

RESOLUTION NO. 2469

A RESOLUTION RECOGNIZING THE COMPLETION OF THE PUBLIC IMPROVEMENTS ASSOCIATED WITH THE TROUTDALE REYNOLDS INDUSTRIAL PARK PHASE II SUBDIVISION AND ACCEPTING THOSE IMPROVEMENTS INTO THE CITY'S FIXED ASSET SYSTEM

THE TROUTDALE CITY COUNCIL FINDS AS FOLLOWS:

1. The construction of the Public Improvements associated with the Troutdale Reynolds Industrial Park Phase II ("TRIP II") subdivision was necessary to meet the demands of public health, safety and welfare. The Public Improvements are described in this resolution and more fully defined in an Intergovernmental Agreement ("IGA") which was completed June 1, 2009, modified and subsequently approved by the Port of Portland and the City of Troutdale pursuant to Resolution No. 2098 adopted by the Troutdale City Council on April 12, 2011, and further modified and subsequently approved by the Port of Portland and the City of Troutdale pursuant to Resolution No. 2284 adopted by the Troutdale City Council on May 26, 2015. The IGA sets forth the terms and conditions for the dedication of TRIP Public Improvements to the City of Troutdale, including the ongoing obligations of the Port of Portland, the City of Troutdale, and subsequent owners or lessees of the Port of Portland property for the TRIP Public Improvements.
2. The construction of these public improvements has been completed by the Port of Portland, the developer of TRIP II.
3. The public improvements associated with City-operated systems for TRIP II have been inspected and found to be in compliance with the *Construction Standards for Public Works Facilities* and the approved plans and specifications.
4. The Port of Portland has requested to dedicate the public improvements associated with City-operated systems to the City of Troutdale.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF TROUTDALE

Section 1. The following public improvements associated with the Troutdale Reynolds Industrial Park Phase II subdivision, further detailed in Attachment A herewith, are accepted into the City’s fixed asset system, valued as follows:

<u>Improvement</u>	<u>Estimated 2017 Value</u>
Water system improvements in NW Graham Road, NW Swigert Way and NW Sundial Road consisting of:	\$201,468
<ul style="list-style-type: none"> • Ductile iron (DI) water mains • 2” Water meters • Fire hydrants with Storz adapters • Storz adapters on existing fire hydrants • 2”, 6”, 10”, and 12” DI water service laterals • 6” Water main • 12” Water main • Water main gate valves • 10” Butterfly valves • 12” Butterfly valves • Air/vacuum release assemblies • 2” Blow off assemblies • Other minor and ancillary improvements as detailed in attachment A and shown on the project as-built drawings. 	
Sanitary Sewer system improvements in NW Swigert Way and NW Sundial Road consisting of:	\$12,716
<ul style="list-style-type: none"> • 48” Manholes • 30 LF of 6” DI force main as detailed in attachment A and shown on the project as-built drawings.	
Public street improvements to NW Graham Road and NW Swigert Way consisting of:	\$2,576,785
<ul style="list-style-type: none"> • Improvements and pavement overlays on existing NW Graham Road • Extension of Swigert Way to the intersection with NW Graham Road • 6’ wide PCC public sidewalks on the Swigert Way and portions of existing NW Graham Road • Sidewalk ramps • PCC Commercial driveway aprons on Swigert and Graham • PCC Curb and gutter • 3’ wide gravel path with Flexible Porous Paving geomat on NW Graham Road • Street trees • Retaining wall • Pavement Striping • Street (Traffic) Signs 	

- Other minor and ancillary improvements as detailed in attachment A and shown on the project as-built drawings.

Public storm drainage improvements in NW Graham Road and NW Swigert Way consisting of:

\$2,617,484

- Box culvert under Graham Road, including headwalls
- Standard catch basins, unlined
- Standard catch basins with liners
- ODOT G-2 catch basins with liners
- ODOT G-2 ditch inlets with liners
- 48" Standard manholes, unlined
- 48" Standard manholes with liners
- 48" Manhole with inlet
- 48" Flat top manhole, unlined
- 54" Manhole with inlet
- 60" Manholes, unlined
- 60" Manhole with inlet
- 60" Manholes with liners
- 72" Manhole, unlined
- 72" Manholes with liners
- 84" Manhole, unlined
- 84" Manhole with inlet and liner
- 84" Manhole with inlet, unlined
- 108" Manhole with liner
- 12" Ductile iron (DI) storm mains
- 12" Reinforced concrete pipe (RCP) storm mains
- 15" RCP storm main
- 18" RCP storm mains
- 24" DI storm main
- 24" RCP storm mains
- 30" DI storm mains
- 30" RCP storm mains
- 30" HDPE storm main
- 36" HDPE storm main
- 36" DI storm mains
- 42" DI storm mains
- 48" RCP storm mains
- Water quality grassy swales, 9' and 7.5' width
- 2- cartridge storm filter vault
- 4 – cartridge storm filter vaults
- 8 – cartridge storm filter vault
- 6' X 12' Storm filter vault (12-13 cartridges)
- Other minor and ancillary improvements as detailed in attachment A and shown on the project as-built drawings.

