ESTIMATING CONTINGENCY			5.00%	22,570		
INDEX TO CONSTR. START	01-Jul-03		0.00%	0		@ ± 3% per year
GENERAL CONDITIONS			10.00%	47,397		
GENERAL CONTR. FEE			4.50%	23,461	**$93,428**	20.70%
TOTAL DIRECT CONSTRUCTION COST BASE BUILDING	**13,794** affected area	**sf +/-**	**$39.50 /sf**		**$544,827**	
office addition	0	sf				
first bay field house	0	sf				
soccer field	13,794	sf				
existing mezz.	0	sf				
new mezz.	0	sf				
remainder	11,256	sf	not included in above			
total	25,050	sf				

PUBLIC WORKS FIELD HOUSE Sherwood, Oregon DECCA Portland, Oregon SCHEMATIC DESIGN ESTIMATE	Architectural Cost Consultants, LLC James A. Jerde, AIA - Stanley J. Pszczolkowski, AIA 6441 SW Canyon Court, Suite 103 Portland, Oregon 97221 Phone (503) 297-7210 Fax (503) 297-7187	Estimate Date: 01-Apr-03 Document Date: 24-Mar-03 Print Date: 01-Apr-2003 Print Time: 10:57 AM Constr. Start: 01-Jul-03

	OFFICE BLOCK		Quantity	Unit	Cost/Unit	Cost	Total	Comments
	DEMOLITION							
	Site							
	miscellaneous		1	sum	$0.00	$0		
	haul & dispose		1	sum	0.00	0		
	Sub-total		3,920	sf	0.00	/sf	$0	
	Building							
x	doors	single	18	ea	65.00	1,170		
x	relights		10	lf	15.00	150		
x	partitions		432	lf	16.00	6,912		
x	toilet partitions		2	ea	40.00	80		
x	casework		15	lf	20.00	300		
x	ceilings		3,920	sf	0.75	2,940		
x	flooring		3,920	sf	1.00	3,920		
x	plumbing fixtures		5	ea	60.00	300		
x	mechanical		3,920	sf	0.80	3,136		
x	electrical		3,920	sf	0.60	2,352		
x	exterior wall opening		64	sf	3.00	192		
x	miscellaneous		1	sum	500.00	500		
x	haul & dispose		1	sum	800.00	800		
	Sub-total		3,920	sf	5.80	/sf	22,752	
	Toxic & hazardous materials							
	allowance		1	sum	0.00	0		
	Sub-total						0	
	TOTAL - DEMOLITION						**$22,752**	
	SITE WORK							
	Building related earthwork							
x	miscellaneous trench for utilities		1	sum	500.00	500		
	Sub-total		3,920	sf	0.13	/sf	500	
	TOTAL - SITE WORK						**$500**	
	CONCRETE							
	Poured-in-place concrete							
x	miscellaneous floor patch		1	sum	1,000.00	1,000		
	Sub-total		3,920	sf	0.26	/sf	1,000	
	TOTAL - CONCRETE						**$1,000**	
	MASONRY							
	CMU							
	allowance		1	sum	0.00	0		
	Sub-total		3,920	sf	0.00	/sf	0	
	TOTAL - MASONRY						**$0**	

PUBLIC WORKS FIELD HOUSE	Architectural Cost Consultants, LLC	Estimate Date: 01-Apr-03
Sherwood, Oregon	James A. Jerde, AIA - Stanley J. Pszczolkowski, AIA	Document Date: 24-Mar-03
DECCA	6441 SW Canyon Court, Suite 103	Print Date: 01-Apr-2003
Portland, Oregon	Portland, Oregon 97221	Print Time: 10:57 AM
SCHEMATIC DESIGN ESTIMATE	Phone (503) 297-7210 Fax (503) 297-7187	Constr. Start: 01-Jul-03

	OFFICE BLOCK	Quantity	Unit	Cost/Unit	Cost	Total	Comments
	METALS						
	Miscellaneous metals						
	miscellaneous	3,920	sf	0.15	588		
	Sub-total	3,920	sf	0.15	/sf	588	
	TOTAL - METALS					**$588**	
	WOOD & PLASTICS						
	Rough carpentry						
x	miscellaneous blocking & framing	3,920	sf	0.30	1,176		
	Sub-total					1,176	
	Finish carpentry						
	finish work - allowance	3,920	sf	0.10	392		
	Sub-total					392	
	Casework						
	reception						
x	reception desk	28.0	lf	250.00	7,000		
	admin.						
x	counter/base cabinet	28.0	lf	200.00	5,600		
	kitchen						
x	base cabinet	28.0	lf	160.00	4,480		
x	wall cabinet	28.0	lf	100.00	2,800		
	casework not shown						
x	allowance	1.0	sum	5,000.00	5,000		
	Sub-total	3,920	sf	6.35	/sf	24,880	
	TOTAL - WOOD & PLASTICS					**$26,448**	
	MOISTURE - THERMAL CONTROL						
	Roofing & insulation						
s	patch existing @ mech & vents	1	sum	1,000.00	1,000		
	Sub-total	3,920	sf	0.26	/sf	1,000	
	Metal siding						
x	repair dented, dammaged siding	1	sum	1,000.00	1,000		allowance, verify
	Sub-total	3,920	sf	0.26	/sf	1,000	
	Caulking & Sealants						
	caulking	3,920	sf	0.10	392		
	Sub-total	3,920	sf	0.10	/sf	392	
	TOTAL - MOISTURE - THERMAL CONTROL					**$2,392**	

PUBLIC WORKS FIELD HOUSE	Architectural Cost Consultants, LLC	Estimate Date: 01-Apr-03
Sherwood, Oregon	James A. Jerde, AIA - Stanley J. Pszczolkowski, AIA	Document Date: 24-Mar-03
DECCA	6441 SW Canyon Court, Suite 103	Print Date: 01-Apr-2003
Portland, Oregon	Portland, Oregon 97221	Print Time: 10:57 AM
SCHEMATIC DESIGN ESTIMATE	Phone (503) 297-7210 Fax (503) 297-7187	Constr. Start: 01-Jul-03

