



VIEW FROM SOUTHWEST

GENERAL NOTES

DIVISION 0 - CONTRACT PROVISIONS

The form and content of the construction contract will be negotiated between the Owner and a selected Contractor. The Architect will advise the Owner as requested. This division will also include any definition of work by others. The Owner will have the option of directly purchasing any materials in Divisions 6 - 16; the Contractor shall provide a detailed breakdown of all material costs in these Divisions and stipulate what handling mark-up (if any) will be applied for each if Owner furnished.

DIVISION 1 - GENERAL REQUIREMENTS

01000 - Scope of Work: All materials, labor, equipment and other resources required for construction of the Tualatin West Retail Center remodel described on the drawings and these notes, except for materials specifically identified as furnished by Owner. For purposes of these notes, "provide" indicates that the Contractor shall furnish and install; where the responsibility of the Contractor varies from this, specific requirements will be defined.

01200 - Allowances and Alternates: Allowances for materials or systems not fully defined on the drawings or in these notes shall be based on quality and performance consistent with the materials and systems that are fully defined; the Contractor shall provide descriptions of the materials and systems serving as the basis of his budget for these items. The drawings or these notes may define alternates for materials or systems; the Contractor shall offer separate budget for each. The Contractor may also offer alternative to the materials and systems defined on the drawings or in these notes, provided that such alternatives can be demonstrated to provide equivalent performance without increase in cost to the Owner.

01300 - Coordination, Scheduling and Field Engineering: The Contractor shall be responsible for all management of the project, and for determination of appropriate means and methods to achieve the intended results. The Contractor shall provide a detailed schedule of work including definition of the activities that comprise the critical path for timely completion of the work. The Contractor shall provide continuous supervision of the work to assure that all components and systems are installed in an appropriate manner.

01400 - Quality Control: The work shall conform to all applicable building codes and shall meet or exceed commonly accepted industry standards for workmanship and integrity unless more stringent requirements are defined by the drawings, these notes or manufacturer's product literature. While an independent testing and inspection company may be retained by the Owner to verify compliance to required quality standards or provide special inspections required by code, the Contractor shall be responsible for executing the work to meet these standards.

01500 - Submittals: The Contractor shall prepare or obtain from subcontractors' suppliers such supplementary drawings and data as needed to properly execute the work under the provisions of Sections 01300 and 01400 above. Those drawings and data requiring selections by the Owner or confirmation of the Architect's design shall be submitted to the Architect for review and appropriate action; portions of the work requiring submittals are noted in the various Sections below. Products and systems in full conformance to what is specified do not require submittal; a letter stating such conformance is sufficient.

01600 - Temporary Facilities: The Contractor shall provide temporary facilities for disposal of refuse; Owner will provide toilet, on-site office, water, power and telephone. Other facilities at the Camp may be made available to the Contractor upon request.

01700 - Project Closeout: The Contractor shall remove all refuse and temporary facilities from the site, and clean all interior and exterior exposed surfaces upon completion of the work. The Contractor shall provide the Owner with operation and maintenance data, and drawings annotated with modifications made during the course of construction. The Contractor shall provide the Owner with a complete list of all suppliers for all portions of the work, including addresses, phone numbers and a description of what was provided. The Contractor shall provide the Owner with all warranty certificates.

DIVISION 2 - SITE WORK

02100 - Demolition: Remove existing conditions as required for new work. Where new work abuts existing, sawcut existing to precise straight lines leaving smooth edges.

02200 - Earthwork: Excavation, grading, fill and related work to accommodate new concrete work. Remove existing vegetation where new landscaping shown.

02300 - Landscaping: Provide new trees, shrubs and groundcover as shown.

DIVISION 3 - CONCRETE

03300 - Concrete: Provide new reinforced concrete foundations and walls where shown on drawings. Provide new or replace existing exterior walkway slabs as shown or required for installation of new work.

DIVISION 4 - MASONRY

04500 - Stone Veneer: Install thin stone veneer where shown on exterior using material provided by Owner.

DIVISION 5 - METALS (No work in this Division)

DIVISION 6 - WOOD

06100 - Rough Carpentry: Provide wood framing including solid lumber and manufactured products (pre-engineered trusses and parallel strand); provide plywood sheathing for roofs and walls; provide framing hardware - designs are based on Simpson Strongtie products - equivalents by other manufacturers may be substituted; provide anchor bolts, nails and screws.

06200 - Finish Carpentry: Provide wood trims and moldings where existing doors and windows are replaced.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

07100 - Moisture Barriers: Provide Hydrotex or equivalent rain screen moisture barriers under exterior finishes at walls/columns; provide 30# felt paper under roofing.

07200 - Single-ply Roofing: Provide 60 mil elastomeric roofing to be installed "torch-down".

07300 - Composition Shingle Roofing: Provide heavy texture, "architectural" slate pattern roofing.

07400 - Exterior Finish System: Provide synthetic stucco system over fiber-cement board, including joint compound with mesh reinforcing at fiber-cement board joints, base layer with mesh embedded and finish layer with texture and color to be selected.

07600 - Sheet Metal: Provide pre-finished or site-painted gutters and downspouts; provide stainless steel flashings where not accessible for replacement. Seal all fasteners.

07900 - Joint Sealers: Provide caulking, foamed in place seals, pre-formed seals and related systems to minimize or prevent infiltration of water, vapor and air at penetrations and joints in exterior walls. Products to be selected by Contractor as most appropriate for each application; colors to match adjacent materials.

DIVISION 8 - DOORS, WINDOWS, AND HARDWARE

08600 - Aluminum Storefront System: Provide standard products from a single manufacturer; U = .35 or less thermal rating; color to be selected by Owner; all glazing to be double pane insulating units with low-e glass units. Doors to be narrow stile with manufacturer's standard hardware; hardware types and lock keying to match existing; all doors to include threshold, weatherstripping, locking device, push/pull, closer.

DIVISION 9 - FINISHES (Note: finishes to comply with ASTM E84 or UL 723 Class 'B'; flame spread index 26-75; smoke developed index 0-450)

09200 - Gypsum Board System: Provide single layer of 1/2" gypsum board at walls and ceilings, provide moisture resistant material in bathrooms; "orange peel" texture at exposed ceilings, rough taped where concealed.

09300 - Bathroom Floor and Base: Provide sheet vinyl as selected by Owner, including 6" coved base.

09500 - Acoustic Isolation/Absorption: Provide acoustic blanket insulation in walls and ceilings around bathrooms; material shall be mineral wool or approved equivalent, not less than 3" thick.

09600 - Bathroom Wainscot: Provide 4' high FRP panels at all walls in bathrooms. Include matching joint and trim moldings. Install base over wainscot panels.

09900 - Painting and Staining: Apply to all exposed interior and exterior surfaces of bathrooms; eggshell gloss typical; semi-gloss at toilets.

DIVISION 10 - SPECIALTIES

10800 - Toilet and Bath Accessories: Provide dispensers and holders complying with ADA; provide grab bars at one toilet stall in each toilet room. Satin stainless at all metal.

