

TUALATIN DEVELOPMENT COMMISSION

18880 S.W. MARTINAZZI AVENUE
TUALATIN, OR 97062-7092

503 / 692-2000



CENTRAL URBAN RENEWAL DISTRICT MAXIMUM INDEBTEDNESS WORK SESSION

April 8, 2008

1. Opening Comments/What We Are Going To Do This Evening (10 min)
2. Picture Exercise (20 min)

Group #1 – Mayor Ogden/Councilor Maddux
Group #2 – Councilors Truax/ Boryska
Group #3 – Councilors Barhyte/Beikman/Harris
3. Maps & Projects List (45 min)

Group #1 – Mayor Ogden/Councilor Maddux
Group #2 – Councilors Truax/ Boryska
Group #3 – Councilors Barhyte/Beikman/Harris
4. Property Acquisition (15 min)

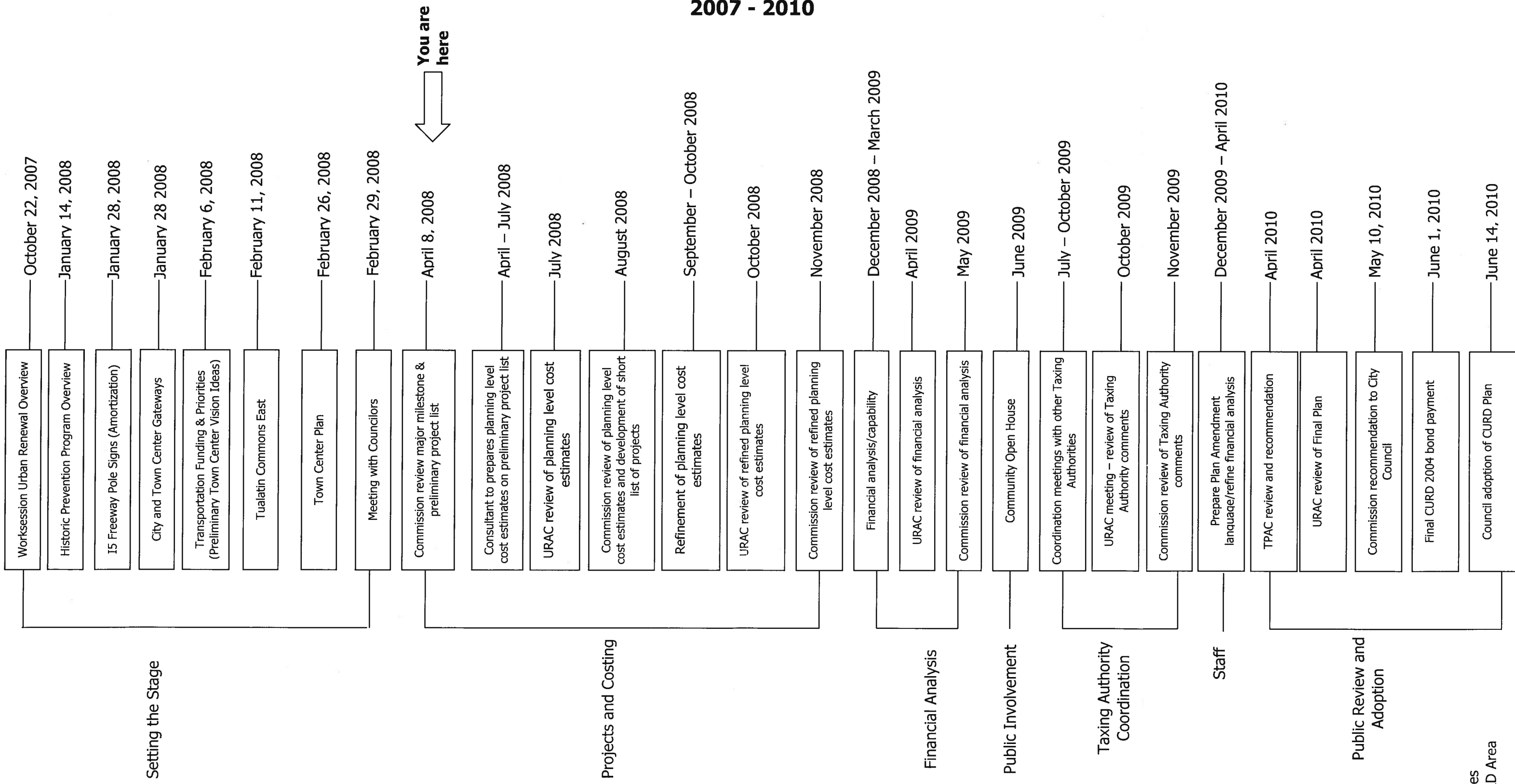
Tualatin City Council Town Center Vision (2/26/08)