	OFFICE BLOCK		Quantity	Unit	Cost/Unit		Cost	Total	Comments
	DOORS, WINDOWS & GLASS								
	Doors, Frames & Hardware (incls. installation)								
	exterior doors								
x	public works entry		1	pr	3,200.00		3,200		
	interior doors	18							
x	public works entry vestibule		1	pr	3,200.00		3,200		
x	offices/conf		16	ea	1,000.00		16,000		
	Sub-total		3,920	sf	5.71	/sf		22,400	
	Relights								
x	office	3'x4'	72	sf	30.00		2,160		assume 4' high
x	conference		144	sf	30.00		4,320		assume 4' high
	Sub-total		3,920	sf	1.65	/sf		6,480	
	TOTAL - DOORS, WINDOWS & GLASS							**$28,880**	
	FINISHES								
	Gyp. bd. wall systems								
	partitions								
x	low walls in office area		3,568	sf	5.05		18,018		
x	miscellaneous bracing, etc.		1	sum	1,000.00		1,000		
	Sub-total		3,920	sf	4.85	/sf		19,018	
	Ceilings	4,256							
x	cap over toilet rooms in office area		160	sf	6.00		960		
x	gyp. bd. on structure		160	sf	2.25		360		
x	exposed structure in office area		3,936	sf	0.00		0		
	Sub-total		3,920	sf	0.34	/sf		1,320	
	Flooring								
x	carpet/vinyl		3,920	sf	3.25		12,740		
	Sub-total		3,920	sf	3.25	/sf		12,740	
	Bases								
x	rubber base		1,142	lf	1.65		1,884		
	Sub-total		3,920	sf	0.48	/sf		1,884	
	Paint								
	interior								
c	paint / finish door & frame		18	ea	75.00		1,350		
x	paint ceilings		160	sf	0.65		104		
x	paint walls		12,096	sf	0.55		6,653		
	exposed structure								
x	office area		3,776	sf	0.00		0		
	miscellaneous specialty painting		1	sum	3,000.00		3,000		
	Sub-total		3,920	sf	2.83	/sf		11,107	
	TOTAL - FINISHES							**$46,070**	

PUBLIC WORKS FIELD HOUSE	Architectural Cost Consultants, LLC	Estimate Date: 01-Apr-03
Sherwood, Oregon	James A. Jerde, AIA - Stanley J. Pszczolkowski, AIA	Document Date: 24-Mar-03
DECCA	6441 SW Canyon Court, Suite 103	Print Date: 01-Apr-2003
Portland, Oregon	Portland, Oregon 97221	Print Time: 10:57 AM
SCHEMATIC DESIGN ESTIMATE	Phone (503) 297-7210 Fax (503) 297-7187	Constr. Start: 01-Jul-03

OFFICE BLOCK	Quantity	Unit	Cost/Unit	Cost	Total	Comments
SPECIALTIES						
Toilet accessories						
x grab bars	2	sets	250.00	500		
x mirrors	4	ea	250.00	1,000		
x other accessories	1	sum	1,000.00	1,000		
Sub-total	3,920	sf	0.64	/sf	2,500	
Miscellaneous						
c signs, ada & code required	3,920	sf	0.10	392		
x fire extingusher cabinets	2	ea	250.00	500		
c allowance	1	sum	1,000.00	1,000		
Sub-total					1,892	
TOTAL - SPECIALTIES					**$4,392**	
EQUIPMENT						
Miscellaneous						
c allowance	1	sum	0.00	0		
Sub-total	3,920	sf	0.00	/sf	0	
TOTAL - EQUIPMENT					**$0**	
FURNISHINGS						
Window treatment						
none indicated		sf	3.00	0		verify
Sub-total	3,920	sf	0.00	/sf	0	
TOTAL - FURNISHINGS					**$0**	
CONVEYING SYSTEMS						
Elevators						
allowance	1	sum	0.00	0		
Sub-total					0	
TOTAL - CONVEYING SYSTEMS					**$0**	
MECHANICAL						
HVAC						
office addition	3,920	sf	11.22	44,000		
Sub-total	3,920	sf	11.22	/sf	44,000	
Plumbing						
office addition	3,920	sf	6.89	27,000		incl. fieldhouse toilets?
Sub-total	3,920	sf	6.89	/sf	27,000	
Fire Sprinklers						
office addition	3,920	sf	1.00	3,920		
Sub-total	3,920	sf	1.00	/sf	3,920	
TOTAL - MECHANICAL					**$74,920**	

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OFFICE BLOCK	Quantity	Unit	Cost/Unit	Cost	Total	Comments
ELECTRICAL						
Electrical						
office addition	3,920	sf	13.00	56,000		
fire alarm	3,920	sf	13.00	4,500		
Sub-total	3,920	sf	15.43 /sf		60,500	
TOTAL - ELECTRICAL					**$60,500**	
SUB-TOTAL				268,442	**$268,442**	
ESTIMATING CONTINGENCY			5.00%	13,422		
INDEX TO CONSTR. START	01-Jul-03		0.00%	0		@ ± 3% per year
GENERAL CONDITIONS			10.00%	28,186		
GENERAL CONTR. FEE			4.50%	13,952	**$55,561**	20.70%
TOTAL DIRECT CONSTRUCTION COST OFFICE BLOCK	**3,920** affected area	**sf +/-**	**$82.65 /sf**		**$324,002**	
office addition	3,920	sf				
total	3,920	sf				

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	OPERATIONS - FIRST BAY OFFICES/MEZZ		Quantity	Unit	Cost/Unit		Cost	Total	Comments
	DEMOLITION								
	Site								
	miscellaneous		1	sum	$0.00		$0		
	haul & dispose		1	sum	0.00		0		
	Sub-total		4,790	sf	0.00	/sf		$0	
	Building								
x	doors	single	13	ea	65.00		845		
x	relights		10	lf	15.00		150		
s	partitions		287	lf	16.00		4,592		
x	partitions - mezz.		152	lf	16.00		2,432		
x	demizing wall		136	lf	16.00		2,176		
x	stairs		2	ea	600.00		1,200		
x	toilet partitions		4	ea	40.00		160		
x	urinal screens		3	ea	20.00		60		
x	casework		4	lf	20.00		80		
x	ceilings		1,120	sf	0.75		840		
x	flooring		1,120	sf	1.00		1,120		
x	plumbing fixtures		12	ea	60.00		720		
x	mechanical		1,120	sf	0.80		896		
x	electrical		1,120	sf	0.60		672		
x	miscellaneous		1	sum	2,000.00		2,000		
x	haul & dispose		1	sum	1,200.00		1,200		
	Sub-total		4,790	sf	4.00	/sf		19143	
	Toxic & hazardous materials								
	allowance		1	sum	0.00		0		
	Sub-total							0	
	TOTAL - DEMOLITION							**$19,143**	
	SITE WORK								
	Building related earthwork								
x	miscellaneous trench for utilities		1	sum	1,500.00		1,500		
	Sub-total		4,790	sf	0.31	/sf		1500	
	TOTAL - SITE WORK							**$1,500**	
	CONCRETE								
	Poured-in-place concrete								
x	miscellaneous floor patch		1	sum	3,000.00		3,000		
	Sub-total		4,790	sf	0.63	/sf		3,000	
	TOTAL - CONCRETE							**$3,000**	
	MASONRY								
	CMU								
	allowance		1	sum	0.00		0		
	Sub-total		4,790	sf	0.00	/sf		0	
	TOTAL - MASONRY							**$0**	

