

ANNUAL REPORT
1982-83
CITY OF HILLSBORO
ENGINEERING AND BUILDING DEPARTMENTS
(Statistical Data Only)



City Of Hillsboro

205 S.E. Second Ave. □ 648-0821 □ Hillsboro, Oregon 97123

SEPTEMBER 30, 1983

Honorable Mayor, City Council, City Manager

Submitted herewith is the 1982-83 Annual Report (statistical information only) for the Engineering and Building Departments for the City of Hillsboro. This report presents the organizational structures and statistical information on the construction of public facilities and buildings during the period of July, 1982 to July, 1983. I have arranged this statistical report into two sections, one for the Engineering Department and one for the Building Department. Each of these sections has comparisons of public facility construction for the last three to four years, information on other facilities which are maintained by the City of Hillsboro, building activity valuation data, and organizational structures for both departments during the past four years.

In the Engineering Department section, Table 1, entitled Comparison of Public Facilities Construction, continues to show the decline in construction of new public facilities. Please note the radical decrease in the construction of new sanitary sewers, streets, and storm sewers. These figures again show the lack of new development during fiscal year 1982-83. This again reflects the large inventory of buildable lots and economic health of the housing industry during the same period. As can be seen on Table 2, entitled Public Construction - Sept. 30, 1982 to Sept. 30, 1983, the large majority of the public construction was performed with City funds, Local Improvement Districts, or Grant Funds.

The analysis of building permit activity during fiscal year 1982-83, however, shows a large increase in the valuation of new construction and corresponding permit fees collected. The value of new construction and fees has increased over 200% of that for last fiscal year. It should also be noted that this major increase is due to a larger number of new industrial, commercial, and institutional building rather than new home construction. The months of July and August, 1983 in the current fiscal year show a continuation of this trend with nearly 40 new permits being issued for new home and duplexes in those two months alone. Also permits for new, large office and industrial building have been issued for construction in Hawthorn Farm Industrial Park. Tables 1 and 2 in the Building Department section, entitled Building Permits and Construction Values and Building Permit Fees, respectively, show the information discussed above.

I am excited about the upturn in building activity and the recent interest and realization of new residential developments we are currently experiencing. I believe that if interest rates can remain stable or decrease, the new commercial/industrial construction by many new companies (including Intel) will increase demand for housing and reduce our large vacant lot inventory.

Both the Engineering and Building Departments are working with staffing levels less than half of those present in fiscal year 1979-80 and later. We are continuing to provide rapid response and quality work due to re-organization of work responsibilities and cross-training of personnel. Organizational charts for both departments during the past five years are provided in each section for your information and use. With the recent upturn in new construction both departments are working hard to maintain an excellent level of service to the public.

Many major accomplishments have been made by both departments during the past fiscal year. The most notable accomplishment of the Engineering Department was the completion of plans, specifications and bid documents for improvements to N.E. Cornell Road between E. Main Street and Hawthorn Farms Industrial Park. The State expects the project to be out for bid shortly and construction should be complete in late Summer 1984.

Through a joint effort of the Building and Fire Department the City of Hillsboro is now an "Exempt Jurisdiction" and the City no longer must send construction plans for large facilities to Salem for a "Fire and Life Safety" plan review. That plan review is now performed by City staff with better local control and quality of reviews. This takeover further shows the excellent quality of City personnel in both the Building and Fire Departments. This change also allows the City to retain the plan review fee which previously was transmitted to the State.

Our offices will continue to work on improving our efficiency and effectiveness during the current fiscal year with the reduced staff. If, after reviewing this statistical information, you have any questions or concerns, I would be pleased to discuss them with you.

Sincerely,



Bruce A. Warner, P.E.
City Engineer/Building Official

TABLE OF CONTENTS

ENGINEERING DEPARTMENT

Table 1 - Comparison of Public Facilities Construction 1979-1983	6
Table 2 - Public Construction - Sept. 30, 1982 to Sept. 30, 1983	7
Table 3 - Mileage of Roads Maintained by City - 1978-1982	8
Figure 1- Engineering Department Organizational Structure - 1980-81	9
Figure 2- Engineering Department Organizational Structure (actual thru Dec. 1981)	10
Figure 3- Engineering Department Organizational Structure (actual thru June, 1982)	11
Figure 4- Engineering Department Organizational Structure (actual 1982-83)	12
Figure 5- Engineering Department Organizational Structure (actual 1983-84)	13

BUILDING DEPARTMENT

Table 1 - Building Permits & Construction Values 1979 - 1983	14
Table 2 - Building Permit Fees - 1977-1983	15
Figure 1- Building Department Organizational Structure (through Sept. 1981)	16
Figure 2- Building Department Organizational Structure (through June, 1982)	18
Figure 3- Building Department Organizational Structure (Actual 1982-83)	19
Figure 4- Building Department Organizational Structure (Actual 1983-84)	20
	21

ENGINEERING DEPARTMENT

TABLE 1

COMPARISON OF PUBLIC FACILITIES CONSTRUCTION

<u>YEAR</u>	<u>1979 to 1983 TOTAL COSTS</u>		
	<u>SANITARY SEWERS</u>	<u>WATER LINES</u>	<u>STREET & STORM SEWERS</u>
1979-1980	\$ 2,447,999	\$ 1,640,000	\$ 3,384,262
1980-1981	900,983	845,145	1,327,000
1981-1982 *	245,853	641,083	2,552,889
1982-1983 **	14,639	516,614	772,818

* July 1, 1981 - September 30, 1982 (corrected)

** September 30, 1982 - September 30, 1983

TABLE 2 - PUBLIC CONSTRUCTION - Sept. 30, 1982 to Sept. 30, 1983
Approximate Costs & Materials

