

# City of Sandy

<u>Agenda</u> Sandy Urban Renewal Board Meeting Meeting Date: Monday, March 8, 2021

Page

# 1. MEETING FORMAT NOTICE

The SURA Board will conduct this meeting electronically using the Zoom video conference platform. Members of the public may listen, view, and/or participate in this meeting using Zoom. Using Zoom is free of charge. See the instructions below:

- To login to the electronic meeting online using your computer, click this link: <u>https://us02web.zoom.us/j/89138635991</u>
- If you would rather access the meeting via telephone, dial (253) 215-8782. When prompted, enter the following meeting number: 891 3863 5991
- If you do not have access to a computer or telephone and would like to take part in the meeting, please contact City Hall by Friday March 5th and arrangements will be made to facilitate your participation.

# 2. ROLL CALL

6.

**ADJOURN** 

# 3. APPROVAL OF MINUTES

3.1.	Approval of Minutes	2 - 9
	<u>Sandy Urban Renewal Board - 03 Feb 2021 - Minutes - Pdf</u>	
	4. OLD BUSINESS	
4.1.	Permanent Outdoor Covered Structures - Program Update 10	) - 37
	Permanent Outdoor Covered Structures - Program Update - Pdf	
	5. NEW BUSINESS	
5.1.	Facade Grant Review: Les Schwab Remodel 38	3 - 47
	Les Schwab Remodel - Facade Grant Review - Pdf	



# MINUTES Sandy Urban Renewal Board Meeting Wednesday, February 3, 2021 6:00 PM

BOARD PRESENT:		<u>NT:</u>	Carl Exner, Councilor, Jeremy Pietzold, Council President, Laurie Smallwood, Councilor, Don Hokanson, Councilor, Kathleen Walker, Councilor, Richard Sheldon, Councilor, Khrys Jones, Chamber Director, and Phil Schneider, Fire Chief			
<u>BOARD</u>	ABSEN	<u>T:</u>	Stan Pulliam, Mayor			
STAFF PRESENT:		<u>r:</u>	Tyler Deems, Deputy City Manager / Finance Director, David Snider, Economic Development Manager , Greg Brewster, IT/SandyNet Director, Ernie Roberts, Police Chief, Jordan Wheeler, City Manager, Jeff Aprati, City Recorder, and David Doughman, City Attorney			
<u>MEDIA</u>	<u>PRESEN</u>	I <u>T:</u>				Page
1.	<ul> <li>MEETING FORMAT NOTE         The Urban Renewal Board conducted this meeting electronically using the Zoom video conference platform. A recording of the meeting is available on the City's YouTube channel: <u>https://www.youtube.com/channel/UCbYEclgC6VW_mV2UJGyvYfg</u> </li> </ul>					
2.	Roll Call					
3.	New B	usiness				
	3.1.	Covered Struct	ture Grant Application: Sau	ndy Family Resta	urant / Ria's Bar	5 - 8
		The <b>Economic</b> that the choice approve the m	<b>Development Manager</b> su es before the Board are to a nodified application, or den	mmarized the sta approve the origi y the application.	aff report, stating nal application,	
		Councilor Hok Economic Dev tie the outdoo enhanced aest	<b>anson</b> asked staff to explai <b>elopment Manager</b> explair r structure into the existing hetics and ease of connect	n the modified ap ned that the mod roof of the build ing electricity.	pplication. The lified request would ding, both for	
		Councilor Wal	<b>ker</b> asked the following <u>und</u>	<u>derlined</u> questior	ns, which are	

Page 1 of 8

Sandy Urban Renewal Board February 3, 2021

followed by answers from the Economic Development Manager:

- <u>What are the costs of the architectural design</u>? Approximately \$1,000. <u>Is that part of the grant? If so, it would be helpful to include this in</u> <u>future staff reports</u>. Yes.
- <u>Would this change the roof pitch of the original structure</u>? No.
- Do we have copies of the other two bids? Yes.
- <u>Does this proposal meet all of the Sandy Style elements</u>? Yes, to the best of my knowledge at this time.
- How many parking spaces would be eliminated under this proposal? 3.
- <u>Is it acceptable for downspouts to drain into the parking lot</u>? Yes, that is legal.
- Why is the contingency about \$10,000? That seems unusually high for this type of project. The \$10,000 also covers additional elements allowed under the program, such as seating. The amount was suggested by the **Development Services Director**.

**Councilor Walker** also expressed concern about the amount of funds that will be available for other potential applicants.

**Chief Schneider** asked about the fire life safety considerations involved with tying the structure into the existing building. The **Economic Development Manager** confirmed that it would have to undergo all required inspections.

**Councilor Exner** noted that the matter before the Board is limited to the current application, not other potential future applications. He asked about any additional inspections that would be required, such as electrical. The **Economic Development Manager** confirmed that proper procedures would be followed.

**Councilor Hokanson** asked about whether OLCC approval has been secured. The **Economic Development Manager** stated that the building owner does not intend to serve alcohol in the new area. **Councilor Hokanson** suggested approving the application contingent on OLCC approval. The **City Attorney** suggested that language could be inserted into the resulting grant agreement stating that OLCC approval would be required.

**Councilor Sheldon** asked about the rationale for the amended, more expensive option. Staff confirmed its primary purpose would be aesthetic. He sought confirmation that extra contingency expenses would also be shared between the City and applicant, and that unused contingency would be retained by the City. Staff confirmed thiat would be the case.

Executive Director Jones expressed her support for the proposal, and stated

Page 2 of 8

Sandy Urban Renewal Board February 3, 2021

that the effect on parking would be negligible.

**Council President Pietzold** expressed support for the option including tie backs, stating it would result in a better overall building. He noted the roof has been recently replaced.

**Chief Schneider** asked about the budgetary impacts of the program reimbursement structure. The **Finance Director** stated that the full expenditures would be recorded, with reimbursements recorded as revenue separately. **Chief Schneider** asked about side coverings that could be installed during cold weather. The **Economic Development Manager** stated that a variety of such products exist.

**Council President Pietzold** noted that there are only five months left in the current budget cycle.

**Councilor Walker** asked whether the structure would be constructed directly on the pavement. Staff confirmed it would be. She emphasized the importance of ADA compliance, especially as public funds would be used. She asked what the process would be in the event of non-payment under the program. Staff stated that a lien would be placed on the property if that were to occur.

\*\*The Board voted on the grant application at this point. The motion is included below.\*\*

**Councilor Hokanson** suggested that the Board revise Section VIII of the Program Guidelines to reflect its intention to review applications directly, rather than through a grant review board. The Board concurred with this suggestion.

A copy of the amended guidelines are attached to these minutes.

## Moved by Laurie Smallwood, seconded by Carl Exner

### Approve the revised grant application, in the amount of \$56,420.

### CARRIED. 8-0

Ayes: Carl Exner, Jeremy Pietzold, Laurie Smallwood, Don Hokanson, Kathleen Walker, Richard Sheldon, Khrys Jones, and Phil Schneider

Absent: Stan Pulliam

Page 3 of 8

Sandy Urban Renewal Board February 3, 2021

## Moved by Don Hokanson, seconded by Carl Exner

Amend Section VIII of the Program Guidelines to state that the Urban Renewal Board will review grant applications.

