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On the Boards

Boora Architects has designed an 80,000-square-foot educational building for a California college. **Page 3**

Risky Business

Justin Denton notes that owners should consider potential impacts prior to forming limited liability companies. **Page 5**

DJC

37 new construction bidding opportunities listed today. **PAGE 6**

1872 - 2012 **140th** ANNIVERSARY

34 new public notices and calls for bids published today. **PAGES 11-27**

McMinnville now likely to shelve expansion

Urban growth boundary outcome could interest other cities engaged in similar processes

By LEE FEHRENBACHER
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The state of Oregon has drawn the line on a proposed 1,200-acre expansion of McMinnville's urban growth boundary — essentially leaving it unchanged from 2000.

On Feb. 28, the Land Conservation and Development Commission remanded McMinnville's UGB amendment to the city, after a July 2011 decision by the Oregon Court of Appeals found that the expansion violated state laws. The decision signals a victory for conservationists and presents a huge question mark for city planners.

Doug Montgomery, planning director for the city of McMinnville, said the decision was a huge disappointment and one that came after significant time and money was expended. He said the city must now either try to re-justify its proposed expansions or look for new locations to plan for future growth and development.

"But frankly, at this point in time, we won't do either of those," Montgomery said. "We'll probably put the project to the side until we have more financial resources or political will to move this thing forward."

Montgomery said the city in 1995 realized it was running out of land for future growth. From 1980 to 2003, McMinnville's population doubled to 28,500 residents, according to a study commissioned by the city. The study estimated the city would add 15,545 more people over the next 20 years.

So the city began planning for a UGB expansion, and in 2008 the LCDC approved its application. Shortly thereafter, 1000 Friends of Oregon, Friends of Yamhill

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"We'll probably put the project to the side until we have more financial resources or political will to move this thing forward."

— Doug Montgomery
City of McMinnville
planning director



Sam Reiney/DJC
Michael Morse, vice president of operations for Powin Energy, stands in front of a single-phase Powin Energy product able to store 16 kilowatt-hours of electrical energy.

Experts abuzz about business potential of energy storage

By LINDSEY O'BRIEN
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Tualatin-based company says it's preparing to look more at burgeoning grid-scale market

Revenues from utility-scale energy storage systems are expected to skyrocket in the coming years, and one local company expects to grow along with them.

Tualatin-based Powin Energy, an energy technology manufacturer and distributor, launched a new energy storage system

earlier this year, and company leaders say they are preparing to focus more time and money on the growing utility-scale market. In February, the company joined the Bonneville Power Administration in a national energy storage working group led by the U.S. Department of Energy.

"Every day, the ship keeps turning toward the energy storage port," said Michael Morse, vice president of opera-

See ABUZZ, Page 4

Biogas project's top priority: people

Advisory committee forms to ensure Cully neighborhood reaps benefits

By REED JACKSON
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More than 20 years have passed since the Riedel Municipal Solid Waste Composting Facility shut down in Northeast Portland, and Cully residents are still talking about it.

"In terms of how they were running the facility, it was a really bad experience," said Kathy Fuerstenau, chairwoman of the Cully Association of Neighbors. "They had very little communi-

cation with the neighborhood, and it smelled terrible."

The multimillion-dollar facility lasted less than a year and produced no viable compost.

So when Columbia Biogas proposed to build in the same area a new \$55 million facility that would turn food waste into energy, company officials said they reached out to residents first.

"We knew we wouldn't succeed without support from the

See BIOGAS, Page 2



Sam Reiney/DJC
This lot on Northeast Columbia Boulevard is where Columbia Biogas is proposing to build a \$55 million biogas production facility.

Briefly ...



Courtesy of Marion County

CONTRACTORS BID TO REPAIR AILING SALEM BUILDING

Two companies beat last week's filing deadline and turned in proposals to fix Salem's Courthouse Square building. The two firms are Emerick Construction Co. of Portland and Structural Preservation Systems, based in Hanover, Md. The building was only 10 years old when it was deemed unsafe and evacuated in 2010 because of severe structural problems. In December 2011, more than two dozen contractors toured the Courthouse Square complex, which is jointly owned by Marion County and the Salem Area Mass Transit District. The walk-through was required for any company interested in responding to a request for design-build proposals for potential remediation work. Four companies filed letters of interest in the project, but Skanska USA Building Inc. and the team of Superior Steel & Iron Workers and Lucia Engineering didn't turn in proposals before the deadline. Golder Associates, the consulting

company serving as the owners' representative, is now reviewing the engineering merits of the proposals submitted. A recommendation will be made to the Board of Commissioners and Transit District Board of Directors on April 4. "We're following a pretty structured process to make sure we do things right this time and don't have further problems with the building," said John Lattimer, Marion County's chief administrative officer. - Lindsey O'Brien

BOLI RECEIVING GRANT PROPOSALS FOR EDUCATIONAL PROGRAMS

The Oregon Bureau of Labor and Industries has secured \$1.93 million in funding for career and technical education programs. House Bill 3362, signed into law in August 2011, had been lined up to provide \$2 million for CTE classes across the state. However, it was subject to a 3.5 percent cut across the board for all educational programs, according to Bob Estabrook, BOLI communications director. The bureau will dole out the money as grants for programs that help businesses and industry partners work with skill development classes. Estabrook said BOLI is accepting grant applications and is hoping for proposals that go beyond the traditional shop class model. One example, he said, would be "where you've got some info not just about being an electrician, but being an electrician in terms of how it relates to solar panels and wind turbines, and the role that they play in that kind of a job."

