

**PRELIMINARY AGENDA
REGULAR SESSION
CITY OF NORTH PLAINS, CITY COUNCIL MEETING**

North Plains Senior Center
31450 NW Commercial Street
Monday, August 4, 2014 – 7:00 P.M.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **CONSENT AGENDA:** *(The items on the Consent Agenda are normally considered in a single motion. Any item may be removed for separate consideration upon request by any member of the Council.)*
 - A. Approval of regular session agenda
 - B. Approval of minutes of 07/21/2014 Council meeting
5. **PUBLIC COMMENT:** *(Persons wishing to speak on matters not on the agenda may be recognized at this time. Speakers must complete a “Public Comment Registration form” on the information table and return it to the City Recorder. You are not required to give your address when speaking to the City Council, only your name. Presentations are limited to five minutes.)*
6. **PRESENTATION**
None Scheduled
7. **STAFF REPORTS**
None will be submitted at this meeting
8. **PUBLIC HEARING:**
None Scheduled
9. **NEW BUSINESS:**
 - A. Approval of Resolution No. 1849 offering feasibility study for the remodel of Jessie Mays Community Hall to be awarded to Woofter Architecture.
10. **UNFINISHED BUSINESS:**
None Scheduled
11. **ORDINANCES:**
FIRST READING:
None Scheduled

SECOND READING:

None Scheduled

12. CITY MANAGER REPORT

No City Manager report will be heard at this meeting

13. COUNCIL REPORTS

A. No Council reports will be heard at this meeting

B. August 2014 Council Calendar

14. ADVICE/INFORMATION ITEMS:

- North Plains Marketplace every Thursday evening on Commercial Street
- Concerts in the Park: Every Friday night in August from 6:30 to 8:30
- North Plains Elephant Garlic Festival-August 8-9-10.

15. EXECUTIVE SESSION: *(No action may be taken in executive session. If action needs to be taken, the Council will do so in regular session.)*

A. Adjourn to Executive Session in accordance with ORS 192.660(2)(i) and 192.660(8) regarding employee performance evaluations

- 1) To review employee performance of the City Manager

16. ADJOURNMENT:

North Plains City Council meetings are accessible for disabled individuals. The City will also endeavor to provide services for persons with impaired hearing or vision and other services, if requested, at least 48 hours prior to the meeting. To obtain services, please call City Hall at (503) 647-5555

The following City Council Meetings are scheduled to be held at the North Plains Senior Center, 31450 NW Commercial Street, North Plains, Oregon.

The meetings will be held on the following dates at 7:00 p.m.:

Monday, August 18, 2014

Monday, Sept 2, 2014

Monday, Sept. 15, 2014

CITY OF NORTH PLAINS, CITY COUNCIL MEETING
MINUTES REGULAR SESSION
North Plains Senior Center
31450 NW Commercial Street
Monday, July 21, 2014

1. **CALL TO ORDER:** Mayor David Hatcher called the Regular Session of the City Council to order at 7:00 p.m.
2. **PLEDGE OF ALLEGIANCE:** Mayor Hatcher led the flag salute.
3. **ROLL CALL:** Mayor David Hatcher, Council President Teri Lenahan, Councilors: Charlynn Newton, Robert Kindel, Jr., Michael Demagalski, Michael Broome and Glen Warren

Staff present: City Manager Martha DeBry, Public Works Director Blake Boyles, Chief of Police Bill Snyder, Library Director Debra Brodie, City Recorder Margaret Reh

4. **CONSENT AGENDA:**
 - A. Approval of regular session agenda
 - B. Approval of minutes of 07/07/2014 Council meeting

Motion by Broome and seconded by Warren to approve the Consent Agenda. The motion was approved unanimously.

5. **PUBLIC COMMENT:**
No comments were forthcoming.
6. **PRESENTATIONS:**
None Scheduled
7. **STAFF REPORTS:**

Public Works: Public Works Director Boyles presented an update on the progress of the Sunset Ridge subdivision and the general timeline of the various stages of development. Boyles will be coordinated the project. Houses will begin to be available in February 2015.

Public Works will be scheduling the cleaning of water tanks in September. American Leak Detection will be coming out in August to inspect for leaks. We do this about every two years.

Boyles is applying for Special Allotment grants with ODOT for the 2015 cycle. Boyles stated these grants have been applied for since he arrived in 2001 and the City has received 5-6 grants. He is applying for two separate grants for street maintenance. One application is a request to reconstruct a portion of NW Commercial Street from NW Main Street east for 370 feet and the second is for a portion of NW Pacific Street from NW Main Street east for 825 feet. Boyles will present the request for authorization to Council at a meeting in August.

