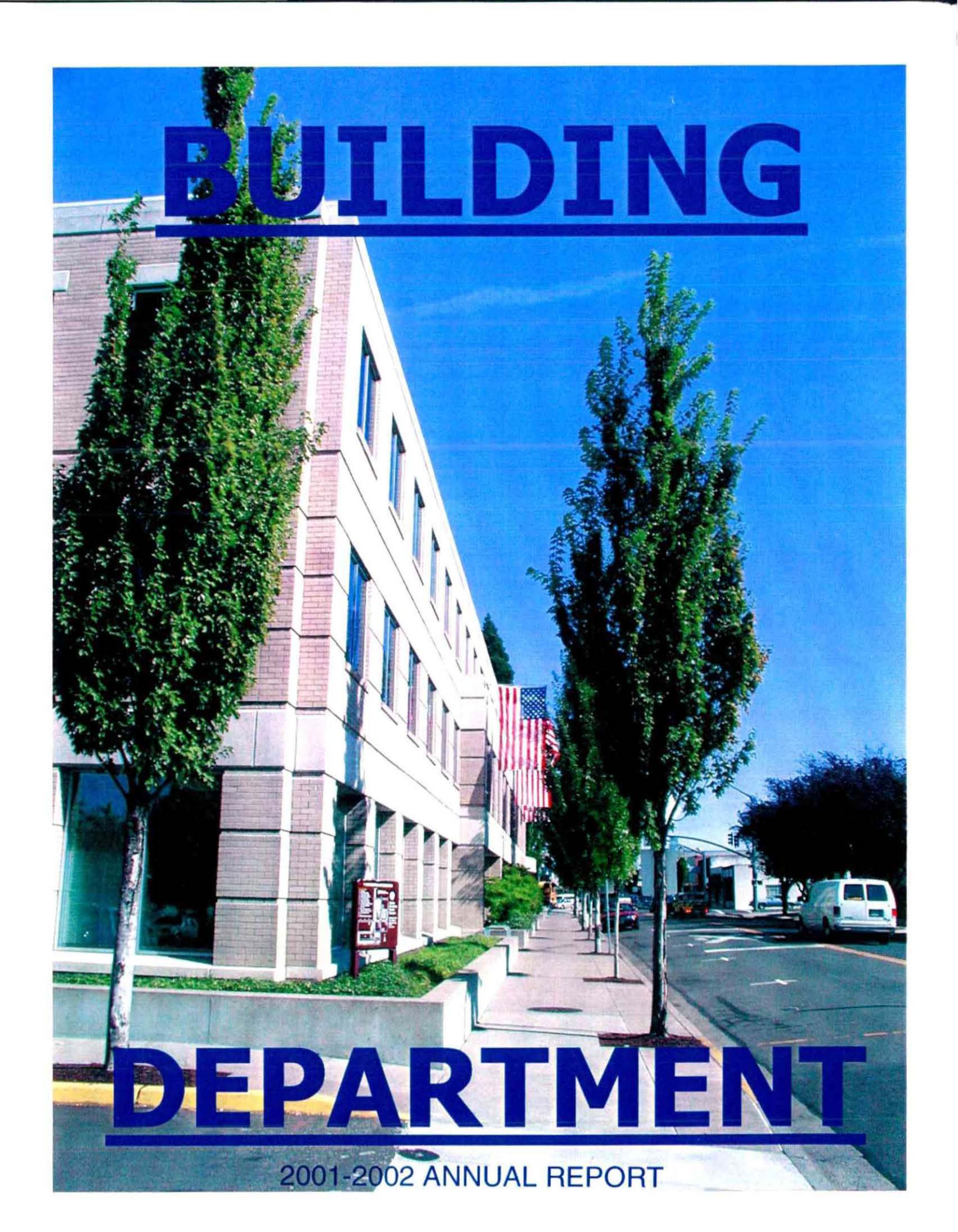
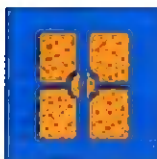




BUILDING

DEPARTMENT

2001-2002 ANNUAL REPORT



January 1, 2003
City of Hillsboro, Oregon

Honorable Mayor, City Council and City Managers:

I wish to present you this year's 2001-2002 Building Department Annual Report. This year's report was completely reformatted for easier access to a wealth of expanded information regarding building construction activities for the 2001-2002 fiscal year.

This past year has produced both subtle and major shifts in construction trends from previous year's activities. The City had witnessed a decrease in single family units (61) although actual construction values showed a slight increase by \$2 million compared to last year. Commercial development too has decreased dramatically from 2000-2001 largely impacted by shifts in the national economy, particularly the semiconductor and hi-tech industries. Multi-Family was fairly level but again showing a \$4.5 million increase in actual construction values. Duplex construction, however, indicated subtle increases from the previous two fiscal years.

This year's report is broken into four separate sections to provide you with more detail and graphical information that will offer you graphic illustrations of varied building activity that the City and its building staff have had to make smooth, but rapid adjustments.

Section 1 will illustrate actual building permit figures and construction values for each of the varied tracked categories. Graphic illustrations will show the growth trends occurring over the past few years. One item of particular interest is the difference noted between residential and commercial markets. Single family data shows a leveling off in the number of permits issued, but an increase in valuation. Commercial figures, by contrast, show a sharper decrease in number of permits issued as well as a decrease in valuation. Over all, however, the total construction value in 2001-2002 was \$485,339,271, only marginally down from the 2000-2001 fiscal year of \$506,950,128.

Section 2 will cover actual building department revenue figures. The total permit fees collected in 2001-2002 were \$2,739,195.05, showing a decrease from the 2000-2001 fiscal year which was \$3,358,011.62. Total permit revenues were down only 18% from the previous year.

Section 3 illustrates annual workload figures that are directly correlated to the increases in combined building activity. This department is proud of how it has been successful in maintaining professional recruitment practices, initiating internal cross-training programs, and maintaining educational opportunities for its staff so as not to compromise overall efficiency with fewer numbers in staff levels by contrast to other jurisdictions.

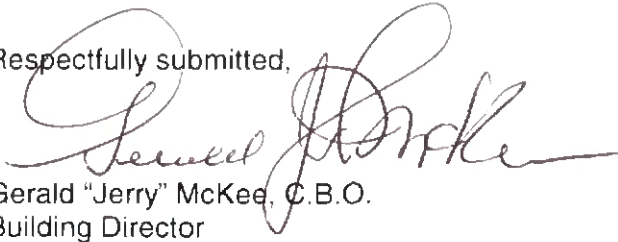
Section 4 personalizes each individual in the building department through our organizational chart as well as exhibiting some examples of construction in the City.

The upcoming business year promises even greater progress from previous years. The 2002-2003 winter season, as an example, will produce more projected workload than was experienced during our summer building seasons of only a few years past. I am

particularly grateful this year to have had a very supportive staff. Each employee in the building department has shown the kind of drive and initiative that most managers only wish for. To this extent, I would like to invite each of you to meet with our building staff and share our excitement of the new year to come.

I hope the information provided in this year's report will benefit each of you having the opportunity to review it. I welcome anyone to share with me his or her comments regarding this report. I continue to look forward to serving you in the future as your City Building Director and providing the City and its residents the best possible Building Department services.

Respectfully submitted,

A handwritten signature in dark ink, appearing to read "Gerald McKee", written over the printed name and title.

Gerald "Jerry" McKee, C.B.O.
Building Director

SECTION 1

Building Permits and Construction Value

Fiscal Year 2001-2002

Single Family Residence

Year	Number of Permits	Value of Construction
2001-02	554	95,665,794
2000-01	615	93,164,025
1999-00	616	60,831,489
1998-99	558	76,569,606
1997-98	661	83,537,319
1996-97	765	97,063,045

Duplex

Year	Number of Permits	Value of Construction
2001-02	17	3,977,741
2000-01	9	1,866,899
1999-00	14	1,919,765
1998-99	66	12,103,898
1997-98	66	11,891,987
1996-97	36	6,166,885

Multi-Family

Year	Number of Permits	Value of Construction
2001-02	15 -- (177 units)	14,889,762
2000-01	16 -- (99 units)	10,337,282
1999-00	49 -- (360 units)	21,542,648
1998-99	107 -- (1222 units)	75,289,838
1997-98	23 -- (1365 units)	95,255,719
1996-97	10 -- (1021 units)	60,221,791

Commercial

Year	Number of Permits	Value of Construction
2001-02	35	42,766,530
2000-01	78	132,418,651
1999-00	36	78,846,614
1998-99	47	65,828,046
1997-98	47	53,641,011
1996-97	74	110,185,823

Industrial

Year	Number of Permits	Value of Construction
2001-02	2	21,182,056
2000-01	4	8,648,040
1999-00	3	17,031,550
1998-99	7	64,331,707
1997-98	17	243,610,549
1996-97	36	132,958,286

Residential Remodel & Repair

Year	Number of Permits	Value of Construction
2001-02	107	3,420,316
2000-01	128	2,829,002
1999-00	142	1,751,274
1998-99	105	1,848,830
1997-98	106	2,452,625
1996-97	91	1,599,038

Commercial Remodel & Repair

Year	Number of Permits	Value of Construction
2001-02	197	77,219,839
2000-01	219	101,760,651
1999-00	225	40,929,754
1998-99	242	52,265,856
1997-98	225	35,152,471
1996-97	188	31,670,004

Industrial Remodel & Repair

Year	Number of Permits	Value of Construction
2001-02	35	143,820,835
2000-01	45	122,283,201
1999-00	10	70,024,914
1998-99	39	91,346,826
1997-98	50	46,268,509
1996-97	34	36,056,457

Sidewalks

Year	Number of Permits	Value of Construction
2001-02	15	10,600
2000-01	21	11,225
1999-00	18	32,000
1998-99	37	76,005
1997-98	21	39,275
1996-97	34	39,504

Fences

Year	Number of Permits	Value of Construction
2001-02	47	226,613
2000-01	42	80,100
1999-00	47	89,780
1998-99	38	347,216
1997-98	41	163,210
1996-97	56	144,135