DIVISION 11 - EQUIPMENT (No work in this Division)

DIVISION 12 - FURNISHINGS (No work in this Division)

DIVISION 13 - SPECIAL CONSTRUCTION (No work in this Division)

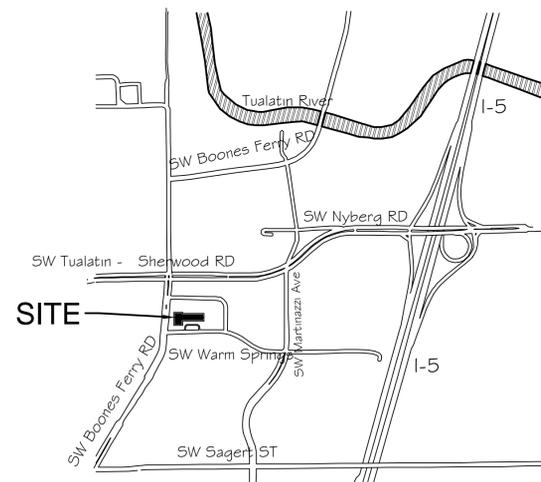
DIVISION 14 - CONVEYING SYSTEMS (No work in this Division)

DIVISION 15 - MECHANICAL

15400 - Plumbing: Provide fixtures, trims, accessories and piping serving toilet fixtures. Connect to existing hot and cold water, waste and vent piping.

DIVISION 16 - ELECTRICAL

16500 - Lighting: Provide fixtures, trims and accessories to be selected by Owner based on generic types and locations shown; exterior fixtures to have motion detector and/or photo electric control; Contractor shall be responsible for final design and code compliance, including deferred submittals and/or separate permits. Reuse existing fixtures to the extent practical.



VICINITY MAP
NOT TO SCALE

PROJECT DATA

OWNER/DEVELOPER

BARRINGTON MANAGEMENT
CONTACT: DAVID EMAMI
MOBILE: 503-969-1647

CONTRACTOR

TO BE SELECTED

PROPERTY DESCRIPTION

LEGAL: 2S1 24CB 02200 - 17124 SF

ZONING: CC IN TOWN CENTER

SQUARE FOOTAGES

LOT SIZE- 73,124 SF (1.68 ACRE)

BUILDING FOOTPRINT- 16,000 SF (21.9% OF LOT)

LANDSCAPE- 26,000 SF (35.6% OF LOT)

PAVEMENT AND BUILDING SIDEWALK- 31,124 SF (42.6% OF LOT)

SCOPE OF WORK:

RESTRUCTURING AND REFINISHING THE EXTERIOR FASCIA TO UPDATE THE OVERALL APPEARANCE OF THE BUILDING CONSISTENT WITH CURRENT DESIGN STANDARDS AND CHARACTER IN SIMILAR NEARBY PROPERTIES, AND TO ACCOMMODATE NEW SIGNAGE

REPLACEMENT OF EXISTING DOORS AND WINDOWS WITH STOREFRONTS MEETING CURRENT ENERGY CODE STANDARDS

REPLACEMENT OF EXISTING TENANT TOILET ROOMS WITH A.D.A. COMPLIANT FACILITIES

REPLACEMENT OF EXISTING TREES AT STREET FRONTAGE WITH SPECIES MORE EASILY MAINTAINED AND CONDUCIVE TO VISIBILITY OF THE BUILDING FROM STREET

ENHANCEMENT OF EXISTING SIGN TO BLEND WITH THE PROPOSED DESIGN CHARACTER OF THE BUILDING

DEFINITION OF PAVED PEDESTRIAN/BIKE PATH FROM SIDEWALK TO COVERED WALKWAY AROUND BUILDING

CITY OF TUALATIN DEVELOPMENT CODE COMPLIANCE:

ZONING DESIGNATION: CC - CENTRAL COMMERCIAL
ALL EXISTING CONDITIONS THAT ARE COMPLIANT WITH CURRENT CODE WILL REMAIN UNCHANGED.

NON-CONFORMING CONDITIONS TO BE UPGRADED:

PEDESTRIAN/BIKE SITE ACCESS FROM SW WARM SPRINGS (ACCESS FROM SW BOONES FERRY CONFLICTS WITH EXISTING STORM WATER FEATURE & BUILT CONDITIONS MAKING COMPLIANCE IMPRACTICAL & EXCESSIVE COST)

PARKING LOT PLANTERS TO BE RESTORED WHERE PAVED OVER OR WITH INADEQUATE PLANTING - ADD NEW TREES, SHRUBS & GROUNDCOVER; AREAS OF EXISTING PLANTERS TO REMAIN UNCHANGED

BIKE RACKS ADDED - 3 RACK LOCATIONS, 2 BIKES EACH

EXTERIOR APPEARANCE OF BUILDING UPGRADED TO BETTER BLEND WITH URBAN RENEWAL VILLAGE CHARACTER PER CITY GOALS

BUILDING CODE COMPLIANCE (2014 OSSC):

EXISTING & PROPOSED OCCUPANCY: 'B' & 'M'
'M' OCCUPANCY NOT TO EXCEED 12,000 SF

EXISTING & PROPOSED CONSTRUCTION TYPE: 'VB'
UNSPRINKLERED, NO FIRE ALARMS

EXISTING & PROPOSED FLOOR AREA: 16,000 SF
WEST WING 6,000 SF, EAST WING 10,000 SF
SEPARATED BY 2 HR FIRE BARRIER

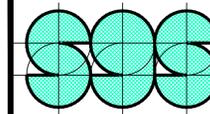
NO CHANGE IN TENANTS/USES PROPOSED AT THIS TIME

HVAC REPAIRS AND REPLACEMENT ALIKE ONLY

NO CHANGE IN INTERIOR LIGHTING PROPOSED AT THIS TIME

DRAWING LIST

- A1 PROJECT DATA, DIRECTORIES, GENERAL NOTES
- A2.1 EXISTING SITE/FLOOR PLANS
- A2.2 PROPOSED SITE/FLOOR PLANS & DETAILS
- A3 EXISTING & PROPOSED ROOF PLANS
- A4 EXISTING & PROPOSED ELEVATIONS



STEWART GORDON STRAUS
ARCHITECT PC
12600 SW CRESCENT ST
SUITE #100
BEAVERTON, OR 97005
(503) 672-7517 (OFFICE)
(503) 672-7808 (FAX)
(971) 506-2724 (MOBILE)
sgs@s-straus.com (e-mail)



RETAIL/OFFICE COMPLEX REMODEL
TUALATIN WEST CENTER
19300 SW BOONES FERRY ROAD
TUALATIN, OREGON

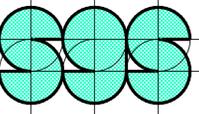
PROJECT NUMBER: 1524

DRAWING	DATE	BY
DESIGN	1 OCT 2015	CRW
SCOPING MEETING	12 NOV 2015	SGS
PRE-AP MEETING	30 DEC 2015	SGS
ARCH REVIEW	2 MAR 2016	SGS