Public Works crews are working on crack sealing of the streets throughout town.

Police Dept.: Chief Snyder just returned from vacation. Snyder reported a new training facility is in the planning stages near Sherwood called the Joint Regional Operation Center (JROC). The owner, Brian Minot, is interested in assisting with training of law enforcement personnel on a national level. Snyder is very interested in supporting this project and getting it off the ground.

Jody Peterson has been brought on full-time to replace Tim Thurber. The department is now working on replacing the part-time position that Jody had held.

Library Director: Library Director Brodie reported on the sign-ups for the 2014 Summer Reading Program—274 children and 66 adults at this point in time. The Wacky Wednesday's are being well attended. Public Works has installed a large screen up at Jessie Mays Community Hall that will be put to good use with the First Friday Flick movie nights which are now being held at Jessie Mays Hall.

8. **PUBLIC HEARINGS:**
None Scheduled

9. **NEW BUSINESS:**
A. Review the Smokehouse Summit financial Statements

City Council had requested a full audit of the Smokehouse Summit BBQ event. DeBry presented the staff report. For the City, including all costs for full-time and hourly personnel, the event was a net loss of \$1,214. It should be noted \$3,395 is for Public Works fully burdened cost which typically has not been reimbursed by events for labor related to setting out barricades, installing fencing, trash removal or mowing parking areas. With this crowd of over 10,000 attendees, the garbage produced was far greater than anticipated, causing the increase in labor for Public Works.

In the initial budget, vendors were going to be required to pay 10% of their sales to the City, but this was changed to the more standard amount of 20% for events similar to this. This event did not raise additional fundraising dollars into the community as anticipated, but did provide a venue where \$7,700 was raised by the non-profits themselves.

It is the hope that a third party will be interested in continuing this event and City staff would be able to step out of the planning.

The cost of the alcohol insurance policy was discussed. There was some miscommunication as far as what events were being covered for the premium the City paid to the North Plains Events Association. This will need to be researched and evaluated.

B. Approval of Resolution No. 1847 releasing funds to the Hood to Coast relay team

The Hood to Coast Team staffed the parking concession both days which earned \$1,787. The Team opted to turn the money they raised into the City for safekeeping. Once the money was placed in the City's custody, the funds had to be administered like any other public funds, and the expenditure must be approved by Council. Resolution No. 1847 will

release those funds back to the Hood to Coast Relay Team which is raising money for the Providence Cancer Center for cancer research.

Motion by Warren and seconded by Broome to approve Resolution No. 1847 releasing funds to the Hood to Coast relay team. The motion was approved unanimously.

C. Review of the Fourth of July financial statements

DeBry presented the staff report to Council. Not all invoices have been received for this event yet so the numbers are very rough. Discussion ensued regarding what went right and what could be done differently next year. It was suggested to not try to sell T-Shirts—they just don't sell well. It is difficult to acquire outside sponsors for this type of event because it has such a local draw. It was suggested to work on the expense side of things and not rely on sponsorships.

D. Consider street closure of Commercial Street for Car Show during Garlic Festival.

Mark Stadelman, 13673 NW Old Pumpkin Ridge Road, appeared before Council. Stadelman would like to coordinate a very simple car show to take place on Saturday August 9th from 11:00 – 2:00. This show would consist of pre-DEQ, American made automobiles and American made motorcycles predating 1980. This show is intended for fun only! No Judging. No Trophies. No Competition! No Entry Fee. The option of driving or riding in the parade would be available to all who enter the show. The applicant entry deadline is August 4th. There will be three classes, finished cars/trucks, Motorcycles and an Under Construction class. This event will follow the parade on Commercial Street.

Discussion ensued regarding the logistics of the location and which portion of the street that will be closed down. Comments were received from those in attendance regarding their opinion of the road closure. A consensus was taken of the Council and all were in favor of the road being closed for the Car Show and the parade.

E. Review June 2014 Check Register

Council ask clarifying questions regarding the June Check Register, all of which were addressed by staff.