PROJ. NO.	PROJECT	TOTAL COST	FOOTAGE INSTALLED BY SIZE				APPURTENANCES			SAN. SEW. MHs	STM. SEW. MHs	SERVICES	STREET & SIDEWALK	SIDEWALK	REMARKS
			4"	6" PVC	8"	8" PVC	12"	HYD.	BENDS						
SANITARY SEWER CONSTRUCTION															
433	Cozy Hollow	9,916			522'					2		17			Developer Built
435	S.E. Ash	4,723				150'				1		2			
	Total	14,639			522'	150'				3		19			
WATER LINE CONSTRUCTION															
796	Plant Pumps	266,108													Hillsboro's Share is 50% of this.
	Dilley Reservoir	169,612													" " " "
604	Meter Vault Dairy Ck	1,872													
605	Good Shepherd Home	35,380		1527					2	3					
606	Jackson School Rd #2	18,235					840'		1						
609	Cozy Hollow	12,751	128'			510'			1	2	1	17			Developer Built
610	Metering MHs	4,500													
Inf	AMEAC	6,284													
Inf	TY Hwy + 239th Meter	1,872													
	Total	516,614	128'	1527		510'	840'		4	5	1	17			
STREET & STORM SEWER CONSTRUCTION															
554	N.E. Griffin Oaks St.	220,349					1,463'				7	2,339'			
Inf.	N.E. Griffin Oaks Striping	1,133													
556	Sonrise Baptist Church	52,800								1	1	54'			
558	Misc. Sidewalks	1,198													
561	Baseline Sidewalk	4,506											330'		
	Cozy Hollow	55,000					(6") 315'				1	675'			Developer Built
	1983 Overlays	305,459													
	S.E. Maple (Grant Prg.)	117,994					1143'				4	1256'			
	390 N.E. 20th Pl	2,746													
	Brink & Rice	1,807													
	Brogden St. Storm	8,076					380'				-0-				
	Weed Control 1982	400													
	Debris 715 Garibaldi	1,350													
	Total	772,818					2,986'			1	13	4811'	330'		
							(6") 375'								

Table 3

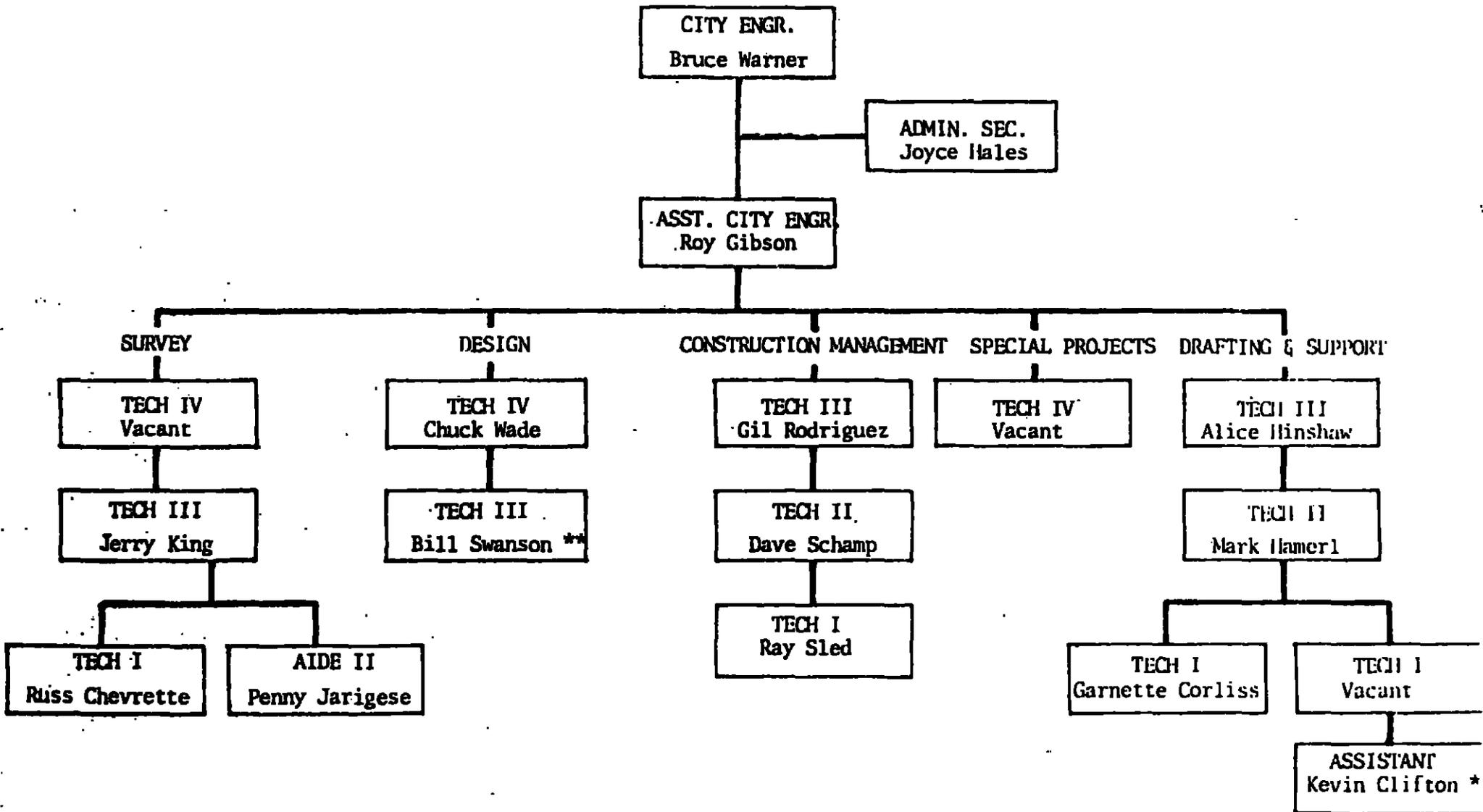
MILEAGE OF ROADS MAINTAINED

BY THE CITY OF HILLSBORO

<u>YEAR ENDING</u>	<u>TOTAL MILEAGE</u>
Dec. 31, 1978	90.72
Dec. 31, 1979	109.04
Dec. 31, 1980	111.51
Dec. 31, 1981	113.25
Dec. 31, 1982	114.90

