

RESOLUTION NO. 1039

A RESOLUTION APPROVING THE BID PROCESS; ACCEPTING THE LOW QUALIFIED BID; AWARDING THE CONTRACT TO THE LOW QUALIFIED BIDDER; VERIFYING PROJECT FUNDING; DECLARING THE EXISTING MOBILE STRUCTURE SURPLUS PROPERTY AND KNOWN AS THE MODULAR WATER QUALITY LABORATORY.

WHEREAS, the City of Wilsonville desires to comply with Oregon OSHA Rules and Occupational Exposure to Hazardous Chemicals in Laboratories Program; and

WHEREAS, the City's Transit Operation Center is relocating to a newly remodeled facility and the city will no longer have use for the 13 year old mobile structure which was used as the Transit dispatch center; and

WHEREAS, the City duly advertised for competitive bids to construct the improvements; and

WHEREAS, sealed bids were received prior to 2:00 p.m. Pacific Daylight Savings Time, Tuesday August 10, 1993, at the Public Works Department, 8455 SW Elligsen Road, Wilsonville, Oregon 97070. Bids were then opened individually and separately read aloud after 2:00 p.m. Pacific Daylight Savings Time on August 10, 1993. The staff report and summary of bids are marked Exhibit "A", attached hereto and incorporated herein; and

WHEREAS, the City Staff has reviewed the bids and recommends that the contract be awarded to Atco Space Rentals, the lowest qualified bidder; and

WHEREAS, the City of Wilsonville desires to execute a construction contract agreement in a timely manner; and

WHEREAS, the Finance Director has reviewed the fund to which expenditures will be accounted to, and has verified that funds are available to complete this project.

NOW, THEREFORE, THE CITY OF WILSONVILLE RESOLVES AS FOLLOWS:

1. The City Council, as Contract Review Board, finds and concludes all bids were duly advertised, received, publicly opened and approved as being completed for consideration for award according to the provisions of Oregon Revised Statutes, Chapter 279, Public Bids and Contracting and Wilsonville Code, 2.314, Contracts with the City,

and the Attorney General's Model Rules which the City has adopted as its contracting rules.

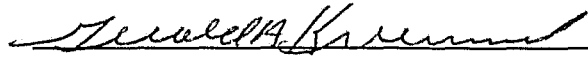
2. Subject to the final review and approval of the Public Works Director, staff is authorized to award the Modular Water Quality Laboratory construction contract to Atco Space Rentals the lowest responsible bidder, in the total project bid amount of \$74,502.00.

3. Authorize a \$10,000 increase in adopted budget for this project.

<u>Adopted 1993-1994 Capital Projects</u>	<u>Amount</u>
<u>Budget for Sewer Improvements</u>	
Project # 2011	\$80,000

4. The mobile structure used as a dispatch center for Transit Operations is declared to be surplus City property.

ADOPTED by the City Council of the City of Wilsonville at a regular meeting thereof the 16th day of August, 1993, and filed with the Wilsonville City Recorder this date.



GERALD A. KRUMMEL, Mayor

ATTEST:



VERA A. ROJAS, CMC/AE, City Recorder

SUMMARY of Votes:

Mayor Krummel	<u>AYE</u>
Councilor Van Eck	<u>AYE</u>
Councilor Carter	<u>AYE</u>
Councilor Hawkins	<u>AYE</u>
Councilor Lehan	<u>AYE</u>

EXHIBIT "A"

PUBLIC WORKS DEPARTMENT

MODULAR WATER QUALITY LABORATORY PROJECT

BID SUMMARY AND CHECKLIST

1.	Bidder	Atco Space Rental Sumner, WA	Pacific Mobile Structures Chehalis, WA	Modulaire NW Portland, OR
2.	Proposal Received	8/10/93, 11:40 a.m.	8/10/93, 11:50 a.m.	8/10/93, 11:50 a.m.
3.	Lump Sum Proposal	\$75,532.00	\$91,250.00	\$75,998.00
4.	Bid Bond Guarantee	Yes	Yes	Yes
5.	References Enclosed	Yes	Yes	No
6.	Project Credit	\$1,030.00	\$1,527.00	\$1,500.00

ss/js

EXHIBIT "A"

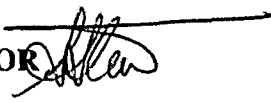
City of
WILSONVILLE
in OREGON



30000 SW Town Center Loop E
Wilsonville, Oregon 97070
FAX (503) 682-1015
(503) 682-1011

PUBLIC WORKS DEPARTMENT

MEMORANDUM

DATE: AUGUST 10, 1993
TO: HONORABLE MAYOR AND
CITY COUNCILORS
FROM: STEVE STARNER, PUBLIC WORKS DIRECTOR 
SUBJECT: WASTEWATER TREATMENT PLAN - -
MODULAR OFFICE/LABORATORY

Summary:

A new modular office/laboratory is proposed to be located at the Wastewater Treatment Plant site in order to improve accommodations for ongoing administrative and water quality testing functions. The modular structure is intended to be utilized until a conventional facility can be constructed as a component of the next treatment plant expansion.

Recommendation:

Approve Resolution No. CB-R-724-93 recognizing low bid and authorizing staff to enter into a contract for the installation of the modular office/laboratory and declaring the existing mobile office structure as surplus.

Funding for this project has been budgeted in the 1993-1994 sanitary sewer capital projects fund, Project No. 2011, in the total amount of \$200,000. The results of the bidding process are attached to the accompanying resolution.