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	OPERATIONS - FIRST BAY OFFICES/MEZZ	Quantity	Unit	Cost/Unit	Cost	Total	Comments
	METALS						
	Miscellaneous metals						
	miscellaneous	4,790	sf	0.15	719		
	Sub-total	4,790	sf	0.15 /sf		719	
	TOTAL - METALS					**$719**	
	WOOD & PLASTICS						
	Rough carpentry						
c	new mezz. framing	1,395	sf	8.00	11,160		
	miscellaneous blocking & framing	4,790	sf	0.30	1,437		
	Sub-total					12,597	
	Finish carpentry						
	finish work - allowance	4,790	sf	0.10	479		
	Sub-total					479	
	Casework						
	leads						
x	counter	28.0	lf	90.00	2,520		
x	island file	28.0	lf	150.00	4,200		
	casework not shown						
x	allowance	1.0	sum	6,000.00	6,000		
	Sub-total	4,790	sf	2.66 /sf		12,720	
	TOTAL - WOOD & PLASTICS					**$25,796**	
	MOISTURE - THERMAL CONTROL						
	Roofing & insulation						
x	patch existing @ mech & vents	1	sum	2,000.00	2,000		
	Sub-total	4,790	sf	0.42 /sf		2,000	
	Caulking & Sealants						
	caulking	4,790	sf	0.10	479		
	Sub-total	4,790	sf	0.10 /sf		479	
	TOTAL - MOISTURE - THERMAL CONTROL					**$2,479**	
	DOORS, WINDOWS & GLASS						
	Doors, Frames & Hardware (incls. installation)						
	exterior doors						
x	exit	2	ea	1,000.00	2,000		
	interior doors 16						
x	offices/conf	3	ea	1,000.00	3,000		
x	other	7	ea	1,000.00	7,000		
x	not shown	6	ea	1,000.00	6,000		allowance
	Sub-total	4,790	sf	3.76 /sf		18,000	

	OPERATIONS - FIRST BAY OFFICES/MEZZ		Quantity	Unit	Cost/Unit	Cost	Total	Comments
	DOORS, WINDOWS & GLASS - Continued							
	Relights							
x	multi/purpose office		64	sf	30.00	1,920		assume 4' high
	Sub-total		4,790	sf	0.40	/sf	1,920	
	TOTAL - DOORS, WINDOWS & GLASS						**$19,920**	
	FINISHES							
	Gyp. bd. wall systems							
	partitions							
x	walls under mezzanine		2,256	sf	5.05	11,393		
x	furring @ leads & lockers		832	sf	3.70	3,078		
	miscellaneous bracing, etc.		1	sum	1,000.00	1,000		
	Sub-total		4,790	sf	3.23	/sf	15,471	
	Ceilings	3041						
x	gyp. bd. on structure		1,243	sf	2.25	2,797		
x	susp. 2'x4' act		1,798	sf	2.20	3,956		
	Sub-total		4,790	sf	1.41	/sf	6,752	
	Flooring							
x	carpet/vinyl		4,258	sf	3.25	13,839		
x	ceramic tile @ fieldhouse toilets		432	sf	10.00	4,320		
x	sealed concrete		100	sf	1.00	100		
	Sub-total		4,790	sf	3.81	/sf	18,259	
	Bases							
x	rubber base		1,160	lf	1.65	1,914		
x	ceramic tile @ fieldhouse toilets		144	lf	10.00	1,440		
	Sub-total		4,790	sf	0.70	/sf	3,354	
	Wallcoverings							
x	ceramic tile @ fieldhouse toilets		1,152	sf	10.00	11,520		
	Sub-total		4,790	sf	2.41	/sf	11,520	
	Paint							
	interior							
x	paint / finish door & frame		16	ea	75.00	1,200		
x	paint ceilings		1,243	sf	0.65	808		
c	paint walls		9,280	sf	0.55	5,104		
	exposed structure							
o	mezzanine		2,718	sf	0.00	0		
	miscellaneous specialty painting		1	sum	1,000.00	1,000		
	Sub-total		4,790	sf	1.69	/sf	8,112	
	TOTAL - FINISHES						**$63,468**	
	SPECIALTIES							
	Toilet accessories							
x	grab bars		4	sets	250.00	1,000		
x	mirrors		10	ea	250.00	2,500		
x	other accessories		1	sum	2,000.00	2,000		
	Sub-total		4,790	sf	1.15	/sf	5,500	

PUBLIC WORKS FIELD HOUSE Sherwood, Oregon DECCA Portland, Oregon SCHEMATIC DESIGN ESTIMATE	Architectural Cost Consultants, LLC James A. Jerde, AIA - Stanley J. Pszczolkowski, AIA 6441 SW Canyon Court, Suite 103 Portland, Oregon 97221 Phone (503) 297-7210 Fax (503) 297-7187	Estimate Date: 01-Apr-03 Document Date: 24-Mar-03 Print Date: 01-Apr-2003 Print Time: 11:22 AM Constr. Start: 01-Jul-03