Figure 1

ENGINEERING DEPARTMENT ORGANIZATIONAL STRUCTURE - 1980-81



17 FULL TIME EMPLOYEES

* Ceta

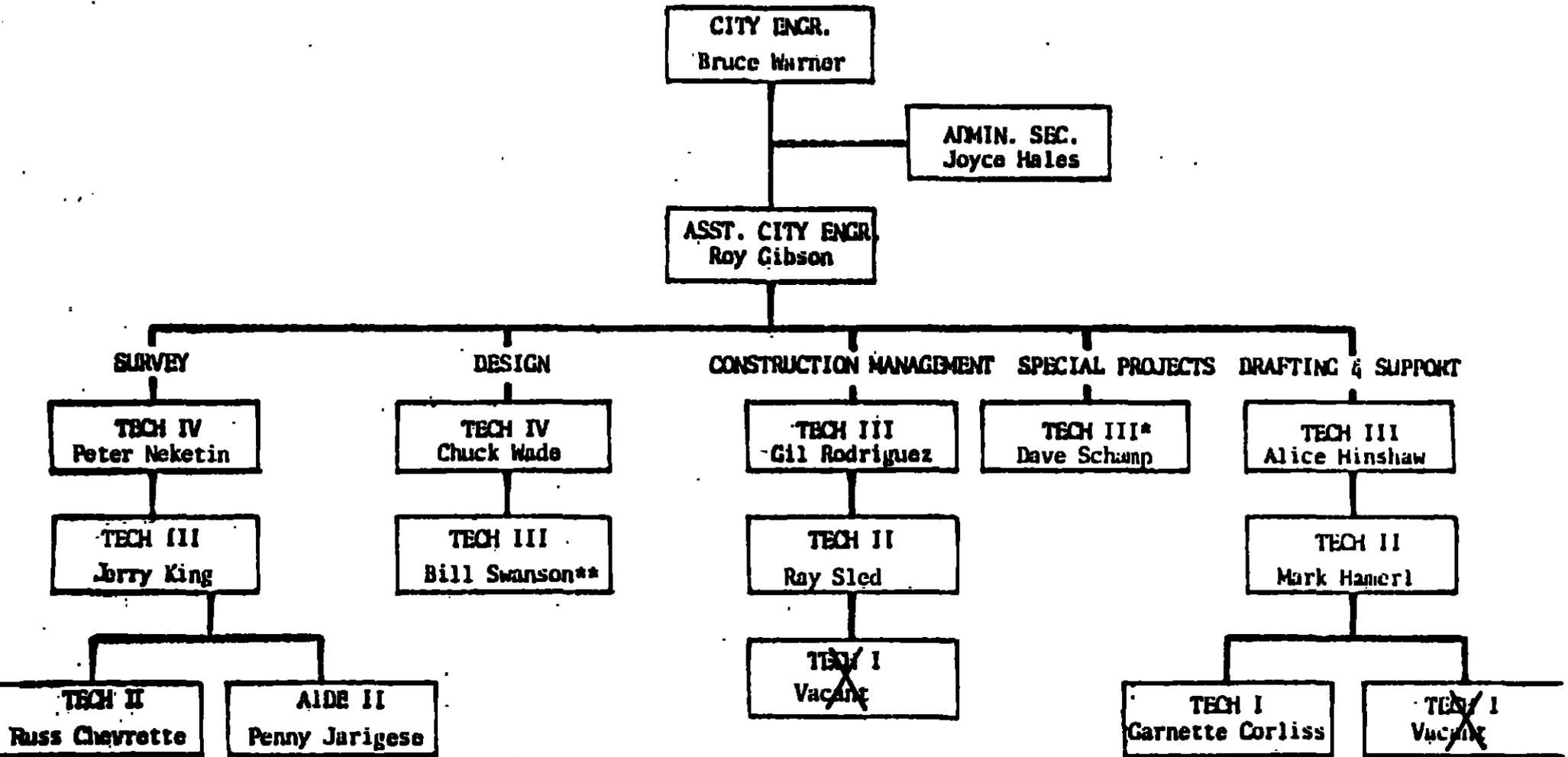
** Dual Role

July 15, 1980

Figure 2

ENGINEERING DEPARTMENT ORGANIZATIONAL STRUCTURE -

Actual to Dec. 1981



X ABOLISHED JULY 1981

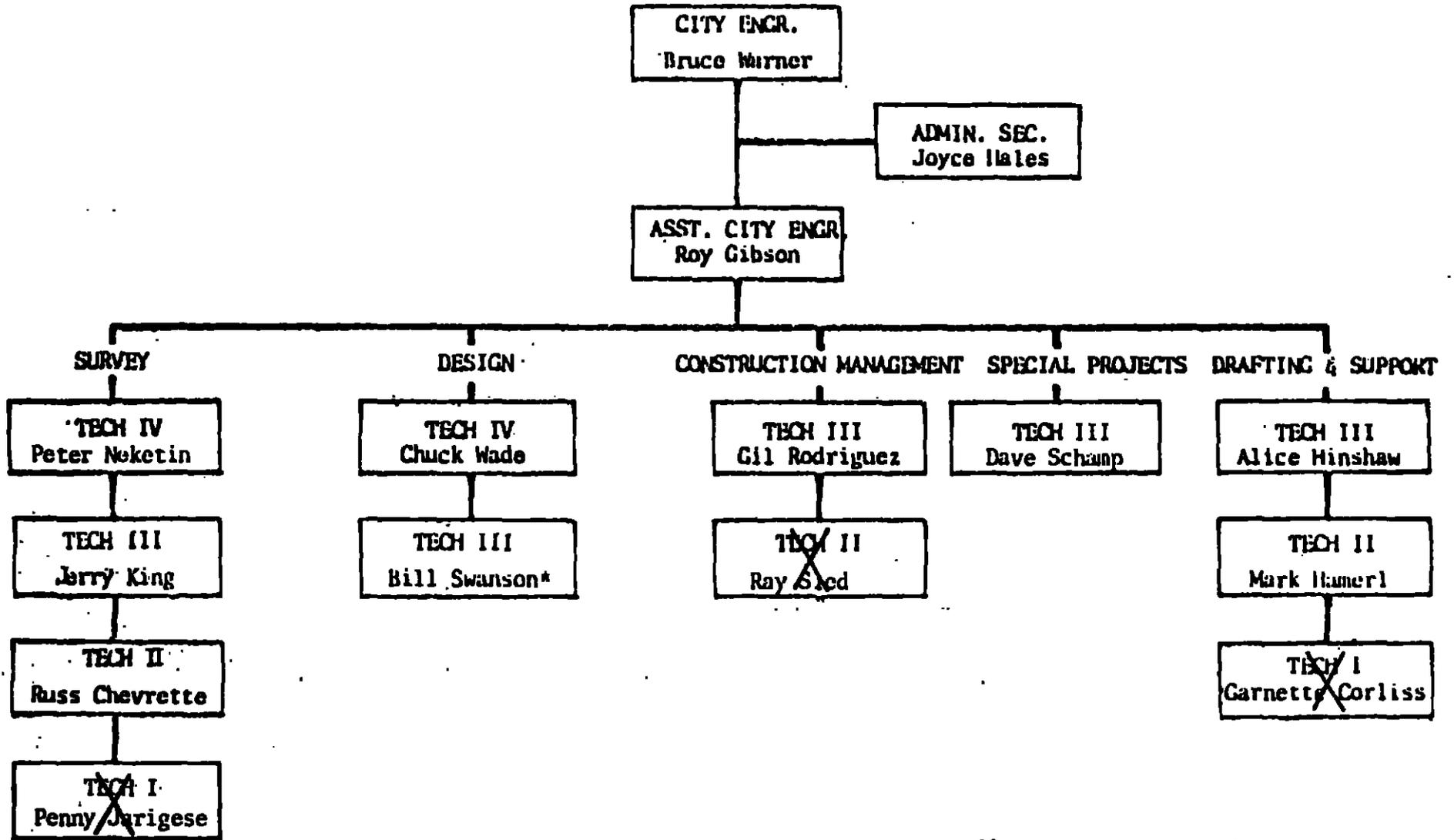
15 FULL TIME EMPLOYEES

* Actual Tech IV position (for upward mobility for one of Tech III's)