VISION

The Tualatin Town Center:

1. Includes a mixed use living, working and playing environment
2. Is oriented to and integrates the Tualatin River and other natural features to activate uses
3. Has a distinctive feel with strong, interesting and distinctive design standards and elements
4. Includes civic, social, commercial and cultural functions as a full service community within walking distance
5. Encourages safe bike and pedestrian activity
6. Is a destination for local business activities and not a pass through location for freight traffic

CURD Plan
Maximum Indebtedness Timeline
2007 - 2010



*News Letter Articles
*Meeting with CURD Area Business Groups

Sports Field - Cost Summary

Projects	Capital Costs		Annual Operation & Maintenance	
	Sand	Artificial	Sand	Artificial
I) Hazelbrook Middle School Sports Fields	\$ 1,737,058		\$ 28,240	
II) Bridgeport Elementary School Sports Fields	\$ 1,827,097		\$ 89,830	
III) Tualatin High School Sports Fields	\$ 1,806,394	\$ 3,713,293	\$ 56,765	\$ 4,800
IV) New Tualatin Elementary School Sports Fields	\$ 2,261,972	\$ 3,380,342	\$ 41,925	\$ 4,800
V) Community Park North Sports Fields	\$ 365,166		\$ 3,630	
VI) Community Park South Sports Fields	\$ 1,429,882		\$ 1,000	
VII) Ibach Park Sports Fields	\$ 807,039	\$ 1,876,890	\$ 10,830	\$ 7,380
VIII) Jurgens Park Sports Fields	\$ 328,808		\$ 10,830	
IX) Atfalati Park Sports Fields	\$ 477,283		\$ 10,830	
X) New Sports Field Site	\$ 9,714,241		\$ 41,925	
Total Base Bid	\$ 20,754,940	\$ 24,850,060	\$ 327,210	\$ 16,980

Trail - Cost Summary

Project	Capital costs	Annual Operation & Maintenance
I) 65th to I-5	\$ 1,123,593	\$ 8,295
II) I-5 to Boones Ferry Road	\$ 3,577,939	\$ 8,795
III) Boones Ferry Road to Community Park	\$ 366,995	\$ 11,530
IV) Community Park to Jurgens Park	\$ 803,053	\$ 4,925
V) Jurgens Park to Highway 99	\$ 452,918	\$ 6,420
VI) Highway 99 West to the UGB	\$ 2,749,226	\$ 21,125
VII) 105th to Ibach Park	\$ 3,373,339	\$ 5,600
VIII) 65th West to Orchard Hill Apartments	\$ 1,252,038	\$ 3,600
IX) Orchard Hill Apartments to I-5	\$ 4,822,954	\$ 3,600
X) I-5 to Martinazzi	\$ 6,295,793	\$ 3,600
XI) Centex to Sequoia Ridge	\$ 756,448	\$ 4,350
XII) Atfalati Park to Sagert Street	\$ 3,237,731	\$ 4,350
XIII) Kohler Wetland Pond	\$ 725,674	\$ 7,705
XIV) 108th Reservoir	\$ 335,914	\$ 4,700
XV) I-5 Bike Path	\$ 2,588,912	\$ 4,801
XVI) Way-Finding Program		\$ 8,240
Property Aquisition	\$ 7,000,000	
Total Trail Costs	\$ 39,462,527	\$ 111,636

Park Improvements - Cost Summary

Project	Capital costs	Annual Operation & Maintenance
I) Community Park	\$ 2,990,918	\$ 6,295
II) Stoneridge Park	\$ 47,608	\$ 2,950
III) Brown's Ferry Park	\$ 820,054	\$ 11,700
IV) Lafky Park	\$ 299,768	\$ 1,850
V) Jurgens Park	\$ 639,232	\$ 6,695
VI) Ibach	\$ 204,336	\$ 4,450
VII) Atfalati Park	\$ 454,630	\$ 9,005
VIII) Additional Possible Improvements	\$ 1,000,000	\$ 10,485
VIII) Total Park Improvements	\$ 6,456,546	\$ 53,430