Background Discussion:

As a proposed new development, this project (Option No. 4 below) was approved as a conditional use by the Wilsonville Planning Commission on June 14, 1993. Rather than restating the background information submitted as a component of the land use application for public hearing, I have enclosed that material for your review.

Before the option of a modular office/laboratory was recommended by staff, several other alternatives were investigated and may be described as follows:

1. Remodel Existing Control Building

This option included an expansion of the lunch room/office space into the parking area and adding approximately 512 square feet of area onto the control building. 1,024 square feet of existing laboratory, office and bath area would also require remodeling. The cost estimated for this option is estimated to be \$130,560.

2. Remodel Existing Structure Currently Used by Transit Department

This option would require a retrofit of the 480 square foot mobile unit which is approximately 23 years old. Estimated cost of this option is \$43,200.

3. Construct the ultimate laboratory/control building improvement.

Recommended in the 1990 facility plan for future wastewater treatment plant improvements, this option would provide sufficient facilities for at least a 20 year planning horizon. Constructed in 1993, the cost estimate for this option would be \$250,000.

4. Utilize a new modular structure.

After the Transit Department has relocated services to the remodeled Wilsonville Road site, the existing mobile structure would be replaced by a new modular unit, constructed to meet federal and state standards for occupational exposures to hazards in laboratories. The cost of this option is \$83,070.

While evaluating the options presented above, the following has been discussed:

Option No. 1 and Option No. 3 represent a significant capital outlay without assurance that the action taken will provide long term compatibility with future treatment plant expansions and modifications. Currently, the original treatment plant design engineering firm, Ch2M Hill, is completing a study of treatment plant capacity and updating the 1990 Curran/Mc Leod facility plan. Over the last three years, changes in industrial pretreatment practices and the volume of industrial sewer users has had an effect on the loading at the treatment plant. The updated capacity study will lead to determining a specific course of action to pursue for determining the appropriate sewage treatment expansion and modification. In turn, a compatible decision can be made for determining the best facility to provide space for administration and water quality monitoring.

Even as a temporary solution, Option No. 2 represents an investment in a structure which is already showing the effects of considerable use and age. The improvements which would be required of this structure in order to meet federal and state occupational exposure guidelines would not be recoverable in a future resale transaction due to the length of service in heavy use.

Memo: Honorable Mayor & City Councilors
August 10, 1993

Page Three

Also a temporary solution, Option No. 4 will allow daily treatment plant water quality monitoring required by DEQ to continue without interruption during treatment plant construction activity over the next 4 or 5 years. Upon completion of construction, the relatively new modular unit may be resold for approximately 75 per cent of its original value, or may be used by the City in another capacity. By comparison with the other options presented, Option No. 4 can be accomplished in a relatively short period of time and expediently resolve outstanding occupational compliance issues.

ss/js

Attachments

Steve Starner

**PLANNING DEPARTMENT
STAFF REPORT**

DATE: June 14, 1993

TO: Planning Commission

PREPARED BY: Blaise Edmonds

REQUEST: 93PC16

City of Wilsonville - Conditional Use Permit. Waste Water Treatment Plant. To place a modular office buildings on a temporary basis to conduct laboratory testing. The conditional use also involves development within the Willamette River Greenway Boundary.

SUMMARY:

The following is a summary statement prepared by Steve Starner, Public Works Director:

"Constructed in 1972, the current Waste Water Treatment Plant laboratory is incapable of compliance with OSHA guidelines for Industrial Chemical Hygiene without a significant remodel and expansion of the 2,812.5 square foot control building (estimated to cost \$250,000). Even during construction, by the terms of the DEQ Discharge Permit, laboratory testing and water quality monitoring must continue on a daily basis. Given that over the next four years a treatment plant expansion -- including control building and laboratory -- is necessary, the most practical option for resolving OSHA guideline deficiencies and ongoing water quality monitoring for the waste water laboratory is to utilize a new modular structure within the existing confines of the treatment plant site."

Landscaping is not proposed as the structure is a temporary installation and adequately buffered with natural vegetation. The proposed facility will not impact the vegetative fringe along the Willamette River. The project site is set back at a considerable distance from the river and is separated by the River Village mobile home park and buffered by thick stands of deciduous and coniferous trees.

RECOMMENDATION: Approve the City Conditional Use and Willamette River Boundary Conditional Use with Conditions of Approval attached herein.

