



**A. CALL TO ORDER**

**B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS**

**C. CITIZEN COMMENTS**

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

**D. CONSENT AGENDA (Item Nos. 1 - 2)**

Page #

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

1. Approval of Minutes for the Meetings of July 28, 2008 and August 25, 2008.....
2. Change Order No. 2 to the Contract Documents for Construction of SW 124<sup>th</sup> Avenue / .....  
SW Myslony Street to SW Tualatin-Sherwood Road

**E-F. PUBLIC HEARINGS**

*None.*

**G. GENERAL BUSINESS**

*None.*

**H. ITEMS REMOVED FROM CONSENT AGENDA**

*Items removed from the Consent Agenda will be discussed individually at this time. The Chairman may impose a time limit on speakers addressing these issues.*

**I. COMMUNICATIONS FROM COMMISSIONERS**

**J. EXECUTIVE SESSION**

**K. ADJOURNMENT**



Approved By Tualatin City Council

Date Sept 22, 2008

Recording Secretary J Kirby

# STAFF REPORT

## TUALATIN DEVELOPMENT COMMISSION

**TO:** Honorable Chairman and Members of the Commission

**FROM:** Sherilyn Lombos, Administrator 

**DATE:** September 22, 2008

**SUBJECT:** APPROVE OF THE MINUTES FOR THE MEETING OF  
JULY 28, 2008 AND AUGUST 25, 2008

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### ISSUE BEFORE THE COMMISSION:

The issue before the Commission is to approve the minutes for the Tualatin Development Commission meetings of July 28, 2008 and August 25, 2008.

### RECOMMENDATION:

Staff respectfully recommends that the Commission adopt the attached minutes.

### FINANCIAL IMPLICATIONS:

There are no financial impacts associated with this item.

**Attachments:** Minutes

# TUALATIN DEVELOPMENT COMMISSION

18880 S.W. MARTINAZZI AVENUE  
TUALATIN, OREGON 97062-0369

503 / 692-2000



Approved by Tualatin  
Development Commission  
Sept 22, 2008  
Recording Sec *g Kirby*

## TUALATIN DEVELOPMENT COMMISSION WORK SESSION MINUTES OF JULY 28, 2008

**PRESENT:** Chairman Lou Ogden, Commissioners Chris Barhyte, Monique Beikman, Jay Harris, Donna Maddux, and Ed Truax; Sherilyn Lombos, City Manager; Brenda Braden, City Attorney; Mike McKillip, City Engineer; Doug Rux, Community Development Director; Kent Barker, Chief of Police; Brad King, Police Captain; Don Hudson, Finance Director; Dan Boss, Operations Director; Paul Hennon, Community Services Director; Eric Underwood, Development Coordinator; Dayna Webb, Project Engineer; Carina Christensen, Assistant to the City Manager; Ginny Kirby, Recording Secretary

**ABSENT:** Bob Boryska\* and Donna Maddux\* [*\* denotes excused*]

**[Unless otherwise noted MOTION CARRIED indicates all in favor.]**

**A. CALL TO ORDER**

Chairman Ogden called the work session to order at 7:01 p.m.

**B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS**

Not applicable.

**C. CITIZEN COMMENTS**

Not applicable.

**D. CONSENT AGENDA**

The Consent Agenda was reviewed by the Commission.

**E. PUBLIC HEARINGS - *Legislative or Other***

Not applicable.

**F. PUBLIC HEARINGS - *Quasi-Judicial***

Not applicable.

**G. GENERAL BUSINESS**

Not applicable.

**H. ITEMS REMOVED FROM CONSENT AGENDA**

Not applicable.

**I. COMMUNICATIONS FROM COMMISSIONERS**

Not applicable.

**J. EXECUTIVE SESSION**

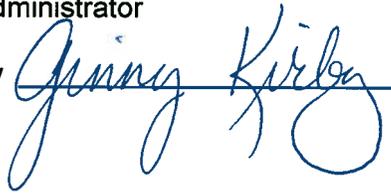
Not applicable.

**K. ADJOURNMENT**

The work session adjourned at 7:02 p.m.