Signs

Year	Number of Permits	Value of Construction
2001-02	148	1,398,567
2000-01	147	765,964
1999-00	116	462,101
1998-99	153	794,289
1997-98	117	594,970
1996-97	136	596,565

Public Buildings

Year	Number of Permits	Value of Construction
2001-02	9	1,755,500
2000-01	5	46,900
1999-00	1	560
1998-99	5	6,250,000
1997-98	1	12,000
1996-97	0	0

Mobile Homes/Manufactured Homes

Year	Number of Permits	Value of Construction
2001-02	5	67,300
2000-01	6	63,152
1999-00	8	67,845
1998-99	13	120,573
1997-98	0	0
1996-97	8	113,802

Roofing

Year	Number of Permits	Value of Construction
2001-02	11	741,158
2000-01	13	708,424
1999-00	16	1,607,206
1998-99	9	178,738
1997-98	18	976,597
1996-97	16	566,169

Foundation

Year	Number of Permits	Value of Construction
2001-02	12	47,997,008
2000-01	32	23,928,860
1999-00	8	4,256,166
1998-99	11	16,862,240
1997-98	3	500,505,000
1996-97	6	43,250

Pools

Year	Number of Permits	Value of Construction
2001-02	1	20,000
2000-01	1	12,000
1999-00	2	47,500
1998-99	11	322,200
1997-98	7	206,425
1996-97	8	177,000

Storage Buildings

Year	Number of Permits	Value of Construction
2001-02	0	0
2000-01	1	90,000
1999-00	0	0
1998-99	0	0
1997-98	2	6,379
1996-97	0	0

Single Family Garage

Year	Number of Permits	Value of Construction
2001-02	32	465,149
2000-01	22	268,314
1999-00	39	412,322
1998-99	23	225,341
1997-98	17	160,250
1996-97	56	330,336

School New & Remodel

Year	Number of Permits	Value of Construction
2001-02	9	28,261,929
2000-01	7	1,009,500
1999-00	9	7,424,762
1998-99	1	2,500,000
1997-98	4	378,000
1996-97	2	804,000

Church Remodel

Year	Number of Permits	Value of Construction
2001-02	8	65,589
2000-01	8	4,517,739
1999-00	4	791,000
1998-99	0	0
1997-98	2	325,000
1996-97	0	0

Church New

Year	Number of Permits	Value of Construction
2001-02	0	0
2000-01	1	960,000
1999-00	0	0
1998-99	0	0
1997-98	1	200,000
1996-97	0	0

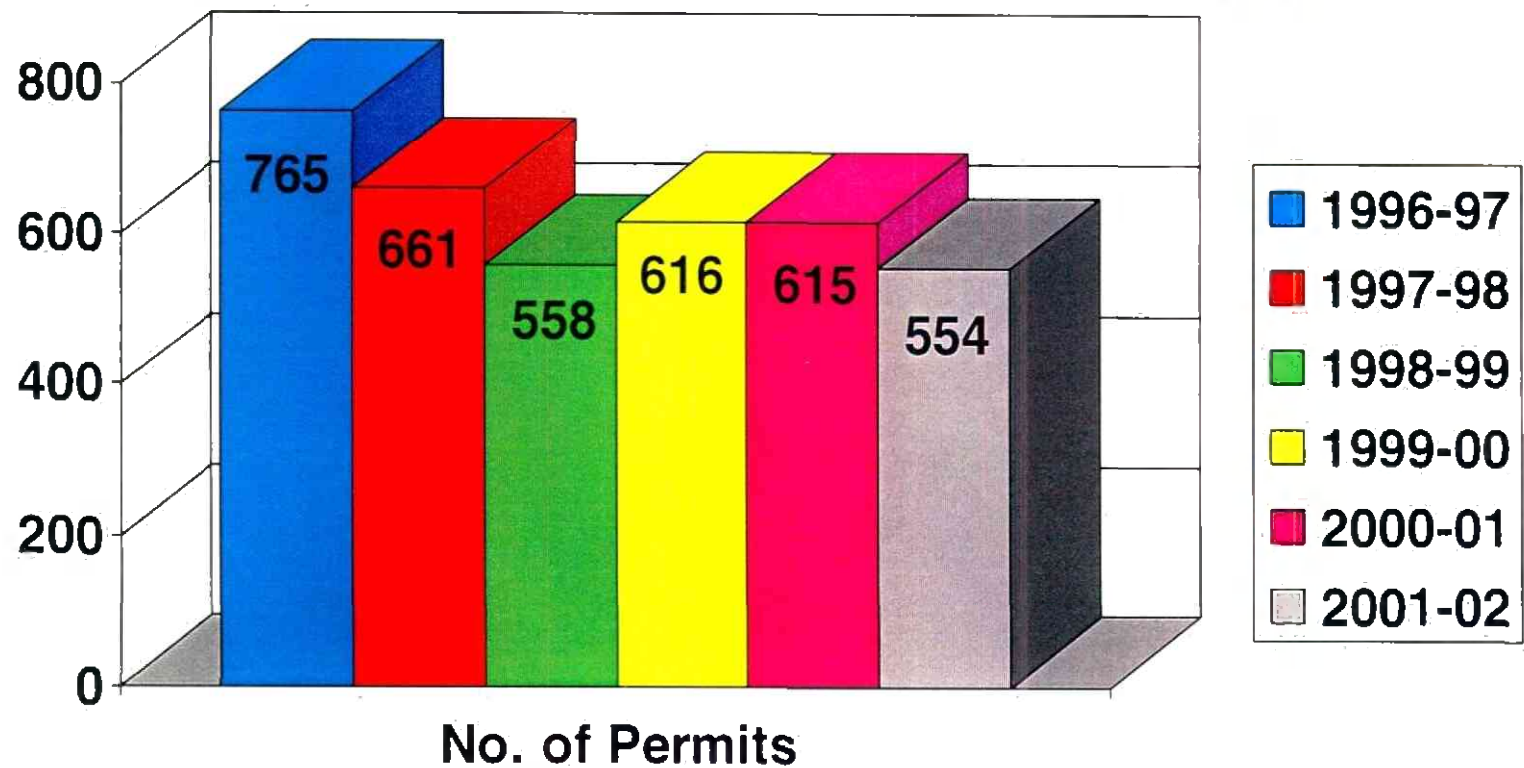
Demolished Buildings

Year	Number of Permits	Value of Construction
2001-02	28	244,000
2000-01	20	111,102
1999-00	33	54,500
1998-99	15	62,820
1997-98	44	391,200
1996-97	32	392,200

TOTALS

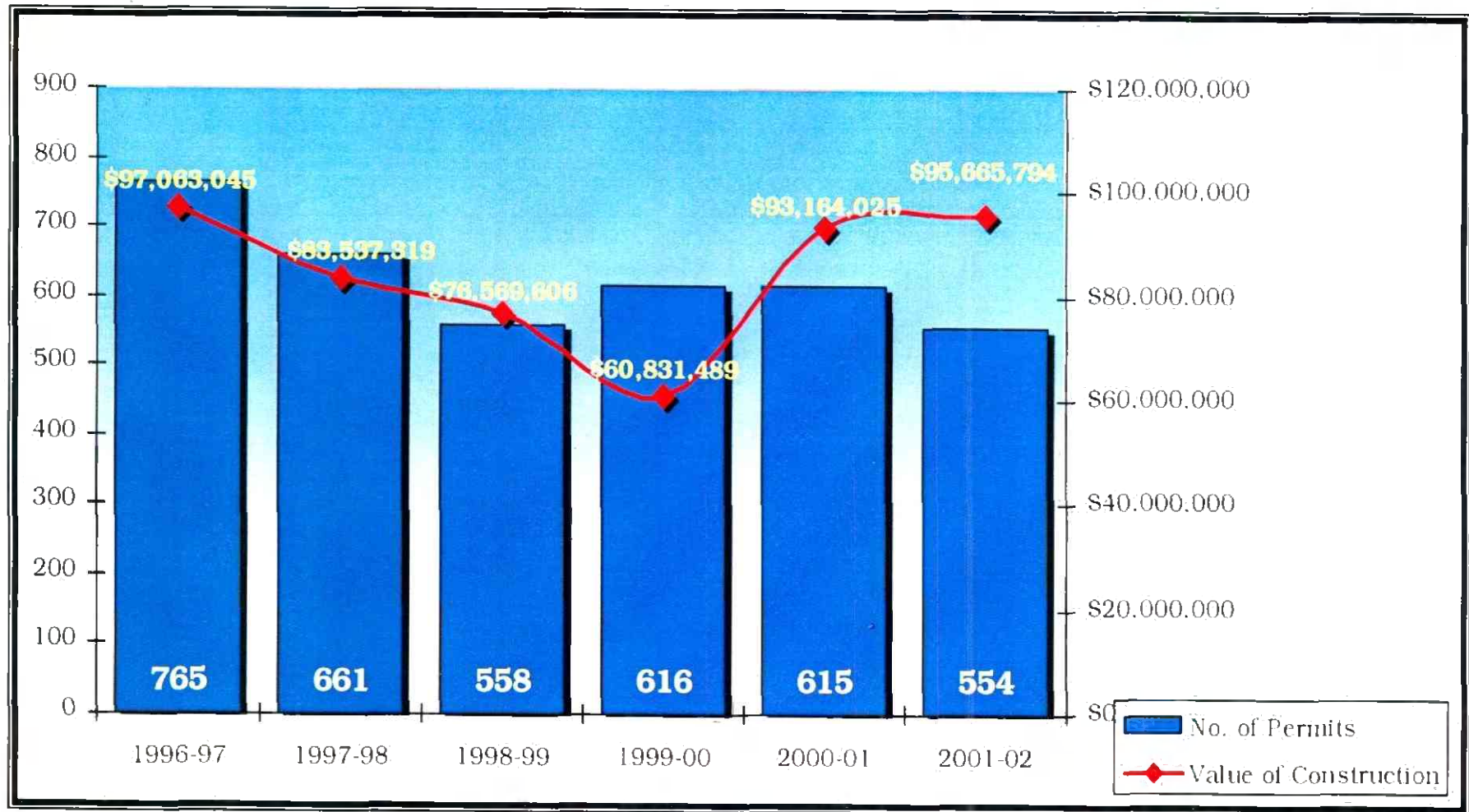
Year	Number of Permits	Value of Construction
2001-02	1309	485,339,271
2000-01	1465	506,950,128
1999-00	1407	308,449,586
1998-99	1514	468,089,438
1997-98	1534	1,076,955,417
1996-97	1591	479,215,290