F. Approval of Resolution No.1848 approving agreement with Biggi Construction, LLC for water line installed on North Avenue

DeBry presented the staff report. A water main will be constructed along the frontage of the North View Estates subdivision. Public Works identified a need to extend that water line an additional 200 ft. to tie in with the Timeric Street line. This connection will create a loop within the water system that ensures proper circulation and redundancy in the event of an emergency. Biggi Construction has agreed to extend the main as part of its project to install a main along its frontage. This should result in low cost construction, as Biggi will already have crews mobilized to perform the work. Public Works has set aside \$30,000 of its annual capital project allocation for this water line.

Motion by Broome. Second by Warren to adopt Resolution No. 1848 approving the agreement with Biggi Construction, LLC for water line installed on North Avenue. The motion was approved unanimously.

10. UNFINISHED BUSINESS:

A. Discussion of Thursday Night Marketplace/Farmers' Market street closures

DeBry presented the staff report. Comments have been received that have been both favorable and not so favorable regarding the closure of Commercial Street for the Farmers' Market on Thursday evenings. There has been discussion regarding different configurations of the closure of the street.

Council heard comments at the 7/7/14 Council meeting regarding the closure of Commercial Street. At that time the Chamber, not the Council made a decision to move the 7/10/14 market back to 314th Street while they evaluate options. While attendance was still good, the market had a different feel than when it was on Commercial. Several letters and emails have been received by the City and Chamber since the movement of the market to 314th. Copies of these letters were included in the Council's packet.

Russ Sheldon, 30075 NW Claxtar Street, President, North Plains Chamber of Commerce, and Vanessa VanDomelen, 14560 NW Dairy Creek Road, North Plains, addressed the Council. The Chamber of Commerce is contemplating moving the market back to Commercial Street. Prior to making such a decision the Chamber is seeking comment from Council on the street closure of Commercial Street.

The Chamber was originally granted permission by the Council for the closure of Commercial Street to hold the Thursday Marketplace. The main purpose of this change was to promote the business district generally. It was also thought this change in location and time would help to revitalize the Farmers' Market and would bring the community together and hold the market. Agreements are in place with vendors and with the North Plains Farmers' Market Board that the location would be on Commercial Street. It is important to honor agreements. They are hoping the Council will not rescind the agreement for the closure of Commercial Street for the Thursday Marketplace.

Customers connect their purchases to an experience. These connections provide a sense of place so they can feel anchored to their community. A Farmers' Market will encourage people to explore what is downtown. These markets are important to the economic development of a community.

Gin Charbeneau, 13379 W Pumpkin Ridge; Debi Wyckoff, 23295 NW Hwy 47, Buxton, Oregon; and Kyong (Kim) Han, owner of the North Plains Market, all presented comment to the Council. Discussion ensued. The consensus of the Council was to uphold the agreement previously made with the Chamber of Commerce and the Farmers' Market for the Commercial Street closure and to support the Thursday Marketplace.

5. PUBLIC COMMENT (revisited):

Don Speight, 31130 NW Pacific Street, North Plains, did not arrive early enough for the public comment segment of the meeting so Mayor Hatcher let Speight approach the Council

at this time. Speight was found in violation of abatement issues concerning multiple disabled vehicles on his property. Speight voiced his complaints and expressed his anger on the process of this issue. He did not feel he was given enough time to deal with the issue although it has been more than a few years since he was first approached. He also wanted the Council to be aware of how expensive this abatement process was. DeBry explained the process and the legal parameters that were followed along the way. Council asked Speight a few questions and thanked him for his time.

11. ORDINANCES:

FIRST READING:

None Scheduled

SECOND READING:

None Scheduled

12. CITY MANAGER REPORT

DeBry reminded the Council there will be no Council meeting on August 4.

Polygon has begun work in the east expansion area. Houses could be ready as early as October.

Kenny Fields old house in the McKay Creek development is about to be demolished. He is living temporarily in Hillsboro with his daughter until he can find a place in North Plains to live.

There will be a public hearing regarding revisions to the Comprehensive Plan at the August 13, 2014 Planning Commission meeting. The Parks Master Plan will be reviewed by the Parks Board in August.

National Night Out is on August 5, 2014. Jody Peterson is organizing it this year. Concerts in the Park begin on Friday, August 1 at 6:30 p.m. Both events are at Jessie Mays Community Park.

Newton asked DeBry about Polygon being bought out. DeBry confirmed Polygon was bought out in June by William Lyon Development. It will not affect us as the same people will be continue to work for Polygon.

13. COUNCIL REPORTS

Hatcher congratulated the Council on the great job they did with this meeting. It was a tough meeting and he felt the Council worked well together.