### CARRIED. 8-0

Ayes: Carl Exner, Jeremy Pietzold, Laurie Smallwood, Don Hokanson, Kathleen Walker, Richard Sheldon, Khrys Jones, and Phil Schneider

Absent: Stan Pulliam

Permanent Outdoor Seating Structures - Guidelines - as amended by SURA 2-3-21

## 4. Adjourn

Page 4 of 8

## City of Sandy Façade Improvement Grant Program Permanent Outdoor Covered Structures Guidelines

### I. Background

The Permanent Outdoor Covered Structures grant program is a subsection of the Façade Improvement Grant Program, a grant program offered by the City of Sandy Urban Renewal Agency. Additional outdoor seating in Sandy has been a desired amenity for many years – the current COVID-19 crisis adds urgency to this concept. This program has allocated matching grants for qualified projects.

### **II. Program Objectives**

The purposes of the Permanent Outdoor Covered Structures Program are:

- 1. To help local business owners stay in operation during the COVID-19 crisis by helping to create spaces for outdoor dining.
- 2. To help local business owners create new permanent spaces for outdoor seating at restaurants, breweries, wineries, bars and coffee shops in Sandy.
- 3. To help other businesses, such as fitness facilities provide outdoor fitness options.
- 4. To remain consistent with the Façade Grant Program in improving the aesthetic appearance of the exterior façades of existing buildings and businesses in the Urban Renewal District.

### **III. Eligibility**

The following persons are eligible to apply and receive grant funds:

- Property owners of commercial buildings within the Central Business District (C-1) and General Commercial (C-2) in the Urban Renewal District.
- Business owners or tenants of commercial buildings within the Central Business District (C-1) and General Commercial (C-2) in the Urban Renewal District, with property owner consent.

### **IV. Eligible Improvements**

Funds may be used for creating new permanent outdoor covered structures in compliance with the Sandy Style Design Standards contained in the Sandy Development Code Chapter 17.90. For the purposes of this program, "permanent outdoor covered structure" is defined as a permanent, Sandy Style compliant accessory structure designed to provide cover for businesses. The following items are considered eligible expenses through this program:

- 1. Design work from a licensed architect or design professional. City-generated designs may be used at no cost to the applicant.
- Construction of a Sandy Style compliant structure with a minimum of four support posts, a permanent roof with a 6:12 pitch and stone wrapped support bases. Eligible elements include:
   a. Framing and trusses;
  - b. Roofing materials;
  - c. Gutters and downspouts;
  - d. Permanent electrical infrastructure and lighting;

Permanent Outdoor Covered Structures Grant Program - Page 1

Page 5 of 8

- e. Surface paints or stains [Paints must be in conformance with the approved Sandy Style color palette];
- f. Application of stone wrapped bases;
- g. Concrete work necessary to:
  - i. Reinforce support posts;
  - ii. Install slab surface; or
  - iii. Improve ADA accessibility to the covered area.
- h. Stormwater detention and treatment, if necessary;
- i. Weatherproof seating and tables for the covered area;
- j. Heating devices as approved by the Sandy Fire Marshall and Building Official;
- k. Removable vinyl paneling for additional wind and weather resistance. [Note: Current State of Oregon COVID regulations require 75 percent of any outdoor structure to remain open for outdoor seating structures this improvement is included to make these accessory structures more usable post-COVID-19 as regulations change.]
- 1. Bollards as needed for safety.
- m. Other improvements as approved by the Development Services Director.

### V. Financing

This grant program will pay for all project costs up front. City design work may be used at no cost to the applicant if desired. Upon completion of a project, applicant will be responsible for reimbursing the City for 20% of project costs – this may be paid in one of two ways:

- 1. In a lump sum within 30 days following invoice from the City.
- 2. An installment plan may be arranged with the City under terms determined by the City Finance Director.

Grants will be awarded as identified below. The maximum project cost for a single project is \$100,000.

Project Cost	Applicant Financial Responsibility	
\$0 to \$100,000	Applicant will reimburse City 20% of the cost of construction upon project completion.	

### VI. Application Process

The application process includes the following steps:

- 1. Applicant to review Design Standards in Chapter 17.90 of the Sandy Development Code.
- 2. Applicant schedules a Grant Application Meeting with the Economic Development Manager to discuss proposed improvements.
- 3. Applicant submits a Grant Application with supporting documentation as outlined at the Grant Application Meeting.
- 4. Projects requiring Design Review as specified in Chapter 17.90 of the Sandy Development Code are required to complete the design review process prior to submittal of a Grant Application as determined necessary by the Development Services Director.
- 5. Applicants will be required to sign a contract stipulating that the applicant portion of project costs will be repaid in full and agree to a lien on their property to secure payment. If the

Permanent Outdoor Covered Structures Grant Program - Page 2

Page 6 of 8

applicant does not own the property, the property owner may agree to a lien on their property on the applicant's behalf.

### **VII. General Conditions**

- 1. Approval of grant applications is contingent upon available funds.
- 2. All projects shall conform to the design standards of Chapter 17.90 of the Development Code, other applicable regulations in the Sandy Municipal Code, and the requirements of the Oregon State Building Codes.
- 3. Some projects will require Design Review approval prior to submittal of a grant application.
- 4. Once an application is approved, the applicant will be required to enter into a Grant Approval Agreement with the City.
- 5. All project contractors shall, where applicable, have a valid CCB license in the State of Oregon in good standing. The cost of any work requiring a CCB license that is not completed by a licensed contractor will be required to be paid by the applicant in full.
- Project contractors not in possession of a current City of Sandy Business License shall obtain one prior to beginning project work and pay all applicable transit taxes.
- 7. Projects costing more than \$5,000 require submittal of a minimum of three bids.
- 8. Projects are required to be completed within one (1) year from the date of the grant approval or as otherwise specified in the grant agreement.
- 9. Contractors shall contact 811 (utility locates) prior to any excavation.
- 10. Additional conditions may be included with the grant approval.

### **VIII. Review Process**

- A. Grant applications are administratively reviewed by the Development Services Director for compliance with the guidelines and review criteria set forth for this program.
- B. Grant applications shall be reviewed and approved by the Sandy Urban Renewal Board.

### IX. Review Criteria

All projects will be reviewed based on the following criteria:

- A. The structure meets Sandy Style and Building Code requirements.
- B. The proposal has a harmonious aesthetic appearance with the primary building.
- C. The proposal has a positive impact on the overall streetscape (if applicable).

### **X. Payment Procedure**

Project payment will occur based on the following procedures:

- A. The project will be considered complete only after construction is complete and a city inspection has been conducted.
- B. Upon project completion, city staff should be contacted to conduct a site inspection.
- C. Only contractors with an active CCB license in good standing shall perform project work where licensure is required.
- D. Applicant portion of project costs (20% of project costs not including City generated design work) shall be paid to the City of Sandy within thirty (30) days following invoice from the City,

Permanent Outdoor Covered Structures Grant Program - Page 3

Page 7 of 8

unless an installment plan is entered into with the City Finance Director, in which case payment shall be made according to that installment plan.

If you have additional questions, please contact: Economic Development Manager David Snider 503-489-2157 dsnider@ci.sandy.or.us

Permanent Outdoor Covered Structures Grant Program - Page 4

Page 8 of 8



# **Staff Report**

Meeting Date:	March 8, 2021
From	David Snider, Economic Development Manager
SUBJECT:	Permanent Outdoor Covered Structures - Program Update

# BACKGROUND:

The Permanent Covered Structures Program was established by the Sandy Urban Renewal Board on December 21, 2020 to assist local restaurant, bar, and athletic club owners with creating permanent outdoor covered structures for dining and workout spaces.