Sherilyn Lombos, Administrator

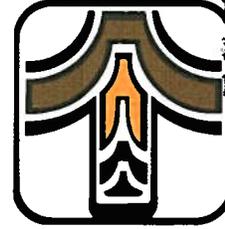
Recording Secretary

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# TUALATIN DEVELOPMENT COMMISSION

18880 S.W. MARTINAZZI AVENUE  
P.O. BOX 369  
TUALATIN, OREGON 97062-0369

503 / 692-2000



Approved by Tualatin  
Development Commission  
Date Sept 22, 2008  
Recording Sec g Kirby

## TUALATIN DEVELOPMENT COMMISSION MEETING MINUTES OF JULY 28, 2008

**PRESENT:** Chairman Lou Ogden, Commissioners Chris Barhyte, Monique Beikman, Jay Harris, Donna Maddux, and Ed Truax; Sherilyn Lombos, City Manager; Brenda Braden, City Attorney; Mike McKillip, City Engineer; Doug Rux, Community Development Director; Don Hudson, Finance Director; Dan Boss, Operations Director; Paul Hennon, Community Services Director; Kaaren Hofmann, Civil Engineer; Carina Christensen, Assistant to the City Manager; Ginny Kirby, Recording Secretary

**ABSENT:** Bob Boryska\* and Donna Maddux\* [\* denotes excused]

***[Unless otherwise noted MOTION CARRIED indicates all in favor.]***

**A. CALL TO ORDER**

Chairman Ogden called the meeting to order at 7:52 p.m.

**B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS**

None.

**C. CITIZEN COMMENTS**

None.

**D. CONSENT AGENDA**

None.

**E-F. PUBLIC HEARINGS**

None.

**G. GENERAL BUSINESS**

None.

**H. ITEMS REMOVED FROM CONSENT AGENDA**

*Items removed from the Consent Agenda will be discussed individually at this time. The Chairman may impose a time limit on speakers addressing these issues.*

**I. COMMUNICATIONS FROM COMMISSIONERS**

None.

**J. EXECUTIVE SESSION**

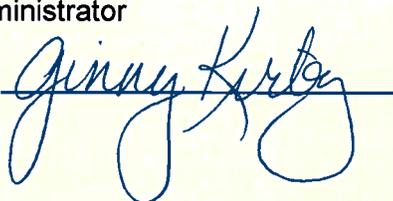
None.

**K. ADJOURNMENT**

The meeting adjourned at 7:53 p.m.

Sherilyn Lombos, Administrator

Recording Secretary

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# TUALATIN DEVELOPMENT COMMISSION

18880 S.W. MARTINAZZI AVENUE  
TUALATIN, OREGON 97062-0369

503 / 692-2000



Approved by Tualatin  
Development Commission  
Sept 22, 2008  
Recording Sec J. Kirby

## TUALATIN DEVELOPMENT COMMISSION WORK SESSION MINUTES OF AUGUST 25, 2008

**PRESENT:** Chairman Lou Ogden, Commissioners Monique Beikman, Bob Boryska, Jay Harris, and Donna Maddux; Sherilyn Lombos, City Manager; Brenda Braden, City Attorney; Mike McKillip, City Engineer; Doug Rux, Community Development Director; Don Hudson, Finance Director; Dan Boss, Operations Director; Carina Christensen, Assistant to the City Manager; Colin Cortes, Assistant Planner; John Stelzenmueller, Building Official; Kaaren Hofmann, Civil Engineer; Dayna Webb, Project Engineer; Kent Barker, Chief of Police; Ginny Kirby, Recording Secretary

**ABSENT:** Chris Barhyte\*, Ed Truax\* [*\* denotes excused*]

***[Unless otherwise noted MOTION CARRIED indicates all in favor.]***

**A. CALL TO ORDER**

Chairman Ogden called the work session to order at 6:55 p.m.

**B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS**

Not applicable.

**C. CITIZEN COMMENTS**

Not applicable.

**D. CONSENT AGENDA**

The Consent Agenda was reviewed by the Commission.

**E. PUBLIC HEARINGS - *Legislative or Other***

Not applicable.

**F. PUBLIC HEARINGS - *Quasi-Judicial***

Not applicable.

**G. GENERAL BUSINESS**

Not applicable.

**H. ITEMS REMOVED FROM CONSENT AGENDA**

Not applicable.