Single Family Residence

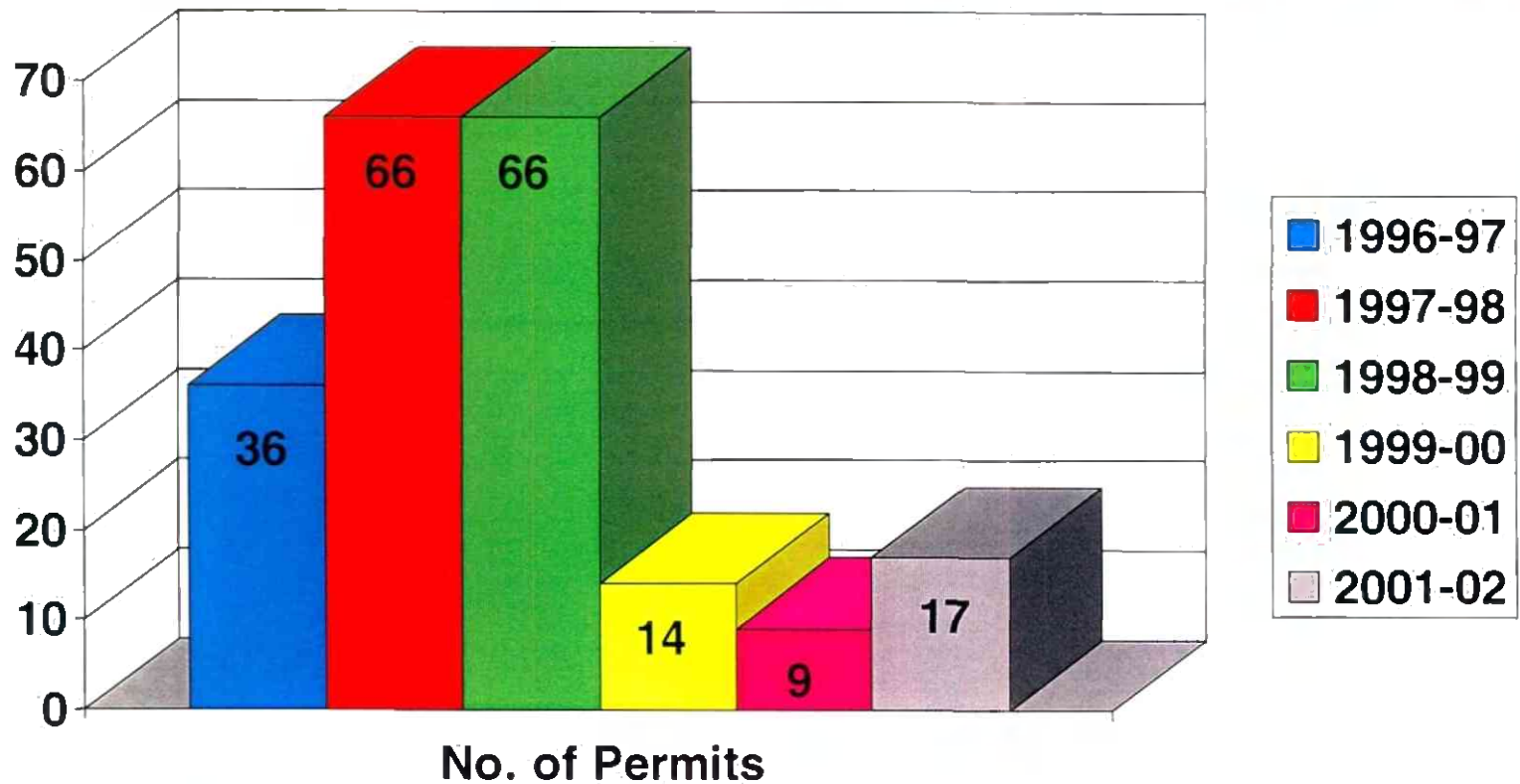


BUILDING PERMITS & CONSTRUCTION VALUE

Single Family Residence

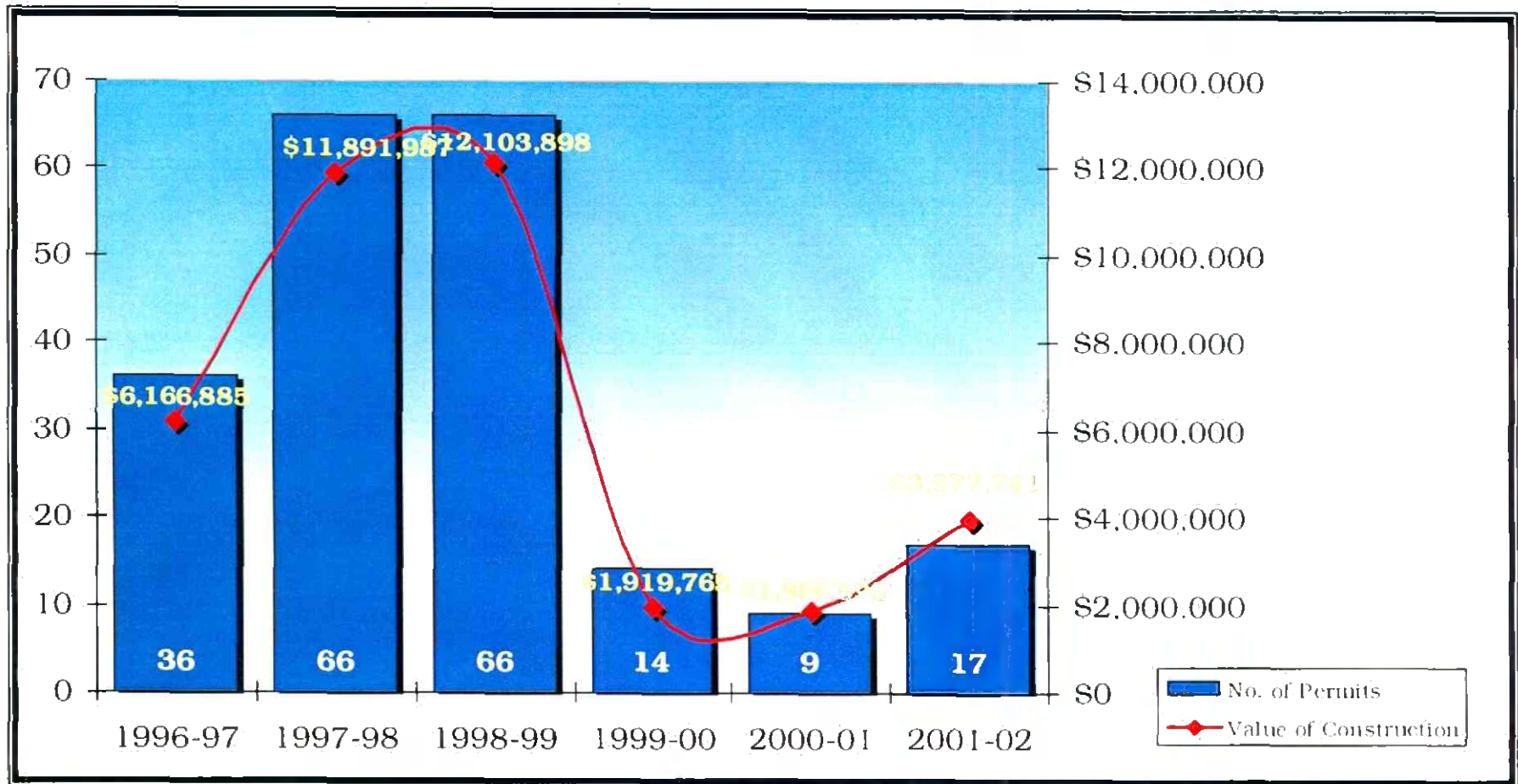


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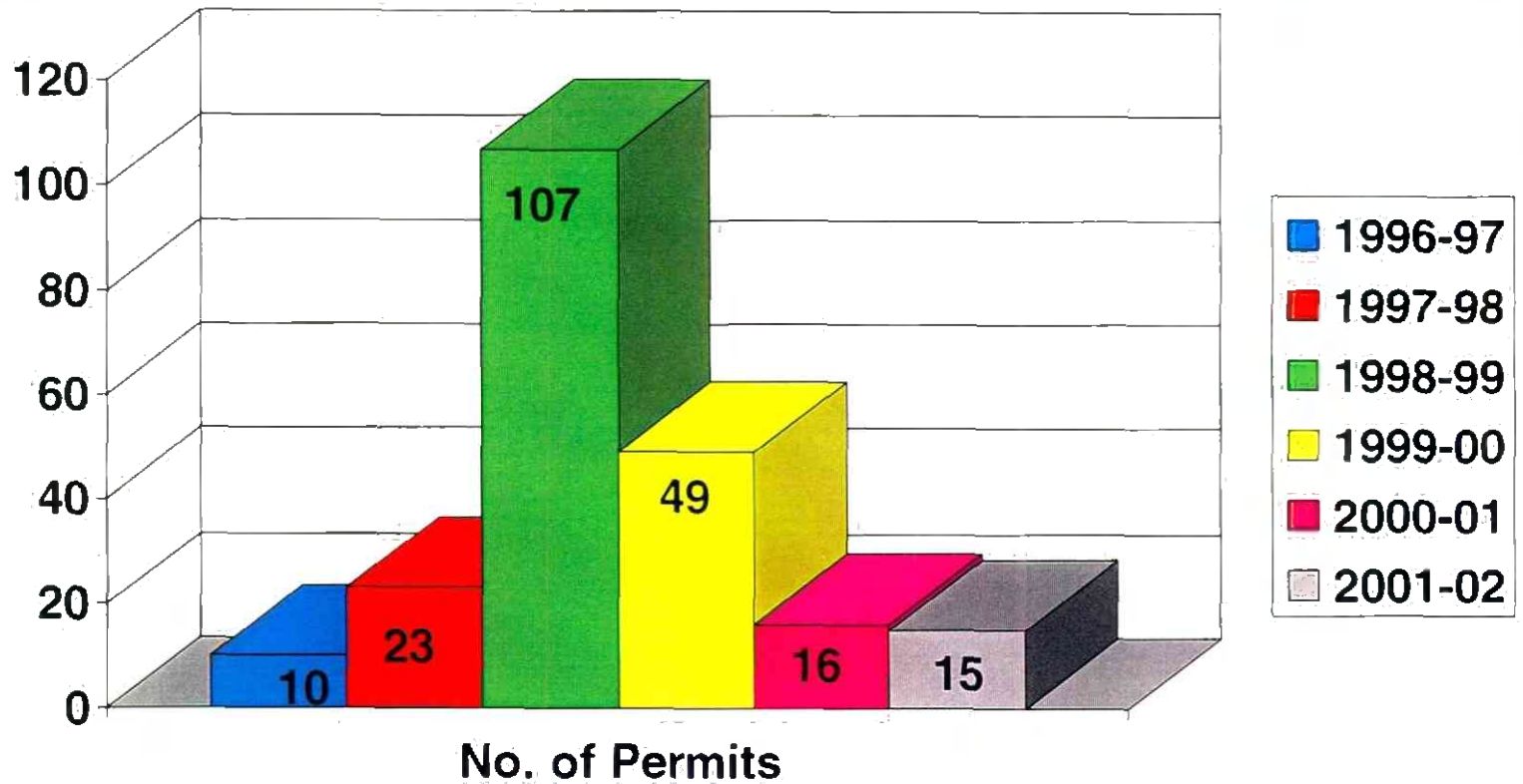