14. ADVICE/INFORMATION ITEMS:

- North Plains Marketplace every Thursday evening on Commercial Street
- Concerts in the Park: Every Friday night in August from 6:30 to 8:30
- National Night Out August 5th
- North Plains Elephant Garlic Festival-August 8-9-10.

15. EXECUTIVE SESSION:

The Council meeting was adjourned into Executive Session at 10:05 p.m. for the purpose of reviewing performance evaluations of the City Manager. Council was in this Executive Session for over an hour and decided to continue the Executive Session to Monday, August 4. It is suggested that this meeting will only be the Executive Session and will just include the Council to be in attendance. The plan is to do their final preparation of the performance review. Another Executive Session will be scheduled for the August 18, 2014 meeting which will include the City Manager.

16. ADJOURNMENT: Mayor Hatcher continued the Executive Session until August 4 but adjourned the City Council Regular Session at 11:27 p.m.

David Hatcher, Mayor

Margaret L. Reh, City Recorder

Date approved _____



CITY OF NORTH PLAINS

31360 NW Commercial Street, North Plains, Oregon 97133

Date: July 31, 2014
To: City Council
From: City Manager Martha DeBry
Subject: Resolution No. 1849 awarding contract to Woofter Architecture for Facility Needs Assessment and Preliminary Conceptual Design in an amount not to exceed \$12,280

Request: Council to adopt Resolution 1849 engaging Woofter Architecture to prepare a needs assessment and conceptual design plan.

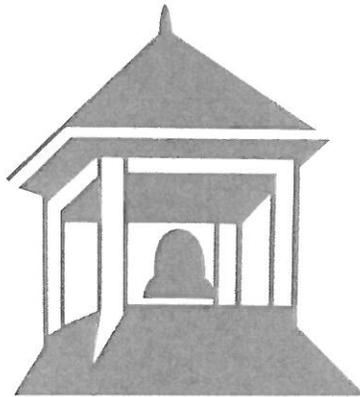
Background: The Parks Board conducted a request for qualifications process to find an architecture firm to develop a conceptual master plan for Jessie Mays Park. The scope of work includes evaluating the existing building, conducting a public process to determine what is needed at the park and the development of conceptual designs.

Four firms were interviewed, and Woofter was recommended by the Parks Board for Council's consideration. The Committee asked that proposal be presented to Council as soon as practical so the firm can begin work on the project.

Fiscal Impact: The proposal submitted by Woofter is in an amount not to exceed \$12,280. Funds have been allocated for a Jessie Mays project in the Park Capital Fund.

Recommendation: Council adopt Resolution No. 1849 approving the selection of Woofter Architecture to provide a facility needs assessment and preliminary conceptual design for Jessie Mays Park.

Sample Motion: I move approve Resolution No. 1849.



JESSIE MAYS COMMUNITY HALL

CITY OF NORTH PLAINS

FACILITY NEEDS ASSESSMENT AND PRELIMINARY CONCEPTUAL DESIGN

w+a

woofter architecture

NORTH PLAINS CITY COUNCIL Page 6

Parks Board, June 18, 2014

Monday, August 4, 2014
Packet Pagination Page 10 of 18



107 SE Washington St., Ste. 440
Portland, Oregon 97214
503 724 0111
woofterarchitecture.com

May 16, 2014

Mr. Blake Boyles
Public Works Director
City of North Plains
31360 NW Commercial St.
North Plains, OR 97133

RE: Facility Needs Assessment and Preliminary Concept Design
Architectural and Engineering Professional Services

Dear Mr. Boyles,

We are pleased and excited to submit our team's response to the City of North Plains needs assessment and preliminary concept design for expanding the Jessie Mays Community Hall. Early planning, needs assessment and conceptual design studies are critical components in the realization of successful public projects. It is essential that this work galvanize the community around a shared vision and defined scope for a needed and feasible project. We share with the City of North Plains a belief that access to recreation will improve the health, wellness and livability of your community.

Woofter Architecture is an Emerging Small Business, established in 2012, with a focus on public process and projects. Our experience combines over 30 years of public work for local Cities, the State of Oregon and member institutions of the Oregon University System. The majority of this work has involved diverse stakeholder groups, including three successful feasibility and concept studies for clients with a vision to improve the health and wellness of their community by encouraging recreation. With our small practice, attention to detail and team-based approach, we are able leverage years of practice with larger architectural companies on a wide range of public projects to deliver high quality service through hands on start to finish engagement. Our design process is client-centered, adaptable, collaborative and multi-disciplinary, enabling the team to create a shared vision from which to create design concepts that enhance the quality of life through the natural and built environment.