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H

WASTEWATER
TREATMENT
PLANT

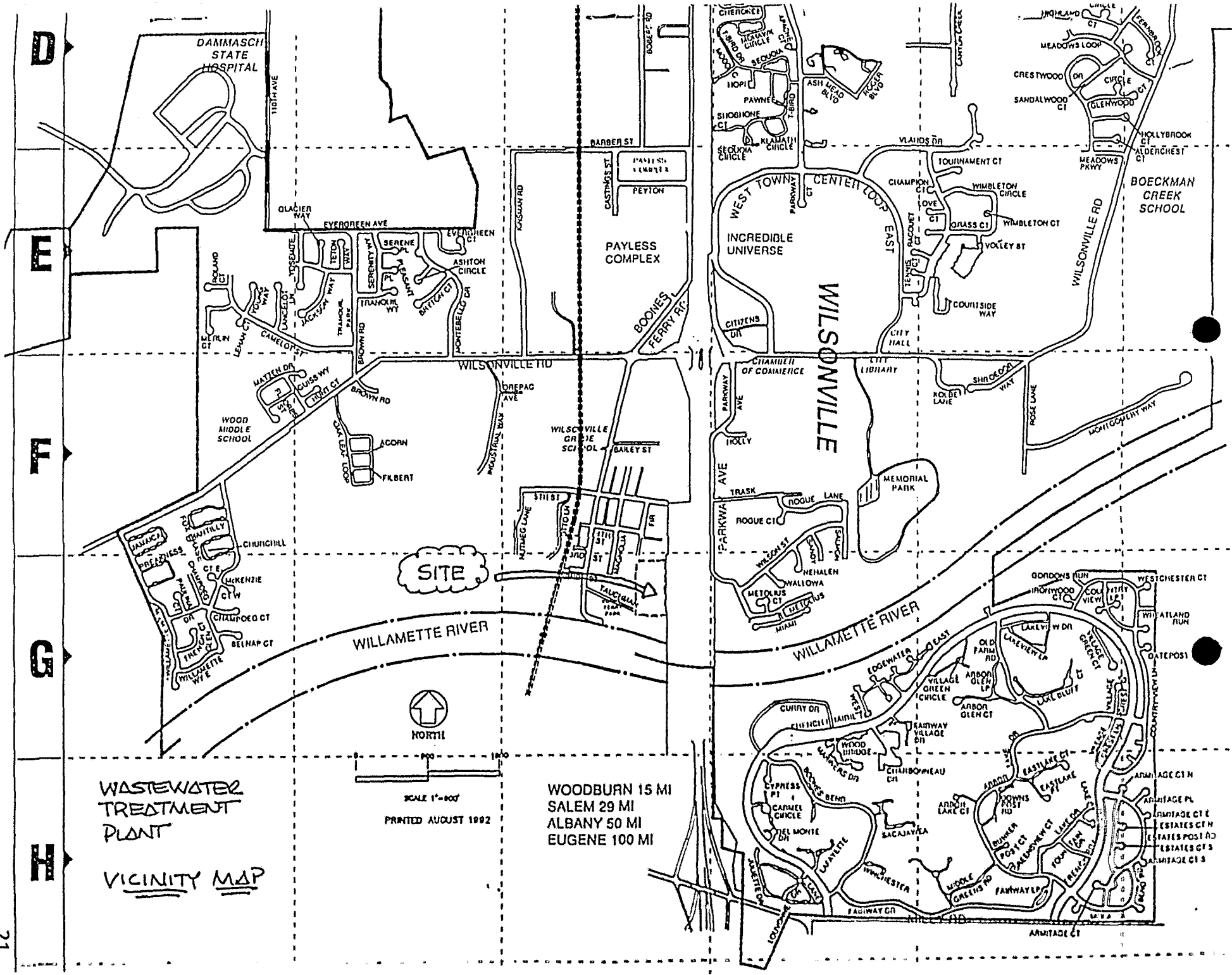
VICINITY MAP

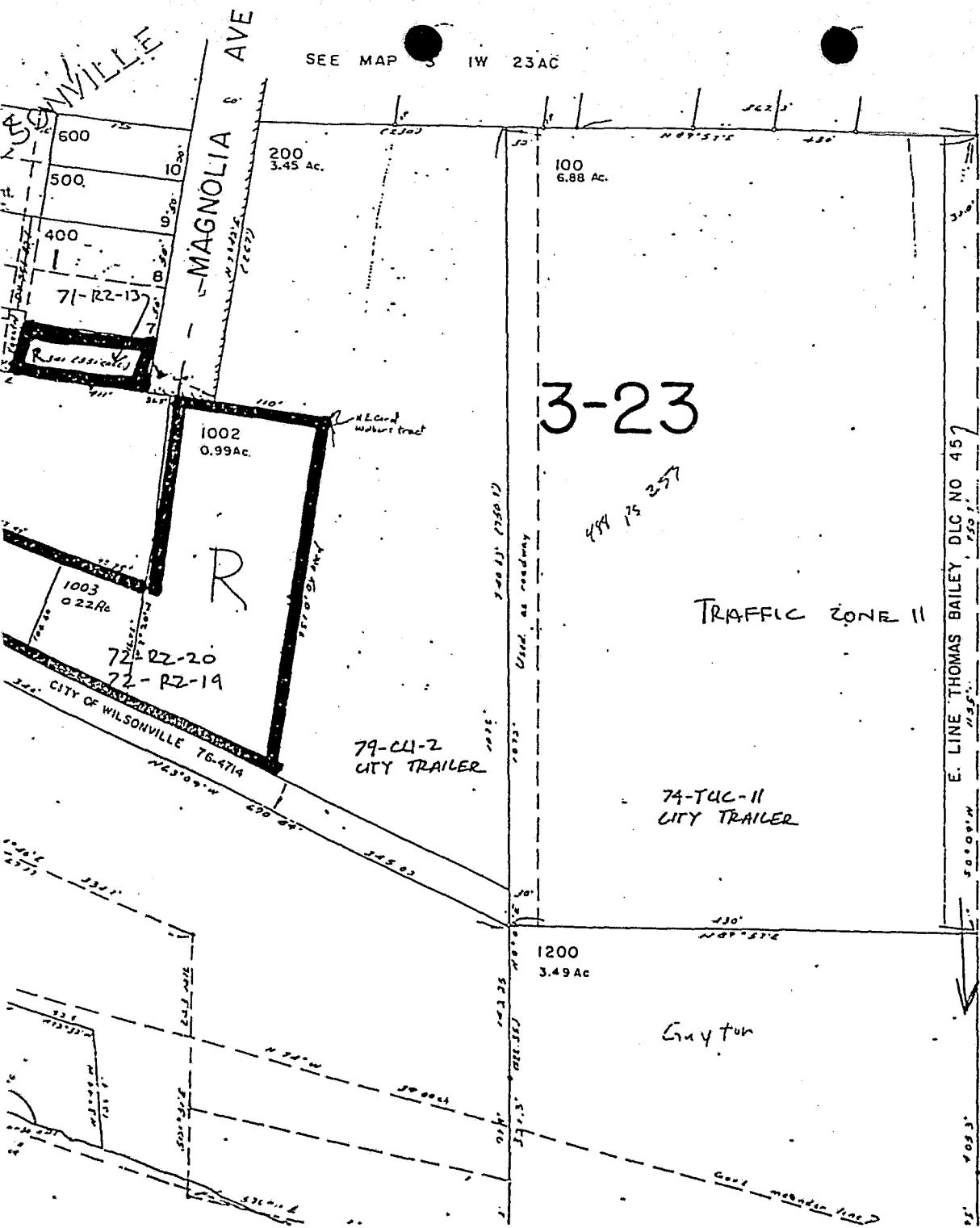
SITE



SCALE 1"=400'
PRINTED AUGUST 1992

WOODBURN 15 MI