BUILDING PERMITS & CONSTRUCTION VALUE

Duplex

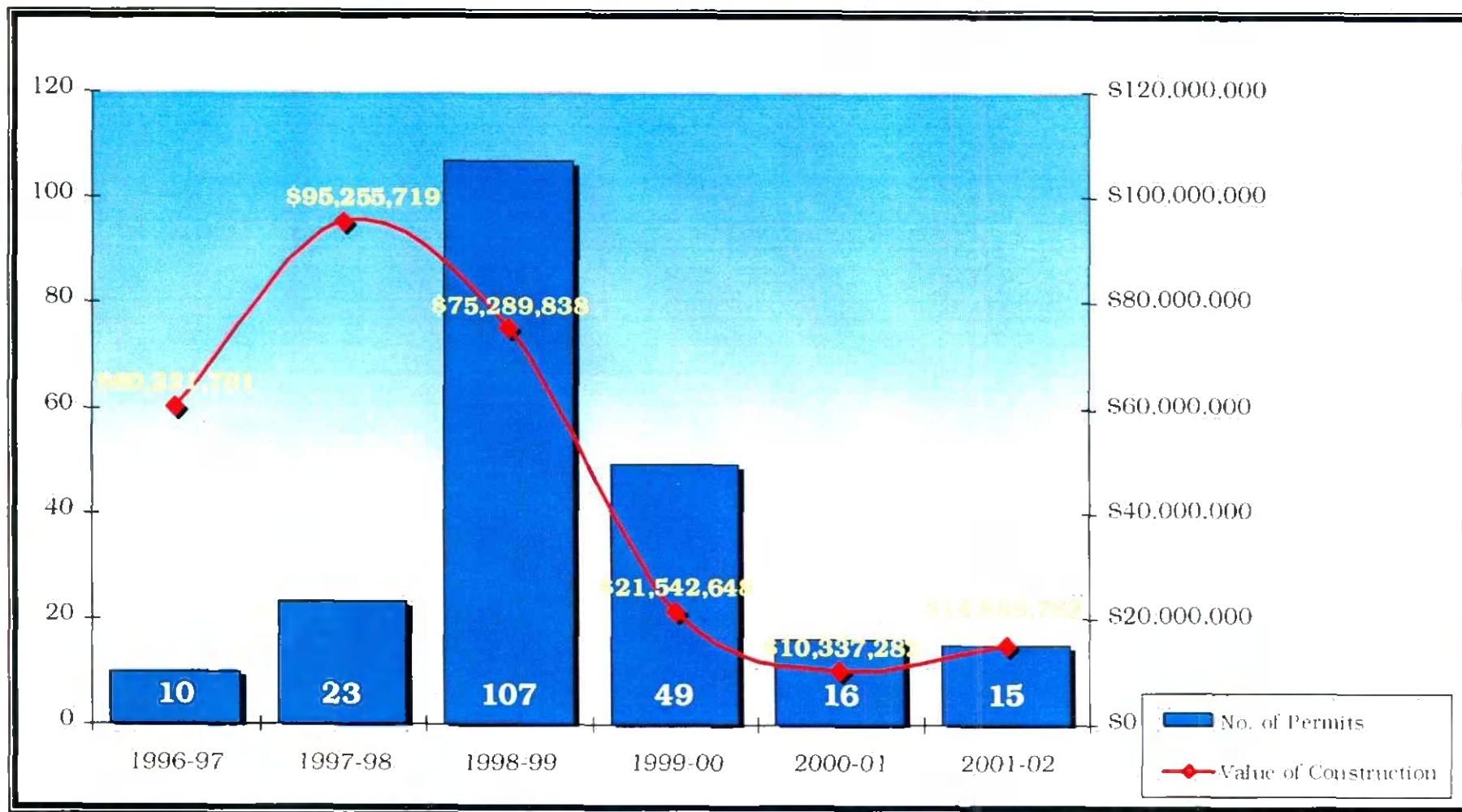


Multi-Family

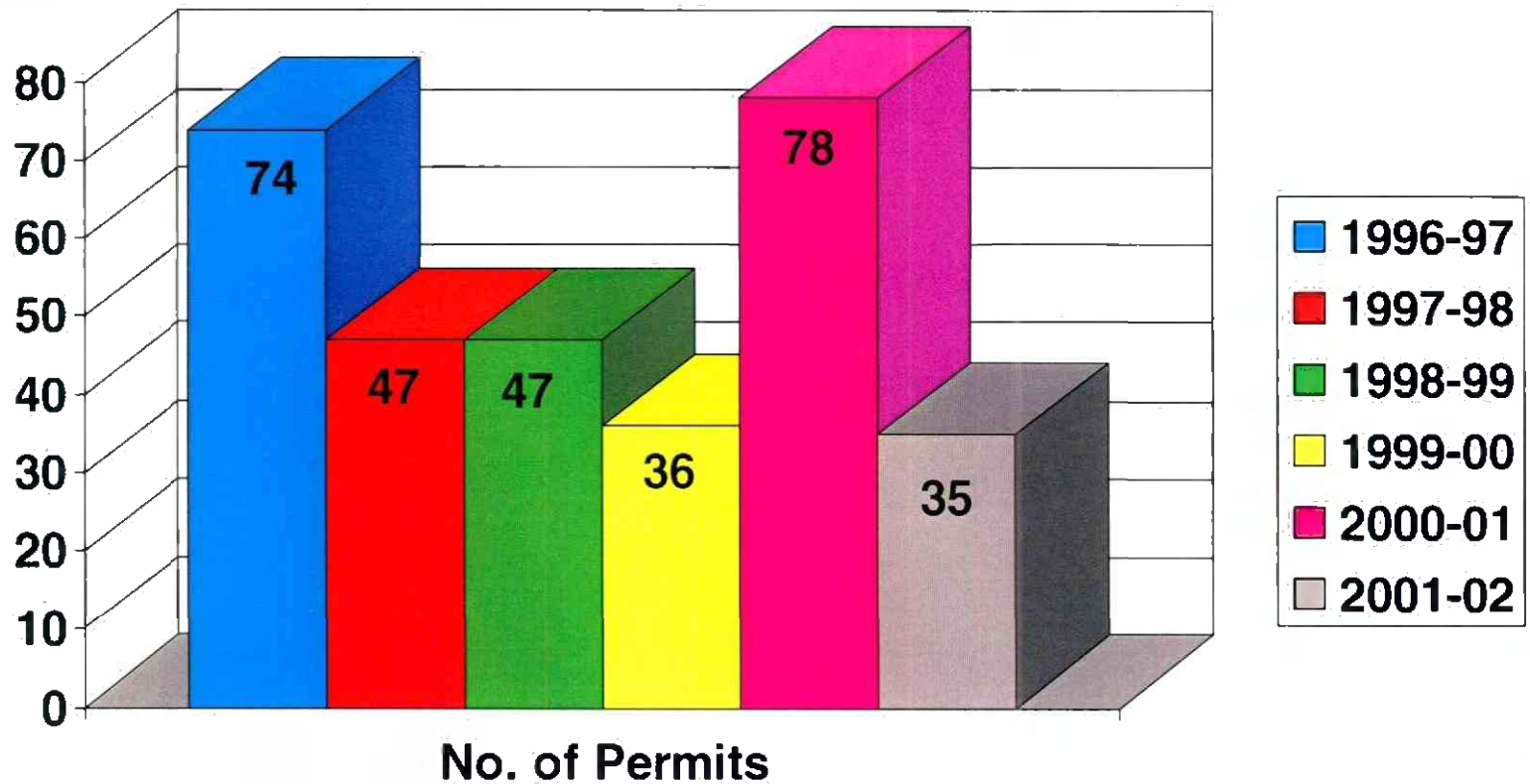


BUILDING PERMITS & CONSTRUCTION VALUE

Multi-Family

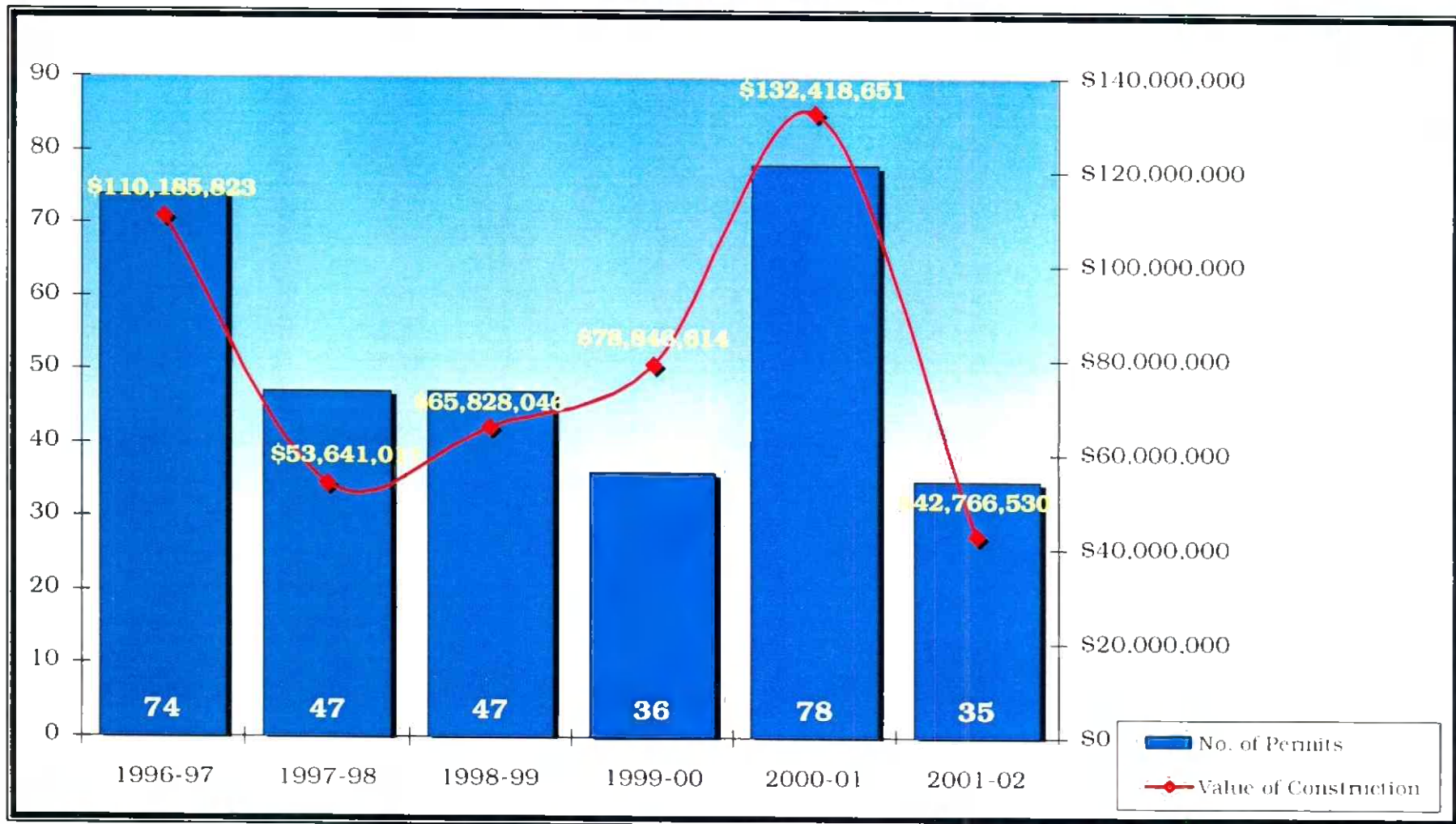


Commercial

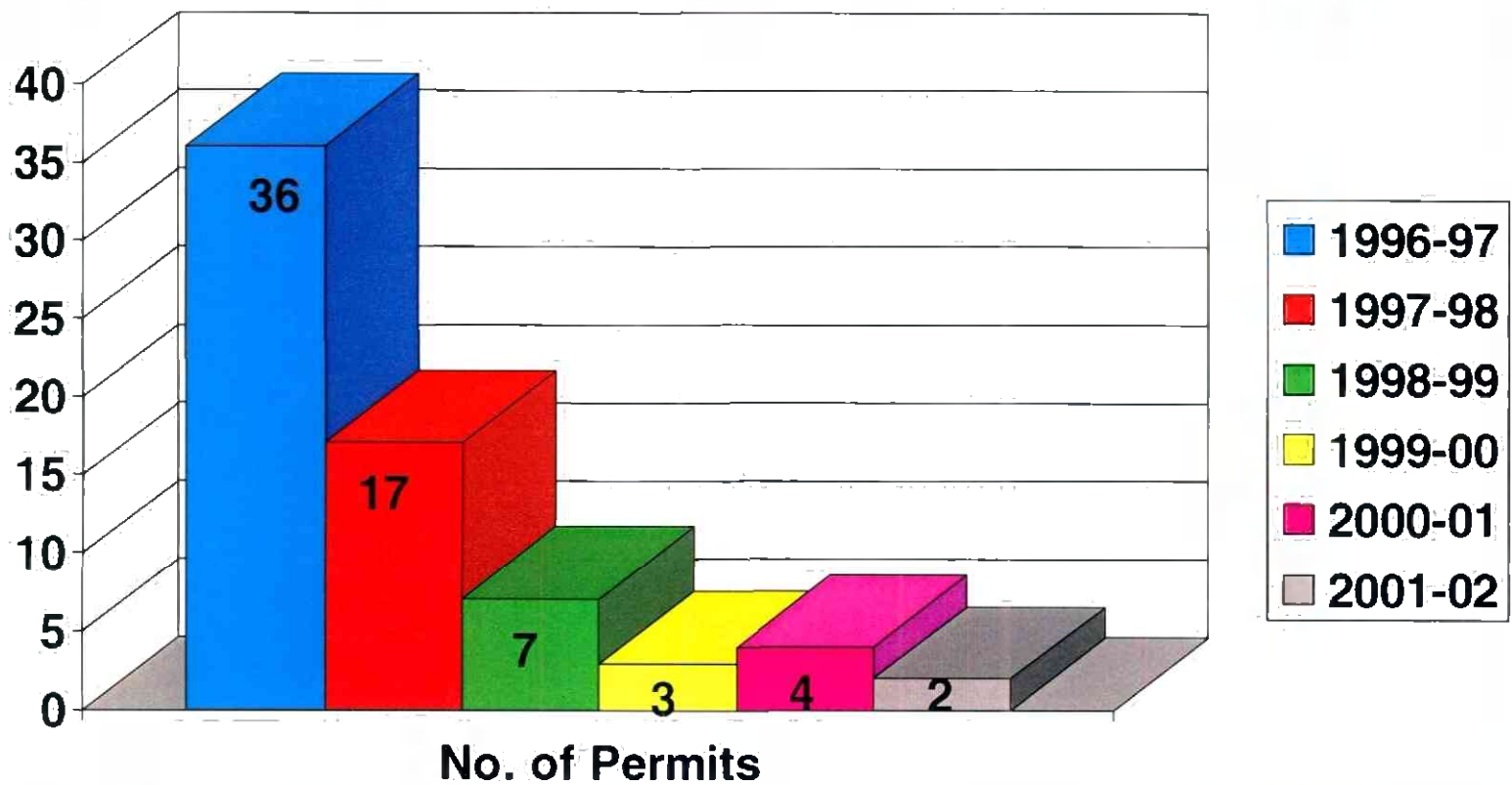


BUILDING PERMITS & CONSTRUCTION VALUE

Commercial

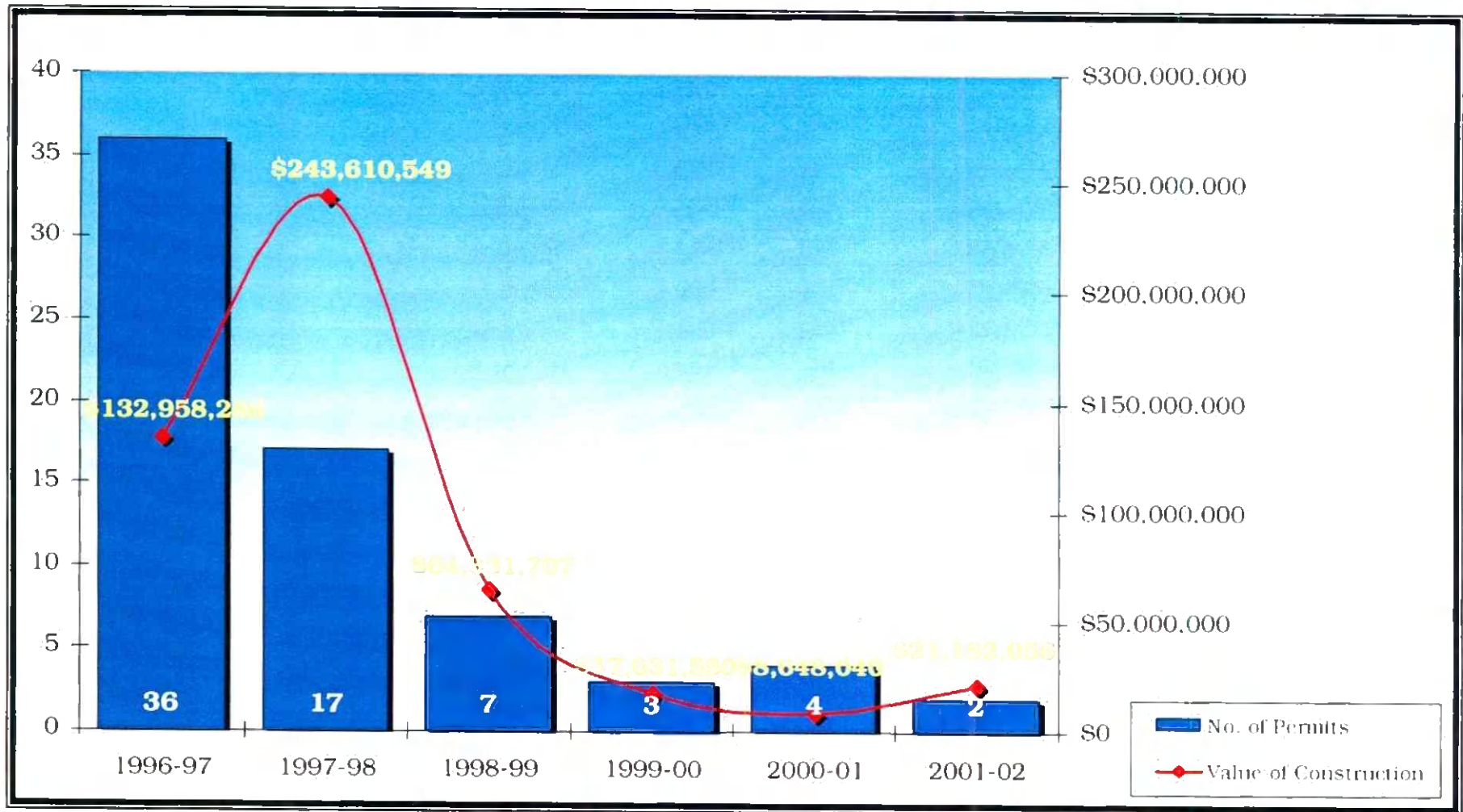


Industrial



BUILDING PERMITS & CONSTRUCTION VALUE

Industrial



SECTION 2

Building Fees Collected

Fiscal Year 2001-2002

Year	BUILDING PERMITS	MECHANICAL PERMITS
2001-02	1,018,738.31	68,369.47
2000-01	1,292,310.79	65,285.17
1999-00	990,516.48	63,222.32
1998-99	1,327,498.82	66,209.38
1997-98	1,315,180.98	64,971.10
1996-97	1,357,456.88	66,494.65

Year	PLUMBING PERMITS	ELECTRICAL PERMITS
2001-02	280,224.79	459,960.04
2000-01	315,167.41	544,191.72