Initial marketing for this program included program announcements via the City website newsfeed, official social media outlets, the City newsletter, and direct outreach to eligible businesses by the Economic Development Manager. As instructed by the SURA Board at their last meeting on February 3rd, staff increased outreach activities for this program to ensure that all interested and eligible Sandy businesses were aware of the opportunity and could apply if they wished. An application deadline of February 25th was established. This increased outreach generated applications from three additional businesses, bringing the total number of current applications for this program to nine.

# Status of Current Applications

The program received nine qualifying applications from the following businesses:

- Ria's/SFR (in process)
- Boring Brewing
- Le Happy Creperie and Bar
- Red Shed Public House
- No Place Saloon
- The Beer Den
- Sandlandia
- Tollgate Inn & Bakery
- Paola's Pizza Barn.

Staff also received two other project proposals that did not meet the parameters of the program (they did not propose to build permanent covered structures, and thus did not qualify). One of these non-qualifying proposals (folding aviation doors on Proctor Blvd) was included by The Beer Den as an addendum to their main application – please see the "Additional Project Information" section below for more detailed information.

Information about the nine qualifying projects is included in an attached table entitled "Project Table & Work Process," including current project statuses, brief project descriptions, and estimated cost ranges for each proposed project. There are also two applications with special project circumstances that require additional narrative. This information is included in the attachment entitled "Additional Project Information."

# The total estimated cost range for the eight projects not yet funded is \$515,000 to \$750,000. Please keep the following items in mind when reviewing estimated costs:

- Estimated costs listed are only rough estimates based on the costs associated with the project currently under construction – we will not know actual costs until we receive official bids for these projects.
- It is possible that some of these projects may not be completed until the following fiscal year, meaning the costs would be realized in the 2021-2023 biennial budget rather than the current budget.

# **BUDGETARY IMPACT:**

The SURA Fund currently has \$3,960,000 budgeted for capital projects for the 2019 - 2021 Biennium. Of that amount, \$3,000,000 is dedicated for the Sandy Community Campus improvements. The remaining \$960,000 is allocated to various projects, including improvements to City Hall, infrastructure within the SURA district, and building improvements (for example, façade grants). To date approximately \$410,000 has been spent on these projects, with another \$145,000 committed, leaving approximately \$405,000 in the current budget. In addition, the SURA Fund has a large contingency that could be used to cover additional expenses for this program if the Board chooses.

# **RECOMMENDATION:**

Staff offers the two following policy options for the Covered Structures Grant Program for the Board's consideration, and requests the Board's direction.

**Option 1**: Authorize funding and award grants for all eight eligible remaining projects (provided final bids are within 110% of the high-end of the estimated cost ranges).

**Option 2**: Authorize funding and award grants for only certain projects (provided final bids are within 110% of the high-end of the estimated cost ranges).

If Option 2 is selected, staff offers the following considerations:

- Originally, the Board discussed spending \$280,000 total on this program. Approximately \$80,000 has been expended thus far.
- The Program Guidelines for the Covered Structures Program state that the following criteria should be used to evaluate applications:
  - The structure meets Sandy Style and Building Code requirements.

- The proposal has a harmonious aesthetic appearance with the primary building.
- The proposal has a positive impact on the overall streetscape (if applicable).

## SUGGESTED MOTION:

<u>Motion Option 1</u>: "I move to authorize funding and award grants for the eight eligible project proposals detailed in the staff report. If any of the eight projects' final construction costs exceed 110% of the high end of its estimated cost range, further SURA Board authorization will be required."

**Motion Option 2**: "I move to authorize funding and award grants for [project x, project y, project z...] as detailed in the staff report. If any project's final construction cost exceeds 110% of the high end of its estimated cost range, further SURA Board authorization will be required."

# LIST OF ATTACHMENTS/EXHIBITS:

- Attachment 1 -- Project Table and Work Process 3\_8 update
- Attachment 2 -- Additional Project Information
- Attachment 3 -- Design Work & Site Location Info 3\_8 update

## Covered Structures – Project Table & Work Process

## Project Table

Applicant	Current Project Status	Description of Project	Estimated Project Cost
Ria's	Under construction	Add a permanent covered structure tied back to the building at the north end in parking lot in front of building, including electrical (central light, 2 50A outlets for heating, addtl outlets) and tables/chairs.	\$75,950 (actual)
Le Нарру	Design & engineering work complete – scope of work in process	Add a permanent covered structure to the outdoor dining area currently occupied by COVID tents, including some electrical (central light, a couple of outlets). Engineering due 3/5.	\$60K - \$75K
Boring Brewing	Draft design complete – engineering work pending	Add a permanent covered structure tied back to the building at the south end where temporary seating currently exists. This project requires significant work for post support to be viable. Engineering work delayed due to required adjustment.	\$80K - \$100K
Red Shed Public House	Draft design complete – engineering work pending	Add a permanent covered structure to their existing outdoor seating deck – no accessory items	\$55K -\$70K
No Place Saloon	Draft design complete – engineering work pending	Add a permanent covered structure to their existing outdoor seating area behind the building – no accessory items	\$55K - \$70K
Sandlandia	Draft design complete – engineering work pending	Add a permanent covered structure to the central area near the west group of carts – no accessory items	\$55K - \$70K
Paola's Pizza Barn	Draft design complete – engineering work pending	Add a permanent covered structure in the parking lot adjacent to the brick wall in front of the bar, including electrical for outlets.	\$55K - \$70K
Tollgate Inn & Bakery	Design meeting complete – draft design pending	Add a flat roof permanent covered structure with skylights to the outdoor seating space near the front door of the restaurant – no accessory items. Note:	\$55K - \$70K

		this property has an exemption in the SMC to "Sandy Style"; will not be a SS structure	
Beer Den – Strauss Ave	Initial meeting complete, SURA authorization required to proceed.	See "Additional Project Information" attachment for project description. Requesting SURA approval to hire a civil engineer at City expense to create draft plans, surveying work, cost estimate for sidewalk expansion & moving storm drain before proceeding with this project.	\$100K - \$125К

### Work Process

The general work process for this program is as follows for each project:

- 1. Application received online.
- 2. Phone/in person meeting with applicant to confirm receipt of application, answer basic program questions and schedule design meeting with applicant.
- 3. On site design meeting with applicant and design professional.
- 4. Design work completed (typically takes 1-2 weeks unless changes are requested by applicant or engineer)
- 5. Completed design sent to engineer (typically takes 2-3 weeks)
- 6. Scope of work developed by staff using engineered plans.
- 7. Scope of work distributed to bidding contractors (bid period typically 30 days; decreased to 10 days for the purposes of this program)
- 8. Winning (low bid) bidder selected; contract and repayment schedule developed based on winning bid price.
- 9. Return to SURA Board for final project approval if winning bid exceeds 110% of high end of projected cost range.
- 10. Contract signed by applicant; contractor may begin work, applying for permits.

## **Additional Project Information**

**Boring Brewing**: The engineering work for this project was originally scheduled to be completed on March 5<sup>th</sup>. However, after reviewing the plans and the site, the engineer informed us that he needed to make some safety adjustments to the plans as drafted. Because the CMU block wall on the south side of the property (where the Bluff Road vehicle access to the property is located) is poorly constructed and maintained, he believes that adding the additional weight of the proposed covered structure without proper supports for the southern support posts could potentially cause this wall to collapse.