SHEET TITLE
COVER - PROJECT INFORMATION

SHEET #

A1



STEWART GORDON STRAUS
ARCHITECT PC
12600 SW CRESCENT ST
SUITE #100
BEAVERTON, OR 97005
(503) 672-7517 (OFFICE)
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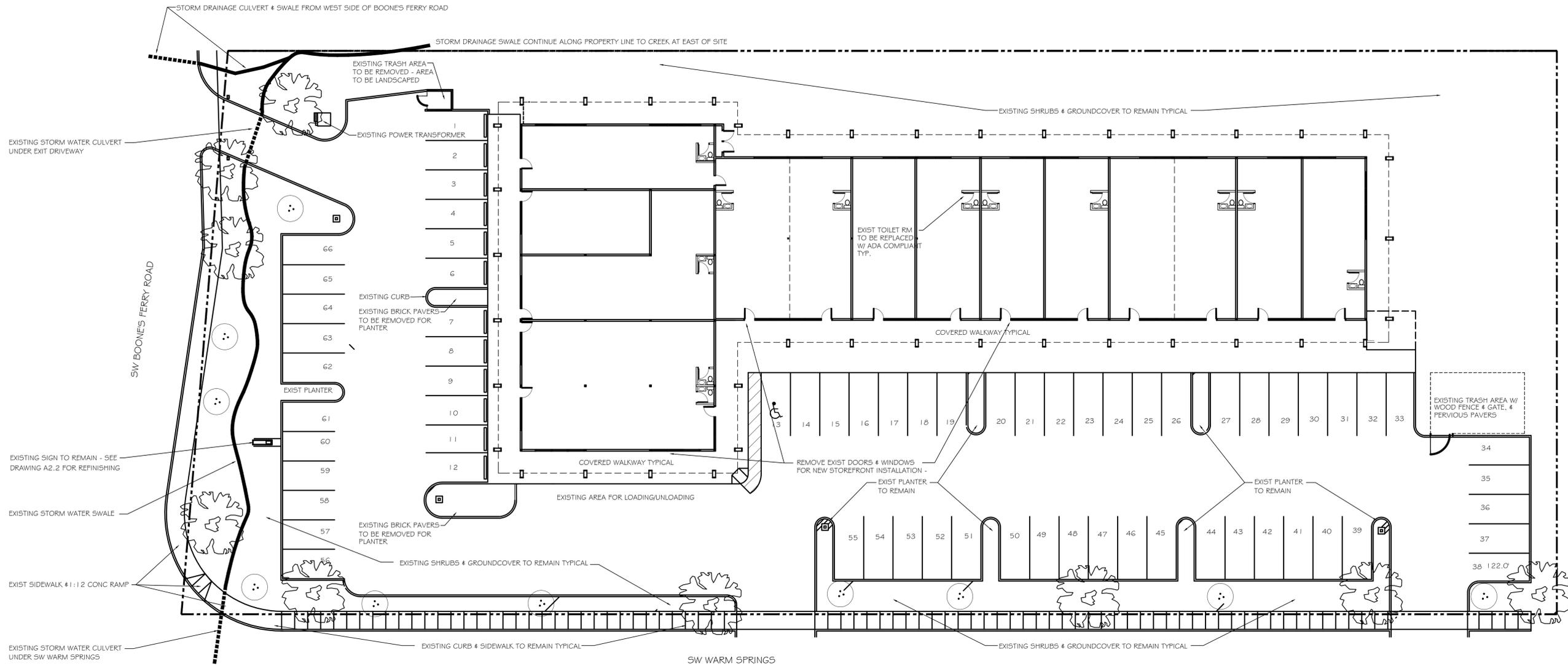
RETAIL/OFFICE COMPLEX REMODEL
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PROJECT NUMBER: 1524

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PRE-AP MTG	30 DEC 2015	SGS
ARCH REVIEW	22 FEB 2016	SGS

SHEET TITLE
EXISTING SITE & FLOOR PLAN

SHEET #
A2.1



1
A2.1
EXISTING SITE AND FLOOR PLAN
1/16" = 1'-0"



LANDSCAPE LEGEND



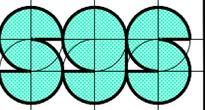
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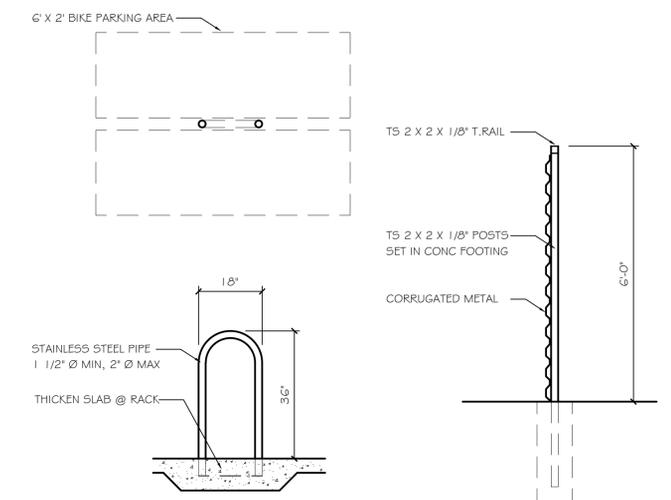
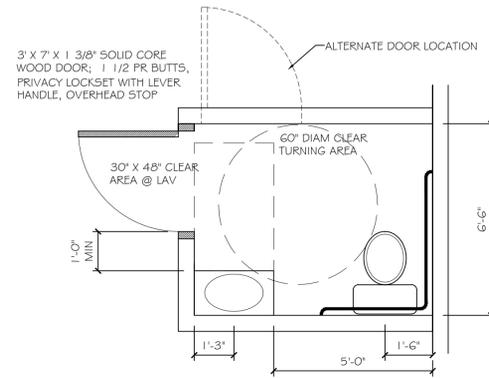
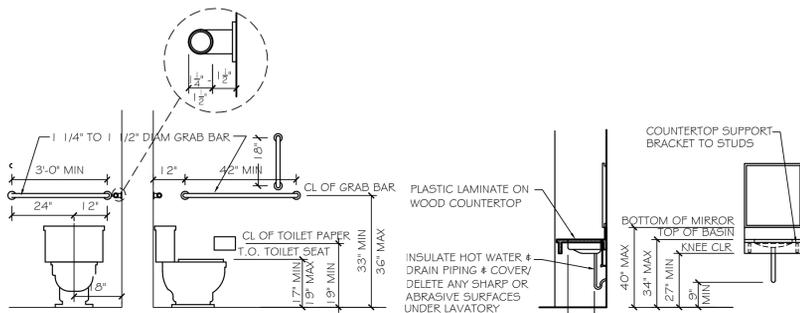
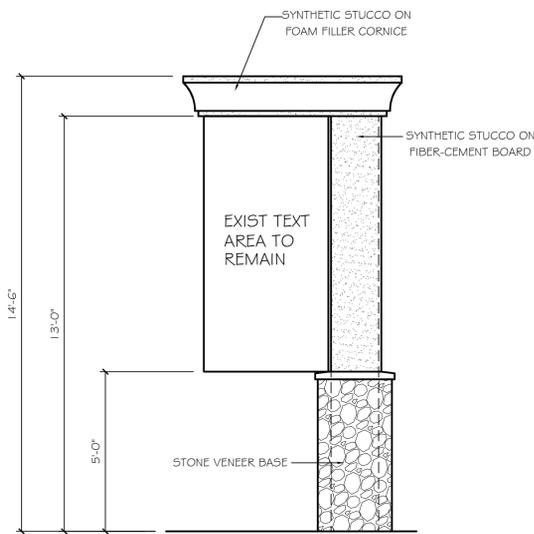
VINE MAPLE TO BE REMOVED