Grand Total Estimated 2017 Value

\$5,408,453

Section 2. This Resolution is effective upon adoption.

**YEAS: 7
NAYS: 0
ABSTAINED: 0**



**Casey Ryan, Mayor
Date: October 23, 2019**



**Sarah Skroch, City Recorder
Adopted: October 22, 2019**

Attachment "A" to Resolution #2469

**Troutdale Reynolds Industrial Park Public Improvements
Graham Road
Schedule of Values**

Description	Units	Quantity	Unit Cost	Total Cost
Water System				
2-Inch DI Lateral	LF	52	\$ 92.76	\$ 4,823.52
6-Inch DI Lateral	LF	10	\$ 102.87	\$ 1,028.70
10-Inch DI Lateral	LF	33	\$ 159.96	\$ 5,278.68
8-Inch DI Main	LF	135	\$ 280.42	\$ 37,856.70
12-Inch DI Main	LF	56	\$ 195.53	\$ 10,949.68
2-Inch Water Meter	EA	1	\$ 1,700.00	\$ 1,700.00
10-Inch Butterfly Valve	EA	1	\$ 1,800.00	\$ 1,800.00
2-Inch Dead End Blowoff Assembly	EA	1	\$ 535.00	\$ 535.00
Storz Adaptor (on Existing Fire Hydrant)	EA	3	\$ 350.00	\$ 1,050.00
Air Release Valve Assembly	EA	2	\$ 3,300.00	\$ 6,600.00

NOTE: Thrust blocks, fittings (tees, crosses, etc.) and other minor appurtenances are not reported.

Subtotal - Water \$ 71,622.28

Sanitary Sewer System				
6-Inch DI Force Main	LF	30	\$ 203.87	\$ 6,116.10
48" Manhole	EA	1	\$ 3,300.00	\$ 3,300.00

NOTE: Thrust blocks, fittings (tees, crosses, etc.) and other minor appurtenances are not reported.

Subtotal - Sanitary \$ 9,416.10

Storm Drainage System				
<u>Conveyance</u>				
Box Culvert Headwall	EA	1	\$ 126,000.00	\$ 126,000.00
Box Culvert	EA	1	\$ 123,000.00	\$ 123,000.00
Std. Catch Basin	EA	9	\$ 2,450.00	\$ 22,050.00
STS Catch Basin with Solid Cover	EA	2	\$ 2,550.00	\$ 5,100.00
STS Catch Basin with Solid Cover, Lined	EA	2	\$ 4,400.00	\$ 8,800.00
ODOT G-2 Catch Basin, Lined	EA	2	\$ 3,050.00	\$ 6,100.00
ODOT G-2 Ditch Inlet	EA	4	\$ 2,750.00	\$ 11,000.00
ODOT G-2 Ditch Inlet, Lined	EA	12	\$ 4,800.00	\$ 57,600.00
48" Manhole	EA	7	\$ 2,600.00	\$ 18,200.00
48" Manhole, Flat Top	EA	1	\$ 2,400.00	\$ 2,400.00
48" Manhole, Lined	EA	4	\$ 5,600.00	\$ 22,400.00
54" Manhole with Inlet	EA	1	\$ 3,600.00	\$ 3,600.00
60" Manhole	EA	4	\$ 4,700.00	\$ 18,800.00
60" Manhole with Inlet	EA	1	\$ 5,400.00	\$ 5,400.00
60" Manhole, Lined	EA	9	\$ 8,900.00	\$ 80,100.00
72" Manhole	EA	1	\$ 6,600.00	\$ 6,600.00
72" Manhole, Lined	EA	3	\$ 13,025.00	\$ 39,075.00
84" Manhole	EA	2	\$ 8,500.00	\$ 17,000.00
84" Manhole with Inlet	EA	3	\$ 9,000.00	\$ 27,000.00
12-Inch DI	LF	1,411	\$ 195.53	\$ 275,892.83
12-Inch RCP	LF	329	\$ 68.00	\$ 22,372.00
15-Inch RCP	LF	66	\$ 76.98	\$ 5,080.68
18-Inch RCP	LF	473	\$ 86.14	\$ 40,744.22
24-Inch DI	LF	47	\$ 123.24	\$ 5,792.28
24-Inch RCP	LF	608	\$ 106.27	\$ 64,612.16
30-Inch DI	LF	1,216	\$ 174.22	\$ 211,851.52

