



City of Sandy  
Agenda  
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: <https://us02web.zoom.us/j/89138635991>
- 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**

**3. APPROVAL OF MINUTES**

3.1. **Approval of Minutes**

2 - 9

[Sandy Urban Renewal Board - 03 Feb 2021 - Minutes - Pdf](#)

**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 - 47

[Les Schwab Remodel - Facade Grant Review - Pdf](#)

**6. ADJOURN**



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

**BOARD PRESENT:** 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

**BOARD ABSENT:** Stan Pulliam, Mayor

**STAFF PRESENT:** 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

**MEDIA PRESENT:**

	Page
<b>1. MEETING FORMAT NOTE</b>	
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: <a href="https://www.youtube.com/channel/UCbYEclgC6VW_mV2UJGyVfg">https://www.youtube.com/channel/UCbYEclgC6VW_mV2UJGyVfg</a>	
<b>2. Roll Call</b>	
<b>3. New Business</b>	
3.1. <b><u>Covered Structure Grant Application: Sandy Family Restaurant / Ria's Bar</u></b>	5 - 8

Staff Report - 0371

The **Economic Development Manager** summarized the staff report, stating that the choices before the Board are to approve the original application, approve the modified application, or deny the application.

**Councilor Hokanson** asked staff to explain the modified application. The **Economic Development Manager** explained that the modified request would tie the outdoor structure into the existing roof of the building, both for enhanced aesthetics and ease of connecting electricity.

**Councilor Walker** asked the following underlined questions, which are

followed by answers from the **Economic Development Manager**:

- What are the costs of the architectural design? Approximately \$1,000. Is that part of the grant? If so, it would be helpful to include this in future staff reports. Yes.
- Would this change the roof pitch of the original structure? No.
- Do we have copies of the other two bids? Yes.
- Does this proposal meet all of the Sandy Style elements? Yes, to the best of my knowledge at this time.
- How many parking spaces would be eliminated under this proposal? 3.
- Is it acceptable for downspouts to drain into the parking lot? 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 that would be the case.

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

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

**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**

Draft

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

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**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.
2. 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;

- 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.*]
- l. 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

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.
6. 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,



February 2021

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](mailto:dsnider@ci.sandy.or.us)

Permanent Outdoor Covered Structures Grant Program - Page 4

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## Staff Report

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**Meeting Date:** March 8, 2021

**From** David Snider, Economic Development Manager

**SUBJECT:** Permanent Outdoor Covered Structures - Program Update

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### **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:**

**Motion Option 1:** “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
<b>Ria's</b>	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)
<b>Le Happy</b>	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
<b>Boring Brewing</b>	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
<b>Red Shed Public House</b>	Draft design complete – engineering work pending	Add a permanent covered structure to their existing outdoor seating deck – no accessory items	\$55K - \$70K
<b>No Place Saloon</b>	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
<b>Sandlandia</b>	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
<b>Paola's Pizza Barn</b>	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
<b>Tollgate Inn &amp; Bakery</b>	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	
<b>Beer Den – Strauss Ave</b>	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 - \$125K