EXISTING PARKING LOT LIGHTING TO REMAIN



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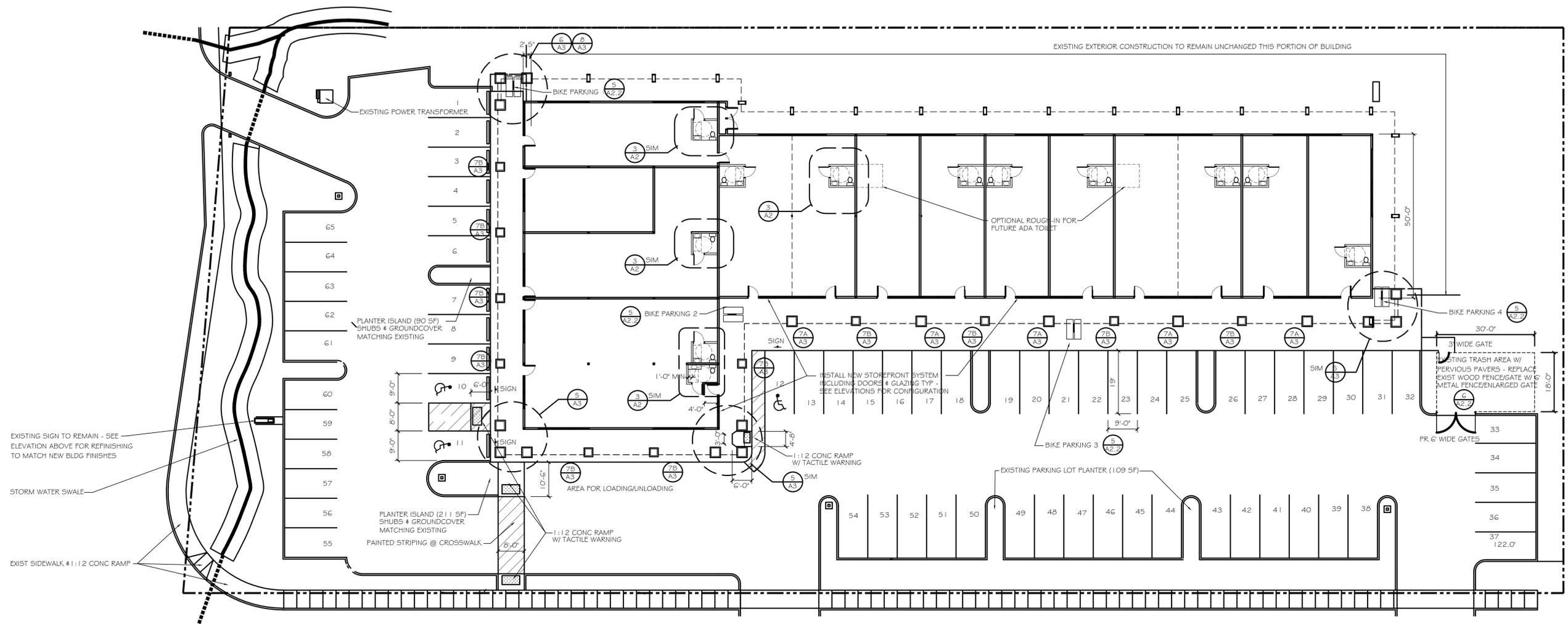
2 POLE SIGN UPGRADE
A2.2 3/8" = 1'-0"

3 TYPICAL A.D.A. TOILET ELEVATIONS
A2.2 3/8" = 1'-0"

4 TYPICAL A.D.A. TOILET PLAN
A2.2 3/8" = 1'-0"

5 TYPICAL BIKE RACK
A2.2 1/2" = 1'-0"

6 TRASH FENCE
A2.2 1/2" = 1'-0"



1 PROPOSED SITE AND FLOOR PLAN
A2.2 1/16" = 1'-0"



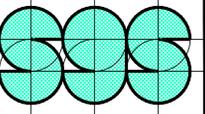
RETAIL/OFFICE COMPLEX REMODEL
TUALATIN WEST CENTER
19300 SW BOONES FERRY ROAD
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SHEET TITLE
PROPOSED SITE & FLOOR PLAN

SHEET #
A2.2



STEWART GORDON STRAUS
ARCHITECT PC
12600 SW CRESCENT ST
SUITE #100
BEAVERTON, OR 97005
(503) 672-7517 (OFFICE)
(503) 672-7808 (FAX)
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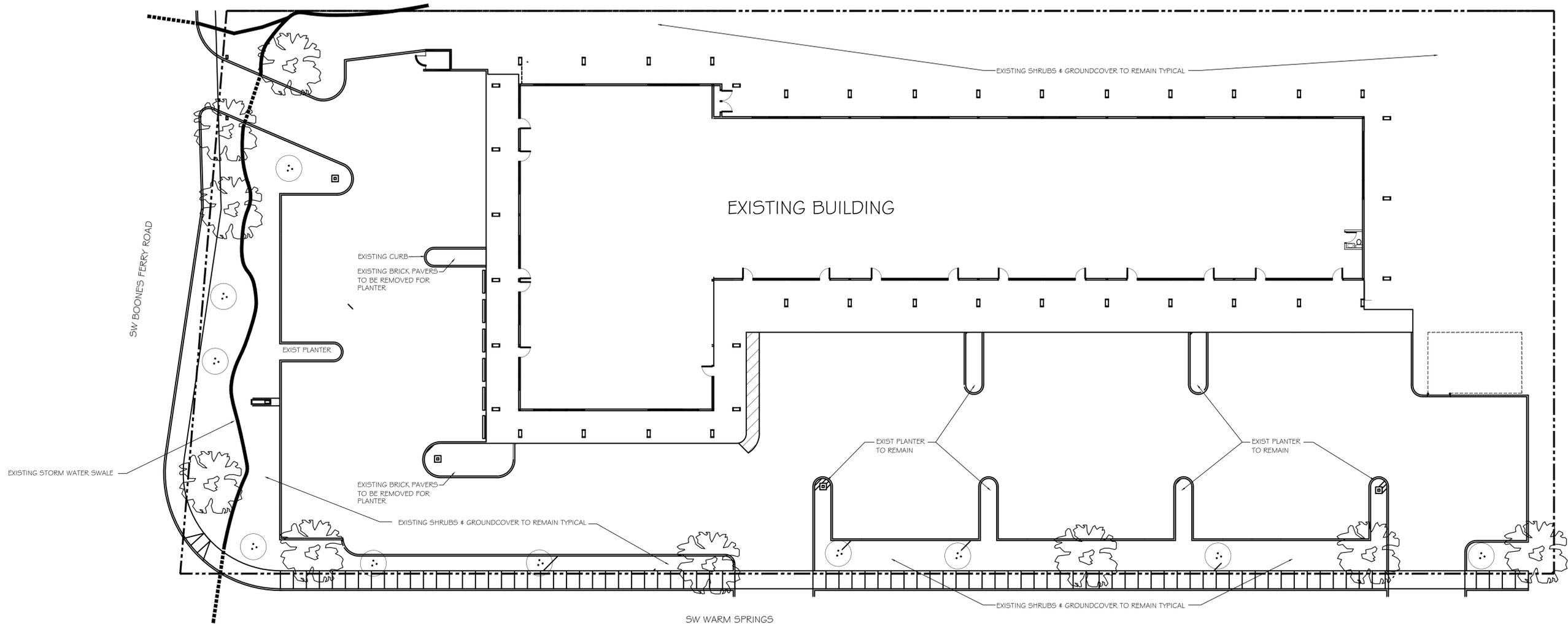
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SHEET TITLE
EXISTING LANDSCAPE

SHEET #

L1

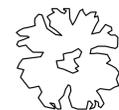


EXISTING LANDSCAPE PLAN
1/16" = 1'-0"