**I. COMMUNICATIONS FROM COMMISSIONERS**

None.

**J. EXECUTIVE SESSION**

Not applicable.

**K. ADJOURNMENT**

The work session adjourned at 6:56 p.m.

Sherilyn Lombos, Administrator

Recording Secretary

A handwritten signature in blue ink, reading "Jeniny Kerley", written over a horizontal line.

# TUALATIN DEVELOPMENT COMMISSION

18880 S.W. MARTINAZZI AVENUE  
TUALATIN, OREGON 97062-0369

503 / 692-2000



Approved by Tualatin  
Development Commission  
Sept 22, 2008  
Recording Sec *G Kirby*

## TUALATIN DEVELOPMENT COMMISSION MEETING MINUTES OF AUGUST 25, 2008

**PRESENT:** Chairman Lou Ogden, Commissioners Monique Beikman, Bob Boryska, Jay Harris, and Donna Maddux; Sherilyn Lombos, City Manager; Brenda Braden, City Attorney; Doug Rux, Community Development Director; Don Hudson, Finance Director; Dan Boss, Operations Director; Carina Christensen, Assistant to the City Manager; John Stelzenmueller, Building Official; Kaaren Hofmann, Civil Engineer; Dayna Webb, Project Engineer; Kent Barker, Chief of Police; Eric Underwood, Development Coordinator; Carl Switzer, Parks & Recreation Coordinator; Ginny Kirby, Recording Secretary

**ABSENT:** Chris Barhyte,\* Ed Truax\* [*\* denotes excused*]

***[Unless otherwise noted MOTION CARRIED indicates all in favor.]***

**A. CALL TO ORDER**

Chairman Ogden called the meeting to order at 7:59 p.m.

**B. PRESENTATIONS, ANNOUNCEMENTS, SPECIAL REPORTS**

None.

**C. CITIZEN COMMENTS**

None.

**D. CONSENT AGENDA**

MOTION by Commissioner Harris, SECONDED by Commissioner Beikman to adopt the Consent Agenda as read:

1. Approval of Minutes for the Meeting of August 11, 2008
2. Change Order No. 1 to the Contract Documents for Construction of SW 124<sup>th</sup> Avenue / SW Myslony Street to SW Tualatin-Sherwood Road

**MOTION CARRIED.**

**E-F. PUBLIC HEARINGS**

None.

**G. GENERAL BUSINESS**

None.

**H. ITEMS REMOVED FROM CONSENT AGENDA**

*Items removed from the Consent Agenda will be discussed individually at this time. The Chairman may impose a time limit on speakers addressing these issues.*

**I. COMMUNICATIONS FROM COMMISSIONERS**

None.

**J. EXECUTIVE SESSION**

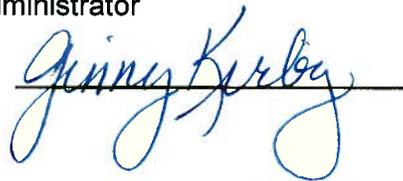
None.

**K. ADJOURNMENT**

The meeting adjourned at 8:00 p.m.

Sherilyn Lombos, Administrator

Recording Secretary

A handwritten signature in blue ink, reading "Ginny Kirby", is written over a horizontal line. The signature is cursive and extends above and below the line.



Approved by Tualatin  
Development Commission  
Date Sept 22 2008  
Recording Sec J. Kirby

# STAFF REPORT

## TUALATIN DEVELOPMENT COMMISSION

**TO:** Honorable Chairman and Members of the Commission

**THROUGH:** Sherilyn Lombos, Administrator *SL*

**FROM:** Doug Rux, Community Development Director *DR*

**DATE:** September 22, 2008

**SUBJECT:** CHANGE ORDER NO. 2 TO THE CONTRACT DOCUMENTS FOR CONSTRUCTION OF SW 124<sup>th</sup> AVENUE / SW MYSLONY STREET TO SW TUALATIN-SHERWOOD ROAD

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### ISSUE BEFORE THE COMMISSION:

Whether the Tualatin Development Commission should approve Change Order No. 2 for construction of the SW 124<sup>th</sup> Avenue / SW Myslony Street to SW Tualatin-Sherwood Road (see attached map).