**Troutdale Reynolds Industrial Park Public Improvements
Swigert Way
Schedule of Values**

Description	Units	Quantity	Unit Cost	Total Cost
Water System				
Connection to Waterline	EA	1	\$ 5,000.00	\$ 5,000.00
6-Inch DI Lateral	LF	51	\$ 102.87	\$ 5,246.37
6-Inch DI Force Main	LF	37	\$ 102.87	\$ 3,806.19
10-Inch DI Lateral	LF	144	\$ 159.96	\$ 23,034.24
12-Inch DI Main	LF	22	\$ 195.53	\$ 4,301.66
2-Inch Water Meter	EA	1	\$ 1,700.00	\$ 1,700.00
Gate Valve	EA	4	\$ 5,000.00	\$ 20,000.00
10-Inch Butterfly Valve	EA	2	\$ 1,800.00	\$ 3,600.00
2-Inch Dead End Blowoff Assembly	EA	3	\$ 535.00	\$ 1,605.00
Fire Hydrant Assembly with Storz Adapter	EA	4	\$ 4,450.00	\$ 17,800.00
Air Release Valve Assembly	EA	1	\$ 3,300.00	\$ 3,300.00

NOTE: Thrust blocks, fittings (tees, crosses, etc.) and other minor appurtenances are not reported.

Subtotal - Water \$ 89,393.46

Storm Drainage System

Conveyance

ODOT G-2 Ditch Inlet, Lined	EA	10	\$ 4,800.00	\$ 48,000.00
48" Manhole with Inlet	EA	1	\$ 2,900.00	\$ 2,900.00
60" Manhole, Lined	EA	5	\$ 8,900.00	\$ 44,500.00
72" Manhole, Lined	EA	4	\$ 13,025.00	\$ 52,100.00
84" Manhole with Inlet, Lined	EA	1	\$ 14,000.00	\$ 14,000.00
108" Manhole, Lined	EA	1	\$ 32,434.00	\$ 32,434.00
12-Inch DI	LF	483	\$ 195.53	\$ 94,440.89
24-Inch DI	LF	169	\$ 123.24	\$ 20,826.78
30-Inch DI	LF	657	\$ 174.22	\$ 114,461.54
36-Inch DI	LF	444	\$ 218.35	\$ 96,945.54
42-Inch DI	LF	392	\$ 290.57	\$ 113,901.64

Water Quality

Grassy Swale, 9-Foot Width	LF	894.0	\$ 88.00	\$ 78,672.00
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NOTE: Curb drops, splash pads, outfall aggregate, trench cutoff walls, check dams, trash racks and other minor appurtenances are not reported.

Subtotal - Storm \$ 713,182.39

Street/Pedestrian

Commercial Street - 36' Wide	LF	1,665	\$ 139.55	\$ 232,350.75
Concrete Sidewalk - 7' Wide	LF	5,867	\$ 28.32	\$ 166,153.44
Concrete Commerical Driveway Apron (incl. wings) - 8" Depth	SF	7,211	\$ 8.11	\$ 58,481.21
Curb and Gutter	LF	3,550	\$ 71.38	\$ 253,399.00
Curb Openings/Splash Pads	EA	74	\$ 230.00	\$ 17,020.00
Permanent Striping (Thermoplastic)	SF	29	\$ 3.30	\$ 95.70
Traffic Signage	EA	3	\$ 1,153.85	\$ 3,461.55

Subtotal - Street/Pedestrian \$ 730,961.65

Total	\$ 1,533,537.50
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**Troutdale Reynolds Industrial Park Public Improvements
Graham Road
Schedule of Values**