To mitigate this problem, the engineer is requiring that the ground beneath these posts be dug out down to near where the base of the existing CMU block wall begins and filled with concrete and rebar to carry the weight load of the structure. Our design professional, who is also the contractor constructing the Ria's project, estimates that this will add approximately \$20K to the overall project costs. I am currently trying to contact the property owner to discuss whether he wishes to continue with the project considering the added expense and construction time involved.

The Beer Den: This business proposed two project concepts in their application. The first project listed (folding aviation doors on Proctor Blvd) is not a proposal for a permanent covered structure – this project was rejected for the purposes of the Covered Structures program for being outside of the program's scope. While this is an excellent project idea, staff asserts that this concept is more appropriate for the Façade Improvement grant program and will advise the applicant to re-apply for this project under that program if they wish to pursue this idea further.

The second project is a unique concept proposed by the City's Development Services Director. The proposal is to move the storm drain and expand the sidewalk on the west side of the building by filling two parking spaces on the east side of Strauss closest to Proctor Blvd. This would provide enough space for an ADA pedestrian path on Strauss that we could consider a narrow permanent covered structure in the existing pedestrian right-of-way adjacent to the building.



If the SURA Board wishes to explore this idea, staff's approach would include hiring a civil engineer at City expense to complete design work for the sidewalk and storm drain to determine an estimated cost of this build out. After consulting with the Public Works Department, Director Walker recommends surveying work also be completed because of the abundance of utility lines in that particular area and because "it's difficult to determine what the utility issues are without a survey showing everything in relation to the existing curb, sidewalk and building walls". A survey would also show where to place footings for the proposed covered structure in relation to those utility lines.

Once the civil engineering work is complete, staff would then bring back projected cost estimates for the preliminary concrete work back to SURA to inform a decision about whether or not to proceed with this project.

A few additional points to consider about this proposed project:

- The CCB Building is not a "Sandy Style" building the Development Services Director is
  recommending a style that is complimentary to the existing building design while using as many
  "Sandy Style" elements as possible. Building and business owners agree with this
  recommendation.
- Construction of a permanent covered structure in the existing right-of-way would also require an easement with the City so that the property owners would be able to maintain the structure over time.

Representatives from the property owners (Clackamas County Bank) met with the applicant and city staff on February 22<sup>nd</sup> to discuss these ideas and are supportive of these projects. If the board wishes to explore this project, we are asking at this time only for SURA support for the civil engineering work (concrete work cost estimate, plans and surveying work) needed to help determine overall project costs prior to proceeding.













































# **Staff Report**

Meeting Date:	March 8, 2021
From	David Snider, Economic Development Manager
SUBJECT:	Les Schwab Remodel - Facade Grant Review

## BACKGROUND:

Les Schwab Tire Centers contacted the Economic Development Office at the beginning of 2020 regarding a proposed general remodel of the exterior of their store. They were interested in incentive programs that might assist them with this project, and after meeting with staff on March 23rd of 2020 and a significant delay due to the COVID-19 pandemic, they applied for a Façade Program grant in July of 2020.

This proposed project incorporates the addition of several "Sandy Style" elements to their building, including new paint, stone wrapping around the front of the building, rerouting downspouts to accommodate the stone wrapping, adding a canopy at the primary entrance, the replacement of one window and new exterior lighting, as well as some general project management costs. The stone wrapping and the canopy will be the most visible elements of the project and will tie the building in nicely with other "Sandy Style" structures throughout town.

As requested, Les Schwab has obtained three qualified bids for the construction work necessary for this project - bid documents are included as an addendum to this staff report. Bid information is listed in the table below - the winning bid was from Davidson Construction of Damascus, Oregon (CCB#: 176246) for \$102,450.

Bidding contractor	Bid price
Cory Taggart Construction	\$112,130
Ling Bros Contracting	\$122,870
Davidson Construction	<mark>\$102,450</mark>

The design work that Les Schwab has submitted for the project (plan set, rendering) is included as an addendum to this staff report, giving the Urban Renewal Board a visual representation of what the building will look like once the proposed project is complete. The Urban Renewal Agency did not contribute any funding to the design work for this project.

Planning Department review of these plans is now complete and resulted in some additional conditions imposed on this project not shown in the design work to improve aesthetics and increase the visibility of some of the "Sandy Style" elements included in this project, including:

- A refresh of the screening of the mechanical elements on the roof so that all existing mechanical equipment is screened as required by the Sandy Municipal Code.
- Stone wrap to extend around the corners of the south elevation for a cleaner look.
- Sandy Style elements added to the front entrance canopy they must either:
  - Change the canopy roof form to a gabled roof with a 4:12 pitch; OR
  - Update the canopy elevation to detail wooden beams and stone base.

As the costs associated with this project are estimated to exceed the \$100,000 expenditure threshold, the Urban Renewal contribution to the project will be capped at the maximum program amount of \$41,500. Construction managers for Les Schwab are standing by to apply for building and electrical permits for this project pending the outcome of the Board's decision tonight.

## **BUDGETARY IMPACT:**

Approval of this grant request will have a budgetary impact of \$41,500 for the Urban Renewal Agency.

## **RECOMMENDATION:**

Staff recommends Urban Renewal Board approval of this grant request.

## SUGGESTED MOTION:

"I move that the Urban Renewal Board approve this grant proposal as written."

## LIST OF ATTACHMENTS/EXHIBITS:

- Les Schwab plan set
- Les schwab rendering
- Bid Cory Taggart Construction
- Bid Ling Bros Contracting
- Bid Davidson Construction (winning bid)





# Consultants

LES SCHWAB PROJECT JORDAN HOFFART COORDINATOR: P.O. BOX 5350 BEND, OREGON 97708

# Aerial Map

# Sheet Index

DESIGN AND STRUCTURAL DRAWINGS CS COVER SHEET AND SITE PLAN

A1 BUILDING ELEVATIONS S1 CANOPY PLAN



# **GENERAL:**

ALL METHODS, MATERIAL AND WORKMANSHIP SHALL CONFORM TO THE PLANS, THE CURRENT EDITION OF THE INTERNATIONAL BUILDING CODE (IBC), AND CURRENT IBC STANDARDS, AS AMENDED AND ADOPTED BY THE LOCAL GOVERNING BUILDING CODE AUTHORITY.
VERIFY ALL EXISTING CONDITIONS AND CHECK ALL DIMENSIONS AND ELEVATIONS PRIOR TO STARTING WORK. CALL DISCREPANCIES TO THE ATTENTION OF THE OWNER AND RESOLVE BEFORE PROCEEDING WITH THE WORK.

DETAILS NOT SPECIFICALLY SHOWN SHALL BE CONSTRUCTED SIMILAR TO DETAILS SHOWN FOR RESPECTIVE MATERIALS AND SIMILAR CONDITIONS, SUBJECT TO REVIEW BY THE OWNER. SUBMIT SHOP DRAWINGS OF ALL FABRICATED STRUCTURAL ITEMS FOR REVIEW BY THE ENGINEER PRIOR TO CONSTRUCTION, INCLUDING: REINFORCING STEEL, STRUCTURAL AND MISCELLANEOUS STEEL, PREFABRICATED TRUSSES, GLUE LAMINATED MEMBERS, DOORS, AND WINDOWS. TRUSS AND STEEL BUILDING MANUFACTURERS SHALL SUBMIT 1 SET OF DRAWINGS AND CALCULATIONS SEALED BY A STRUCTURAL OR CIVIL ENGINEER REGISTERED IN THE

2019 OSSC

ACTUAL

10 PSF

30 PSF

SAME AS OCCUPANCY SERVED

AS CALCULATED PER ASCE7-16

CANTILEVERED STEEL COLUMN

EQUIVALENT LATERAL FORCE

WIND SPEED = 130 MPH (ULTIMATE)

# **DESIGN CRITERIA:**

STATE IN WHICH THE BUILDING IS TO BE CONSTRUCTED.