EXISTING PARKING LOT LIGHT POLE



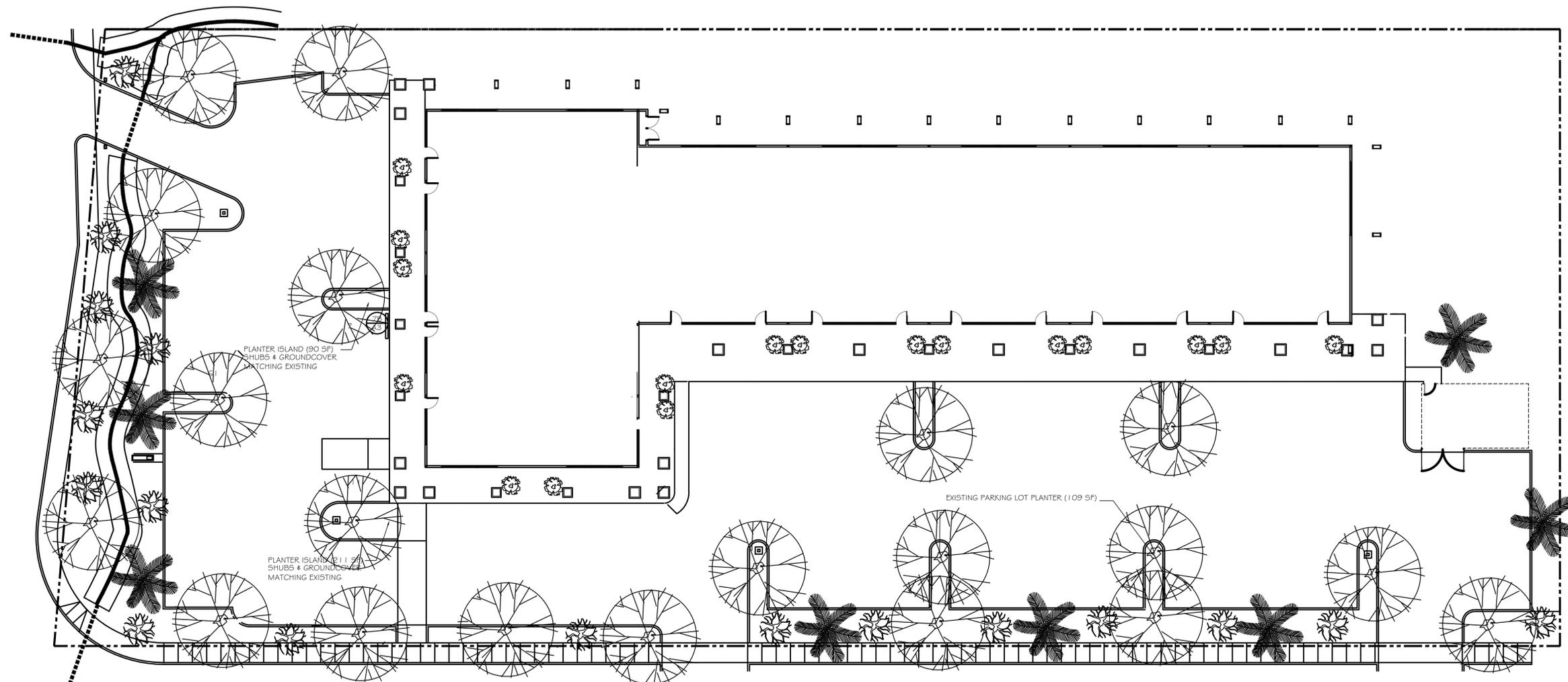
LANDSCAPE LEGEND



SWEET GUM TO BE REMOVED



VINE MAPLE TO BE REMOVED

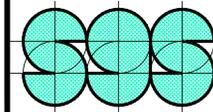
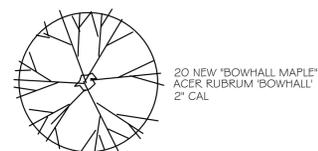


1
L2 PROPOSED LANDSCAPE PLAN
1/16" = 1'-0" □ EXISTING OUTDOOR LIGHTING



LANDSCAPE LEGEND

EXISTING SHRUBS & GROUNDCOVER TO REMAIN IN ALL PLANTERLANDSCAPE LOCATIONS
 PROVIDE NEW SHRUBS & GROUNDCOVER TO MATCH AT NEW OR RESTORED PLANTERS
 IN ADDITION TO THE FOLLOWING SPECIFIC NEW PLANT MATERIALS



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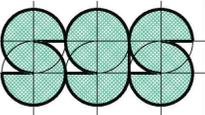
RETAIL/OFFICE COMPLEX REMODEL
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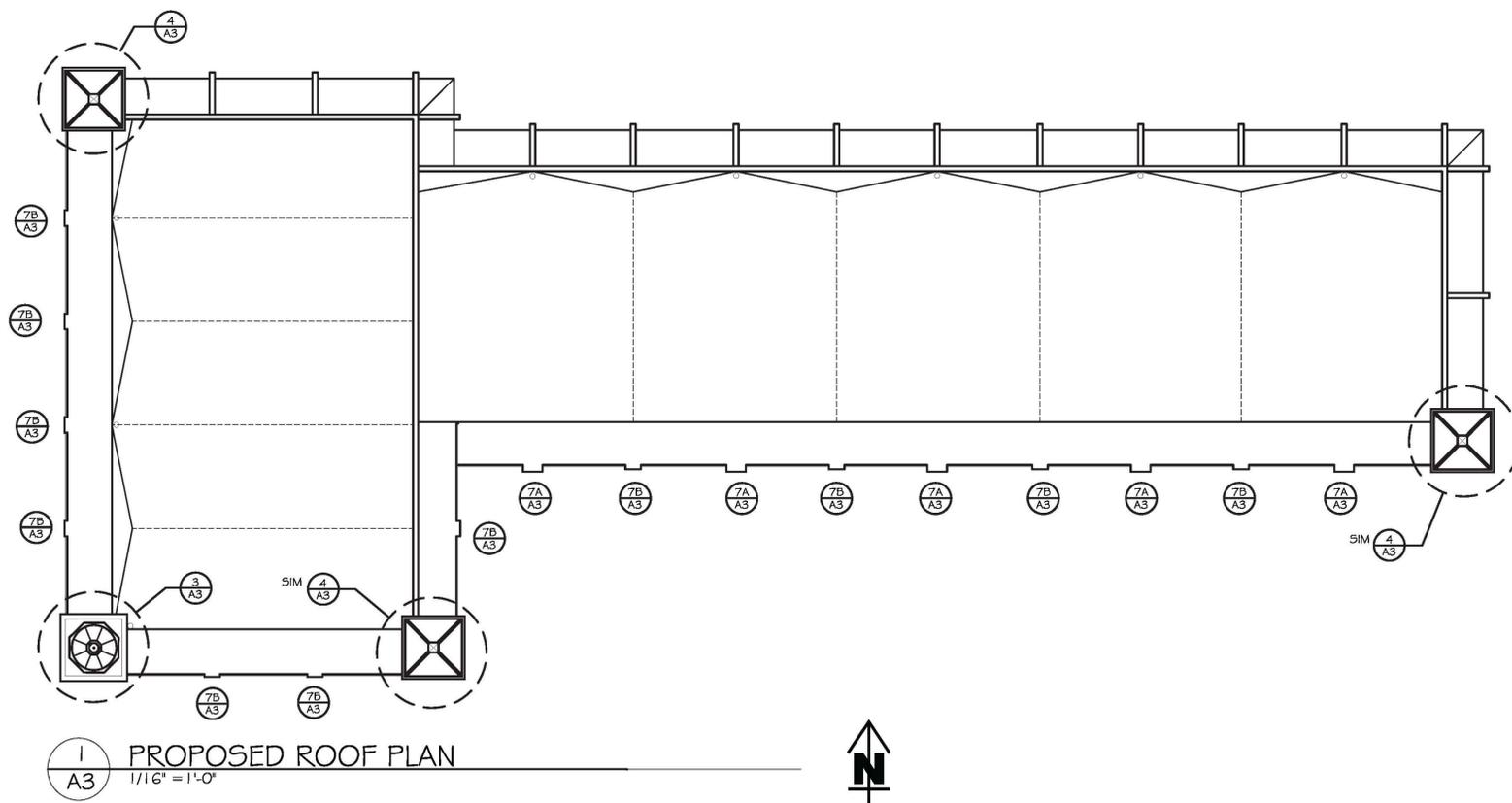
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SHEET TITLE
 PROPOSED LANDSCAPE