**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.

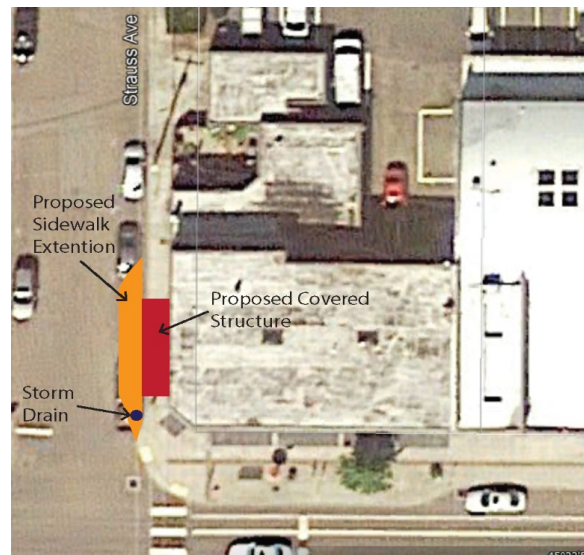
### Additional Project Information

**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.



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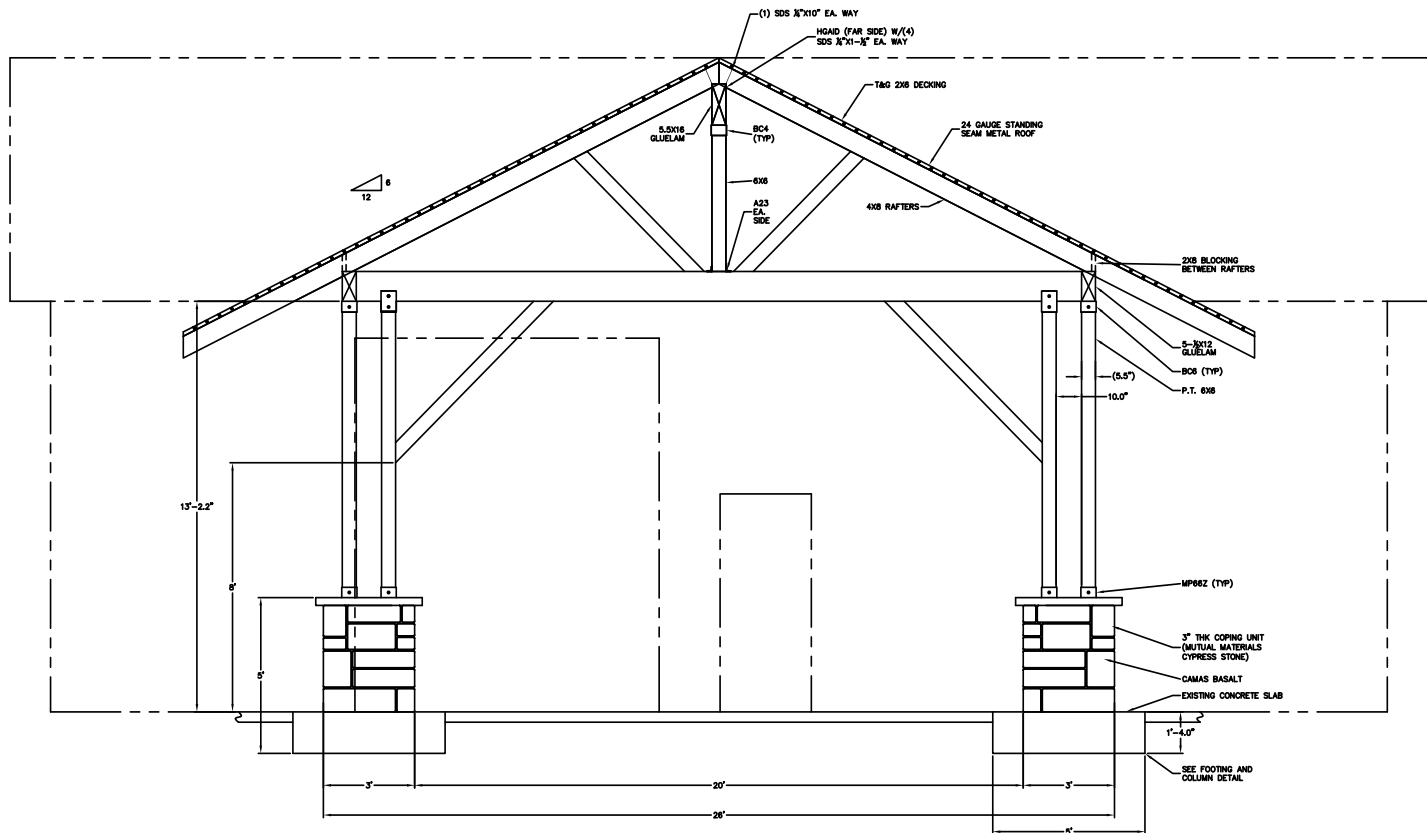
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FRONT & BACK ELEVATION  
 $\frac{3}{16}'' = 1'-0''$