TUALATIN COMMUNITY CENTER

TUALATIN, OREGON
ARCHITECT: OPSIS ARCHITECTURE
LOCATION: PORTLAND, OREGON
PRELIMINARY BUDGET ESTIMATE

ARCHITECTURAL COST CONSULTANTS, LLC

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8060 SW PFAFFLE STREET, SUITE 110
TIGARD, OREGON 97223
PHONE: 503-718-0075 FAX: 503-718-0077

ESTIMATE DATE: 1-Apr-08
DOCUMENT DATE: 19-Feb-08
PRINT DATE: 8-Apr-08
PRINT TIME: 1:39 PM
CONSTR. START: 1-Apr-10

PROGRAM AREA	COST/SF	AREA 73K NASF	COST	AREA 60K NASF	COST	AREA 48K NASF	COST	AREA 45K NASF	COST
A Operations - Building Support									
A.01 Reception/Access Control/Registration	\$240.00	300	\$72,000	300	\$72,000	300	\$72,000	300	\$72,000
A.02 Vending Alcove	\$200.00	150	\$30,000	150	\$30,000	150	\$30,000	150	\$30,000
A.03 Locker Rooms - Men's	\$280.00	1,500	\$420,000	1,500	\$420,000	0	\$0	0	\$0
A.04 Locker Rooms - Women's	\$280.00	1,700	\$476,000	1,700	\$476,000	0	\$0	0	\$0
A.05 Changing/Restrooms - Men's	\$280.00	0	\$0	0	\$0	750	\$210,000	750	\$210,000
A.06 Changing/Restrooms - Women's	\$280.00	0	\$0	0	\$0	850	\$238,000	850	\$238,000
A.07 Family/Special Needs Locker Vestibule	\$220.00	300	\$66,000	300	\$66,000	300	\$66,000	300	\$66,000
A.08 Family/Special Needs Changing Rooms (4 x 90sf)	\$300.00	480	\$144,000	480	\$144,000	480	\$144,000	480	\$144,000
A.09 General Building Storage	\$185.00	300	\$55,500	300	\$55,500	300	\$55,500	300	\$55,500
A.10 Maintenance/Storage/Workroom	\$185.00	500	\$92,500	500	\$92,500	500	\$92,500	500	\$92,500
Subtotal - Building Operations Spaces	\$259.27	5,230	\$1,356,000	5,230	\$1,356,000	3,630	\$908,000	3,630	\$908,000
B Operations - Facility Offices									
B.01 Facility Manager Office	\$200.00	140	\$28,000	140	\$28,000	140	\$28,000	140	\$28,000
B.02 Assistant Facility Manager / Operations	\$200.00	120	\$24,000	120	\$24,000	120	\$24,000	120	\$24,000
B.03 Program Coordinator's Office (2 @ 120sf)	\$200.00	240	\$48,000	240	\$48,000	240	\$48,000	240	\$48,000
B.04 Secretary/Receptionist (2 @ 80sf)	\$200.00	160	\$32,000	160	\$32,000	160	\$32,000	160	\$32,000
B.05 Program Staff (4 @ 80sf)	\$200.00	320	\$64,000	320	\$64,000	320	\$64,000	320	\$64,000
B.06 Meeting/Conference Room	\$220.00	300	\$66,000	300	\$66,000	0	\$0	0	\$0
B.07 Staff Breakroom	\$240.00	280	\$67,200	280	\$67,200	280	\$67,200	280	\$67,200
B.08 Staff Restroom - Unisex	\$280.00	60	\$16,800	60	\$16,800	60	\$16,800	60	\$16,800
B.09 Workroom/Storage/Supplies	\$220.00	300	\$66,000	300	\$66,000	300	\$66,000	300	\$66,000
Subtotal - Facility Offices	\$214.58	1,920	\$412,000	1,920	\$412,000	1,620	\$346,000	1,620	\$346,000
C Admissions - Recreation Spaces									
C.01 Cardiovascular/Weight Room	\$210.00	3,500	\$735,000	3,500	\$735,000	3,000	\$630,000	3,000	\$630,000
C.02 C/W Storage	\$200.00	50	\$10,000	50	\$10,000	50	\$10,000	50	\$10,000
C.03 Fitness Assessment Room	\$200.00	150	\$30,000	150	\$30,000	150	\$30,000	150	\$30,000
C.04 Multi-Use Gymnasium (2 courts @ 50'x 84')	\$200.00	13,000	\$2,600,000	13,000	\$2,600,000	13,000	\$2,600,000	13,000	\$2,600,000
C.05 Gymnasium Storage (equipment/portable stage)	\$185.00	700	\$129,500	700	\$129,500	700	\$129,500	700	\$129,500
C.06 Rock Climbing Wall/Bouldering	\$350.00	800	\$280,000	800	\$280,000	0	\$0	0	\$0
C.07 Elevated Walk/Jog Track (gym mezzanine)	\$200.00	6,000	\$1,200,000	6,000	\$1,200,000	6,000	\$1,200,000	6,000	\$1,200,000
C.08 Multi-Use Leisure Pool w/ 3 exercise lanes (water area @ 4,4500	\$200.00	9,000	\$1,800,000	0	\$0	0	\$0	0	\$0
C.09 Spa/Hot Tub (water surface 200 sf)	\$160.00	200	\$32,000	0	\$0	0	\$0	0	\$0
C.10 Aquatic Supervisor's Office	\$250.00	200	\$50,000	0	\$0	0	\$0	0	\$0
C.11 Pool Office (Assistant Pool Manager/Head Guard)	\$200.00	120	\$24,000	0	\$0	0	\$0	0	\$0