	OPERATIONS - FIRST BAY OFFICES/MEZZ	Quantity	Unit	Cost/Unit	Cost	Total	Comments
	SPECIALTIES - Continued						
	Miscellaneous						
c	signs, ada & code required	4,790	sf	0.10	479		
x	fire extingusher cabinets	4	ea	250.00	1,000		
c	allowance	1	sum	1,000.00	1,000		
	Sub-total					2,479	
	TOTAL - SPECIALTIES					**$7,979**	
	EQUIPMENT						
	Miscellaneous						
c	allowance	1	sum	0.00	0		
	Sub-total	4,790	sf	0.00 /sf		0	
	TOTAL - EQUIPMENT					**$0**	
	FURNISHINGS						
	Window treatment						
	none indicated		sf	3.00	0		verify
	Sub-total	4,790	sf	0.00 /sf		0	
	TOTAL - FURNISHINGS					**$0**	
	CONVEYING SYSTEMS						
	Elevators						
	allowance	1	sum	0.00	0		
	Sub-total					0	
	TOTAL - CONVEYING SYSTEMS					**$0**	
	MECHANICAL						
	HVAC						
	in office number	4,790	sf	10.00	0		in office number
	Sub-total	4,790	sf	0.00 /sf		0	
	Plumbing						
	in office number	4,790	sf	10.00	0		in office number
	Sub-total	4,790	sf	0.00 /sf		0	
	Fire Sprinklers						
	first bay field house	4,790	sf	2.00	9,580		
	mezzanine	2,718	sf	0.50	1,359		
	Sub-total	4,790	sf	2.28 /sf		10,939	
	TOTAL - MECHANICAL					**$10,939**	

PUBLIC WORKS FIELD HOUSE Sherwood, Oregon DECCA Portland, Oregon SCHEMATIC DESIGN ESTIMATE	**Architectural Cost Consultants, LLC** James A. Jerde, AIA - Stanley J. Pszczolkowski, AIA 6441 SW Canyon Court, Suite 103 Portland, Oregon 97221 Phone (503) 297-7210 Fax (503) 297-7187	Estimate Date: 01-Apr-03 Document Date: 24-Mar-03 Print Date: 01-Apr-2003 Print Time: 11:22 AM Constr. Start: 01-Jul-03

OPERATIONS - FIRST BAY OFFICES/MEZZ	Quantity	Unit	Cost/Unit	Cost	Total	Comments
ELECTRICAL						
Electrical						
office addition	4,790	sf	13.00	0		in office number
fire alarm	4,790	sf	13.00	0		in office number
Sub-total	4,790	sf	0.00 /sf		0	
TOTAL - ELECTRICAL					**$0**	
SUB-TOTAL				154,943	**$154,943**	
ESTIMATING CONTINGENCY			5.00%	7,747		
INDEX TO CONSTR. START	01-Jul-03		0.00%	0		@ ± 3% per year
GENERAL CONDITIONS			10.00%	16,269		
GENERAL CONTR. FEE			4.50%	8,053	**$32,069**	20.70%
TOTAL DIRECT CONSTRUCTION COST						
OPERATIONS - FIRST BAY OFFICES/ME	**4,790** affected area	**sf +/-**	**$39.04 /sf**		**$187,012**	
office addition	0	sf				
first bay field house	4,790	sf				
soccer field	0	sf				
existing mezz.	1,323	sf				
new mezz.	1,395	sf				
remainder	11,256	sf	not included in above			
total	18,764	sf				

PUBLIC WORKS FIELD HOUSE Sherwood, Oregon DECCA Portland, Oregon SCHEMATIC DESIGN ESTIMATE	Architectural Cost Consultants, LLC James A. Jerde, AIA - Stanley J. Pszczolkowski, AIA 6441 SW Canyon Court, Suite 103 Portland, Oregon 97221 Phone (503) 297-7210 Fax (503) 297-7187	Estimate Date: 01-Apr-03 Document Date: 24-Mar-03 Print Date: 01-Apr-2003 Print Time: 10:57 AM Constr. Start: 01-Jul-03

ON-SITE WORK	Quantity	Unit	Cost/Unit	Cost	Total	Comments
DEMOLITION						
Site work						
concrete paving	200	sf	$1.20	$240		
curbs	445	lf	3.00	1,335		
miscellaneous	1	sum	1,000.00	1,000		
haul & dispose	1	sum	400.00	400		
Sub-total					$2,975	
Hazardous & toxic waste removal						
allowance	1	sum	0.00	0		NIC - By Others
Sub-total					0	
TOTAL - DEMOLITION					**$2,975**	
EARTHWORK						
Earthwork						
misc. regrading	1	sum	2,500.00	2,500		
Sub-total					$2,500	
TOTAL - EARTHWORK					**$2,500**	
HARDSCAPE						
Paving & curbs						
concrete patio	224	sf	5.00	1,120		
concrete sidewalk	150	sf	4.00	600		
concrete curbs	30	lf	12.00	360		
ac paving	4,510	sf	2.50	11,275		
stripe parking	1	sum	1,500.00	1,500		
ada parking paint & sign	1	ea	250.00	250		
miscellaneous	1	sum	1,000.00	1,000		
Sub-total					16,105	
TOTAL - HARDSCAPE					**$16,105**	
LANDSCAPING						
Landscaping & irrigation						
allowance	1	sum	10,000.00	10,000		verify
Sub-total					10,000	
TOTAL - LANDSCAPING					**$10,000**	

PUBLIC WORKS FIELD HOUSE	Architectural Cost Consultants, LLC	Estimate Date: 01-Apr-03
Sherwood, Oregon	James A. Jerde, AIA - Stanley J. Pszczolkowski, AIA	Document Date: 24-Mar-03
DECCA	6441 SW Canyon Court, Suite 103	Print Date: 01-Apr-2003
Portland, Oregon	Portland, Oregon 97221	Print Time: 10:57 AM
SCHEMATIC DESIGN ESTIMATE	Phone (503) 297-7210 Fax (503) 297-7187	Constr. Start: 01-Jul-03

ON-SITE WORK	Quantity	Unit	Cost/Unit	Cost	Total	Comments
UTILITIES						
Water systems						
o allowance	1	sum	0.00	0		verify
Sub-total					0	
Storm drainage						
o allowance	1	sum	4,000.00	0		verify
Sub-total					0	
Sanitary						
o allowance	1	sum	0.00	0		verify
Sub-total					0	
Electrical						
o site utilities	1	sum	0.00	0		verify
o site lighting	1	sum	0.00	0		verify
Sub-total					0	
TOTAL - UTILITIES					**$0**	
SUB-TOTAL				31,580	**$31,580**	
ESTIMATING CONTINGENCY			5.00%	1,579		
INDEX TO CONSTR. START	01-Jul-03		0.00%	0		
GENERAL CONDITIONS			10.00%	3,316		
GEN. CONTRACTOR'S FEE			4.50%	1,641	**$6,536**	
TOTAL DIRECT CONSTRUCTION COST ON-SITE WORK	**1**	**SUM**			**$38,116**	

9.2 Structural Options Comparative Cost Analysis

Initially, the study compared the direct construction cost of two structural options: 1) post & beam and 2) cable-stay. Although the cable-stay option costs more (see Section 9.1), the committee determined that it was worth it due to the added value it offers, such as increased headroom and less disruption to the existing fire sprinklers, HVAC and electrical system. The following is a cost estimate of the post and beam option.