SHEET #
 L2



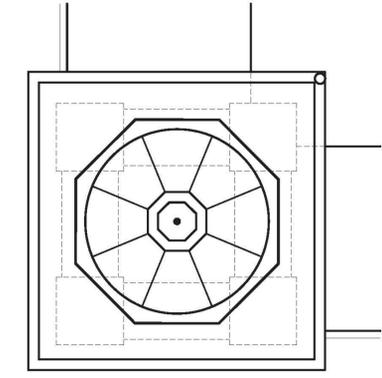
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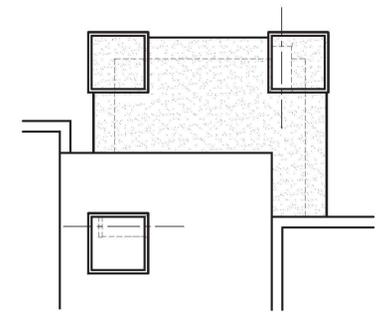
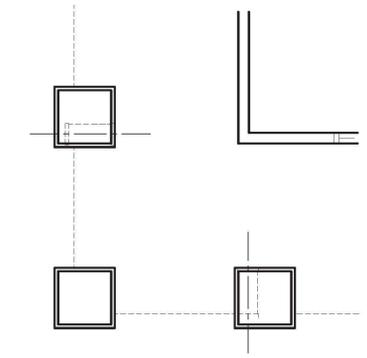
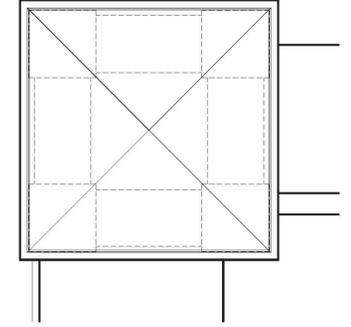
1 PROPOSED ROOF PLAN
1/16" = 1'-0"



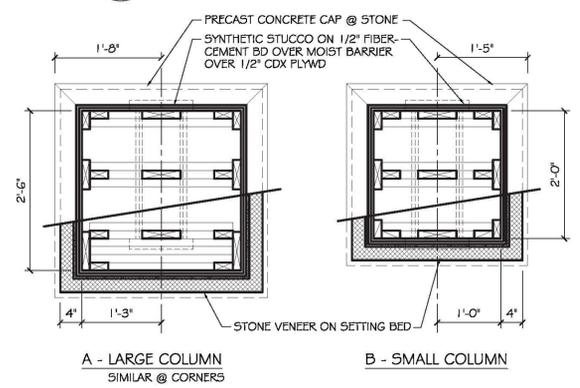
3 CORNER ROOF W/ DOME
1/4" = 1'-0"



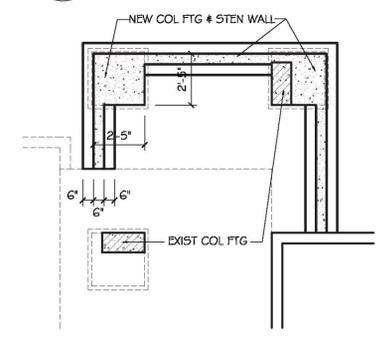
4 TYP. CORNER ROOF
1/4" = 1'-0" NW CORNER SHOWN, OTHERS SIM



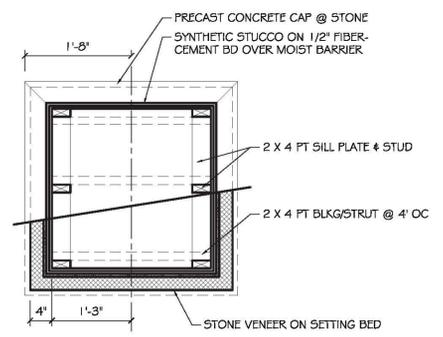
5 TYP. CORNER PLAN
1/4" = 1'-0"



6 NW CORNER PLAN
1/4" = 1'-0"

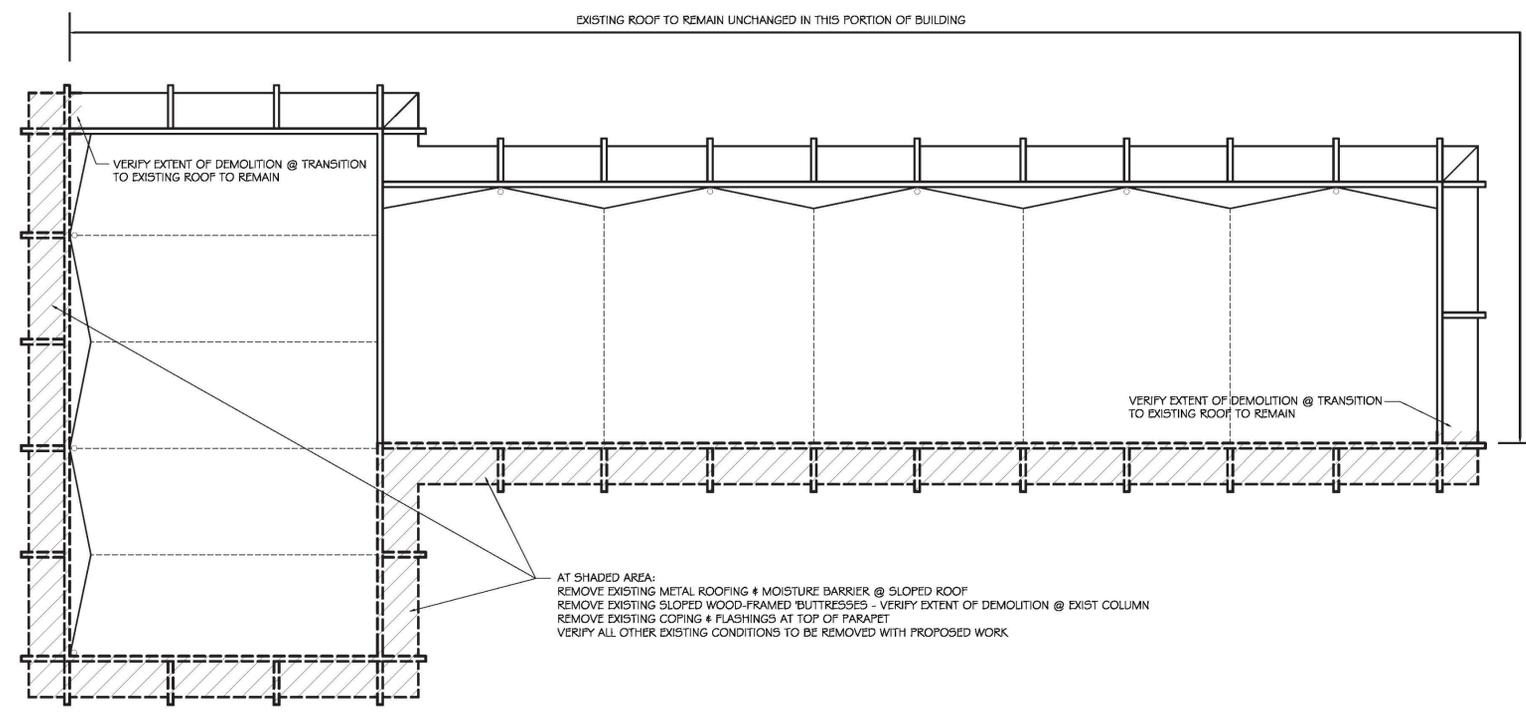
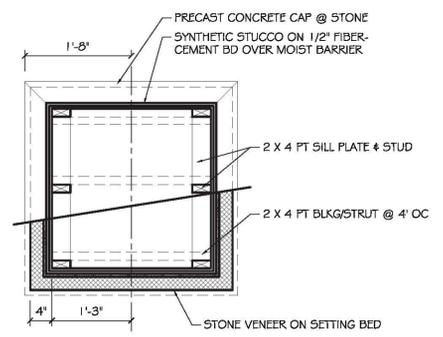