1999-00	269,029.44	529,317.67
1998-99	428,545.96	474,724.93
1997-98	449,522.70	623,394.65
1996-97	469,880.70	414,198.65

Year	*PLAN CHECK FEES	MANUF. HOME PERMITS
2001-02	911,377.44	525.00
2000-01	1,140,426.53	630.00
1999-00	932,602.53	840.00
1998-99	1,166,192.03	1,441.25
1997-98	1,160,854.04	5,246.00
1996-97	1,229,005.43	735.00

Year	SOLAR PERMITS	SIDEWALK PERMITS
2001-02	0.00	170.00
2000-01	0.00	210.00
1999-00	0.00	180.00
1998-99	0.00	290.00
1997-98	0.00	2,790.00
1996-97	0.00	450.00

Year	FENCES	SIGNS
2001-02	690.00	6,040.00
2000-01	600.00	5,670.00
1999-00	570.00	3,865.00
1998-99	570.00	6,780.00
1997-98	920.00	4,320.00
1996-97	830.50	4,591.40

Year	STATE SURCHARGE	SEWER CONNECTION FEES
2001-02	146,375.06	3,628,800.00
2000-01	176,003.68	3,629,860.00
1999-00	134,508.93	3,282,258.45
1998-99	98,896.91	5,822,746.50