SALEM 29 MI
ALBANY 50 MI
EUGENE 100 MI

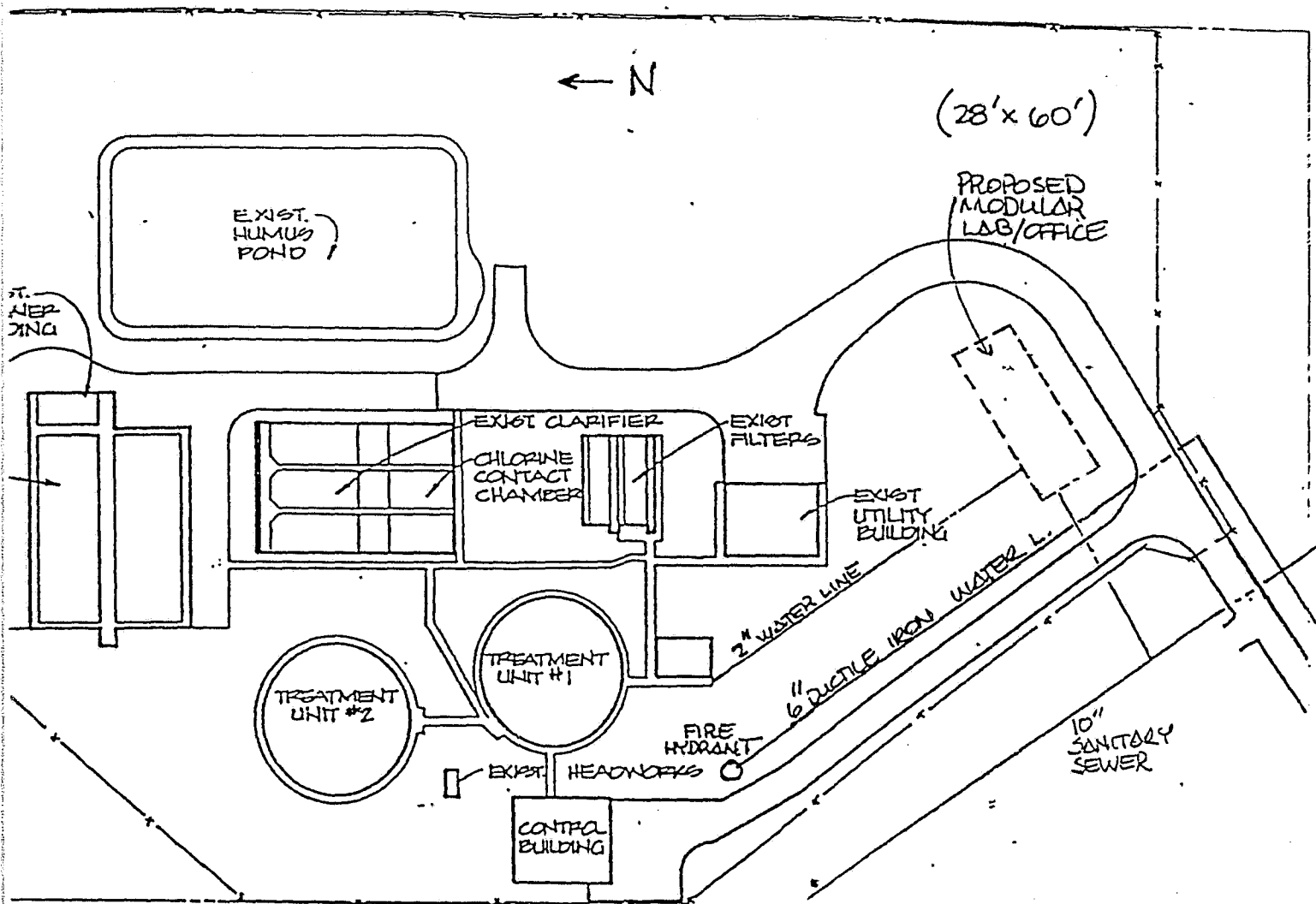




SEE MAP 3 IW 23

SEE STATE HIGHWAY DRAWING 14-8-3
 ALSO DRAWING 20-2-24 REVISED 9-68.
 PROJECT F-3-101184 WILSONVILLE
 INTERCHANGES HURDLE INTERCHANGE