BUILDING CODE RISK CATEGORY	
DEAD LOADS MAXIMUM GROUND SNOW EXPOSURE FACTOR THERMAL FACTOR IMPORTANCE FACTOR ROOF SNOW LOADS FLOOR LIVE LOADS DECK LIVE LOADS	
WIND EXPOSURE CATEGORY WIND PRESSURE	

SEISMIC

SFISMIC IMPORTANCE FACTOR SOIL SITE CLASS DESIGN CATEGORY

RESISTING SYSTEM

ANALYSIS PROCEDURE USED BASE SHEAR

FROST DEPTH FROST EXPOSURE

# EARTHWORK:

ASSUMED ALLOWABLE SOIL BEARING PRESSURE: 1500 PSF

ALL SOILS SHALL COMPLY WITH CURRENT IBC RECOMMENDATIONS. A GEOTECHNICAL ENGINEER SHALL REVIEW AND PROVIDE WRITTEN RECOMMENDATIONS FOR ALL FOUNDATION DESIGNS AND SOILS PREPARATIONS PRIOR TO CONSTRUCTION WHERE QUESTIONABLE SOILS OCCUR, FOUNDATIONS SHALL BE PLACED ON COMPETENT NATIVE SOILS. IN AREAS LIKELY TO HAVE EXPANSIVE, COMPRESSIBLE, SHIFTING, OR OTHER UNKNOWN SOIL CHARACTERISTICS, THE BUILDING OFFICIAL SHALL DETERMINE WHETHER TO REQUIRE A SOIL TEST.

(Cs)(W)(p)

12 INCHES

MODERATE

ALL FOOTINGS SHALL BEAR ON FIRM, UNDISTURBED EARTH. IF FILL IS REQUIRED, SEE STRUCTURAL FILL NOTE ON THIS SHEET. CONTRACTOR SHALL EXERCISE EXTREME CARE DURING EXCAVATION TO AVOID DAMAGE TO BURIED LINES, TANKS, AND OTHER CONCEALED ITEMS. UPON DISCOVERY, DO NOT PROCEED WITH WORK UNTIL RECEIVING WRITTEN INSTRUCTIONS FROM THE OWNER. A COMPETENT REPRESENTATIVE OF THE OWNER SHALL INSPECT ALL FOOTING EXCAVATIONS FOR SUITABILITY OF BEARING SURFACES PRIOR TO PLACEMENT OF REINFORCING STEEL. PROVIDE DRAINAGE AROUND ALL WORK TO AVOID WATER-SOFTENED FOOTINGS.

GRADING AND PAVEMENT ALL FINAL GRADES SHALL BE WITHIN +/- 0.1 FOOT OF THAT SPECIFIED

SITE DRAINAGE DESIGN IS BY OTHERS, AND HAS NOT BEEN REVIEWED OR APPROVED BY LB ENGINEERING, INC.

# CONCRETE:

SHOWN ON THE PLANS

THE SELECTION OF MATERIALS FOR, AND THE MIXING AND PLACING OF ALL CONCRETE SHALL CONFORM TO THE REQUIREMENTS OF THE CURRENT I.B.C.. MAXIMUM SIZE OF AGGREGATE SHALL BE 1 1/2".

	THE CEMENT CONTENT AND MAXIMUM SLUMP SHALL BE AS SHOWN BELOW FOR INDICATED CONCRETE STRENGTHS (fc), UNLESS ALTERNATE MIX DESIGNS ARE SUBMITTED BY THE CONCRETE SUPPLIER AND APPROVED BY THE ENGINEER. SUCH MIX DESIGNS MUST BE SUBSTANTIATED BY STRENGTH DATA FROM TRIAL BATCHES OR FIELD EXPERIENCE. CONCRETE STRENGTHS SHALL BE VERIFIED BY STANDARD 28-DAY CYLINDER TESTS IF REQUIRED.				
	LOCATION	MINIMUM 28-DAY STRENGTH, fc	CEMENT SACKS PER CUBIC YARD OF CONCRETE	WATER/CEM. RATIO	MAXIMUM SLUMP
	ALL CONCRETE:	4,500 PSI	5-12	0.45	4"
ALL CONCRETE EXPOSED TO EARTH OR WEATHER SHALL CONTAIN AN ACCEPTABLE AIR ENTRAINING AGENT, CONFORMING TO ASTM SPECIFICATION C-260, TO ATTAIN NOT LESS THAN 5% OR MORE THAN 7% ENTRAINED AIR BY VOLUME.				∃ AIR LESS THAN	
	PROTECT FRESHLY PLA	ACED CONCRETE FR	OM PREMATURE DRYI	NG AND EXCESSIV	E COLD OR

HOT TEMPERATURES FOR AT LEAST 7 DAYS, IN ACCORDANCE WITH ACI 301. NO ALUMINUM (CONDUIT, MISCELLANEOUS ITEMS, ETC.) SHALL BE EMBEDDED IN ANY CONCRETE. PROVIDE CONTROL JOINTS IN ALL CONCRETE SLABS WITH SPACING NOT EXCEED 10' O.C. FOR UNEXPOSED SLABS, OR 10' O.C. FOR EXPOSED SLABS, UNLESS OTHER JOINT SPACINGS ARE

COLD WEATHER PLACING: PROTECT CONCRETE WORK FROM PHYSICAL DAMAGE OR REDUCED STRENGTH WHICH COULD BE CAUSED BY FROST, FREEZING ACTIONS, OR LOW TEMPERATURES IN COMPLIANCE WITH ACI 306. DO NOT USE FROZEN MATERIALS OR MATERIALS CONTAINING ICE OR SNOW. DO NOT PLACE CONCRETE ON FROZEN SUBGRADE OR ON SUBGRADE CONTAINING FROZEN MATERIALS.

HOT WEATHER PLACING: WHEN HOT WEATHER CONDITIONS EXIST (90 DEGREES FAHRENHEIT AND ABOVE) WHICH WOULD SERIOUSLY IMPAIR THE QUALITY AND STRENGTH OF CONCRETE, PLACE THE CONCRETE IN ACCORDANCE WITH ACI 305R. NONSHRINK GROUT: GROUT SHALL BE MASTER BUILDERS "MASTERLFOW 928" OR "MASTERFLOW

713", SIKA CORPORATION'S "SIKAGROUT 212", BURKE COMPANY'S "NONFERROUS NONSHRINK GROUT", OR APPROVED EQUAL, GROUT SHALL BE MIXED, APPLIED, AND CURED STRICTLY IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS. FILL OR PACK ENTIRE SPACE UNDER PLATES OR SHAPES.

# METALS:

GALVANIZED ON PLANS

### REINFORCING STEEL (BLOCK AND CONCRETE); REINFORCEMENT SHALL CONFORM TO ASTM A-615, GRADE 60. DETAIL, FABRICATE AND PLACE PER ACI 315 AND ACI 318. SPLICES SHALL BE 48 BAR DIAMETERS, 24" MINIMUM FOR CONCRETE AND MASONRY. SUPPORT ALL REINFORCEMENT WITH APPROVED CHAIRS, SPACERS, OR TIES. WELDED WIRE FABRIC: CONFORM TO ASTM A-82 AND A-185. LAP ONE FULL MESH ON SIDES AND ENDS. PLACE AT MID-DEPTH OF SLAB UNLESS SHOWN OTHERWISE.