1997-98	105,232.16	8,078,112.00
1996-97	102,065.24	5,851,120.00

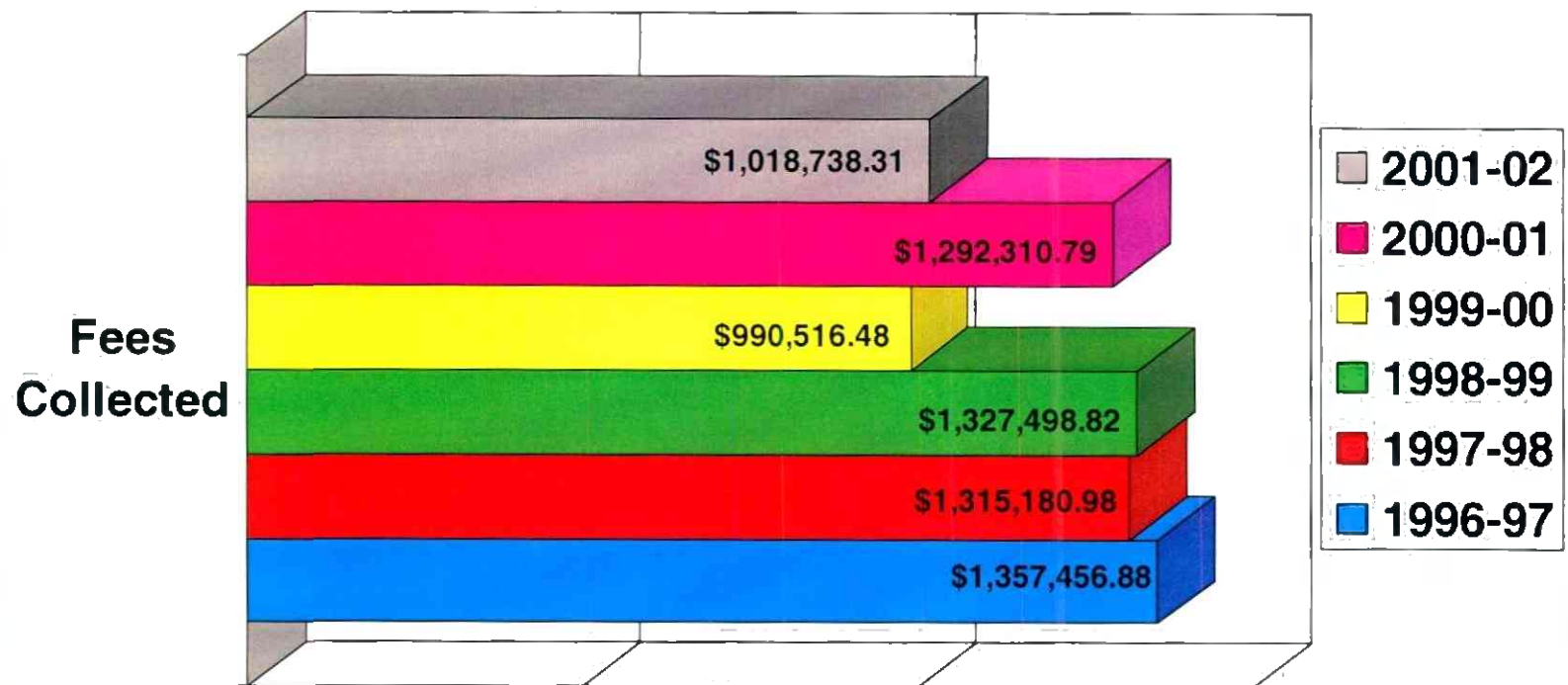
Year	WATER CONNECTION FEES	TIF/STREET FEES
2001-02	2,266,131.83	4,195,207.39
2000-01	2,614,746.55	3,887,457.89
1999-00	1,910,118.21	1,857,328.45
1998-99	3,023,500.67	2,788,976.43
1997-98	342,181.00	4,481,434.48
1996-97	934,080.00	1,422,063.10

Year	PARK SYSTEMS FEES	EROSION CONTROL FEES
2001-02	2,284,503.00	107,728.00
2000-01	3,808,168.09	83,237.00
1999-00	2,238,932.88	70,616.20
1998-99	4,028,984.00	94,489.50
1997-98	4,028,114.00	77,105.50
1996-97	839,074.00	105,211.06

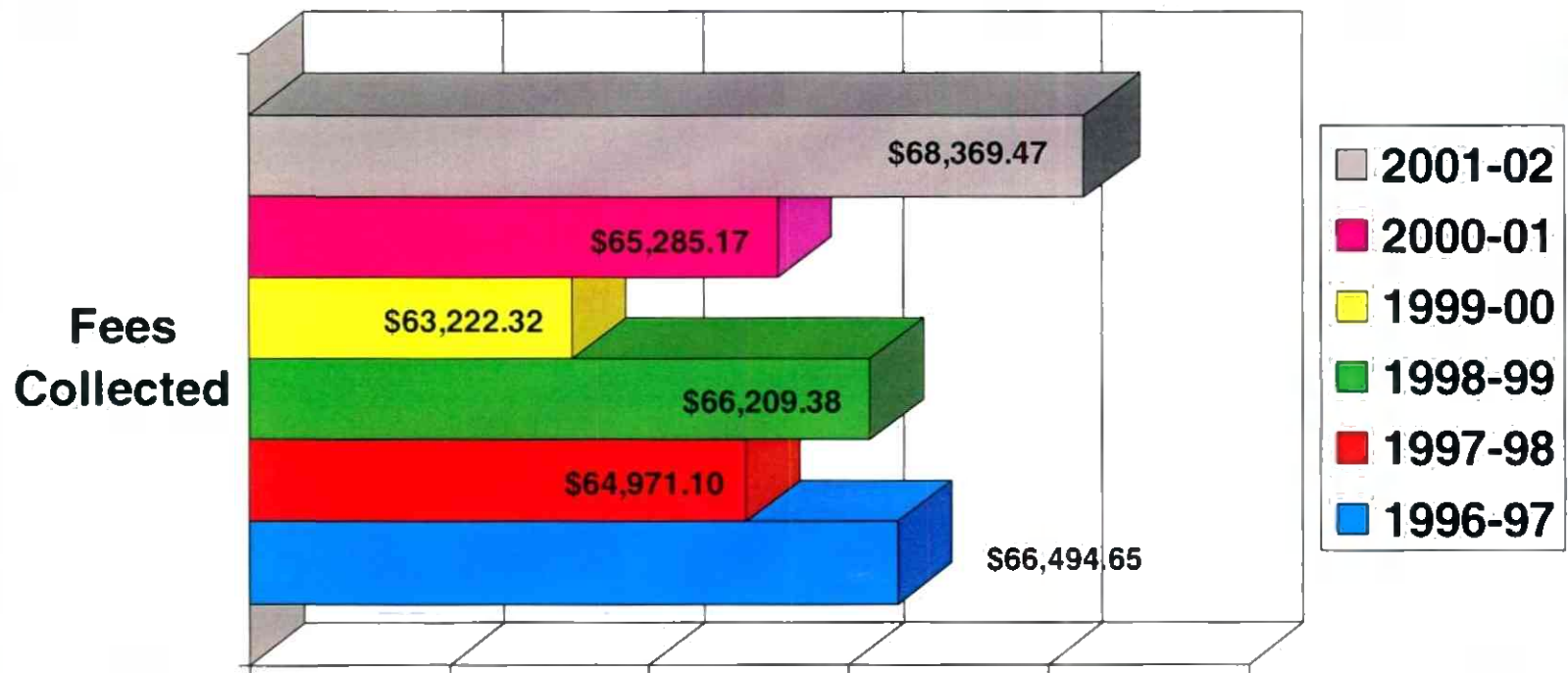
Year	EROSION CONTROL PLAN CK	SWM SYSTEMS CHARGE
2001-02	64,303.20	741,624.65
2000-01	50,099.05	1,030,082.35
1999-00	46,767.40	754,540.41
1998-99	64,945.10	1,122,928.10
1997-98	52,723.13	1,055,632.75
1996-97	65,729.30	522,518.00