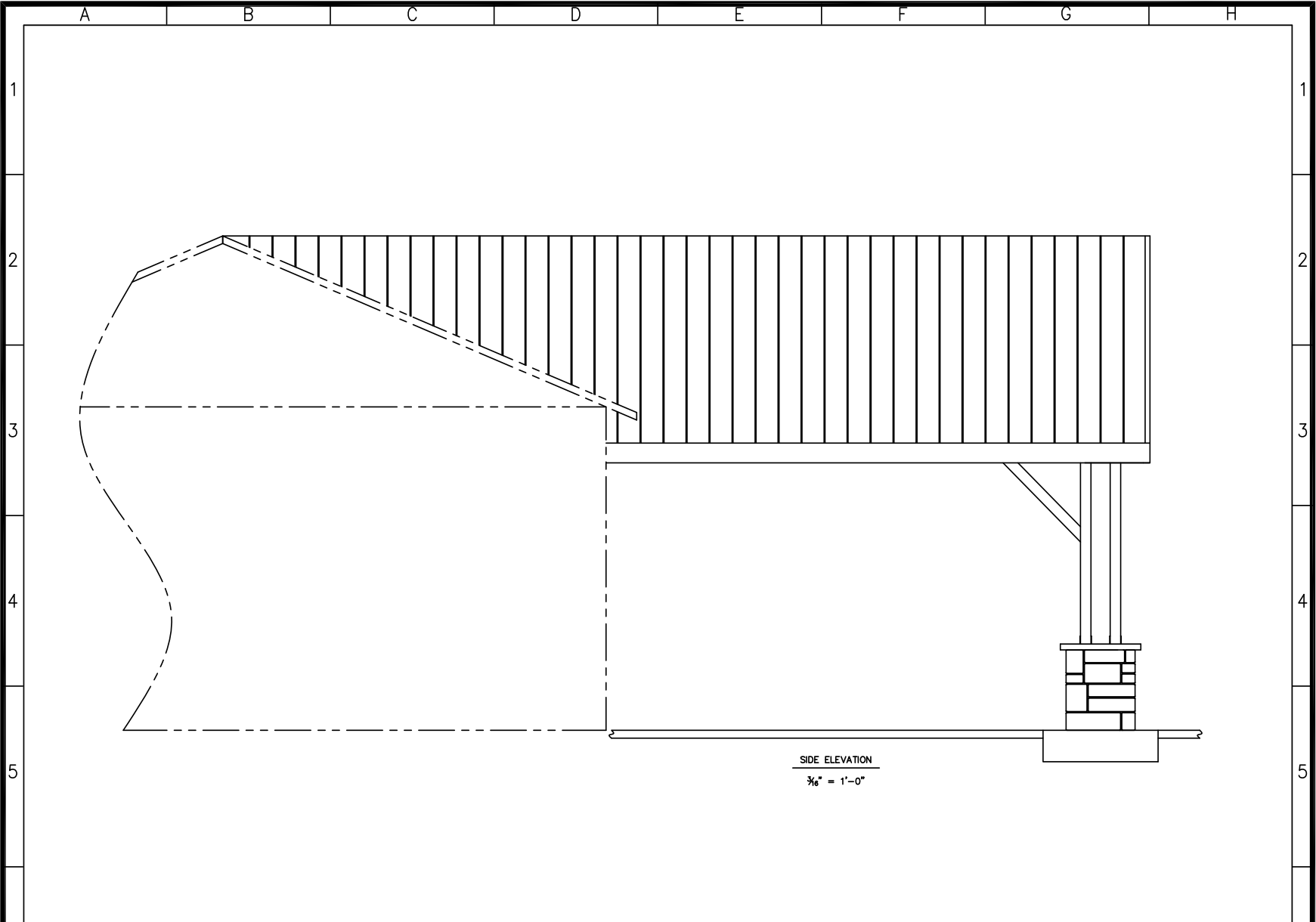
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CUSTOMER: **Boring Brewery**  
 LOCATION: **SANDY, OR**  
 DRAWING NUMBER: Same DATE: 02.16.21 SCALE: 3/16" = 1'  
 DRAWN BY: JNB