# STRUCTURAL STEEL: CONFORM TO THE LATEST EDITION OF THE "AISC SPECIFICATION FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS." SHOP PAINT AFTER FABRICATIONS WITH AN APPROVED PRIMER (SEE PAINTING SPECIFICATION). GALVANIZE AFTER FABRICATION ALL MISCELLANEOUS STEEL SPECIFICALLY CALLED TO BE

WIDE FLANGE BEAMS:	ASTM A-992 (Fy=50KS
ANGLES, CHANNELS, PLATES:	ASTM A-36 (Fy=36KSI
STEEL TUBING (HSS):	ASTM A-500 GRADE E
STEEL PIPES:	ASTM A-53 GRADE B
BOLTS:	ASTM A-307
DRILLED IN CONCRETE ANCHORS O	R EXPANSION BOLTS: "SIM

APPROVED EQUAL UNLESS NOTED OTHERWISE ON DRAWINGS. EMBED BOLT INTO CONCRETE OR GROUTED MASONRY SEVEN DIAMETERS MINIMUM, UNLESS SHOWN OTHERWISE.

WELDING: ALL WELDING SHALL CONFORM TO THE AMERICAN WELDING SOCIETY STANDARDS FOR ARC AND GAS WELDING IN BUILDING CONSTRUCTION. ALL WELDS SHALL BE DONE BY CERTIFIED WELDERS, USING E70 ELECTRODES, AND 3/16" MINIMUM SIZE UNLESS NOTED OTHERWISE. NO WELDING OF REINFORCING STEEL SHALL BE DONE WITHOUT SPECIFIC APPROVAL OF THE ENGINEER. WHEN APPROVED WELD REINFORCING STEEL IN ACCORDANCE WITH THE AMERICAN WELDING SOCIETY'S "REINFORCING STEEL WELDING CODE". IN NO CASE

WILL A WELD BE MADE WITHIN 6 BAR DIAMETERS OF A "COLD BEND". SPECIAL INSPECTORS SHALL BE PROVIDED DURING ALL STRUCTURAL FIELD WELDING INCLUDING THE WELDING OF REINFORCING STEEL. (PER CURRENT I.B.C.) AND WELDS PERFORMED IN A SHOP NOT HAVING AN APPROVED QUALITY CONTROL PROGRAM.

EACH SPECIAL INSPECTOR SHALL BE A QUALIFIED PERSON WHO SHALL SHOW COMPETENCE TO THE SATISFACTION OF THE BUILDING OFFICIAL, FOR THE PARTICULAR OPERATION. ALL INSPECTION REPORTS SHALL BE SUBMITTED TO THE BUILDING DEPARTMENT WITH THE PROJECT NAME AND ADDRESS (PER CURRENT I.B.C.).

# **GENERAL NOTES:**

- ALL DRAWINGS SHALL BE REVIEWED BY THE BUILDING AGENCY, GENERAL CONTRACTOR, DESIGNER, AND OWNER PRIOR TO BIDDING, CONTRACTOR AND GENERAL CONTRACTORS SHALL VERIFY SITE CONDITIONS AND COORDINATE ANY DISCREPANCIES BETWEEN THE CONSTRUCTION DRAWINGS PRIOR TO BIDDING. ALL ISSUES SHALL BE RESOLVED PRIOR TO CONSTRUCTION. IF CHANGES ARE REQUIRED, THEY SHALL BE PART OF THE CONTRACTOR'S BID.
- 2. STRUCTURAL ENGINEER SHALL BE SUPPLIED WITH SHOP DRAWINGS OF THE BEAMS, TRUSSES AND REINFORCEMENT PRIOR TO BEGINNING OF PROJECT TO VERIFY DESIGN LOADS AND CONNECTIONS. IF CHANGES ARE REQUIRED, TIME SHALL BE ALLOWED TO REVISE DRAWINGS TO REFLECT ALTERATIONS. ALTERATIONS TO DRAWINGS AND DETAILS DURING AND PRIOR TO CONSTRUCTION REQUIRING ADDITIONAL WORK SHALL NOT BE AT THE EXPENSE OF THE ENGINEER.
- 3. STRUCTURAL DETAILING DIMENSIONS AND REQUIREMENTS SHALL HAVE PRECEDENCE OVER THE DESIGN DRAWINGS. COORDINATE ANY DISCREPANCIES PRIOR TO CONSTRUCTION.
- AND FINISH FLOOR LEVELS UNLESS OTHERWISE NOTED DIMENSIONS AND SITE CONDITIONS SHALL BE VERIFIED BY THE CONTRACTOR, AND DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO THE START OF CONSTRUCTION OR THE PORTION THEREOF.
- 6. SEE CIVIL AND LANDSCAPE DRAWINGS FOR SITE DEVELOPMENT (WHERE APPLICABLE).
- 7. SEE ELECTRICAL DRAWINGS FOR PANEL LOCATION, LIGHTING REQUIREMENTS, AND CTRICAL LOADS.
- 8. SEE MECHANICAL DRAWINGS FOR EQUIPMENT AND DESIGN LAYOUT. 9. SEAL, CAULK, GASKET, AND WEATHERSTRIP BUILDING EXTERIOR FOR A WEATHER-TIGHT
- STRUCTURE AS REQUIRED BY THE ARCHITECTURAL DRAWINGS

# DISCLOSURE NOTE:

THESE DRAWINGS ARE BASED ON DESIGN BUILD WITH A SELECTED CONTRACTOR. DESIGN IS BASED ON INFORMATION AND DIMENSIONS SUPPLIED TO LB ENGINEERING, INC., EXISTING CONDITIONS MAY VARY, THEREFORE, CHANGES MAY BE REQUIRED BY USERS (OWNER, CONTRACTOR AND SUB CONTRACTORS, ENGINEERS, ETC.) OF THESE DRAWINGS. L B ENGINEERING, INC, SHALL NOT BE RESPONSIBLE FOR ADDITIONAL COST DUE TO CHANGES OF ENGINEERING REQUIRED. LB ENGINEERING, INC. SHALL BE GIVEN ADEQUATE TIME TO RESPOND TO ALTERNATE DESIGN NEEDS.

L B ENGINEERING, INC. HAS APPRAISED OWNER OF POSSIBLE CHANGES. CONTRACTOR SHALL NEGOTIATE WITH OWNER, PRIOR TO CONSTRUCTION, OF THE POSSIBLE CHANGES AND INVESTIGATE REQUIREMENTS FOR THIS PROJECT. SPRINKLER, PLUMBING, MECHANICAL AND ELECTRICAL DESIGNS ARE BY OTHERS. THEY SHALL BE INTEGRATED INTO THE OVERALL

B (Fy=46KSI) B (Fy=35KSI)

# IMPSON" FASTENERS OR

4. BUILDING DIMENSIONS ARE TAKEN TO FACE OF STUD, GRIDLINES, FACE OF MASONRY,

DESIGN INTENT OF THESE DRAWINGS AND SHALL BE VERIFIED PRIOR TO CONSTRUCTION.