** Dual Role

Figure 3

ENGINEERING DEPARTMENT ORGANIZATIONAL STRUCTURE - ACTUAL TO JUNE 1982



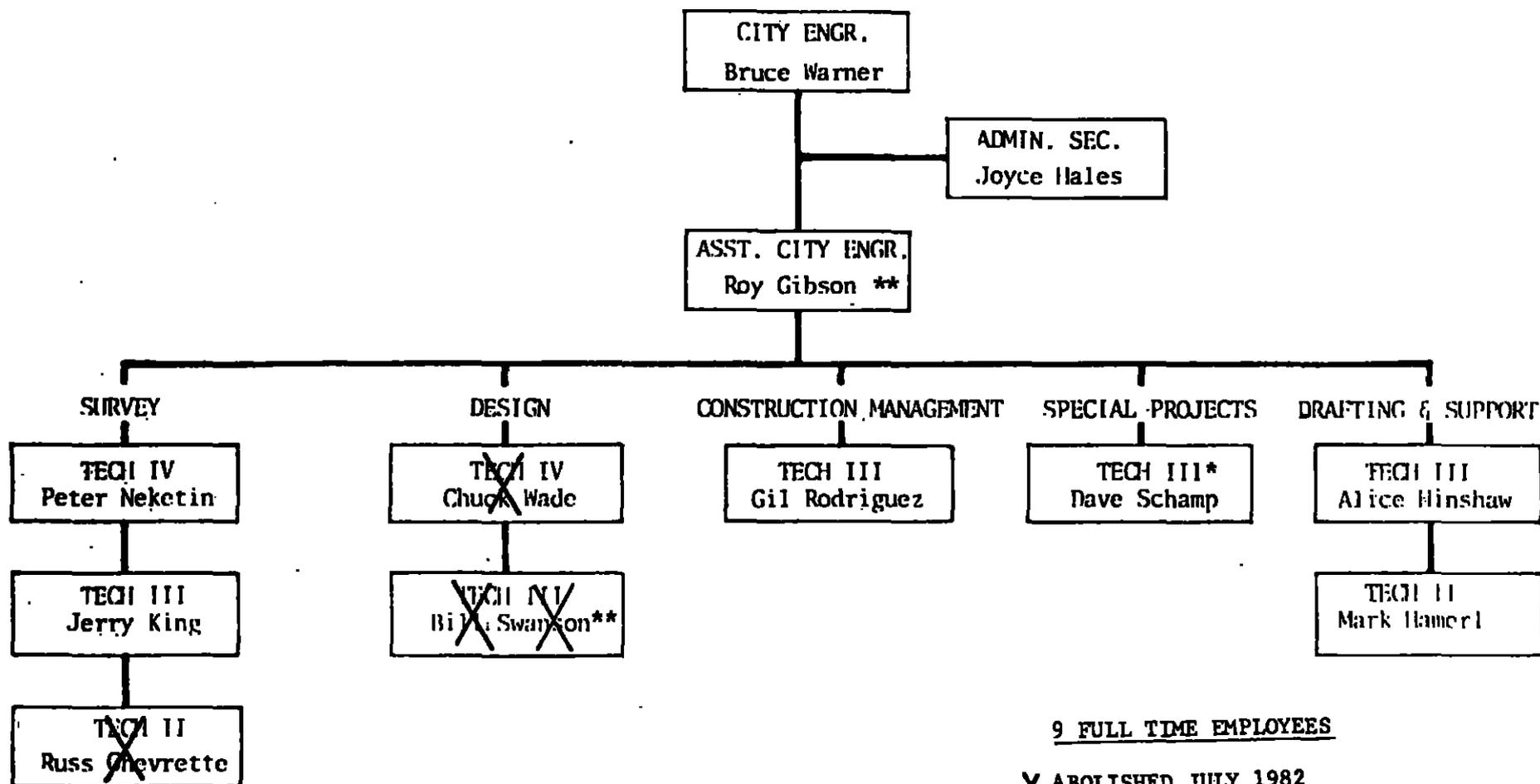
X ABOLISHED DEC. 1981

12 FULL TIME EMPLOYEES

* Dual Role

Figure 4