PUBLIC WORKS FIELD HOUSE Sherwood, Oregon DECCA Portland, Oregon STRUCTURAL ANALYSIS	Architectural Cost Consultants, LLC James A. Jerde, AIA - Stanley J. Pszczolkowski, AIA 6441 SW Canyon Court, Suite 103 Portland, Oregon 97221 Phone (503) 297-7210 Fax (503) 297-7187	Estimate Date: 06-Mar-03 Document Date: 26-Feb-03 Print Date: 06-Mar-2003 Print Time: 08:22 AM Constr. Start: 01-Apr-03

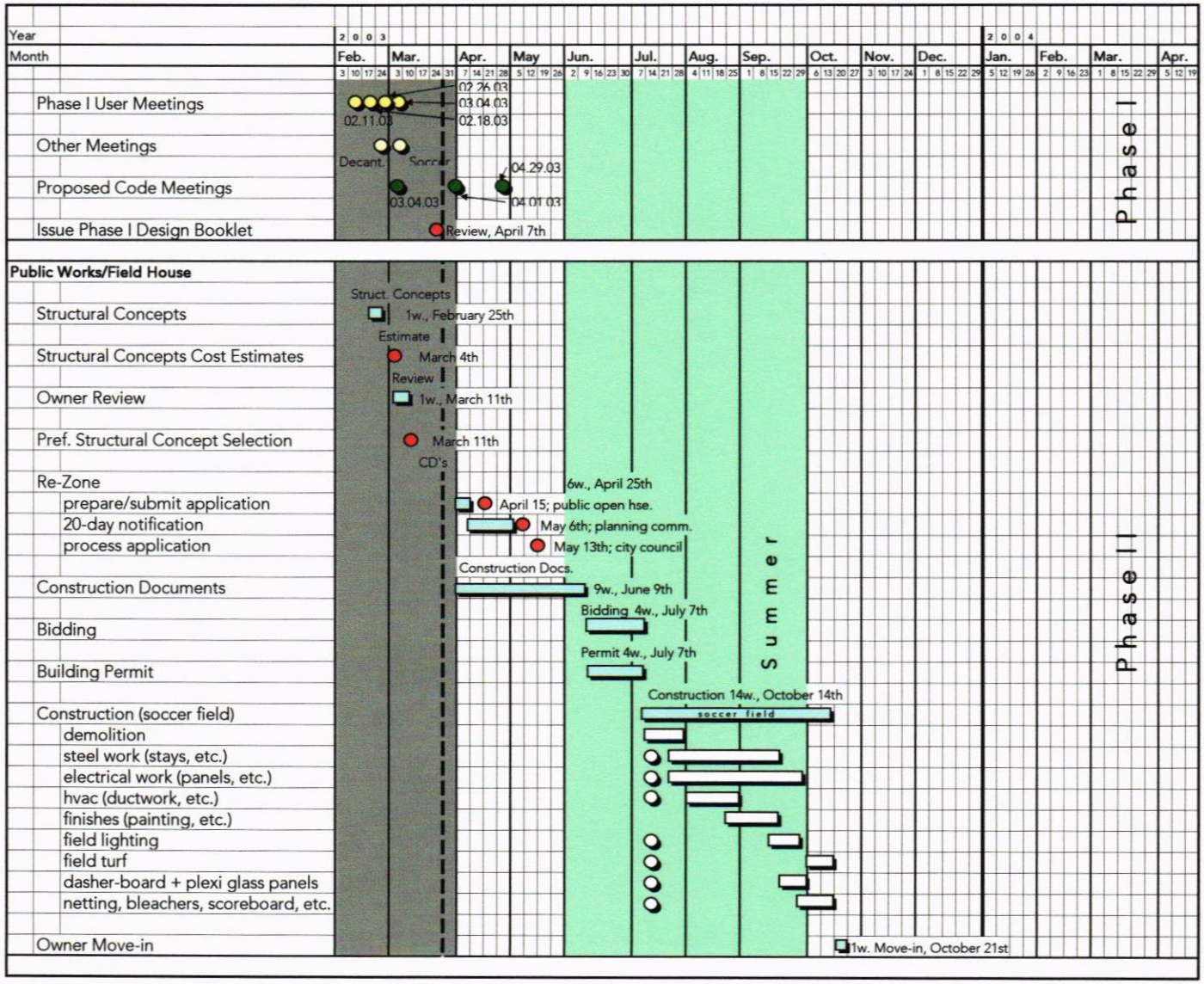
POST & BEAM OPTION	Quantity	Unit	Cost/Unit	Cost	Total	Comments
DEMOLITION						
Building						
saw-cut 12" slab	282	lf	$25.00	$7,050		
remove concrete	344	cf	3.00	1,032		
remove steel columns	8	ea	400.00	3,200		
miscellaneous	1	sum	1,200.00	1,200		
haul & dispose	1	sum	800.00	800		
Sub-total					$13,282	
Hazardous & toxic materials						
allowance	1	sum	0.00	0		
Sub-total					0	
TOTAL - DEMOLITION					**$13,282**	
SITE WORK (Building Related)						
Earthwork						
footing excavation	15	cy	100.00	1,533		
Sub-total					1,533	
TOTAL - SITE WORK (Building Related)					**$1,533**	
CONCRETE						
Poured in place concrete						
footings						
form	0	sf	0.00	0		
reinforcing steel	4,095	lb	0.75	3,071		150 lb/cy
buy concrete	27.3	cy	75.00	2,048		
place concrete	27	cy	40.00	1,092		
cure	234	sf	0.20	47		
finish	234	sf	1.00	234		
miscellaneous	1	sum	800.00	800		
Sub-total					7,292	
TOTAL - CONCRETE					**$7,292**	
METALS						
Structural steel						
pipe columns	2.7	ton	2,400.00	6,384		
wf columns	0.8	ton	2,600.00	2,002		
wf beams	43.8	ton	2,500.00	109,520		
angle bracing	0.4	ton	2,400.00	934		
rod bracing						
horizontal @ roof	1.6	ton	3,600.00	5,814		
vertical @ wall	0.6	ton	3,200.00	1,867		
connections	15.00%	of	126,520.80	18,978		
miscellaneous	1	sum	10,000.00	10,000		
Sub-total					155,499	
TOTAL - METALS					**$155,499**	