7 CLADD'G @ EXIST COLS
3/4" = 1'-0"



8 NW CORNER FNDN PLAN
1/4" = 1'-0"

9 CLADD'G @ NEW COLS
3/4" = 1'-0"



2 EXISTING CONDITIONS & DEMOLITION ROOF PLAN
1/16" = 1'-0"



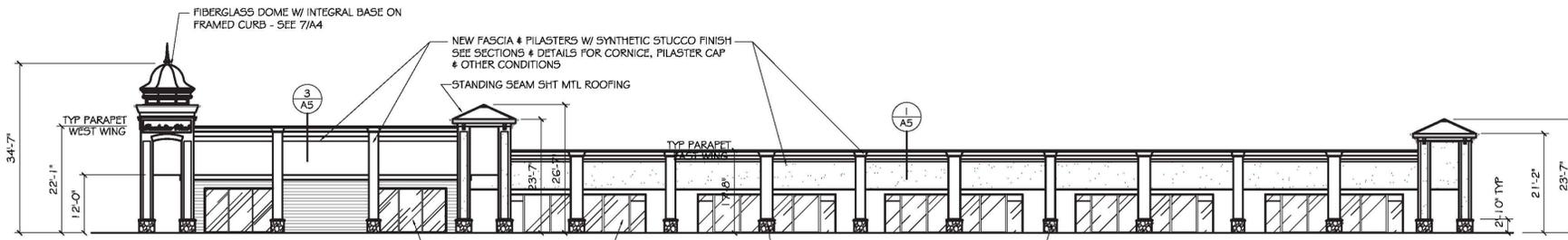
RETAIL/OFFICE COMPLEX REMODEL
TUALATIN WEST CENTER
19300 SW BOONES FERRY ROAD
TUALATIN, OREGON

PROJECT NUMBER: 1524

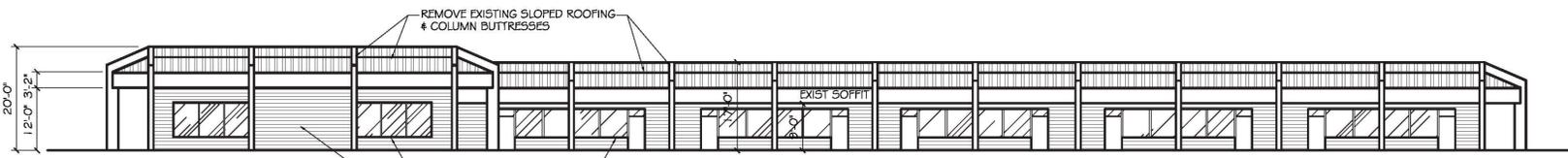
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SHEET TITLE
ROOF PLANS & FEATURE PLANS

SHEET #
A3

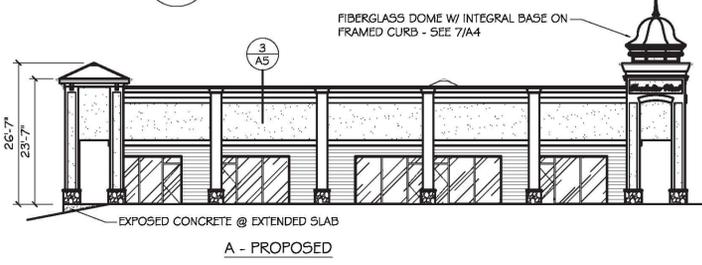


A - PROPOSED

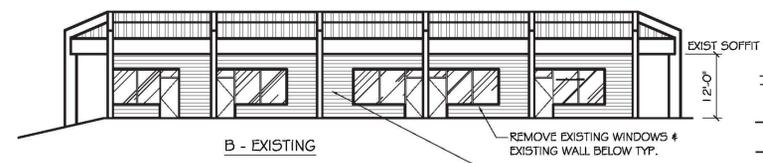


B - EXISTING

1 SOUTH ELEVATION
1/16" = 1'-0"

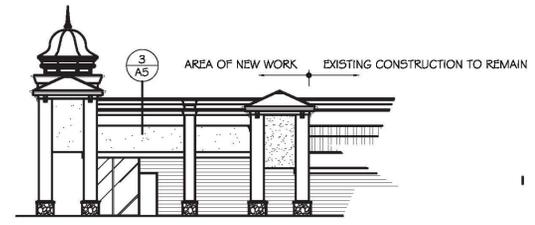


A - PROPOSED

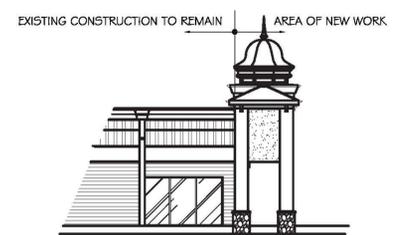


B - EXISTING

2 WEST ELEVATION
1/16" = 1'-0"



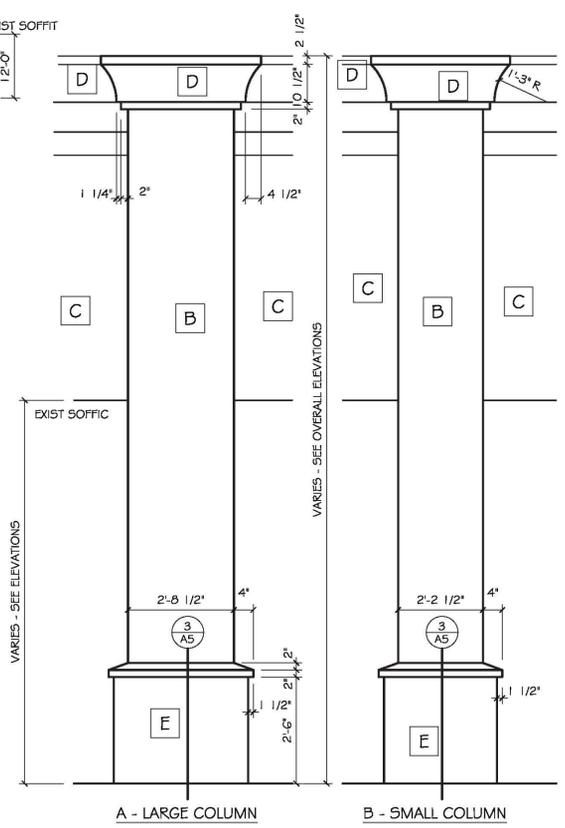
3 PARTIAL EAST ELEVATION
1/16" = 1'-0"