Estabrook added that Labor Commissioner Brad Avakian today will tour the Sheet Metal Institute facility at 2379 N.E. 178th Ave. and talk about the roles that CTE programs and skills-based education play in the workforce. - Lee Fehrenbacher

FIRM SUBLEASES 23,000-SQUARE-FOOT SPACE IN VANCOUVER

HTG Inc., an information technology company based in Vancouver, Wash., has subleased a 23,024-square-foot industrial space at the Columbia Business Center in Vancouver. HTG is growing and needs more space, according to Norris and Stevens associate broker Jason Johnson, who brokered the deal along with Norris and Stevens' Scott Finney. "They're going after some big accounts and that was the reason, and they're just a growing company and they've been picking up more contracts," Johnson said. Kermit Macaulay, president and CEO of HTG, said he doesn't want to comment on the company's plans for the space now, but added that an announcement will be made soon. Johnson did not disclose the financial terms of the lease, but he said HTG will sublease the space - at 2801 S.E. Columbia Way, Suite 110, Building 31 - from the existing tenant, Amcor Packaging Distribution/Mohr Partners Inc. Johnson said Amcor gained the lease through the acquisition of a smaller company and is not using the space. That lease expires in four years, and at that time HTG will likely need to negotiate a new agreement with the building's owner, Johnson said. - Lee Fehrenbacher

Biogas: Verde's executive director expects project to generate 85 construction jobs

Continued from Page 1

neighbors," said John McKinney, president of Columbia Biogas. "We wanted to let them know the plan for operating the plant and how they could get involved." The company, the neighborhood association and several east-side nonprofit groups formed a Neighborhood Advisory Committee to make sure that everyone in the area would benefit from the facility. One of the commitments made by Columbia Biogas and the committee was to stimulate economic development in the Cully neighborhood by providing jobs. Recently, the committee partnered with Worksystems Inc., a local nonprofit agency, to coordinate an initiative to identify tradespeople in the neighbor-

"We've been involved in other processes where we've had to convince the owner and general contractor to create these types of opportunities, and it was hard to do so. This is a pretty unique situation."

- ALAN HIPOLITO
Executive director of Verde

hood and then hire them to build and operate the facility. "It makes sense for people in this area to have priority over other people for jobs (related to the facility)," Fuerstenau said. "Because the facility is in their neighborhood, they would take personal sense in the work and make sure everything runs smoothly." Worksystems Inc. will use WorkSource Portland Metro, a database

often used by small contractors, to search for qualified candidates who live in the neighborhood. Slayden Construction, the general contractor for the project, has agreed to devote personnel to meeting with candidates. Additionally, Veolia, a water-treatment specialty firm that will run the facility once it's completed, has agreed to do the same. According to Alan Hipolito, executive director of Verde, one of the nonprofit organizations represented in the NAC, the facility will create 85 construction jobs and 20 operations jobs. Hipolito said both job types will include entry-level positions and specialized positions. He added that any of the positions could go to Cully residents if they have the right qualifications. "We've been involved in other processes where we've had to convince the owner and general contractor to create these types of opportunities, and it was hard to do so," Hipolito said. "This is a pretty unique situation." Hipolito said that he would not have supported the project if the commitment to job creation had not been made.

"We're just not interested in developments that benefit themselves and protect the environment," he said. "We want developments that will do that and benefit the existing community - to help residents with low income make money and build skills to use down the line."

An NAC event is planned so that workers discovered by Worksystems Inc. can submit their applications and interview for positions. No one in the committee knows how many positions exactly will be filled by Cully residents. However, many of its representatives say residents have inquired about jobs related to the project. John Gardener, community investment manager at Worksystems Inc., said he expects half of the operations jobs to go to neighborhood workers. He added that construction jobs are harder to determine because he does not know how much specialized contracting work will take place. "Unfortunately unemployment is very high in Northeast Portland, so there are a lot of folks that we could put to work in the area," Gardener said. "If we were to sample the area, I'm guessing we would find a lot of experienced out-of-work trade workers, who are exactly who we want to help." Gardener said if not enough workers are found in the Cully neighborhood, the search will expand to other Northeast neighborhoods.



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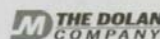
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Hillsboro, OR

BIDS DUE: March 15, 2012 at 3:00 PM

SCOPE: \$4,000 of fit-up building with sitework improvements.

BID FAX: (503) 285-4345

Sierra Construction Co. Inc.
 1700 SE 11th Ave., Suite 120
 Portland, OR 97214
 (503)285-4310 FAX (503) 285-4345
 Contact: Guy Blanchard or Flory Koch

Bid documents are available for viewing (or CD) at Sierra office or the following plan centers: DJC Plan Center, Builders Exchange of Washington, Oregon Contractors Plan Center, and Salem Contractors Exchange

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