25 D 13



CITY OF WILSONVILLE
 EXISTING FACILITIES
 WASTEWATER TREATMENT PLANT

STEEP SLOPE

NO: CITY OF W 8-14-93

JUEL KING

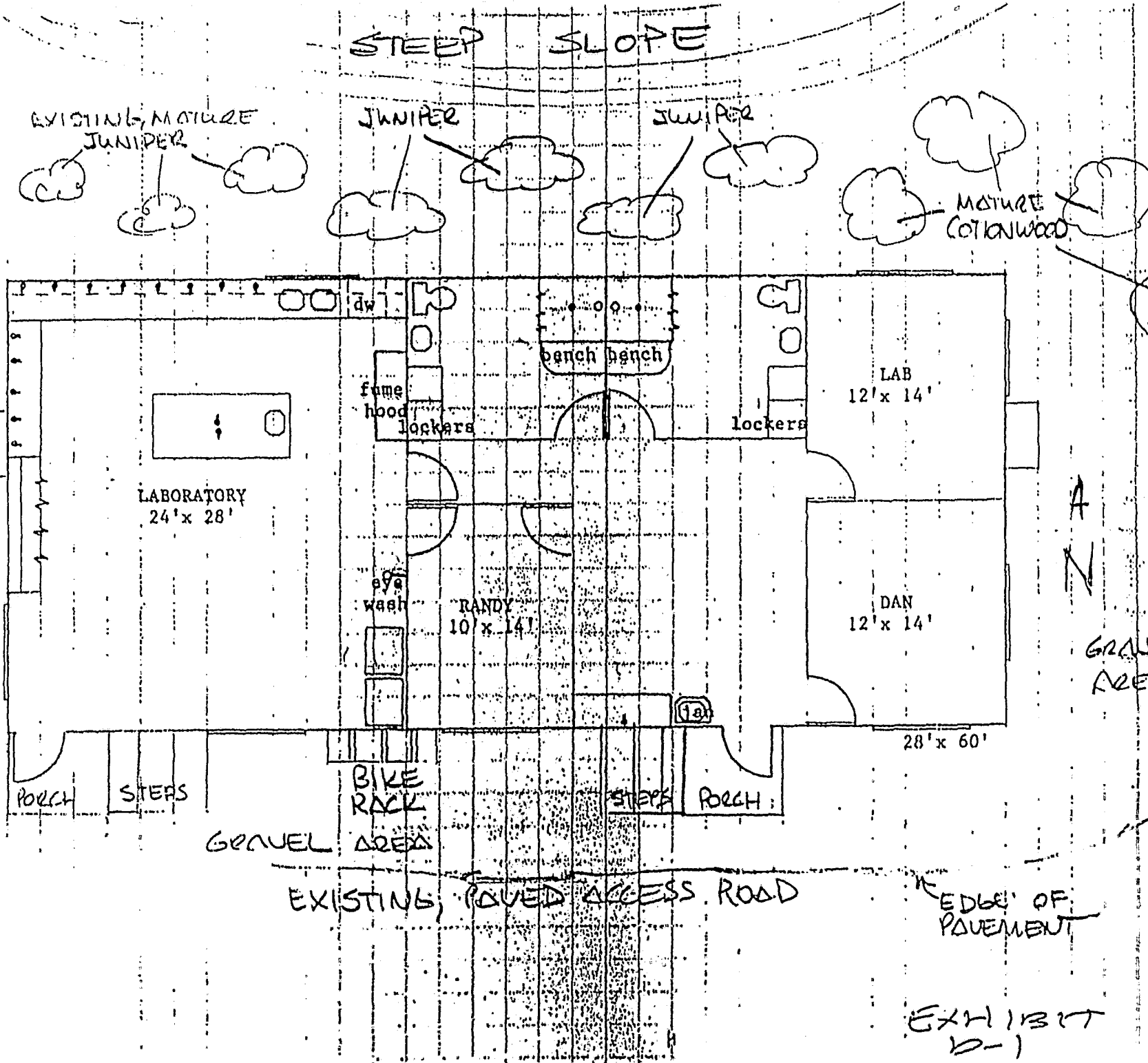
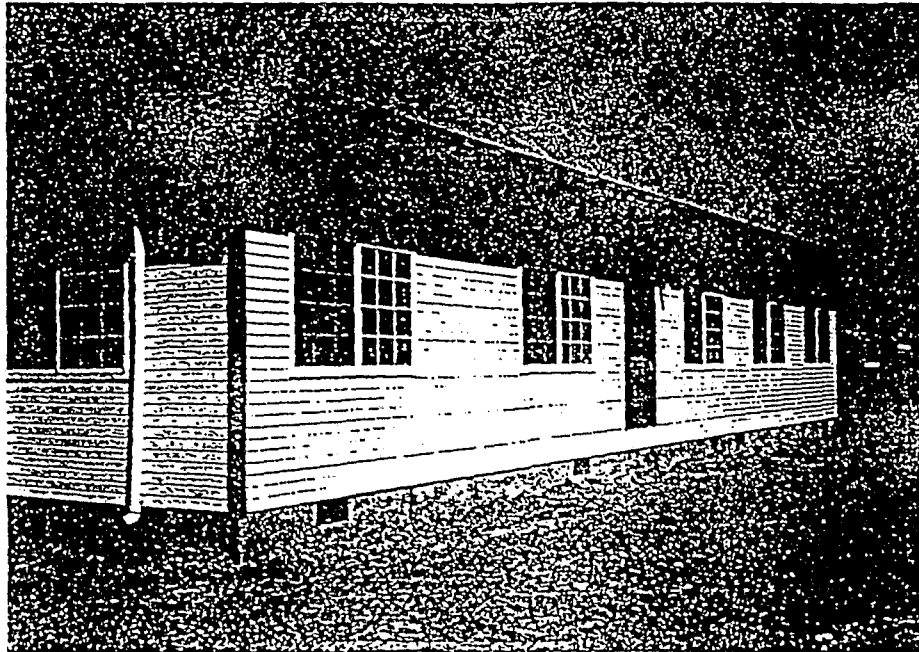