C.12 First Aid Room	\$200.00	140	\$28,000	0	\$0	0	\$0	0	\$0
C.13 Lifeguard Room	\$200.00	80	\$16,000	80	\$16,000	80	\$16,000	80	\$16,000
C.14 Pool Storage	\$200.00	300	\$60,000	0	\$0	0	\$0	0	\$0
C.15 Pool Mechanical Room/Surge Tanks/Pumps	\$185.00	300	\$55,500	0	\$0	0	\$0	0	\$0
C.16 Pool Heater Room	\$165.00	1,000	\$165,000	0	\$0	0	\$0	0	\$0
C.17 Pool Filtration Room	\$165.00	200	\$33,000	0	\$0	0	\$0	0	\$0
C.18 Sprayground (exterior amenity @ 2,000-2500sf)	\$165.00	150	\$24,750	0	\$0	0	\$0	0	\$0
C.19 Restroom - Men (upper level)	\$0.00	0	see site work	0	\$0	0	\$0	0	\$0
C.20 Restroom - Women (upper level)	\$300.00	200	\$60,000	200	\$60,000	200	\$60,000	200	\$60,000
Subtotal - Recreation Spaces	\$225.12	36,090	\$8,124,750	24,680	\$5,120,500	23,380	\$4,735,500	23,380	\$4,735,500
D Programs - Community Spaces									
D.01 Lobby/Lounge	\$240.00	800	\$192,000	800	\$192,000	800	\$192,000	800	\$192,000
D.02 Deli-Juice Cart/Café Seating	\$240.00	600	\$144,000	600	\$144,000	0	\$0	0	\$0
D.03 Community Room - 166 seated (3-room or 2-room divisible)	\$260.00	3,000	\$780,000	3,000	\$780,000	2,000	\$520,000	2,000	\$520,000
D.04 Community Room Courtyard		0	\$0	0	\$0	0	\$0	0	\$0
D.05 CR Storage (tables, chairs)	\$185.00	500	\$92,500	500	\$92,500	800	\$148,000	800	\$148,000
D.06 CR Activities Storage (2 alcoves @100sf)	\$200.00	200	\$40,000	200	\$40,000	200	\$40,000	200	\$40,000
D.07 CR Commercial/Teaching Kitchen	\$350.00	800	\$280,000	800	\$280,000	800	\$280,000	400	\$140,000
D.08 CR Senior Pantry/Secure Storage	\$300.00	300	\$90,000	300	\$90,000	300	\$90,000	200	\$60,000
D.09 CR Public Restroom - Men	\$300.00	300	\$90,000	300	\$90,000	200	\$60,000	200	\$60,000
D.10 CR Public Restroom - Women	\$300.00	300	\$90,000	300	\$90,000	200	\$60,000	200	\$60,000
D.11 Teen Hangout (w/ game room)	\$210.00	2,000	\$420,000	2,000	\$420,000	1,600	\$336,000	1,600	\$336,000
D.12 Adult/Senior Lounge (w/ game room)	\$210.00	1,500	\$315,000	1,500	\$315,000	1,300	\$273,000	0	\$0
D.13 A/S Restroom - ADA	\$280.00	60	\$16,800	60	\$16,800	60	\$16,800	0	\$0
D.14 A/S Storage	\$185.00	100	\$18,500	100	\$18,500	100	\$18,500	0	\$0
D.15 A/S Reception/Service Counter (2 workstations)	\$220.00	160	\$35,200	160	\$35,200	160	\$35,200	0	\$0
D.16 A/S Office	\$200.00	120	\$24,000	120	\$24,000	120	\$24,000	0	\$0
D.17 Shared-Technology Center (disperse thru facility)		0	\$0	0	\$0	0	\$0	0	\$0
D.18 Child Watch Activity Room	\$225.00	900	\$202,500	900	\$202,500	0	\$0	0	\$0
D.19 Child Watch Activity Storage	\$200.00	80	\$16,000	80	\$16,000	0	\$0	0	\$0
D.20 C/W Restroom (2 @30 sf ft. each)	\$300.00	60	\$18,000	60	\$18,000	0	\$0	0	\$0
D.21 Multi-Purpose/Party Room (2 @ 350sf)	\$220.00	700	\$154,000	700	\$154,000	0	\$0	0	\$0
D.22 Multi-Purpose/Party Room Storage	\$200.00	60	\$12,000	60	\$12,000	0	\$0	0	\$0
D.23 Multi-Purpose/Arts-Crafts Classroom	\$200.00	1,000	\$200,000	1,000	\$200,000	1,000	\$200,000	1,000	\$200,000
D.24 MP/AC Classroom Storage (quilt storage)	\$185.00	300	\$55,500	300	\$55,500	500	\$92,500	400	\$74,000
D.25 Aerobics/Dance Studio	\$210.00	1,800	\$378,000	1,800	\$378,000	0	\$0	0	\$0
D.26 AVD Studio Storage	\$185.00	300	\$55,500	300	\$55,500	0	\$0	0	\$0
Subtotal - Community Spaces	\$233.34	15,940	\$3,719,500	15,940	\$3,719,500	10,140	\$2,386,000	7,800	\$1,830,000
Efficiency factor		80%		80%		80%		80%	
Total Net Assignable Area	\$230.01	59,180	\$13,612,250	47,770	\$10,608,000	38,770	\$9,375,500	36,430	\$7,819,500
Building Grossing Efficiency Space Requirement	\$185.00	14,795	\$2,737,075	11,943	\$2,209,363	9,693	\$1,793,113	9,108	1,684,888
Total Gross Building Area	\$221.01	73,975	\$16,349,325	59,713	\$12,817,363	48,463	\$10,168,613	45,538	\$9,504,388