Description	Units	Quantity	Unit Cost	Total Cost
Storm Drainage System (cont.)				
30-Inch RCP	LF	434	\$ 162.54	\$ 70,542.36
30-Inch HDPE	LF	49	\$ 387.54	\$ 18,989.46
36-Inch HDPE	LF	44	\$ 488.35	\$ 21,487.40
48-Inch RCP	LF	804	\$ 260.15	\$ 209,160.60
Cleanout	EA	1	\$ 2,200.00	\$ 2,200.00
 <u>Water Quality</u>				
Grassy Swale, 9-Foot Width	LF	607	\$ 87.00	\$ 52,809.00
Grassy Swale, 9-Foot Width, Lined	LF	1,138	\$ 88.00	\$ 100,144.00
Grassy Swale, 7.5-Foot Width	LF	204	\$ 62.00	\$ 12,648.00
2-Cartridge Linear Storm Filter Vault (3 Cartridges)	EA	1	\$ 20,000.00	\$ 20,000.00
4-Cartridge Linear Storm Filter Vault (3 Cartridges)	EA	1	\$ 24,000.00	\$ 24,000.00
4-Cartridge Linear Storm Filter Vault (4 Cartridges)	EA	1	\$ 25,000.00	\$ 25,000.00
8-Cartridge Linear Storm Filter Vault (6 Cartridges)	EA	1	\$ 33,250.00	\$ 33,250.00
6' x 12' Storm Filter Vault (12 Cartridges)	EA	1	\$ 42,500.00	\$ 42,500.00
6' x 12' Storm Filter Vault (13 Cartridges)	EA	1	\$ 45,000.00	\$ 45,000.00

NOTE: Curb drops, splash pads, outfall aggregate, trench cutoff walls, check dams, trash racks and other minor appurtenances are not reported. Gravel accesses and stormwater ditches outside of City ROW are not reported.

Subtotal - Storm \$ 1,904,301.51

Street/Pedestrian				
Commercial Street - 36' Wide - 5.5" Overlay	LF	1,943	\$ 79.71	\$ 154,876.53
Commercial Street - 36' Wide - 7.5" Overlay	LF	3,474	\$ 108.70	\$ 377,623.80
Commercial Street - Up to 31.5' Wide - 7.5" Overlay in Levee Zone	LF	826	\$ 61.27	\$ 50,609.02
Commercial Street - 36' Wide - Full Reconstruction	LF	1,399	\$ 125.30	\$ 175,294.70
Commercial Street - 30' Wide - Full Reconstruction	LF	111	\$ 103.88	\$ 11,530.68
Concrete Sidewalk - 6' Wide	LF	5,947	\$ 24.28	\$ 144,393.16
Concrete Sidewalk Ramp	SF	356	\$ 4.05	\$ 1,441.80
Concrete Commerical Driveway Apron (incl. wings) - 8" Depth	SF	9,839	\$ 8.11	\$ 79,794.29
Asphalt Commerical Driveway	SF	3,605	\$ 5.00	\$ 18,025.00
Curb and Gutter (Reconstruct)	LF	10,672	\$ 32.00	\$ 341,504.00
Curb and Gutter (New)	LF	5,128	\$ 71.38	\$ 366,036.64
A.C Drainage Curb	LF	63	\$ 12.00	\$ 756.00
Curb Openings/Splash Pads	EA	141	\$ 230.00	\$ 32,430.00
Gravel Pathway - 3' Wide with Flexible Porous Paving	LF	1,105	\$ 35.29	\$ 38,995.45
Street Trees	EA	17	\$ 305.00	\$ 5,185.00
Cast-in Place Rigid Gravity Retaining Wall	EA	1	\$ 32,500.00	\$ 32,500.00
Permanent Striping (Thermoplastic)	SF	2,745	\$ 3.30	\$ 9,058.50
Traffic Signage	EA	5	\$ 1,153.85	\$ 5,769.25
Subtotal - Street/Pedestrian				\$ 1,845,823.82

Total	\$ 3,831,163.71
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**Troutdale Reynolds Industrial Park Public Improvements
Sundial Road
Schedule of Values**

Description	Units	Quantity	Unit Cost	Total Cost
Water System				
10-Inch DI Lateral	LF	64	\$ 159.96	\$ 10,237.44
12-Inch DI Main	LF	104	\$ 195.53	\$ 20,335.12
Fire Hydrant Assembly with Storz Adaptor	EA	1	\$ 4,450.00	\$ 4,450.00
10-Inch Butterfly Valve	EA	1	\$ 1,800.00	\$ 1,800.00
12-Inch Butterfly Valve	EA	1	\$ 2,025.00	\$ 2,025.00
2-Inch Dead End Blowoff Assembly	EA	3	\$ 535.00	\$ 1,605.00

NOTE: Thrust blocks, fittings (tees, crosses, etc.) and other minor appurtenances are not reported.

Subtotal - Water \$ 40,452.56

Sanitary Sewer System

48" Manhole	EA	1	\$ 3,300.00	\$ 3,300.00
				Subtotal - Sanitary \$ 3,300.00

Total \$ 43,752.56