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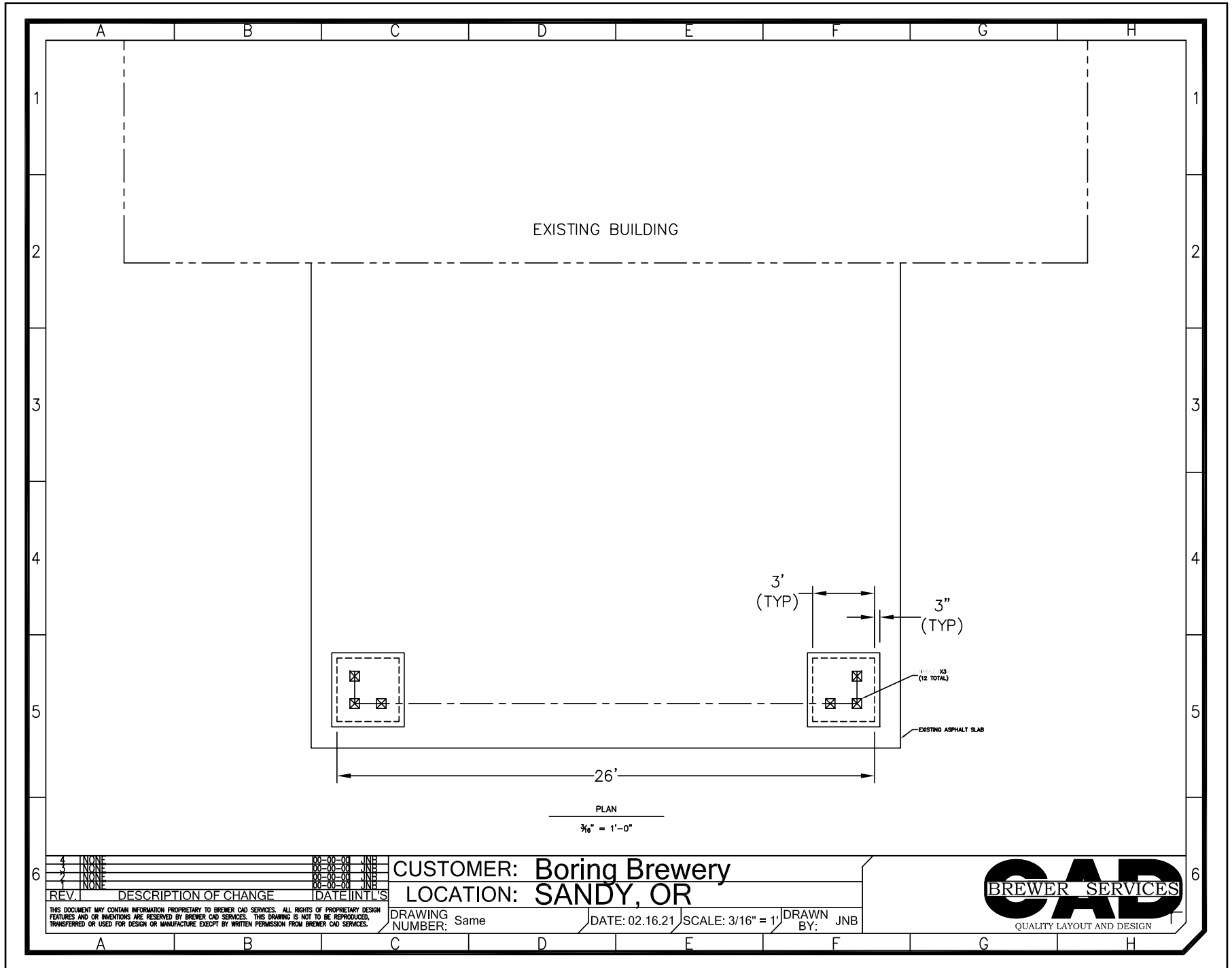
SIDE ELEVATION  
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CUSTOMER: Boring Brewery  
 LOCATION: SANDY, OR  
 DRAWING NUMBER: Same  
 DATE: 02.16.21 SCALE: 3/16" = 1'  
 DRAWN BY: JNB



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1	NONE	00-00-00	JNB

CUSTOMER: **Boring Brewery**  
 LOCATION: **SANDY, OR**  
 DRAWING NUMBER: Same DATE: 02.16.21 SCALE: 3/16" = 1' DRAWN BY: JNB