PUBLIC WORKS FIELD HOUSE Sherwood, Oregon DECCA Portland, Oregon STRUCTURAL ANALYSIS	Architectural Cost Consultants, LLC James A. Jerde, AIA - Stanley J. Pszczolkowski, AIA 6441 SW Canyon Court, Suite 103 Portland, Oregon 97221 Phone (503) 297-7210 Fax (503) 297-7187	Estimate Date: 06-Mar-03 Document Date: 26-Feb-03 Print Date: 06-Mar-2003 Print Time: 08:22 AM Constr. Start: 01-Apr-03

POST & BEAM OPTION	Quantity	Unit	Cost/Unit	Cost	Total	Comments
WOOD & PLASTICS						
Rough carpentry						
rough carpentry	1	sum	1,000.00	1,000		misc. blocking, etc.
Sub-total					1,000	
TOTAL - WOOD & PLASTICS					**$1,000**	
MOISTURE - THERMAL CONTROL						
Roofing & insulation						
allowance	1	sum	0.00	0		
Sub-total					0	
TOTAL - MOISTURE - THERMAL CONTROL					**$0**	
FINISHES						
Paint						
interior						
structural steel	5,388	sf	0.75	4,041		
Sub-total					4,041	
TOTAL - FINISHES					**$4,041**	
SUB-TOTAL				**182,647**	**$182,647**	
ESTIMATING CONTINGENCY			10.00%	18,265		
INDEX TO CONST. START	01-Apr-03		2.50%	5,023		
GENERAL CONDITIONS			8.00%	16,475		
GENERAL CONTR. FEE			4.00%	8,896	**$48,659**	
TOTAL DIRECT CONSTRUCTION COST POST & BEAM OPTION	**15,000**	**sf**	**$15.42**		**$231,305**	

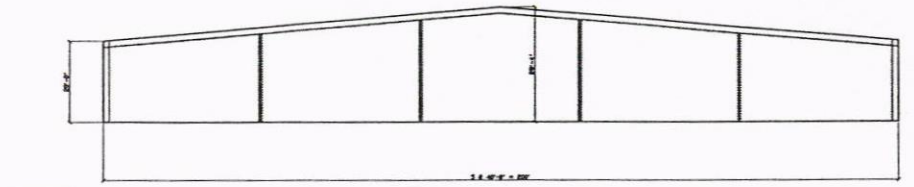
10.0 SCHEDULE

Sherwood Public Works/ Field House

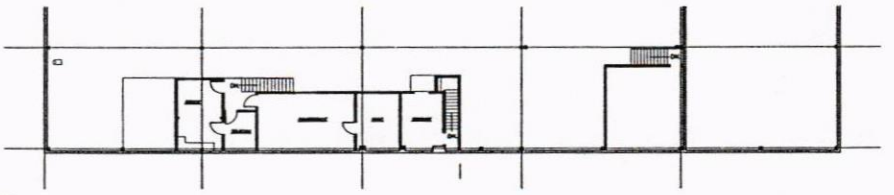


11.0 APPENDIX

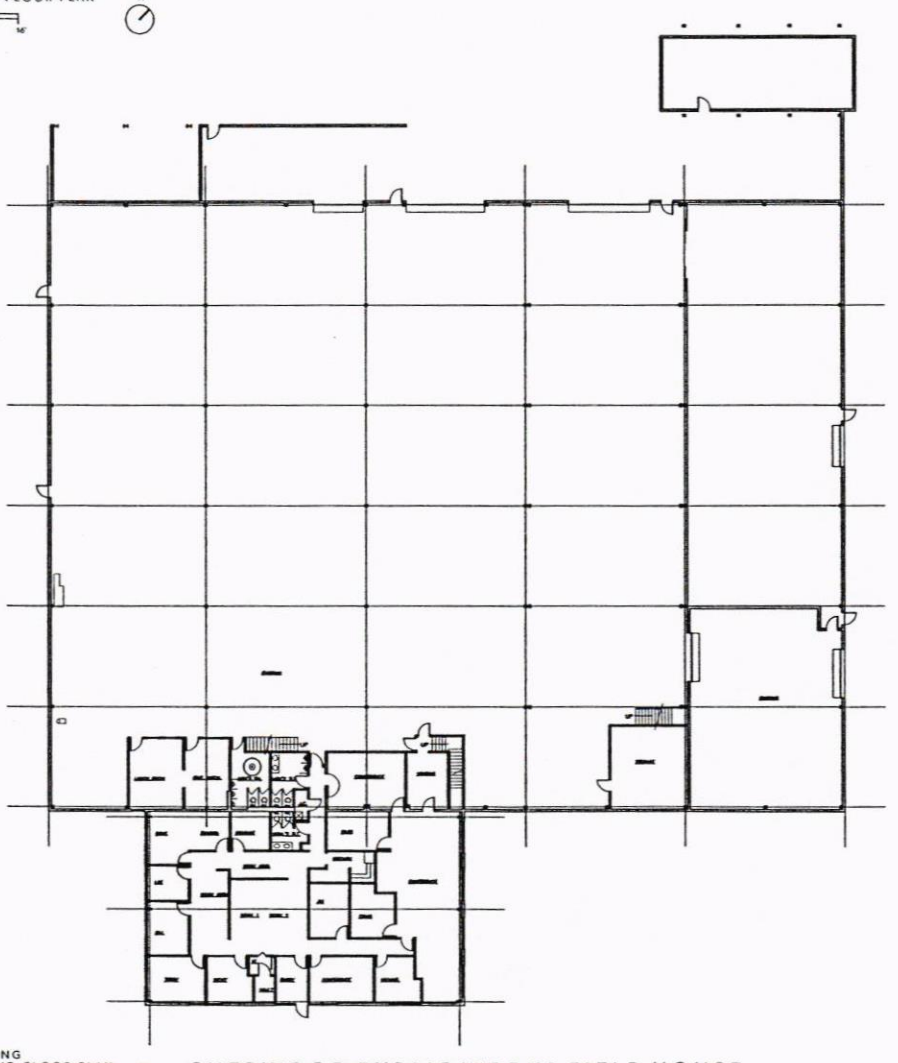
11.1 Existing Building Floor Plan



EXISTING
SECTION



EXISTING
UPPER FLOOR PLAN



EXISTING
GROUND FLOOR PLAN

SHERWOOD PUBLIC WORKS FIELD HOUSE

Project Initiation Form (PIF)