*** PLAN CHECK FEES INCLUDE FIRE & LIFE SAFETY, PLUMBING, MECHANICAL, ELECTRICAL AND STRUCTURAL PLAN CHECK FEES.**

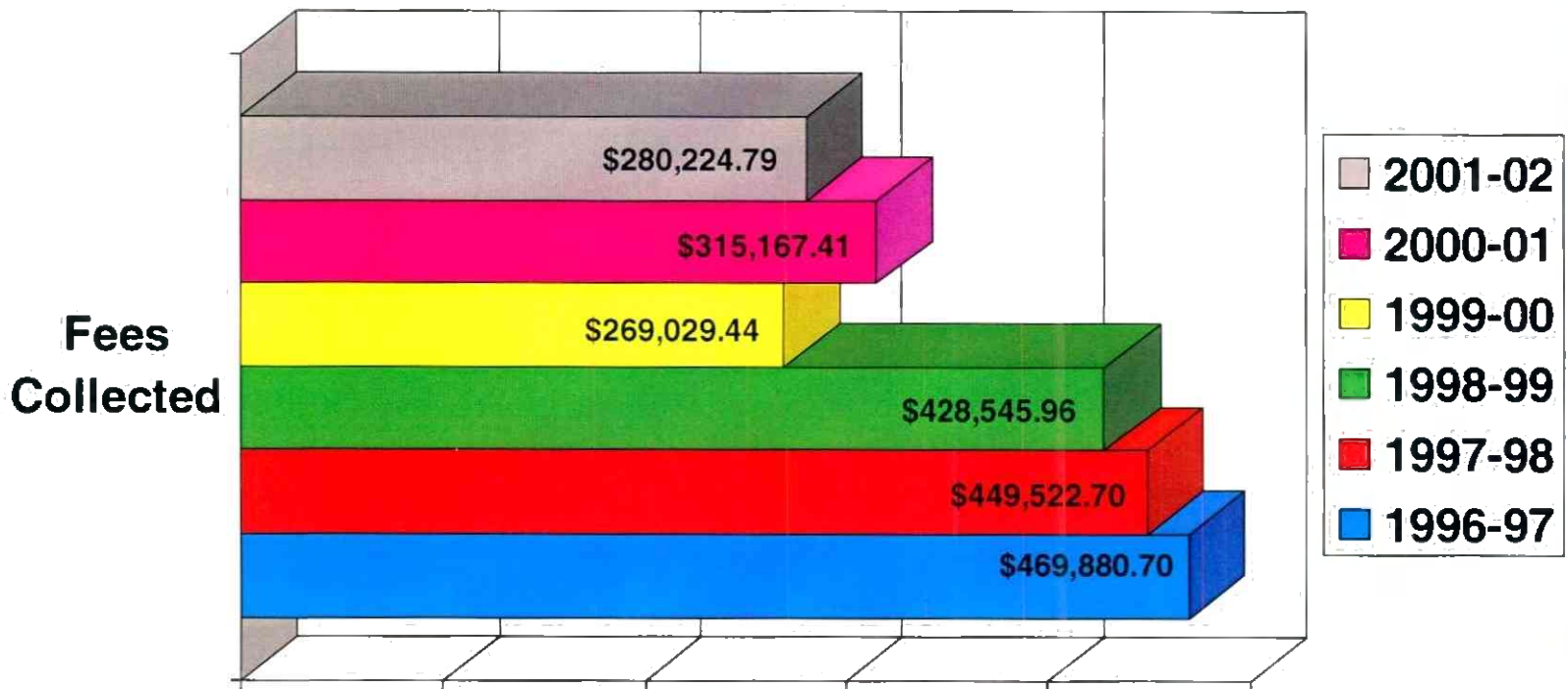
Building Permits



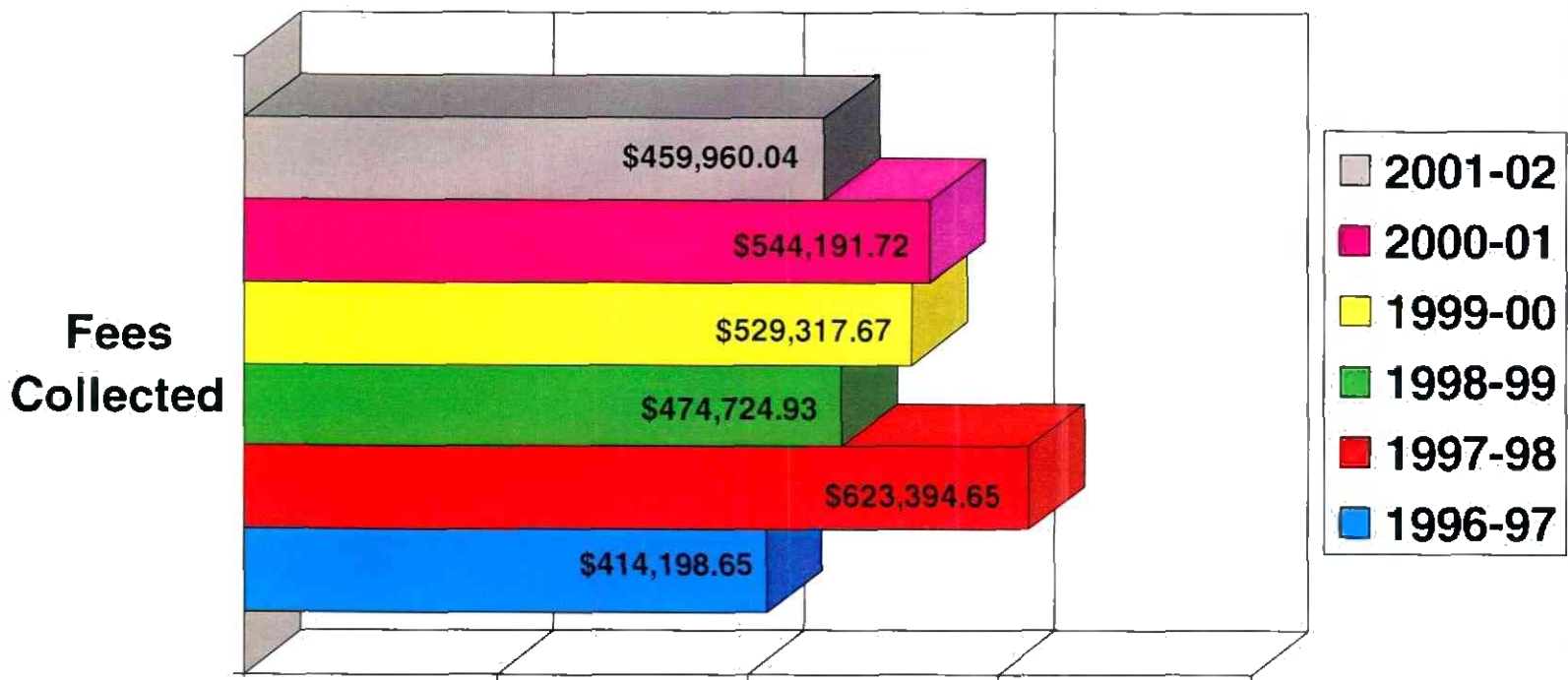
Mechanical Permits



Plumbing Permits



Electrical Permits



SECTION 3

Building Department Division Inspection Workload Units

Fiscal Year 2001-2002

FISCAL 2001-02	STRUCTURAL-MECHANICAL		PLUMBING		ELECTRICAL		TOTAL/ (AVERAGES)
Inspection Type	RES	COM	RES	COM	RES	COM	
JULY	646	997	520	755	225	919	4079 / 18.2
AUGUST	851	1128	572	1013	253	1056	4911 / 18.3
SEPTEMBER	577	994	384	867	141	932	3924 / 18.0
OCTOBER	562	1227	385	885	329	1232	4666 / 16.4
NOVEMBER	543	1145	306	840	234	770	3875 / 17.0
DECEMBER	507	1117	289	685	153	1091	3960 / 16.4
JANUARY	762	1044	444	778	216	917	4182 / 17.0
FEBRUARY	747	1137	433	719	193	1143	4387 / 19.2
MARCH	769	1302	482	818	230	1356	4980 / 19.8
APRIL	786	1476	594	945	161	1351	5352 / 19.9
MAY	790	1289	616	1062	231	1465	5498 / 20.2
JUNE	862	1267	503	1201	301	1457	5659 / 20.0
TOTALS/ (AVERAGES)	8402/ 700	14,123/ 1177	5528/ 461	10568/ 881	2667/ 222	13689/ 1141	55473/ 4623

Unit of Analysis – Monthly Inspection Units

Cases correspond to the twelve months of the 2001-02 fiscal year and reflect the monthly inspections from each division within the department.