We have assembled a team with specific Engineering and Cost Estimating expertise and a long history of public work in Oregon, to provide feasible concepts for this facility. As a team, Woofter Architecture, Mackenzie and Rider Levett Bucknall, we are committed to working closely with the North Plains community in a collaborative, effective process to assess needs and create viable concepts for the improvement and expansion of the Jesse Mays Community Hall and adjacent recreation areas.

Access to natural areas and open spaces supported by well-planned and designed facilities for recreation will further establish livable and vibrant neighborhoods and strengthen your community. We are excited for the opportunity to research the need and explore design concepts for this facility with the community. Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads 'Miles E. Woofter'. The signature is written in a cursive, flowing style.

Miles E. Woofter, AIA

approach

Collaborate Explore Discover

For a successful outcome, the design process should be an exploration shared by all project team members—an interactive, iterative process that involves both analysis and synthesis, both finding and making. Our approach is open, collaborative, and team-oriented from the outset; actively and effectively engaging community stakeholders. Clear, consistent and open communication is a key to success.

Collaborating to Establish Needs and Prioritize Goals

Through careful review of the existing Parks Master Plan, Parks Board recommendations and evaluation of the existing facility, we will first develop an understanding of the developed vision, goals and existing conditions. During community-oriented workshops we will further explore your vision and goals while collecting additional information on the functional needs for the improvements and expansion of the existing facilities. It is our belief that a shared understanding formed through a team-based process leads to collective insights.

Goals will be established and prioritized through a process of inquiry. With workshop input from staff, Parks Board and community stakeholders, we will determine what is needed to meet the community center and recreation needs. We will also prioritize and define the essential elements for the facilities. The process and decisions will be communicated and documented in graphic and written format.

Exploring Conceptual Designs and Preliminary Cost Estimates

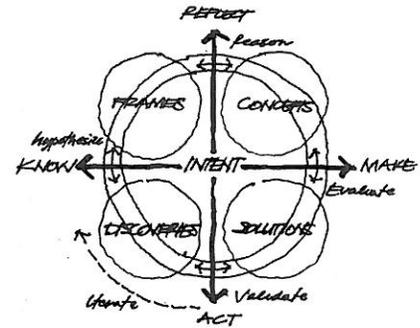
Prioritized goals and established need will be translated into design concepts that explore possibilities to maximize space utilization, improve existing facilities while integrating new program elements. Design issues will be studied holistically in a process that emphasizes functionality, maintainability, accessibility and sustainability considerations.

Throughout the process our consultant team will be engaged to investigate options, integrate new with existing systems, and prepare conceptual cost analysis to assist in the evaluating feasibility.

These explorations will lead to several design concepts. We recommend that all initial design concepts should be considered within the current available budget while still meeting prioritized needs. In addition for each design concept we will explore a phased approach to future construction so that all long term goals and priorities can be accomplished as funding becomes available.

Discovering a Shared Vision for the Project

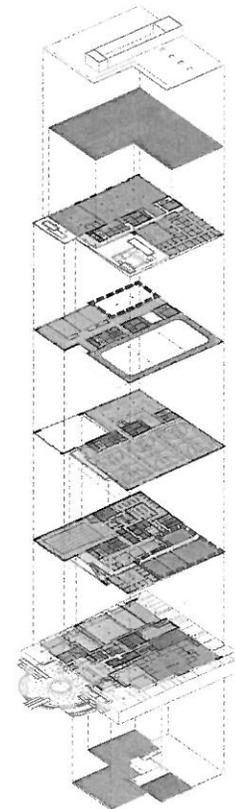
The design process will lead to a shared vision for community recreation facilities; one that is functional and beautiful, financially realistic and inspiring. Design concepts will demonstrate the values, priorities and vision of the community with visualizations created to generate excitement, enthusiasm and support for the project. By improving the Jesse Mays Community Hall and adjacent outdoors facilities, this project will enhance the sense of community, improve recreational opportunities and further establish livable neighborhoods.