PROJECT **Const of PW-Fieldhouse** Job#: **C-10**

BUDGET

Costs		Original Project	Larger FH w/ park'g on w. side	Larger FH, no additional land
Acct#	*Account Name*	*$*	*$*	*$*
grp res	City engr'g labor	10,131	14,848	16,288
9921	City engr'g OH	23,302	34,152	37,462
6120	A & E	80,239	125,000	150,000
6130	Legal	0	0	0
6498	Building permits	12,673	19,600	21,500
6498	SDCs and TIF		16,000	16,000
7610	Land	1,500,000	1,740,000	1,500,000
7620	Infrastructure-Public		0	0
7625	Private Utilities		0	0
7630	Buildings	633,655	980,000	1,075,000
7640	Site Improvements	35,000	150,000	75,000
767x	Equip & Furnishings	15,000	15,000	15,000
	Other (specify):	10,500	0	0
9100	Contingency	116,025	135,460	140,625
	Total Costs	*2,436,524*	*3,230,060*	*3,046,875*

Summary of addition costs for larger FH with parking on west side:

Const. Costs in expanding FH	345,000
Extra PM & Design Costs due to larger FH	60,000
Extra Permit & TIF fees due to larger FH	23,000
Extra Contingency due to larger FH	20,000
Site Improvements due to site plan approval process	115,000
Extra land to compliment Kim site & save $95K in fireproofing	240,000
Savings in decommissioning old PW facility	(10,000)
	793,000

Summary of addition costs for larger FH with NO additional land

Const. Costs in expanding FH	345,000
Additional fireproofing on west wall	95,000
Extra PM & Design Costs due to larger FH & scope changes	90,000
Extra Permit & TIF fees due to larger FH	25,000
Extra Contingency due to larger FH	25,000
Site Improvements required to enter FH on Willamette	40,000
Savings in decommissioning old PW facility	(10,000)
	610,000

Council Meeting Date: 4-22-03

Agenda Item: New Business

TO: Sherwood City Council

FROM: Chris Robuck, Finance Director

SUBJECT: **URA Resolution 2003-005, Approve IGA for debt service on Library/City Hall/streets loan**

ISSUE: Should debt service on a loan for construction of the new Library/City Hall be paid by the URA?

BACKGROUND: The City will constructing a new Library/City Hall and rebuilding streets in Old Town. Staff plans to borrow construction funds from two sources, the Oregon Economic and Community Development Department (OECDD) and a commercial bank. The first loan resolution is on the May 13 Council agenda. This resolution has to do with loan repayment. The repayment arrangements need to be in place before the loans are closed.

The project is in the Urban Renewal Plan. However, OECDD requires a City General Fund pledge to secure their loan, and commercial banks will give a slightly lower interest rate for a General Fund pledge. With the advice of bond counsel, the loan applications have been submitted under the City's name. Debt service would be paid by the City, and simultaneously reimbursed by the URA through an Intergovernmental Agreement.

FINDINGS: The proposed arrangement provides the lenders the security they require and uses URA tax increment revenue for the projects intended.

RECOMMENDATIONS: **Motion to Approve Resolution 2003-005.**

Attachment:
Resolution 2003-005

URA RESOLUTION NO. 2003-005

A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF SHERWOOD, OREGON APPROVING INDEBTEDNESS OF THE AGENCY IN THE FORM OF AN INTERGOVERNMENTAL AGREEMENT WITH THE CITY OF SHERWOOD RELATING TO A NEW CITY HALL AND LIBRARY

WHEREAS, the Urban Renewal Agency of the City of Sherwood (the "Agency") is authorized by ORS Chapter 457 to incur indebtedness to carry out its urban renewal plan, and by ORS Chapter 190 to enter into intergovernmental agreements; and,

WHEREAS, the Agency's urban renewal plan lists a new city hall and library as urban renewal projects; and,

WHEREAS, the City of Sherwood is proposing to borrow money to pay for a portion of the costs of the new city hall and library; and,

WHEREAS, the Agency is willing to pay tax increment revenues to the City in amounts the City requires to pay its loan payments; now, therefore, it is hereby

RESOLVED AS FOLLOWS:

Section 1. Intergovernmental Agreement Authorized.

The Agency is hereby authorized to enter into an intergovernmental agreement that obligates the Agency to pay to the City debt service on a loan for a portion of the costs of a new city hall and library. The principal amount the Agency is obligated to pay shall not exceed $2,500,000. The intergovernmental agreement shall be in substantially the form attached to this Resolution as Exhibit A, but with such changes as the City Manager or the City Finance Director may approve.

Section 2. Security.

The intergovernmental agreement shall constitute an indebtedness of the Agency, and shall be secured by a pledge of the Agency's tax increment revenues as provided in the intergovernmental agreement.

DATED this 22 day of April, 2003.

Urban Renewal Agency of City of Sherwood, Oregon

_____

Authorized Officer

Attest:

_____

Authorized Officer

Form of
Intergovernmental Agreement
to Make Loan Payments

by and between the

Urban Renewal Agency of the City of Sherwood, Oregon

and the

City of Sherwood, Oregon

Dated as of ____, 2003

CONTENTS

1. DEFINITIONS AND RECITALS. 1

1.1 DEFINITIONS. 1
1.2 RECITALS. 1

2. THE LOAN PAYMENTS. 2

2.1 THE LOAN PAYMENTS. 2
2.2 SECURITY FOR THE OBLIGATION OF THE AGENCY TO PAY THE LOAN PAYMENTS. 2

3. MISCELLANEOUS 2

3.1 BINDING EFFECT. 2
3.2 SEVERABILITY. 2
3.3 AMENDMENTS. 2
3.4 EXECUTION IN COUNTERPARTS. 2
3.5 APPLICABLE LAW 1
3.6 RULES OF CONSTRUCTION. 1
3.7 HEADINGS. 1

Intergovernmental Agreement
to Make Loan Payments

This Intergovernmental Agreement to Make Loan Payments is dated as of _____, 2003, and is entered into by and between the Urban Renewal Agency of the City of Sherwood, Oregon, (the "Agency") and the City of Sherwood Oregon (the "City"). The parties hereby agree as follows:

Definitions and Recitals.

Definitions.

Unless the context clearly requires otherwise, capitalized terms used in this Loan Agreement which are defined in this Section 0 shall have the following meanings:

"Bank" means Bank of America, National Association.