ENGINEERING DEPARTMENT ORGANIZATIONAL STRUCTURE - ACTUAL 1982-1983



9 FULL TIME EMPLOYEES

~~X~~ ABOLISHED JULY 1982

~~XX~~ TO BE ABOLISHED DEC. 1982

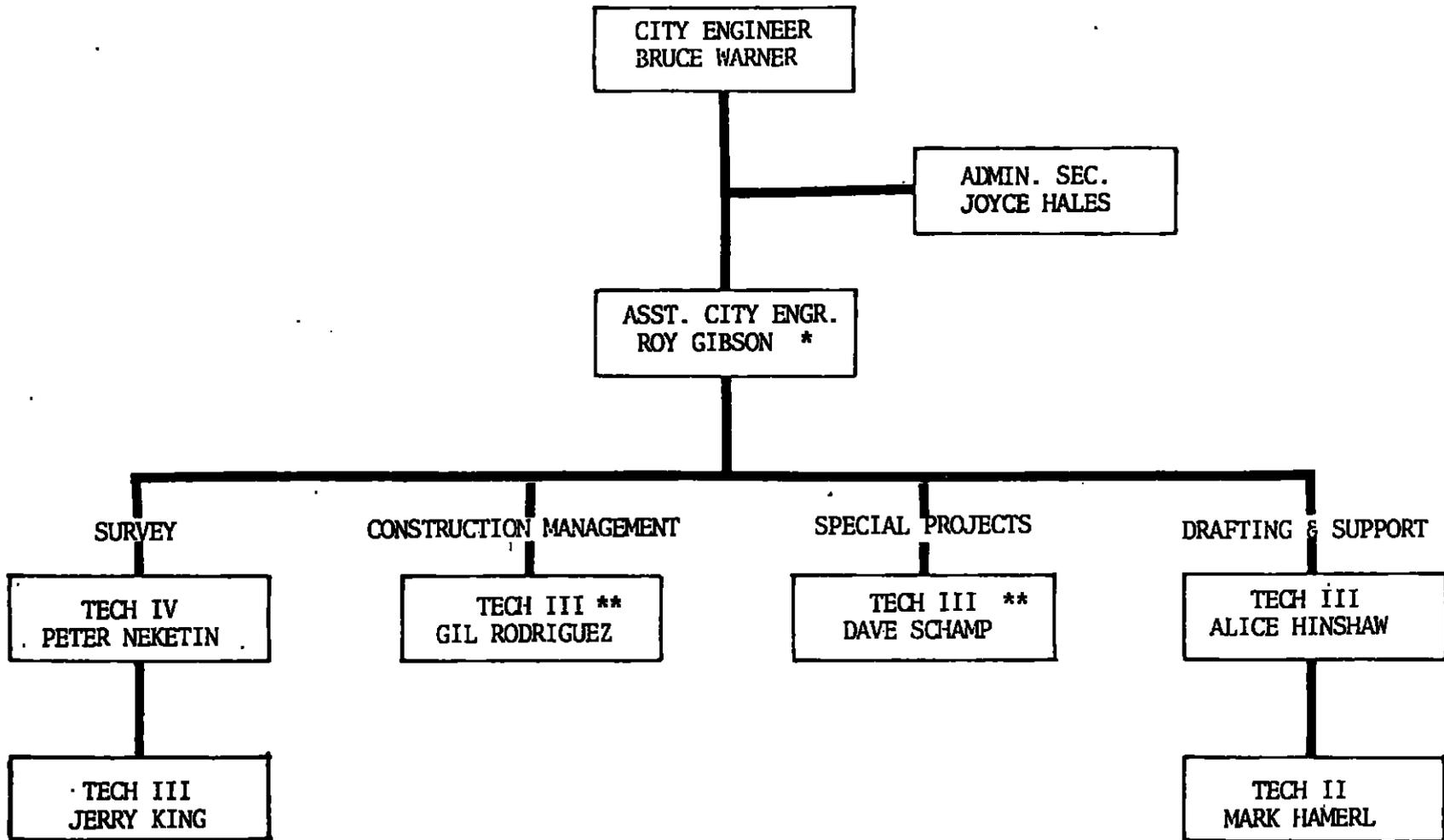
* Actual Tech IV position
(for upward mobility to one)
(of Tech III's