Variables used would represent sixteen inspectors total, five structural/mechanical inspectors, four plumbing inspectors, five electrical inspectors and two chief inspectors. Each of the individual inspectors are split into residential and commercial.

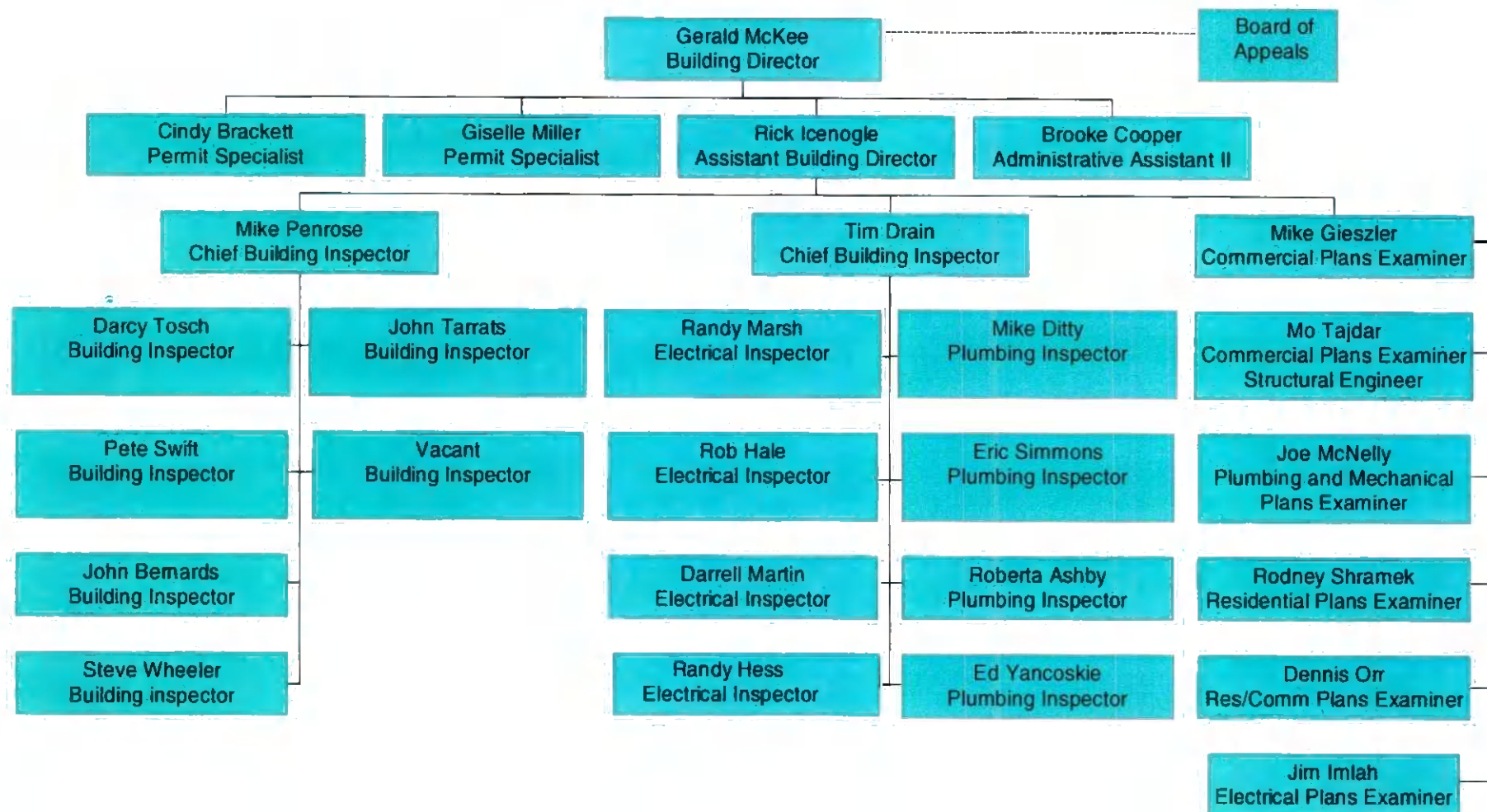
Notes: Daily Case averages are reflected in the far right-hand column. This data reflects total combined monthly averages from all the divisions on a month-to-month basis. The total inspections performed for each division and their monthly average are reflected in the bottom row.

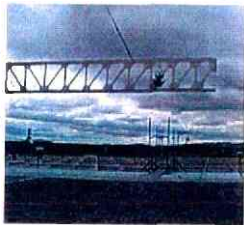
Variable column totals reflect data from each division inspector and their respective district. This information would be used to determine which divisions are busiest and whether district lines may require reassessment. National average inspections per day is established at a 12.5 index.

SECTION 4

Building Department Organizational Chart And Staff Level Comparisons

Building Department Organizational Structure Fiscal Year 2002-2003



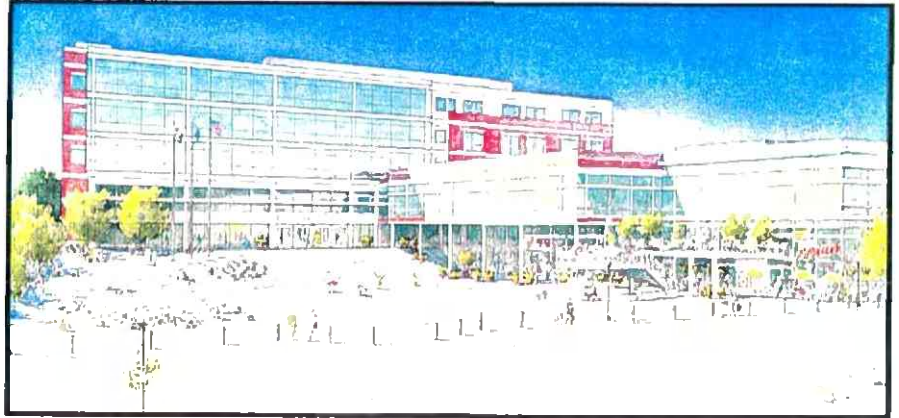


HILLSBORO CITY HALL MIXED USE DEVELOPMENT PROJECT

Project Executive Summary

The Hillsboro City Council on April 2, 2002 unanimously approved a resolution authorizing City staff to negotiate a Disposition and Development Agreement with the Specht Team for the development of the Hillsboro City Hall Mixed Use Development Project (the "Project"). The following elements will be included in Phases I and II of this exciting Project:

- **City Hall Building:** Approximately half way between Main Street and Washington Street, east of First Avenue, a 100,354 sf five-story Class A office building elevated over on grade parking will be developed. A 250 seat auditorium will be located on the first floor. 291 parking stalls have been allocated to City Hall (including 12 stalls for the fire department).
- **Library Building:** In the southeast quadrant of the First Avenue and Main Street intersection, a 25,535 sf two-story Class A building (which is interconnected on the second floor with the City Hall Building) will be developed. A Branch Library is planned to occupy approximately 20,000 sf on the second floor of this building, extending into the City Hall Building. The Library Building also contains 5,265 sf of retail/commercial space which is targeted towards a coffee shop and a restaurant. 71 parking stalls have been allocated to the Branch Library. Finally, delivery, recycling, and trash services for both the City Hall and Library Buildings will be located on the ground floor of this building on First Avenue.
- **Public Plazas:** Two plazas will be included in the Project. The North Plaza is 24,354 sf, and may be expanded to 49,334 sf for larger events of 5,000 or more people by incorporating the Main Street right-of-way between First and Second Avenues. This plaza will include an amphitheater with seating for approximately 700 people. The amphitheater also provides the podium on which the City Hall Building is located. A water feature, landscaping, benches, public restrooms, and outdoor seating for retail establishments will enhance the pedestrian experience. The North Plaza will also be used for a variety of community events, including the Hillsboro Farmer's Market. The South Plaza totals 11,368 sf, connecting the Parking Structure, City Hall, and the Library to the residential component to be developed south of Main Street.
- **Parking:** A five-story Parking Garage providing 343 stalls will be located in the northeast quadrant of the First Avenue and Washington Street intersection. Additionally, 46 stalls will be located on grade beneath the City Hall Building. Access for the parking is provided from Washington Street, First Avenue, and Second Avenue. The Parking Garage will be constructed so as to provide for a future two-story, 50,000 sf expansion option for City Hall to be built on top of the Parking Garage and connected via a skybridge to the City Hall Building (referred to as Phase II).
- **Residential:** 120 one and two bedroom units will be constructed south of Washington Street, east of First Avenue, and continuing east of Second Avenue. While the majority of the units will be restricted to households earning not more than 60% of the area median income, the 29 units located east of Second Avenue may be market rate housing, either for sale or rent. The residential buildings will range from two to four stories, with 191 parking spaces located onsite, some of which will be covered. Retail space totaling 3,802 will also be located on the ground floor of the residential buildings, as well as a 1,000 sf Emergency Operations Center.
- **Phase III:** Located between Main Street and Washington Street, on the west side of Second Avenue, preliminary plans call for mixed use buildings comprised of two four-story buildings consisting of 27,000 sf of ground floor retail, 29,000 sf of second story office, and 37 units of housing located on the third and fourth floors.



PRIMARY SPECHT TEAM MEMBERS: The Specht Team is comprised of the following team members:

Lead Developer: Specht Development, Inc., Greg Specht, President

Residential Developer & General Contractor: GSI Properties, Inc., Skip Grodahl, CEO

Design Architect: LRS Architects, Inc., Steve Lee, Principal

Civic and Commercial General Contractor: Baugh Construction Oregon Inc., Dan Quarter, President