### RECOMMENDATION:

Staff recommends that the Commission approve the attached change order and that the Chairman and Administrator be authorized to execute said Change Order No. 2.

### EXECUTIVE SUMMARY:

- This action is not a public hearing.
- This change order covers the cost of additional work resulting from:
  - Standby time for crew and equipment associated with sanitary sewer for Tualatin Island Greens.
  - Replacing a 36" ADS culvert with 36" RCP culvert and removal of the adjacent abandoned ADS culvert.
  - Installation of two 60" manholes at connection points to the existing ADS culvert located on the Columbia Corrugated Box and Itel properties.
  - Restocking fees and freight for waterline pipe.
- To proceed with the project the Commission needs to approve Change Order No. 2.
- The expectation for project completion is February 2009.

- The Commission awarded the bid for SW 124<sup>th</sup> Avenue on May 27, 2008 in the amount of \$2,582,987.80.
- The Commission on August 25, 2008 approved change Order No. 1.
- There are no criteria to apply to this request.

**OUTCOMES OF DECISION:**

Approval of Change Order No. 2 for SW 124<sup>th</sup> Avenue will result in the following:

1. Enables the contractor to move forward on the construction of SW 124<sup>th</sup> Avenue.
2. Provides a storm sewer and waterline systems that meets the needs of the roadway project.

Not approving Change Order No. 2 for SW 124<sup>th</sup> Avenue will result in the following:

1. Delay payment to contractor.
2. Delay construction of SW 124<sup>th</sup> Avenue.
3. Provide opportunity for negotiation of unit pricing and lump sum amounts.

**ALTERNATIVES TO RECOMMENDATION:**

Alternatives evaluated to approval of Change Order No. 2 are as follows:

1. Reject the change orders proposed by the contractor.
2. Negotiate costs of change order items.

**FINANCIAL IMPLICATIONS:**

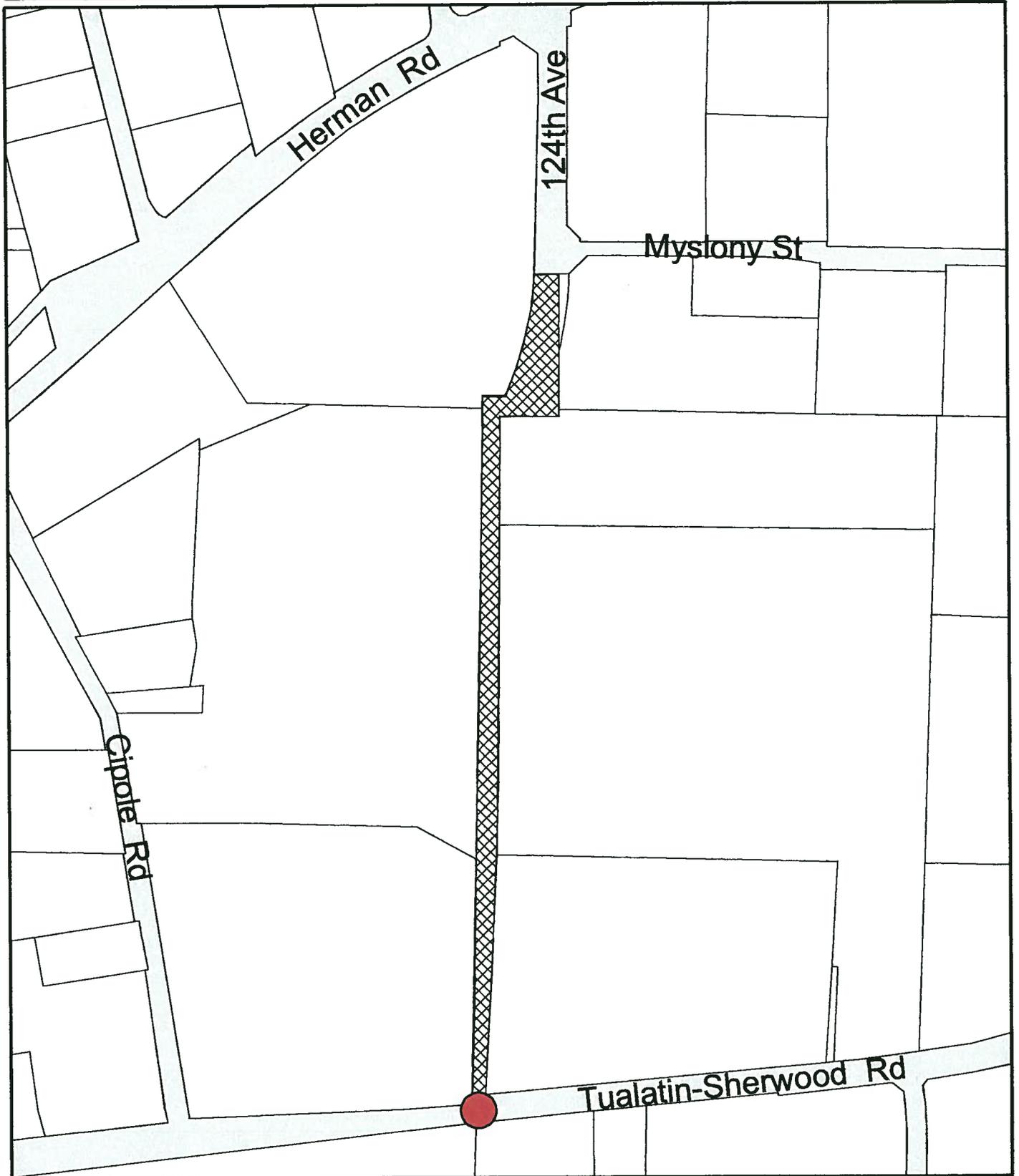
The cost for Change Order No. 2 is \$38,027.56. The current project cost is \$2,661,329.61, which is 103% of the original contract amount. This is within budget for this project.