Tualatin Recreation

BOND MEASURE FEASIBILITY STUDY

Second Random Sample Survey Approach

Davis Hibbitts and Midghall, Inc. is prepared to undertake a second public opinion survey for the City of Tualatin to continue to assess the feasibility of and potential support for a bond measure to construct some combination of improvements for a new community center, as well as sports fields, trails and parks facilities. Follow is a summary of the proposed approach to the survey.

Survey Objectives

Primary objectives for the second phase of this research include the following:

- 1) Test voter support for multiple parks and recreation facilities
- 2) Determine importance and priorities for individual facilities from the bundled packages

The information collected also will aid in determining how to best describe facilities proposed in the bond measure when communicating with the public.

Survey Topics

These are expected to include the following:

- Test tax amounts for proposed packages for different combinations of facilities, including two community center options
- Gauge the relative importance of a community center, sports fields, trails, and park improvements
- Assess support for a park maintenance fee to cover the future operation and maintenance of new or improved facilities funded by the bond measure
- Determine support for moving current senior services into a proposed community center

Proposed Research Approach

- Conduct a random telephone survey with a total of 400 voters in the City of Tualatin
- Use a 10-minute survey instrument including both closed and open-ended questions
- Survey registered voters only and use information about voter history for purposes of more detailed analysis

This is a suitable sample size to allow further separation of subgroups for communicating with the public. The subgroups will include age, gender, area of city and precinct.

Proposed timeline

Date(s)	
April 10-April 25	Questionnaire draft reviews
April 30-May 3	Conduct telephone interviews
May 6	Provide topline to the City of Tualatin
May 12	Present results to Tualatin City Council
May 26	Final report available