## ROOFING (GENERAL REFERENCE FINAL SPECIFICATION BY OTHERS)

GENERAL: THESE GENERAL NOTES FOR ROOFING SEE ARCHITECTURAL DRAWING AND SPECIFICATIONS FURNISH AND INSTALL ALL ROOFING, FLASHING, AND ROOFING

RELATED SHEET METAL FOR THE PROJECT. EXCEPT FOR MECHANICAL EQUIPMENT. COORDINATE AND OVERSEE AS RESPONSIBLE PARTY ALL ASPECTS OF INSTALLATION OF ROOFING, FLASHING, AND ROOF RELATED SHEET METAL WORK. SUBMIT MANUFACTURER'S (1) SPECIFICATION, LISTING MATERIALS; (2)

CERTIFICATION OF ASTM OR FEDERAL SPECIFICATIONS REFERENCED

STANDARDS, AND (3) CERTIFICATION OF APPLICATOR'S "APPROVED ROOFER" STATUS FOR AT LEAST (2) YEARS. SUBMIT, UPON COMPLETION OF WORK, A WRITTEN WARRANTY SIGNED BY APPLICATOR AND GENERAL CONTRACTOR, COVERING ALL ROOFING, FLASHING AND SHEET METAL WORK FOR WATER

TIGHTNESS, AS REQUIRED BY OWNER. MATERIAL PROVIDE/INSTALL ALL MATERIALS OF A SINGLE APPROVED MANUFACTURE, OR APPROVED BY SUCH A MANUFACTURER FOR INCLUSION IN BONDABLE/ ENDORSEMENT ASSEMBLIES.

DELIVER ALL MATERIALS WITH MANUFACTURER'S ORIGINAL LABELS. HANDLE AND STORE MATERIALS TO PROTECT AGAINST MOISTURE OR DAMAGE

INSTALL ALL MATERIALS UNDER MANUFACTURER'S RECOMMENDED WEATHER CONDITIONS. APPLICATION:

INSTALL ALL FLASHING AROUND ROOF PENETRATIONS AND SEAL WITH HARDENING SILICONE SEALER. MAINTAIN ROOF SURFACE FREE OF DEBRIS AND EXTRANEOUS

MATERIALS. INSTALL METAL ROOFING IN CONTINUOUS SHEET FROM EAVE TO

RIDGE PER MANUFACTURER'S REQUIREMENTS. NO SPLICING ALLOWED.

INSTALL FINAL BACK FLASHING, RIDGE FLASHING, AND END CAP FLASHING IN AN APPROVED WORKMANLIKE MANNER. INSTALL ROOFING AND BASE FLASHING THAT ARE WATERTIGHT; WILL

NOT PERMIT THE PASSAGE OF LIQUID WATER: AND WILL WITHSTAND WIND LOADS, THERMALLY INDUCED MOVEMENT, AND EXPOSURE TO WEATHER, AS REQUIRED FOR THIS LOCATION WITHOUT FAILURE. PROVIDE ROOFING THAT IS COMPATIBLE WITH ONE ANOTHER UNDER

CONDITIONS OF SERVICE AND APPLICATION REQUIRED, AS DEMONSTRATED BY ROOFING SYSTEM MANUFACTURER BASED ON TESTING AND FIELD EXPERIENCE.

THE OWNER WILL HOLD A FINAL INSPECTION OF THE FINISHED PRODUCT PRIOR TO APPROVAL.

**DOORS AND WINDOWS:** 

SUPPLIERS OF WINDOWS, UPWARD-ACTING SECTIONAL DOORS AND ROLL-UP DOORS SHALL PROVIDE SHOP DRAWINGS AND ENGINEER CALCULATIONS OR TEST DATA SEALED BY A CIVIL OR STRUCTURAL ENGINEER REGISTERED IN THE STATE IN WHICH THE BUILDING IS TO BE CONSTRUCTED. CALCULATIONS OR TEST DATA SHALL SHOW THAT THE WINDOW OR ROOD CAN SAFELY WITHSTAND ALL LOADS SPECIFIED IN THE DESIGN CRITERION, AS PER IBC REQUIREMENTS.

# PLASTER, STUCCO, DRIVIT, OUTSTATION PRODUCTS:

SUPPLY AND INSTALL ALL MATERIALS, ATTACHMENTS, AND TOTAL MOISTURE BARRIER ASSEMBLIES AS RECOMMENDED BY THE MANUFACTURER, IN COMPLIANCE WITH INDUSTRY STANDARDS, AND COMPLY WITH CURRENT BUILDING CODES. SEE DEFERRED DESIGN ON COVER SHEET.

# INSULATION:

1. THE THERMAL RESISTANCE (R-VALUE) OF THE INSULATION SHALL BE AS INDICATED PER

- 2. BLANKET INSULATION SHALL BE OWENS-CORNING FS25 OR APPROVED EQUAL ON ALL EXPOSED APPLICATIONS OR WHERE THERE IS A DEAD AIR SPACE AT THE INSULATED
- FACING 3. BLANKET INSULATION SHALL BE OWENS-CORNING KRAFT FACED OR APPROVED EQUAL
- WHEN COVERED WITH GYP BOARD. 4. ALL INSULATION SHALL BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S
- RECOMMENDATIONS. 5. NO INSULATION SHALL BE COMPRESSED AROUND DUPLEX RECEPTACLES, CONDUIT, PIPE, OR OTHER IN WALL EQUIPMENT. WHEREVER SUCH ITEMS ARE ENCOUNTERED CUT THE INSULATION FOR A SNUG FIT WITH A MINIMUM OF WASTE.
- 6. AFTER INSULATION INSTALLATION IS COMPLETE ANY SCRAP PIECES SHALL BE BAGGED AND PLACED IN JOB SITE TRASH RECEPTACLES.

# PAINTING:

- 1. GENERAL PROVISIONS: THE SPECIFICATION SHALL COVER THE PAINTING AND FINISHING OF ALL GENERAL CONSTRUCTION WORK, HEATING, AIR CONDITIONING AND VENTILATION TEMS, PLUMBING INSTALLATION AND ELECTRICAL ITEMS THROUGHOUT THE ENTIRE PROJECT, BOTH INTERIOR AND EXTERIOR, ON WOOD, METAL, DRYWALL OR OTHER SURFACES AS REQUIRED. TO MAKE A THOROUGH AND COMPLETE JOB IN EVERY RESPECT WHETHER EVERY ITEM IS HEREIN SPECIFICALLY MENTIONED OR NOT.
- 2. THE PAINTING CONTRACTOR SHALL: A. EXAMINE THE SPECIFICATIONS FOR THE VARIOUS OTHER TRADES AND FAMILIARIZE HIMSELF WITH THEIR PROVISIONS REGARDING PAINTING. B. PAINT ITEMS LEFT UNFINISHED BY OTHER TRADES WHICH REQUIRE PAINTING. C. PROVIDE SCAFFOLDING, STAGING (ETC.) AND PLACE SO AS NOT TO INTERFERE WITH
- OTHER WORK. D. FURNISH DROP CLOTHS, AND PLACE IN ALL AREAS WHERE PAINTING IS OCCURRING
- E. PROTECT ADJOINING WORK AND MAKE GOOD ANY DAMAGE AS A RESULT OF HIS WORK F. PROVIDE SPECIFIED CAULKING AND CAULKING ALL ITEMS THAT REQUIRE CAULKING. G. G. CLEAN UP AS FAR AS HIS WORK IS CONCERNED, SUBJECT TO APPROVAL BY THE
- H. H. EACH COAT OF MATERIAL SHALL BE APPLIED WITH MILL THICKNESS NECESSARY TO ACHIEVE FULL COVERAGE.