4 PARTIAL NORTH ELEVATION
1/16" = 1'-0"

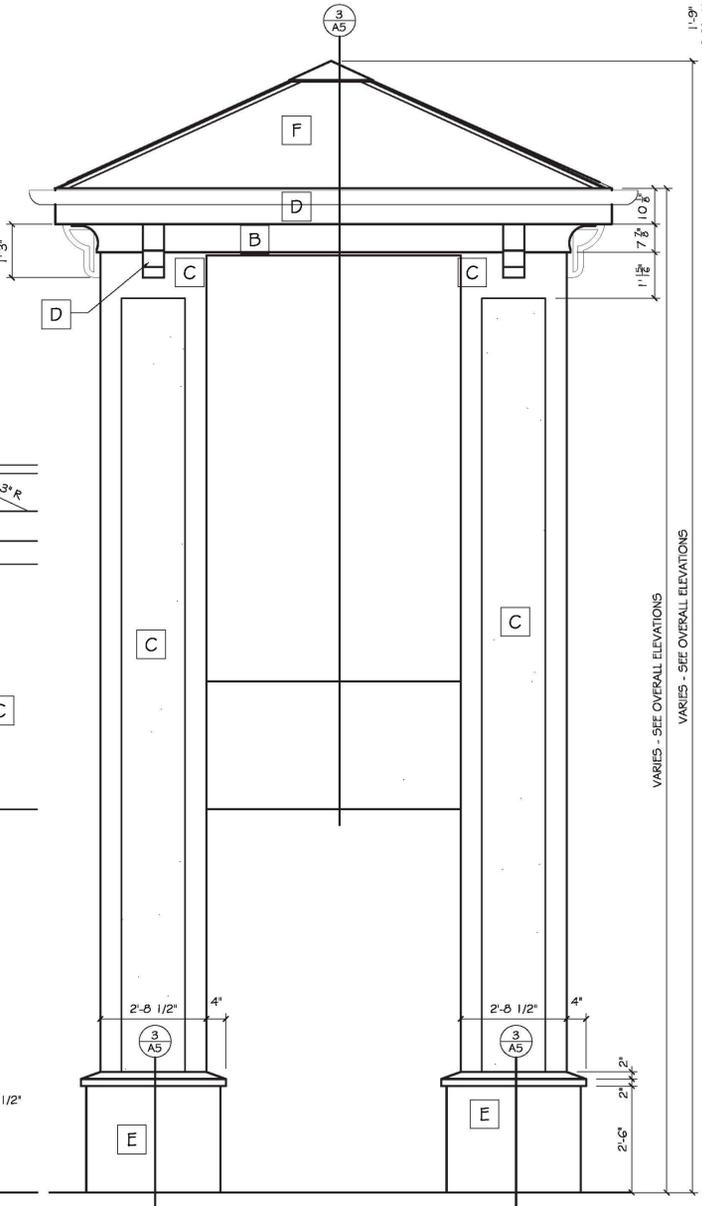
MATERIALS & COLORS

- A FIBERGLASS DOME - AGED COPPER
- B STUCCO - BILTMORE BUFF (SW 2345)
- C STUCCO - HONEY GOLD (SW 2355)
- D STUCCO - ROCKY COAST (SW 2001)
- E STONE VENEER - HORIZONTAL/BLEND
- F COMP SHINGLE ROOFING - ARCHITECTURAL



A - LARGE COLUMN B - SMALL COLUMN

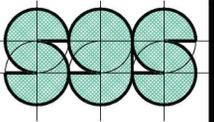
5 TYPICAL COLUMNS
1/2" = 1'-0"



6 TYPICAL CORNER FEATURE
1/2" = 1'-0"



7 SOUTHWEST CORNER FEATURE
1/2" = 1'-0"



STEWART GORDON STRAUS
ARCHITECT PC
12600 SW CRESCENT ST
SUITE #100
BEAVERTON, OR 97005
(503) 672-7517 (OFFICE)
(503) 672-7808 (FAX)
(971) 506-2724 (MOBILE)
sgs@s-straus.com (e-mail)



RETAIL/OFFICE COMPLEX REMODEL
TUALATIN WEST CENTER
19300 SW BOONES FERRY ROAD
TUALATIN, OREGON

PROJECT NUMBER:	1524	
DRAWING DESIGN	DATE 1 OCT 2015	BY CRW
SCOPING MTG	DATE 12 NOV 2015	BY SG5
ARCH REVIEW	DATE 22 FEB 2016	BY SG5

SHEET TITLE
ELEVATIONS

SHEET #
A4

MEMORANDUM

Date: May 3, 2016
To: Erin Engman, Assistant Planner, City of Tualatin
From: Jackie Sue Humphreys, ^{WJ}Clean Water Services (the District)
Subject: Tualatin West Center Remodel, AR-16-0004, 2S124CB02200

Clean Water Services has reviewed construction drawings for this project as part of the application packet and has no concerns or objections to this application request. As submitted, this application request will not require further review. Consider this memorandum to satisfy the requirement for a Storm Water Connection Permit Authorization.

CITY OF TUALATIN
RECEIVED
MAY 11 2016
ENGINEERING &
BUILDING DEPARTMENT

From: [Jonathan Crane](#)
To: [Erin Engman](#)
Subject: AR-16-0004 Comment
Date: Monday, April 25, 2016 1:04:26 PM
Attachments: [image001.png](#)

Hi Erin,

I wanted to comment on the property being reviewed at 19400 SW Boones Ferry Road.

My comment is that I would like to see the driveway on the North West side of the property, which is at a reverse angle from the street, become an "exit only" driveway. I have witnessed numerous close calls when a driver going north on BF after Warm Springs has to slam on their brakes when someone in front of them decides to enter the property nearest Donutland. The other day it came to a standstill when someone was trying to enter and another was trying to exit. This is a serious accident waiting to happen. The solution of having that driveway be a clearly marked "Exit Only" would alleviate that.

Thank you for your consideration.

Jonathan Crane
(503) 692-1300
jon@integritystaffingusa.com





10295 SW Ridder Road, Wilsonville, OR 97070
O: 503.570.0626 F: 503.982.9307 republicservices.com

January 9, 2016

David Emami
West Center LLC.
3380 Barrington Drive
West Linn OR 97068

Re: Tualatin West Center – 19400 SW Boones Ferry Road, Tualatin
Waste & Recycling Enclosure

Dear David;

Thank you, for sending me the site plans for this enclosure in Tualatin.

My Company: Republic Services of Clackamas & Washington Counties has the franchise agreement to service this area with the City of Tualatin. We will provide complete commercial waste removal and recycling services as needed on a weekly basis for this location.

My drivers should be able to safely service the enclosure as designed. The dimensions 14 foot opening in front will work ok for our containers, which will have to be manually pulled out. Truck access also looks good. As we discussed please have the gates able to be secured in the open position about 120 degrees, and please post no parking in stall 33 on days of service.

Thanks David for your help and concerns for our services prior to this project being developed.

Sincerely,

A handwritten signature in blue ink that reads "Frank J. Lonergan".

Frank J. Lonergan
Operations Manager
Republic Services Inc.