EXHIBIT D-1

WASTE WATER TREATMENT PLANT
PROPOSED MODULAR LAB/OFFICE
GENERAL BUILDING ELEVATION



CONDITIONAL USE REVIEW

Applicant: Steve Starner, Public Works Director
Property Owner: City of Wilsonville
 Steve Starner, Public Works Director

Development Review Criteria:

Section 4.120 RA-1 - Residential Agricultural Zone
 Section 4.150 Parking
 Section 4.177 Conditional Use - Public Utility Structures
 Sections 4.502 to 4.514 Willamette River Greenway

PROPOSED FINDINGS**Site Location:**

1. The project site is located along the northerly bank of the Willamette River adjacent to the historic Boones Ferry Landing. The 1.52 acre parcel consists of Tax Lot 100 in Section 23DB , T3S-R1W, Clackamas County, Wilsonville, Oregon.

Project Description:

2. Constructed in 1972, the current Waste Water Treatment Plant laboratory is incapable of compliance with OSHA guidelines for Industrial Chemical Hygiene without a significant remodel and expansion of the 2,812.5 square foot control building (estimated to cost \$250,000). Even during construction, by the terms of the DEQ Discharge Permit, laboratory testing and water quality monitoring must continue on a daily basis. Given that over the next four years a treatment plant expansion -- including control building and laboratory -- is necessary, the most practical option for resolving OSHA guideline deficiencies and ongoing water quality monitoring for the waste water laboratory is to utilize a new modular structure within the existing confines of the treatment plant s.

Zoning and Land Use:

3. Zoning for the site is RA-1. The northeasterly side of the project site is designated Public Lands. The west side of the site is designated in Secondary Open Space. The project site is also within the Willamette River Greenway Boundary.

4. Subsection 4.120(4)(a) lists public utilities as a conditional use within the RA-1 zone. Furthermore, Subsection 4.177(1) of the Wilsonville Code stipulates:

"Except as provided in Section 4.177(2), all transmission and public utility structures, including, but not limited to, distribution lines and poles, sub transmission lines, substations, automatic telephone exchanges, relay stations, microwave towers, satellite antennas, pumping stations and treatment plants shall be regulated as conditional uses in all zones."

Regarding the above, the proposal is actually a request for temporary placement of the modular building for up to four years. However, the development code generally does not provide temporary use permits for more than a year and possibly two years with a time extension.

Special Area of Concern:

5. In reviewing and updating the Comprehensive Plan map, several areas of special concern were identified. It was felt that the general language in the text did not adequately address these concerns in these areas. The Planning Commission identified several areas of special concern and included specific language to guide development of these areas. While some objections were raised with regard to singling out these areas for special treatment, the City Council reaffirms the Commission's recommendations in these areas as appropriate safeguards.

The subject site is identified in Special Area of Concern 6. This area is the Old Town area of the City and includes the properties under the Wilsonville Square '76 Plan. Primary concerns for this area are related to coordination of facility planning, particularly streets, traffic impacts on Wilsonville Road and compatibility of design and function with Old Town residential development.

The applicable design objectives are the following criteria:

Criterion:

Provide a Facilities Master Plan coordinating Wilsonville Square with Old Town.

Response Finding:

6. The project is not associated with storm drainage planning for Wilsonville Square.

Criterion:

Maintain the integrity of the Old Town area and preserve its historic nature. Protection and enhancement of the existing residential character is a priority concern.

Response Finding:

7. As stated by the applicant, the modular office building is a temporary placement. Thus, the usual concerns for architectural compatibility are remotely relevant.

Criterion:

Minimize the disruptive and incompatible nature of the railroad tracks which abut this area.

Response Finding:

8. This criterion is not applicable.

Criterion:

Minimize non-residential traffic impacts on Boones Ferry Road south of 5th Street and reduce the adverse impacts created by the American Hardwoods operation on adjacent development.

Response Finding:

9. Approval of this CUP would not increase the number of vehicle trips generated from the facility as it will serve the same number of City employees currently egressing and ingressing.

Landscaping:

10. Landscaping is not proposed as the structure is a temporary installation and adequately buffered with natural vegetation.

WILLAMETTE RIVER GREENWAY

11. Section 4.510 WC sets forth development criteria of which the Planning Commission must adopt affirmative findings when issuing a Willamette River Boundary Conditional Use Permit. The following response findings to Section 4.510 supports approval for a Willamette River Greenway Conditional Use Permit.

The proposed facility is classified as an "intensification of use, change of use or development", and therefore, is permitted under Section 4.508 of the Code.

12. The following are responses supporting the application's compliance with the necessary findings stated in Section 4.510 (Approval criteria are listed in bold type):

Criterion:

- (a) That to the greatest extent possible, the maximum possible landscape area, open space or vegetation between the activity and the river are provided.

Response Finding:

13. The proposed facility will not impact the vegetative fringe along the Willamette River. The project site is set back at a considerable distance from the river and is separated by the River Village mobile home park and buffered by thick stands of deciduous and coniferous trees.

Criterion:

- (b) That to the greatest extent possible, necessary public access in accordance with the Comprehensive Plan will be provided to and along the river by approximate legal means.

Response Finding:

14. This section is not applicable to this request as the site does not front the river.

Criterion:

- (c) That the change of use, intensification of use, or development complies with Section 4.514, all other applicable City Ordinances, the Comprehensive Plan and the ODOT Greenway Plan.