** Dual Role includes DESIGN

Figure 5

ENGINEERING DEPARTMENT ORGANIZATIONAL STRUCTURE

ACTUAL 1983-1984



* DUAL ROLE INCLUDES DESIGN
** ACTUAL TECH IV POSITION

BUILDING DEPARTMENT

Table 1
 BUILDING PERMITS & CONSTRUCTION VALUES
 (January thru June)
 1979 1980

	1979		1980		1980-81		1981-82		1982-83	
	No. PERMITS	VALUE								
1. NEW RESIDENTIAL	324	13,135,541	111	4,823,149	279	11,111,918	109	4,465,761	118	5,075,935
2. NEW DUPLEX	25	1,300,131	4	207,171	22	1,166,496	2	101,350	12	587,474
3. MODULAR RESIDENCES	--	--	--	--	1	8,500	--	--	--	--
4. MULTI-FAMILY RESIDENCES	13	4,818,837	1	423,846	8	796,715	1	1,248,833	2	236,310
5. MOBILE HOMES	46	36,445	5	2,350	3	2,250	9	3,800	4	--
6. MOBILE HOME ADDITIONS	8	21,300	3	4,275	--	--	--	--	--	--
7. BUILDINGS MOVED	5	10,000	1	3,000	3	17,000	--	--	1	--
8. WRECKED BUILDINGS	17	12,400	6	3,450	15	18,600	6	10,600	10	--
9. FOUNDATIONS	8	530,680	4	10,820	11	25,128	3	13,593	--	--
10. NEW COMMERCIAL BUILDINGS	27	8,277,026	15	3,271,856	13	4,043,412	10	456,920	25	2,942,352
11. NEW INDUSTRIAL BUILDINGS	5	6,129,336	--	--	2	10,900,000	--	--	2	1,200,000
12. RESIDENTIAL GARAGE AND CARPORT	10	27,210	8	25,956	15	61,600	21	106,850	5	85,190
13. PUBLIC	11	12,569,700	6	8,191,758	6	303,339	6	1,915,486	1	30,000
14. CHURCHES AND RELIGIOUS BUILDINGS	2	1,730,000	2	19,548	2	185,000	1	300,000	1 (Remodel)	3,080
15. NON-RESIDENTIAL BUILDINGS	17	201,264	--	--	2	190,000	--	--	--	--
16. RESIDENTIAL REMODEL AND REPAIR	134	574,813	96	317,609	154	658,941	69	431,814	71	539,606
17. COMMERCIAL REMODEL AND REPAIR	62	1,045,248	37	692,964	53	1,557,583	63	1,038,590	55	13,245,023
18. STRUCTURES OTHER THAN BUILDINGS	10	69,500	3	19,000	2	21,000	15	13,201	67*	218,000
19. SIDEWALKS	11	7,829	43	23,425	29(46)	17,467	34	21,415	28	25,340
20. FENCES	67	53,541	42	39,830	58	57,213	44	25,811	39	20,203
21. SIGNS	74	86,815	45	71,305	52	58,302	62	92,050	43	52,130
TOTALS	876	50,637,616	432	18,151,312	730	31,200,464	455	10,246,074	484	24,260,643

*pool, roofing & solar installations 15

TABLE 2
BUILDING PERMIT FEES

YEAR	FEES	NO. OF PERMITS	VALUATION
1977	\$117,205.50	1,156	\$32,085,490.00
1978	127,349.00	1,057	40,304,996.00
1979	113,613.50	876	50,637,616.00
1980 (Jan. - June)	41,138.50	432	18,151,312.00
1980-81 Fiscal Year	82,309.00	730	31,200,464.00
1981-82	44,824.02	455	10,246,074.00
1982-83	79,315.11	484	24,260,643.00

YEAR	NO. OF PERMITS	FEES COLLECTED
------	----------------	----------------

PLAN CHECK FEES

1977	227	\$18,265.00
1978	331	23,098.47
1979	228	17,684.20
1980 (Jan. - June)	111	6,852.53
1980-81 Fiscal Year	314	20,079.02
1981-82	187	13,084.45
1982-83	202	31,608.37

PLUMBING PERMIT FEES

1977	671	\$31,418.00
1978	769	47,863.00
1979	588	50,313.50
1980 (Jan. - June)	199	17,074.00
1980-81 Fiscal Year	435	30,265.90
1981-82	321	24,018.00
1982-83	213	30,055.30

MECHANICAL PERMIT FEES

1977	953	\$10,752.50
1978	684	10,689.00
1979	412	6,840.00
1980 (Jan. - June)	161	2,912.50
1980-81 Fiscal Year	434	10,093.00
1981-82	328	8,310.50
1982-83	308	9,227.98