**PUBLIC INVOLVEMENT:**

Public involvement is not required as part of this action.

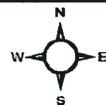
**Attachments:**      A. Map of 124<sup>th</sup> Avenue  
                              B. Change Order No. 2

# 124th Ave: Myslony St to Tualatin-Sherwood Rd Project



 Possible Traffic Signal

 124th Ave Extension



RF 1:4,600

This map is derived from various digital database sources. While an attempt has been made to provide an accurate map, the City of Tualatin, OR assumes no responsibility or liability for any errors or omissions in the information. This map is provided "as is". -Engineering and Building Dept. Plotted 6/2/2006

**CHANGE ORDER NO. 2**

**TO THE CONTRACT DOCUMENTS FOR CONSTRUCTION  
OF SW 124<sup>th</sup> AVENUE /SW MYSLONY STREET TO  
SW TUALATIN-SHERWOOD ROAD**

This Change Order No. 2 modifies the agreement by and between Northwest Earthmovers Inc., hereinafter referred to as the Contractor, and the Tualatin Development Commission, hereinafter referred to as the Owner, for the Construction of SW 124<sup>th</sup> Avenue /SW Myslony Street to SW Tualatin-Sherwood Road, to the extent described below:

1. For standby time for crew and equipment associated with sanitary sewer for Tualatin Island Greens it is agreed the Owner will pay the Contractor the following lump sum amount:

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASURE	UNIT PRICE
970	Standby Time	LS	\$3,680.82

2. To replace a 36" ADS culvert with 36" RCP culvert and remove adjacent abandoned ADS culvert it is agreed that the Owner will pay the Contractor the following amount:

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASURE	UNIT PRICE
181	Replace 36" ADS Culvert	LF	\$190.80

3. For installation of two 60" manholes at connection points to existing ADS piping it is agreed that the Owner will pay the Contractor the following:

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASURE	UNIT PRICE
211	60" Manhole	EA	\$4,850.00

4. For restock fees and freight for it is agreed that the Owner will pay the Contractor the following lump sum amount:

ITEM NO.	ITEM DESCRIPTION	UNIT OF MEASURE	UNIT PRICE
271	Restock Fee Waterline	LS	\$2,704.74

Except as herein modified, the terms of the basic contract between the Tualatin Development Commission and Northwest Earthmovers, Inc. shall remain in full force and effect.

Dated this 22<sup>nd</sup> day of September, 2008.

NORTHWEST EARTHMOVERS, INC.

By 

Date 9/11/08

TUALATIN DEVELOPMENT COMMISSION

By   
Chairman

ATTEST:   
Acting Administrator