Response Finding:

15. The proposed use satisfies the above stated standards, ordinances, plan policies and ODOT Greenway Plan.

16. Section 4.514:

The following responds to various criteria and policies stated in Section 4.514, the Comprehensive Plan and the ODOT Greenway Plan.

- (1) The natural scenic views, historical character and recreational qualities of the Willamette River shall be protected by preservation and enhancement of the vegetative fringe along the river bank.

Response Finding:

17. As previously stated, the proposed facility will not impact the vegetative fringe along the Willamette River. The project site is set back at a considerable distance from the river and is separated by the River Village mobile home park and buffered by thick stands of deciduous and coniferous trees.

Criterion:

Any trees removed shall be replaced in accordance with Plans approved by the Design Review Board.

Response Finding:

18. That applicant intends to preserve existing Junipers and Cottonwoods shown on the north side of the building pad.

Criterion:

Developments shall be directed away from the river to the greatest possible degree; provided, however, lands committed to urban uses within the Greenway shall be permitted to continue as urban uses, including port, industrial, commercial and residential uses, uses pertaining to navigational requirements, water and land access needs and related facilities.

Response Finding:

19. "Development" under this criteria is interpreted to mean structures and non-water dependent uses, and is therefore not applicable to this request. In this instance, the project site is land committed to urban uses.

Criterion:

All development, except water-dependent and water-related uses, shall be set back a minimum of 50 feet from the ordinary low water line of the river channel.

Response:

20. This criteria is not applicable.

Criterion:

Fish, riparian and wildlife corridors leading into the river channel shall remain open.

Response Finding:

21. This criterion is not applicable:

Criterion:

(6) All development, change of use, or intensification of use shall demonstrate to the maximum extent possible, maintenance of public safety and protection of public and private property, especially from vandalism and trespass.

Response Finding:

22. The proposed building is for City employee use. The confines of the waste water treatment property is fenced with a locking gate. Usually, a City employee is on shift to further protect the property from vandalism and trespass.

Applicable Comprehensive Plan Goals and Policies:

GOAL 4.8: To preserve the Willamette River Greenway based on the boundaries and regulations set forth in Ordinance No. 62.

Response Finding:

23. The application meets this goal by adhering to the criteria stated in Section 4.5 of the Development Code.

ADDITIONAL SITE DEVELOPMENT FINDINGS:

Lot Coverage:

24. No limit save and except as shall be consistent with the other provisions of Wilsonville Code (landscaping, parking, etc.).

Building Setbacks:

25. Within the RA-1 zone, there is a minimum thirty-foot front and rear yard setback, ten-foot side yard setback except where the Willamette River Greenway Boundary restricts development. The proposed building will comply with minimum yard setbacks.

Off-street Parking:

26. Section 4:150WC sets forth minimum parking standards for off-street parking. Key subsections of the parking code that most commonly occur in site development review are as follows.

The parking plan shows a graveled drives and parking. Proposed is four parking spaces on the west side of the building.

Access/Egress:

27. Primary access is via an existing drive to Tauchman Street and Boones Ferry Road.

Sanitary Sewer:

28. The project will extend a sanitary sewer line to a 10" trunk line on the southwest side of the building.

Water:

29. A 2" water line will be extended from the treatment plant to the proposed building.
An on-site fire hydrant will provide adequate fire flow.

Storm Drainage:

30. Its not evident how roof and surface run-off will be drained from the site as public storm drainage is not available.

93PC16
CONDITIONAL USE
CONDITIONS OF APPROVAL

1. Authorization of this conditional use shall be void after twelve months unless substantial construction pursuant thereto has taken place.
2. The project buildings shall be connected to public water, sanitary sewer and storm drainage systems.
3. All parking and drives shall be surfaced in gravel with clearly designated parking wheel stops.

EXHIBITS

The following Exhibits are hereby entered into the public record by the Planning Commission as confirmation of its consideration of the application as submitted.

- A. Findings and Conditions of Approval
- B. City of Wilsonville Comprehensive Plan
- C. Chapter 4 of the Wilsonville Code
- D. Applicant's submittal documents:
 - 1. Site Plan
 - 2. Project narrative

City of
WILSONVILLE
in OREGON



30000 SW Town Center Loop E
Wilsonville, Oregon 97070
FAX (503) 682-1015
(503) 682-1011

PUBLIC WORKS DEPARTMENT

MEMORANDUM

DATE: MAY 19, 1993
TO: WAYNE SORENSEN, PLANNING DIRECTOR
FROM: STEVE STARNER, PUBLIC WORKS DIRECTOR *[Signature]*
SUBJECT: WASTEWATER TREATMENT PLANT -
PROPOSED MODULAR LABORATORY/
OFFICE BUILDING

Summary:

Constructed in 1972, the current Wastewater Treatment Plant laboratory is incapable of compliance with OSHA guidelines for Industrial Chemical Hygiene without a significant remodel and expansion of the 2,812.5 square foot control building (estimated to cost \$250,000). Even during construction, by the terms of the DEQ Discharge Permit, Laboratory testing and water quality monitoring must continue on a daily basis. Given that over the next four years a treatment plant expansion - - including control building and laboratory - - is necessary, the most practical option for resolving OSHA guideline deficiencies and ongoing water quality monitoring for the wastewater laboratory is to utilize a new modular structure within the existing confines of the treatment plant site.

Background:

In 1972, the Treatment Plant Control Building design provided space for office, lunch room and laboratory functions to occur in one room. Lab testing was performed an average of 2 (two) hours per day and the employee occupant load averaged two (2) per day.