"Loan Agreement" means the Loan Agreement between the City and the Bank in the principal amount of $_____ which is dated as of _____, 2003, and relates to the Project.

"Loan Payments" means the principal and interest payments the City is required to make to the Bank under the Loan Agreement.

"Project" means the portion of the costs of the new city hall and library that are financed under the Loan Agreement.

"Tax Increment Revenues" means all revenues which the Agency collects under the provisions of Article IX, Section 1c of the Oregon Constitution and ORS Chapter 457.
Recitals.

The City has entered into the Loan Agreement to finance a portion of the costs of a new city hall and library.

The new city hall and library are properly described as projects in the Agency's urban renewal plan.

The Agency is authorized to spend tax increment revenues to pay for the costs of the new city hall and library.

The construction of the new city hall and library will assist the Agency in carrying out its urban renewal plan.

The Loan Payments.

The Loan Payments.

The Agency hereby agrees to pay amounts equal to the Loan Payments to the City not less than one business day prior to the dates on which the City is required to pay the Loan Payments to the Bank. The amounts and dates of the Loan Payments are shown in Exhibit A.

Security for the Obligation of the Agency to Pay the Loan Payments.

The Agency hereby pledges its tax increment revenues to pay the amounts described in Section 2.1 of this Intergovernmental Agreement, and this Intergovernmental Agreement shall constitute an indebtedness of the Agency. The pledge of the tax increment revenues shall be superior to all other pledges or commitments of tax increment revenues that the Agency makes, unless the City agrees in writing to subordinate its claim against the tax increment revenues.

Miscellaneous

Binding Effect.

This Loan Agreement shall inure to the benefit of and shall be binding upon the Agency and the City and their respective successors and assigns.
Severability.

In the event any provisions of this Intergovernmental Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provisions hereof.
Amendments.

This Intergovernmental Agreement may be amended only by a writing signed by both parties.
Execution in Counterparts.

This Loan Agreement may be simultaneously executed in several counterparts, each of which shall be an original and all of which shall constitute the same instrument.

Applicable Law.

This Loan Agreement shall be governed by and construed in accordance with the laws of the State of Oregon. Any action regarding this Loan Agreement or the transactions contemplated hereby shall be brought in an appropriate court of the State of Oregon in Washington County, Oregon.
Rules of Construction.

References to section numbers in documents which do not specify the document in which the section is located shall be construed as references to section numbers in this Loan Agreement.
Headings.

The headings, titles and table of contents in this Loan Agreement are provided for convenience and shall not affect the meaning, construction or effect of this Loan Agreement. All references herein to "Sections," and other subdivisions which do not specify the document in which the subdivision is located shall be construed as references to this Loan Agreement.

IN WITNESS WHEREOF, the Agency and the City have executed this Intergovernmental Agreement as of the date indicated above.

Urban Renewal Agency of the City of Sherwood, Oregon

_____
Authorized Officer

City of Sherwood, Oregon

ATTEST

_____
Authorized Officer

City of Sherwood Urban Renewal Agency
Agenda Item: New Business

TO: Sherwood Urban Renewal Agency

FROM: Ross Schultz, District Administrator

SUBJECT: **URA Resolution 2003-006, Façade Grant for the Sherwood Masonic Center**

Issue

Should the Agency approve a Grant for the Masonic Center in Old Town Sherwood?

Background

In March of 03 the Masonic Center submitted a grant application for the exterior work to their Hall located at 60 NW Washington Street. This application was found to be in compliance with the Façade Grant program passed by the Board earlier in 03. It was recommended to SURPAC by staff at their meeting of April 2. They will vote to support or reject this application on April 17th, after this document has been created.

Financial Analysis

This grant anticipates using all $15,000 set as a maximum for each grant.

Recommendation

PENDING SURPAC'S FAVORABLE REVIEW OF THIS GRANT, STAFF RECOMMENDS A MOTION TO APPROVE URA RESOLUTION 2003-006

Attachment
URA Resolution 2003-006

Not passed at 4.22.03 URA meeting - CW

City of Sherwood Oregon

URA Resolution 2003-006

A RESOLUTION AWARDING A FACADE GRANT TO THE SHERWOOD MASONIC CENTER

WHEREAS, the Sherwood Urban Renewal Agency has adopted a program to award a grant to the building owners in old town that remodel exteriors of their buildings; and

WHEREAS, the Masonic Center has submit and application for the Grant; and

WHEREAS, the Sherwood Urban Renewal Planning Advisory Committee (SURPAC) has reviewed the application; and

WHEREAS, SURPAC recommends the award of the grant in compliance with the program;

NOW THEREFORE BE IT RESOLVED AS FOLLOWS:

That the Urban Renewal Agency awards Facade Grant number 2003 – 01 to the Sherwood Masonic Center for renovations in accordance with the Facade Grant Program.

Duly adopted by the Sherwood Urban Renewal Agency Board April 22, 2003.

_____

Mark Cottle, Urban Renewal Agency Chair

Attest:

_____

C. L. Wiley, City Recorder

Approved Meeting Minutes

URBAN RENEWAL AGENCY BOARD OF DIRECTORS REGULAR MEETING MINUTES

CITYOF SHERWOOD POLICE FACILITY
20495 SW BORCHERS DRIVE
TUESDAY, APRIL 22, 2003 FOLLOWING THE REGULAR CITY COUNCIL MTG

1. The meeting was called to order at 7:28 p.m.
2. Roll Call: Chairman Mark Cottle, Board Members Keith Mays, Sterling Fox, Dennis Durrell, Dave Heironimus, Dave Grant and Lee Weislogel.
3. Consent Agenda – Minutes from the February 11, 2003 URA Board of Directors meeting (Wiley) **APPROVED**
4. URA Resolution 2003-003, Downtown Streetscapes – Phase I Projects (Engineer Terry Keyes) **APPROVED**
5. URA Resolution 2003-004, Urban Renewal Funds for Field house (Engineer Terry Keyes) **APPROVED**
6. URA Resolution 2003-005, Approve IGA for Debt Service on Library/City Hall/streets loan (Finance Director Chris Robuck) **APPROVED**
7. ~~URA Resolution 2003-006, Façade Grant for the Sherwood Masonic Center (URA District Administrator Ross Schultz)~~ Pulled. Sent to SURPAC (Sherwood Urban Renewal and Policy Advisory Committee). Will be re-introduced with SURPAC's recommendations at the next meeting.
8. Other Business - None
9. The meeting adjourned at 7:38 p.m.