Charles Owen, Design Process Newsletter, Institute of Design, 1993



Image of Existing Facility



Example of 3-D Spatial Organization Diagram

relevant experience

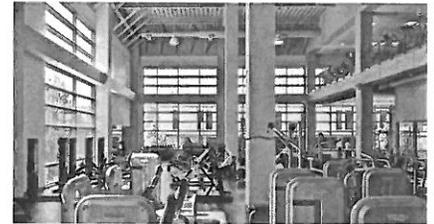
Portland State University Academic & Student Recreation Center Space Planning and Feasibility Study

Portland, OR

Miles Woofter, Project Manager

Jonathan Bolch, Project Architect, Programmer, and Space Planner

Portland State University contracted Woofter Architecture to complete a Space Planning and Feasibility Study for the existing Academic and Student Recreation Center (ASRC). The study examined the feasibility of internally expanding the Student Recreation area and program to meet the existing and future demand. The study also explored adding two related programs, Short-Stay Childcare and Therapeutic Wellness. Working closely with PSU and the design consultant team in a series of workshops, Woofter Architecture established an overall and shared vision with specific goals. Conceptual design studies were developed and a preferred design concept was chosen to establish a probable construction cost. PSU is proceeding with the next phase of design and fundraising, and the project is scheduled for construction starting in summer 2015.



PSU ASRC - Level 3 Fitness Area

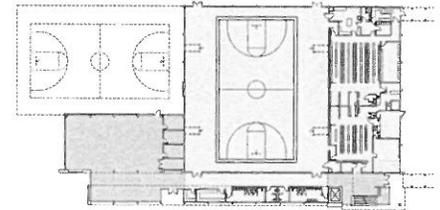
Lower Columbia College Myklebust Gymnasium Renovation

Longview, WA

Jonathan Bolch, Project Designer

Project completed while with YGH Architecture

Jonathan completed conceptual design services for the renovation of an existing gym facility and addition of multipurpose rooms, classrooms, weight and aerobic fitness spaces and a new entry lobby with support facilities. This project included development of a recreation precinct master plan to guide long-term campus development.



LCC - Diagram Identifying Areas of Addition and Improvement

Portland State University

Bike Hub Planning & Feasibility Study (2008-2009)

Portland, OR

Miles Woofter, Project Manager

Jonathan Bolch, Project Designer

Project completed while with YGH Architecture

The Portland State University Bike Hub Feasibility Study evaluated the potential development of a centralized facility to meet the growing demand for campus bike service, storage and retail. The study identified primary facility goals, program requirements, physical space needs, and potential construction costs of a new facility, the "PSU Bike Hub", in the University Center Building. The feasibility study included documentation of existing conditions, the establishment of programmatic spatial needs, and the development of three design concepts in plan and three-dimensions. The design concepts were developed to a level of completeness that allowed conceptual cost estimating. Pros and cons of each concept were presented and discussed with University stakeholders, and a preferred design concept was selected.



PSU - Bike Hub Feasibility Study

design team

Miles Woofter, AIA, LEED AP BD+C, SEED AP

Founding Principal, Woofter Architecture

Role: Project Manager, Primary point of contact

With over 20 years of experience overseeing the delivery of public projects, Miles has been directly responsible for all phases of architectural service. Miles has a wide breadth of experience working with public institutions on many project types and scales, ranging from feasibility studies to tenant improvements to large complex new buildings. With a passion for collaboration and client service, Miles is adept at working closely with diverse teams to gather information, generate ideas, and incorporate many viewpoints in the development of appropriate design solutions. Prior to founding Woofter Architecture in June 2012, Miles worked for YGH Architecture for 14 years where he was a Senior Associate and a firm owner. For the City of North Plains, Miles will be responsible for leading the overall project, building consensus, and making sure that the diverse interests, knowledge, and resources of the entire stakeholder team are integrated into the design concepts.

Relevant Project Experience

University of Oregon - Central Kitchen & Wood-shop Programming + Outline Specifications, Eugene, OR

Miles was the project manager of this study that produced detailed program documents and graphic spatial adjacency diagrams in preparation for a design-build competition.

Portland State University - Bike Hub Feasibility Study, Portland, OR¹

Miles was the Project Manager for this feasibility study when the facility was considering expanding program, service, and area in the University Center Building.

University of Oregon - Esslinger Hall Feasibility Study, Eugene, OR¹

Miles was the Project Manager for this feasibility study which focused on the relocation, consolidation and expansion of the Human Physiology and Physical Education departments to one location adjacent to and integrated with the UO Student Recreation Center.

Portland State University - Academic & Student Recreation Center,

Portland, OR¹

Miles was the Project Architect for the PSU ASRC. He was directly involved with all aspects of the project, from design competition through construction.