MOBILE HOME PERMIT FEES

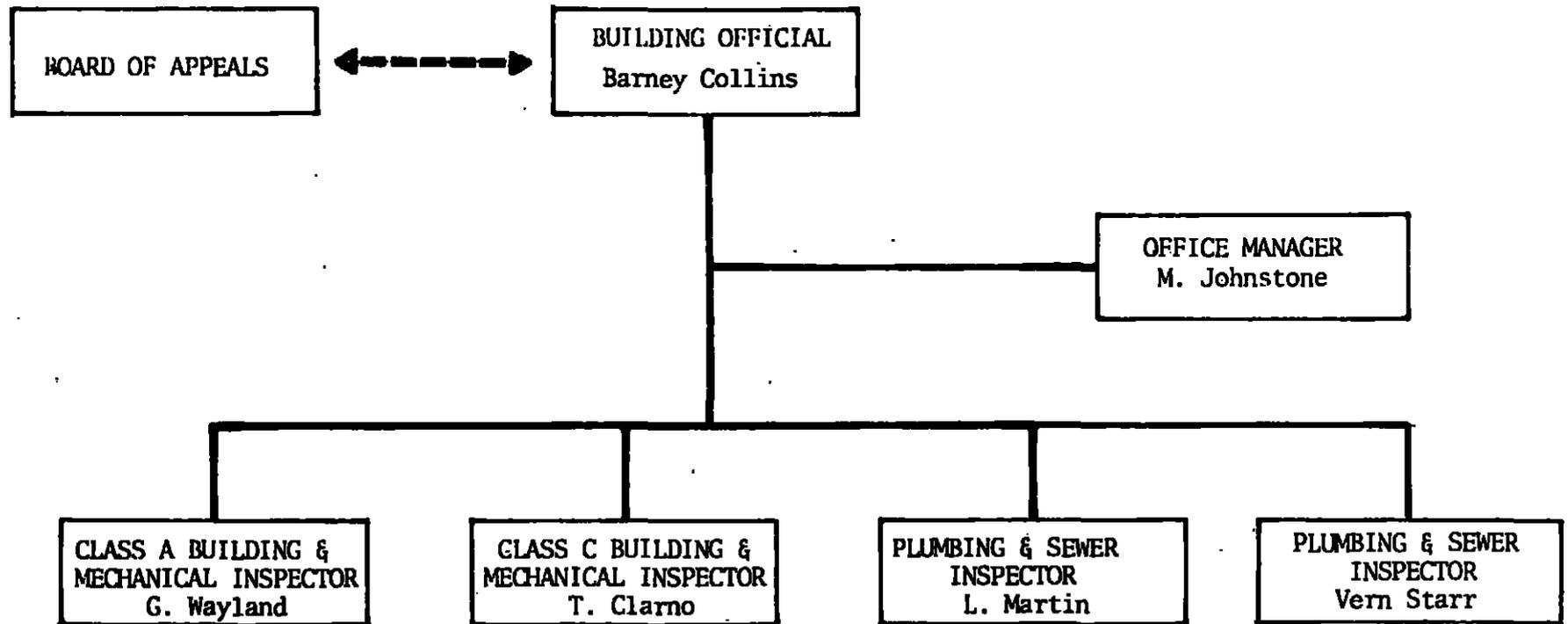
1977	38	\$ 985.00
1978	17	650.00
1979	47	1,995.00
1980 (Jan. - June)	5	195.00
1980-81 Fiscal Year	4	145.00
1981-82	9	396.00
1982-83	4	185.50

YEAR	NO. OF PERMITS	FEES
SIDEWALK PERMIT FEES		
1978	13	\$ 130.00
1979	11	110.00
1980 (Jan. - June)	63	630.00
1980-81 Fiscal Year	29 (46)	460.00
1981-82	36	500.00
1982-83	24	430.00

SEWER PERMIT FEES		
1978	795	\$1,310,032.00
1979	505	2,050,624.71
1980 (Jan. - June)	147	356,250.95
1980-81 Fiscal Year	412	1,270,200.24
1981-82	267	474,168.76
1982-83	185	340,588.59