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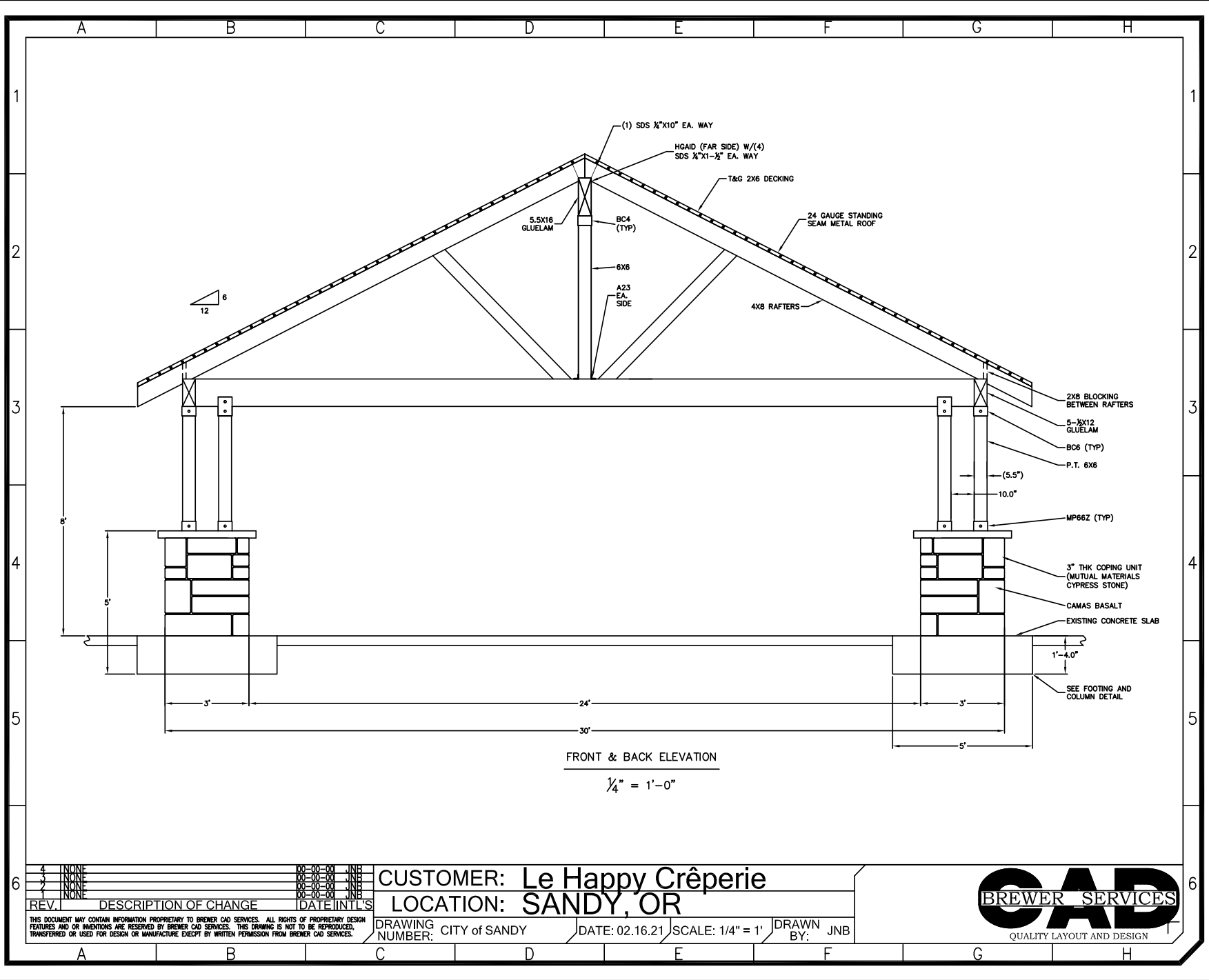
# Boring Brewing - proposed location

Boring Brewing Co.  
4min drive - work

SE Bluff Rd



t St



FRONT & BACK ELEVATION

1/4" = 1'-0"