City of Hillsboro, Ronler Fire Station Building Envelope Repair, Hillsboro, OR

City of Hillsboro, Civic Center Tenant Improvement, Hillsboro, OR

City of Portland 1900 SW 4th Avenue Office Building and Tenant Improvements, Portland, OR¹



Education

Master of Architecture,
University of Oregon

Bachelor of Environmental
Studies,
University of Manitoba

Registration

Oregon

LEED AP BD+C

SEED AP (Social, Economic
& Environmental Design)

ESB Certification
Oregon # 8639

Affiliations

American Institute of Architects



PSU Academic & Student Recreation Center

¹ Completed while with YGH Architecture

design team

Jonathan Bolch NCARB, RA, LEED AP, SEED AP

Principal, Woofter Architecture

Role: Designer

Jonathan has over 15 years of professional experience leading the design effort on a wide range of project types and scales with a particular focus on creating thoughtful and appropriate designs for college and university communities. His portfolio of award-winning educational projects includes work for leading institutions around the country. Jonathan joined w+a in January of 2013 after working for seven years at YGH Architecture (with Miles) where he was an Associate Principal, Project Designer, and a firm owner. Jonathan will be responsible for collaborating with all team members to graphically communicate design concepts that meet established requirements, while exploring the architectural opportunities to improve facilities and enhance the community.

Relevant Project Experience

University of Oregon - Central Kitchen & Wood-shop Programming + Outline Specifications, Eugene, OR

Jonathan was the Programmer of this study that produced detailed program documents and graphic spatial adjacency diagrams in preparation for a design-build competition.

Portland State University - Bike Hub Feasibility Study, Portland, OR¹

Jonathan was the Project Designer for this feasibility study when the facility was considering expanding program, service, and area in the University Center Building.

Lower Columbia College - Myklebust Gymnasium Renovation & Addition Study, Longview, WA¹

Jonathan was the Project Designer for this concept study that analyzed programmatic needs and explored the feasibility of expanding and reconfiguring the College's student recreation and athletic spaces.

Oregon State University - Dixon Recreation Center Phase 4 Feasibility Study, Corvallis, OR¹

Jonathan was the Assistant Project Designer of this Programming and Feasibility study that analyzed expanding existing recreation programs and incorporation new health and wellness programs to Dixon Rec Center.

University of Hawaii, Manoa - Recreation Center,

Portland, OR¹

Jonathan was the Project Designer for the new student-funded recreation center adjacent to the student union at the center of the UH-M Campus

Portland State University - Academic & Student Recreation Center,

Portland, OR¹

Jonathan was the Assistant Project Designer for the PSU ASRC and was directly involved in the design of all aspects of the project, both interior and exterior, from initial concept studies to detailed documentation.

¹ Completed while with YGH Architecture



Education

Master of Architecture, Yale University

Bachelor of Science in Architecture,
University of Virginia

University of Virginia Foreign Studies
Program, Vicenza Italy

Registration

Oregon

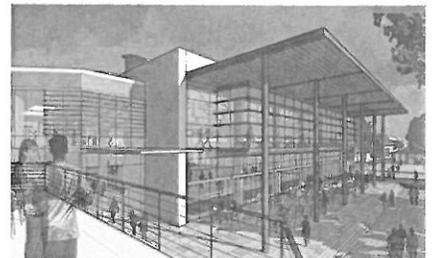
NCARB

LEED AP

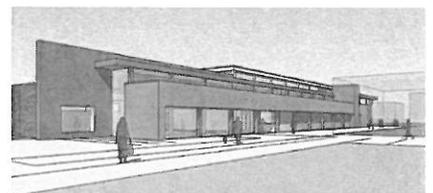
SEED AP (Social, Economic &
Environmental Design)

Affiliations

PSU School of Architecture Adjunct Faculty



UH-M Recreation Center - Conceptual View of
South Facade



LCC - Conceptual View of New Entry Lobby

design team

An Integrated Team with Diverse Expertise

A successful project relies on the collective strength of its team. The integrated knowledge, expertise, and creativity of the design team establishes the solid foundation to translate clients goals and needs into a successful project. Woofter Architecture has assembled a team of consultants with the right range of project experience and technical expertise for this project.

Mackenzie

Mackenzie will provide engineering and landscape architecture consulting. In the past decade, Mackenzie staff have completed public projects in Oregon and Washington for more than 44 cities; six counties; six port agencies; and 24 school districts, colleges, and universities. Mackenzie understands public projects and the necessity for fiscally responsible project delivery that utilize public dollars wisely for long-term community benefit.