In 1981, the treatment process was changed and expanded. Accordingly, the Control Building was expanded to accommodate a daily employee occupant load of 5.5 and create a lunchroom and an office space separate from the laboratory where sewage samples are routinely received and handled.

EXHIBIT
D-2

Memo: Wayne Sorensen
Re: Wastewater Treatment Plant -
Proposed Modular Laboratory/Office Building
May 19, 1992

Page Two

In September 1991, the Wilsonville City Council adopted policies for the purpose of managing the City's Safety and Health Program in accordance with the regulations of the Occupational Safety and Health Act. The program included recognition of Oregon OSHA Laboratory Rules and Occupational Exposure to Hazardous Chemicals in Laboratories Plan. Based on an audit of the City's Wastewater Laboratory facility, the following deficiencies have been noted:

1. Laboratory sample receiving, handling and testing is not properly isolated from the lunchroom and employee workstations.
2. Deluge eyewash and shower are not available.
3. Existing electrical system is overloaded.
4. Laboratory fume hood with appropriate air displacement is not available.

Currently, the employee occupant load at the control building averages 6.0 per day. Laboratory testing occurs on the average of 8 (eight) hours per day. Under current conditions, the risk of potential injury and illness is greater given the known deficiencies of the facility.

The recommended action for resolving the improvements needed for safe laboratory operation is to purchase a modular structure which can be constructed to meet OSHA requirements, delivered to the site, and placed on a foundation at a cost of approximately \$80,000. Once vacated (scheduled for July 1, 1993), the existing Transit Department office trailer will be removed from the Treatment Plant site and the modular office/laboratory will be installed.

The new modular structure will include the following:

1. ADA entrance ramp
2. Designated handicapped parking area.
3. Bicycle rack
4. Down spout drywells

At the conclusion of the construction of the Treatment Plant expansion, in approximately four years, the modular structure may be sold or utilized by the City for another purpose (with the appropriate approvals).

ss/js



City of
WILSONVILLE
in OREGON

PUBLIC WORKS DEPARTMENT

MEMORANDUM

30000 SW Town Center Loop E
Wilsonville, Oregon 97070
FAX (503) 682-1015
(503) 682-1011

DATE: MAY 25, 1993
TO: BLAISE EDMONDS, ASSOCIATE PLANNER
FROM: STEVE STARNER, PUBLIC WORKS DIRECTOR *SS*
SUBJECT: PROPOSED MODULAR OFFICE/LABORATORY
AT WASTEWATER TREATMENT PLANT

In response to the concerns you raised while reviewing the Land Use Application associated with the above referenced project, please consider the following:

1. I have attached to this memo a May 21, 1993 letter from the vendor who would be supplying the modular facility to the City. The letter serves to outline handicap access issues associated with the modular unit, the cost of the unit, and includes a general layout and dimension of the building. I have attempted to show on the building layout that existing, mature vegetation already on the site would be preserved, that parking in a gravel area on the west side of the building would accommodate four vehicles, and that general traffic circulation around the building would occur on existing pavement.
2. As to the vehicle trip generation associated with this project, I would maintain that the proposed facility is intended to address current laboratory deficiencies and provide a suitable area for ongoing water quality sampling during a four to five year treatment plant construction phase. The facility has not been proposed due to any increases in the existing staffing level at the treatment plant.

The modular unit is proposed to occupy the site of what is now the temporary office of the City's Transportation Department. As you know, the Transportation Department is relocating to the old Fire Station on Wilsonville Road and is expected to have completed their move by July 15, 1993. The temporary transportation office structure will be removed from the site by the modular vendor and the value will be credited towards the new modular unit project.

Additionally, the City's Fleet Service Division is anticipated to move to the Public Works Shop Facility on Elligsen Road in July or August of 1993. Although the relocation of the Transportation and Fleet Services Divisions away from the treatment plant site will serve to reduce daily vehicle trips on Tauchman Street and Bones Ferry Road in the Old Town vicinity, there will be a negligible effect on the overall traffic capacity of the current Boones Ferry/Wilsonville Road intersection.

Blaise, I hope this information is useful. Please let me know if you have any questions.

ss/js

*EXHIBIT
D. 2*



MOBILE & MODULAR BUILDINGS

P.O. BOX 1404 CHEHALIS, WA 98532 PHONE (206) 748-0121 FAX (206) 748-0578

May 21, 1993

Mr. Steve Starner
City of Wilsonville
30000 SW Town Center Loop E
Wilsonville, OR 97070

Dear Steve:

As with the last update, we apologize for the delay in getting this pricing back to you. Due to recent code changes, we have had to do some major redesigning on the restrooms, etc but think you'll like the new floorplan. Additionally the pricing is much better than we expected!

Per my discussions with Dan and Randy, we have enlarged the size of building, added a fume hood w/blower (includes site-installation), added cabinetry and electrical circuitry, created two separate locker/toilet rooms, etc. Due to the code interpretation, the building has two non-handicapped toilets and you will not be required to pay for and build handicapped ramps.

There does not appear to be a need for a make-up air system for this building...but we did add the same type of venting system that we used in the BPA laboratory building. This seems to be a low-cost but effective method to counteract the air-flow loss when the fume hood is being used.

Lastly, as instructed during our last meeting, we have included everything in our pricing except for the utility connections, permits and permit fees. Hope all goes well on your end...the factory has time in their schedule for the first of July so we look forward to hearing from you soon.

Cordially,

Duane Harris

EXHIBIT
D-2