Figure 1

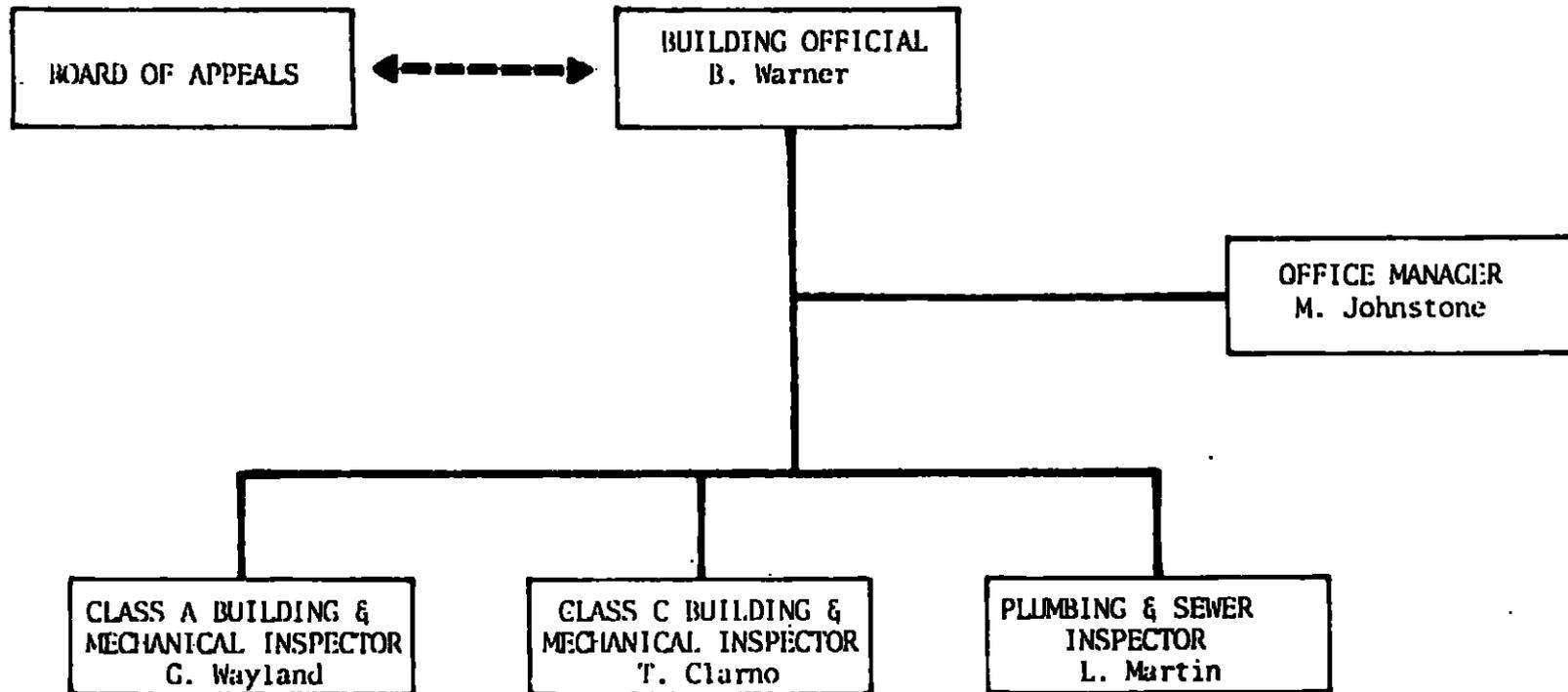
**BUILDING DEPARTMENT ORGANIZATIONAL STRUCTURE -
THROUGH SEPT. 1981**



6 FULL TIME POSITIONS

Figure 2

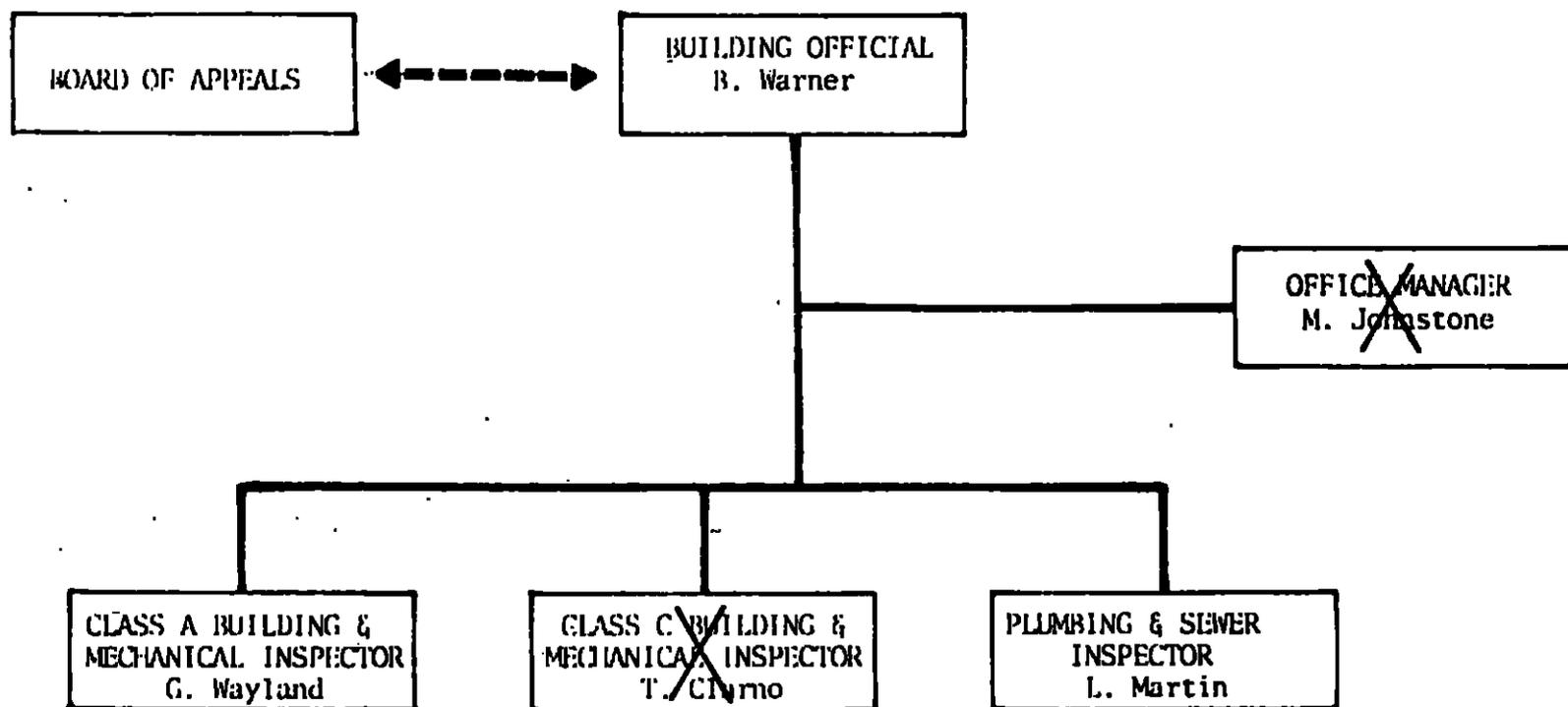
BUILDING DEPARTMENT ORGANIZATIONAL STRUCTURE THROUGH JUNE 1982



4 FULL TIME POSITIONS & 1 QUARTER TIME POSITIC

Figure 3

BUILDING DEPARTMENT ORGANIZATIONAL STRUCTURE - ACTUAL 1982-1983



~~X~~ ABOLISHED POSITIONS JULY 1982

2 FULL TIME POSITIONS & 1 QUARTER TIME POSITIC

Figure 4

BUILDING DEPARTMENT ORGANIZATIONAL STRUCTURE

ACTUAL 1983-1984