Josh McDowell | SE, PE, LEED AP | *Structural*

Josh McDowell leads Mackenzie's Structural Engineering Department with nearly two decades of experience in the field. He oversees the structural design for a range of project types, and has been the lead structural engineer for nearly all of Mackenzie's civic and public safety projects during the past eight years. Josh has an extensive background in the assessment and remodel of structures involving seismic strengthening code compliance.

Ralph Henderson | PE, LEED AP | *Civil Engineering*

Ralph Henderson is recognized for his technical expertise. He has worked on a variety of projects from roadway improvements to athletic fields and parks, and has provided signal, signing, and striping design for nearly all of the firm's intersection projects. Ralph is known for his ability to produce excellent documentation ensuring that project goals are met. He can provide creative and cost effective design solutions to a wide variety of engineering projects.

Ron Heiden | PLA, ASLA | *Landscape Architect*

Ron Heiden joined Mackenzie in 2013. He has master planned large-scale communities, as well as designed many sustainable sites contributing to the built environment. He is technically adept at producing quality drawings and documents with more than 24 years of professional landscape architecture experience. Relevant project experience include public plazas, visitor centers, and wildlife parks, as well as many new and renovated recreational projects such as trails, parks, golf courses and sports fields.

Rider Level Bucknall

Graham Roy | *Cost Consultant*



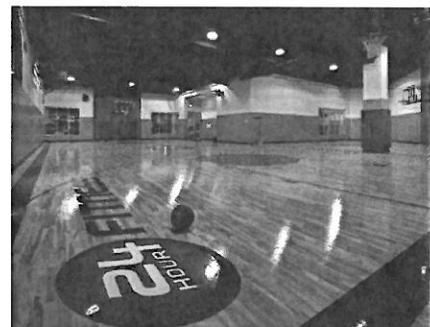
Our Lady of the Lake K-12 School, Lake Oswego, Oregon¹



Thatcher Community Park, Forest Grove, Oregon¹



Anderson Ranch Master Plan, Bend, Oregon¹



24 Hour Fitness, Various Locations in OR, CA and WA¹

¹Project by Mackenzie

fees

Fee Proposal

Review Parks Master Plan and Parks Board Recommendations		
4 hrs @ \$120 =		\$480
4 hrs @ \$90 =		\$360
		<hr/>
		\$840
Meetings and Presentations with Staff and Parks Board		
12 hrs @ \$120 =		\$1,440
12 hrs @ \$60 =		\$720
		<hr/>
		\$2,160
Establish Conceptual Designs and Preliminary Cost Estimates		
8 hrs @ \$120 =		\$960
16 hrs @ \$90 =		\$1,440
		<hr/>
		\$2,400
Develop Conceptual Elevations and Rendered Views		
32 hrs @ \$90 =		\$2,880
Design Consultant Estimates		
Mackenzie		\$3,000
RLB		\$1,000
		<hr/>
		\$4,000
Maximum Cost		\$12,280

Hourly Rates

Miles Woofter - Project Management	\$120
Jonathan Bolch - Design	\$120
Architectural Staff - Production, Administration	\$60-90

public agency references

Ian Stude

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Portland State University
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Relation to Project: Bike Hub Manager/Project Team Member

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Project Manager
City of Hillsboro
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Relation to Project: City of Hillsboro Client

Martina S. Oxoby

Planning Associate, Campus Planning & Real Estate
University of Oregon
Phone Number: 541 346 5880
E-Mail: mwill@uoregon.edu
Relation to Projects: UO Project Manager

RESOLUTION NO. 1849

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF NORTH PLAINS,
OREGON, APPROVING THE SELECTION OF WOOFER ARCHITECTURE TO
PROVIDE A FACILITY NEEDS ASSESSMENT AND PRELIMINARY CONCEPTUAL
DESIGN FOR JESSIE MAYS PARK**

WHEREAS, the Parks Board released a request for qualifications to select an architecture firm; and

WHEREAS, four firms were interviewed; and

WHEREAS, the Parks Board recommended the selection of Woofter Architecture.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of North Plains, Oregon that the City approves the selection of Woofter Architecture to provide a facility needs assessment and preliminary conceptual design for Jessie Mays Park in an amount not to exceed \$12,280.

INTRODUCED AND ADOPTED this 4th day of August, 2014.

CITY OF NORTH PLAINS, OREGON

BY: _____
David Hatcher, Mayor

ATTEST:

BY: _____
Margaret L. Reh, City Recorder