MATERIALS PAINT AND STAINS AS SPECIFIED SHALL BE USED. MATERIALS EQUAL TO SPECIFIED SHALL BE USED. MATERIALS EQUAL TO SPECIFIED PRODUCTS IN QUALITY, PERFORMANCE AND COLOR MAY BE USED ONLY IF APPROVED IN WRITING BY THE OWNER, AND SUCH APPROVAL SHALL BE AT THE OWNER'S SOLE DISCRETION. FINISH COLORS AS PER COLOR SCHEDULE OR AS NOTED. SUGGESTED PRODUCT IDENTIFICATION AND SUPPLIERS:

PAINTING CONTRACTOR TO PROVIDED FILLER, CAULKING, PRIMERS AND ALL PAINTS, VERIFY ALL MATERIAL TYPE AND COLORS WITH OWNER PRIOR TO BIDING OR PURCHASING.

SPECIAL INSPECTIONS GENERAL INFORMATION: WHICH THE SPECIFIED SPECIAL INSPECTIONS MAY BE PERFORMED. OFFICIAL, AND LB ENGINEERING, INC. IN A TIMELY FASHION. QUALITY CONTROL SECTION OF THESE GENERAL NOTES FOR THE FOLLOWING AREAS OF WORK (PER TABLES BELOW):

# **STEEL CONSTRUCTION** (OSSC TABLE 1705.2)

VERIFICATION AND INSPECTION MATERIAL VERIFICATION OF HIGH-STRENGTH BOLTS, NUTS, AND WASHERS a. IDENTIFICATION MARKINSGS TO CONFORM TO ASTM TANDARDS AND SPECIFIED IN THE APPROVED CONSTRUCTION DOCUMENTS

. INSPECTION OF HIGH-STRENGTH BOLTING:

a. SNUG-TIGHT JOINTS

b. PRETENSIONED AND SLIP-CRITICAL JOINTS USING URN-OF-NUT WITH MATCHMARKING TWIST-OFF BOILT OR ECT TENSION INDICATOR METHODS OF INSTALLATION. . PRETENSIONED AND SLIP-CRITICAL JOINTSUSING TURN-OF-NUT WITHOUT MATCHMARKING OR CALIBRATED WRENCH METHODS OF INSTALLATION.

b. MANUFACTURER'S CERTIFICATE OF COMPLIANCE

. MATERIAL VERIFICATION OF STRUCTURAL STEEL:

a. FOR STRUCTURAL STEEL, IDENTIFICATION MARKINGS TO ONFORM TO AISC 360.

b. FOR OTHER STEEL, INDENTIFICATION MARKINGS TO CONFORM TO ASTM STANDARDS SPECIFIED IN THE APPROVED ONSTRUCTION DOCUMENTS

MANUFACTURER'S CERTIFIED TEST REPORTS. MATERIAL VERIFICATION OF COLD FORMED STEEL DECK:

a. MANUFACTURER'S CERTIFIED TEST REPORTS.

MATERIAL VERIFICATION OF WELD FILLER MATERIALS: a. IDENTIFICATION MARKINGS TO CONFORM TO AWS

# SPECIFICATION IN THE APPROVED CONSTRUCTION DOCUMENTS

. INSPECTION OF WELDING:

- a. STRUCTURAL STEEL AND COLD-FORMED STEEL DECK: 1) COMPLETE AND PARTIAL J.P.G. WELDS
- 2) MULTIPASS FILLET WELDS
- 3) SINGLE PASS FILLET WELDS > 5/16"
- 4) PLUG AND SLOT WELDS
- 5) SINGLE PASS FILLET WELDS <= 5/16"

6) FLOOR AND ROOF DECK WELDS

# . REINFORCING STEEL:

1) VERIFICATION OF WELDABLITY OF REINFORCING STEEL HER THAN ASTM A 706 2) REINFORCING STEEL RESISTING FLEXURAL AND AXIAL ORCES IN INTERMEDIATE AND SPECIAL MOMENT FRAMES. AN BOUNDARY ELEMENTS OF SPECIAL STRUCTURAL WALLS OF CONCRETE AND SHEAR REINFORCEMENT

3) SHEAR REINFORCEMENT

# 4) OTHER REINFORCING STEEL

. INSPECTION OF STEEL FRAME JOINT DETAILS FOR COMPLIANCE:

# a. DETAILS SUCH AS BRACING AND STIFFENING

b. MEMBER LOCATION

APPLICATION OF JOINT DETAILS AT EACH CONNECTION

(a) WHERE APPLICABLE, SEE ALSO SECTION 1705.12, SPECIAL INSPECTIONS FOR SEISMIC RESISTANCE.







# MILLER HISTORIC COLORS

- **1** SHAKER RED
- **2** PLYMOUTH BEIGE
- **8** POLISHED PEWTER
- **4** CHOCOLATE

# **STACKED STONE**

Boral Cultured Stone -Pro-Fit Alpine Ledgestone -Black Mountain

# STOREFRONT GLAZING /FRONT ENTRANCE

Repairs as determined by site visit

# STEEL ENTRANCE CANOPY

Painted steel upper structure with timber supports back to the building





Drawn By:	Date: 28
559.860.9998	
mileswilhelm@gmail.com	S



# **Company Name**

# PROPOSAL

Les Schwab Tire Center

37895 Hwy 26

Sandy, OR. 97055

Cory Taggart Construction 25623 E. Central ave. Newman LK. WA. 99025

TO Les Schwab Tire Center Sandy, OR. 97055 PROPOSAL # 072820-1 DATE 7-28-20

Description	Amount
Paint main building exterior per design	\$39,855.00
Paint storage / warehouse to match main building	
New canopy on exterior per design	\$ 26,975.00
Remove and replace damaged lower right front window	
Permit for canopy, project management and general conditions	\$8,650.00
Supply and install new stone wainscot per design	\$11,650.00
Remove and replace downspouts to accommodate for stone	\$1,750.00
New electrical LED fixtures (17 ea. New strip fixtures, 2 ea. 150 watt wall packs, 6 ea.	¢00.050.00
250 wall packs and 3 ea. 400 watt wall packs	\$23,250.00
TOTAL	\$112,130.00



8-27-2020

Estimate

Sandy Les Schwab

Exterior Update

37895 US-26

Sandy, OR 97055

Canopy Budget/ Design/Permit	\$24,500.00
• Exterior Paint Main BLD \$18,750 per rendering	
Warehouse to match\$12,500.00	\$36,500.00
<ul> <li>Stone- Wains to match rendering w/ ledgestone cap</li> </ul>	\$9,250.00
Reorient 3 downspouts for stone	\$1,625.00
<ul> <li>Replace compromised lower window front right</li> </ul>	\$1,475.00
Electrical17new 8' LED Strip fixtures	
2 new 150 watt LED wall pack	
6 new 250 watt LED wall pack	
3 new 400 watt wall pack	\$22,300.00
DCI Management	\$6,800.00

Total Estimate-----\$102,450.00

Ling Bros Contracting 1436 Colonial Rd. Roseburg, OR 97471 CCB# 190618 541-580-3818

## Proposal For Les Schwab Tire Center

## 37895 Hwy 26 Sandy, OR 97055

August 1, 2020

Job Cost:

Remove and replace damaged front window	\$2,100.00
Install stone per plan	\$12,800.00
Paint main building, storage and warehouse	\$41,000.00
Remove and replace downspouts	\$1,400.00
Replace exterior electrical fixtures with LED	\$26,400.00
Install new canopy per plan	\$28,000.00
Sub Total	\$111,700.00
P/O @ 10%	\$11,170.00
Job Cost Total	<u>\$122,870.00</u>

Thank you for your business!