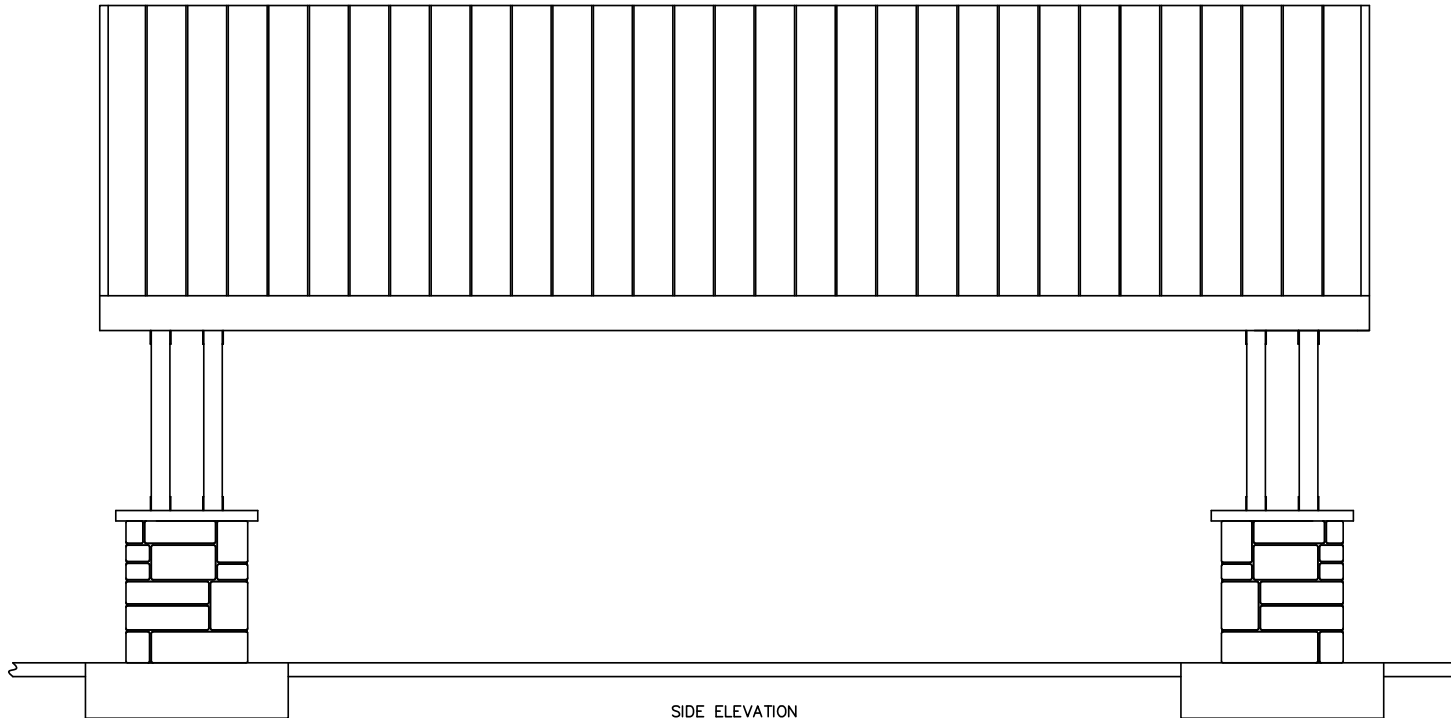
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3	NONE	00-00-00	JNB
2	NONE	00-00-00	JNB
1	NONE	00-00-00	JNB

CUSTOMER: **Le Happy Crêperie**  
 LOCATION: **SANDY, OR**



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DRAWING NUMBER: CITY of SANDY DATE: 02.16.21 SCALE: 1/4" = 1' DRAWN BY: JNB



SIDE ELEVATION

1/4" = 1'-0"

REV.	DESCRIPTION OF CHANGE	DATE	INT'L'S
4	NONE	00-00-00	JNB
3	NONE	00-00-00	JNB
2	NONE	00-00-00	JNB
1	NONE	00-00-00	JNB

CUSTOMER: **Le Happy Crêperie**  
 LOCATION: **SANDY, OR**

THIS DOCUMENT MAY CONTAIN INFORMATION PROPRIETARY TO BREWER CAD SERVICES. ALL RIGHTS OF PROPRIETARY DESIGN FEATURES AND OR INVENTIONS ARE RESERVED BY BREWER CAD SERVICES. THIS DRAWING IS NOT TO BE REPRODUCED, TRANSFERRED OR USED FOR DESIGN OR MANUFACTURE EXCEPT BY WRITTEN PERMISSION FROM BREWER CAD SERVICES.

DRAWING NUMBER: CITY of SANDY DATE: 02.16.21 SCALE: 1/4" = 1' DRAWN BY: JNB



# Le Happy Creperie & Bar - proposed location

Scales Ave

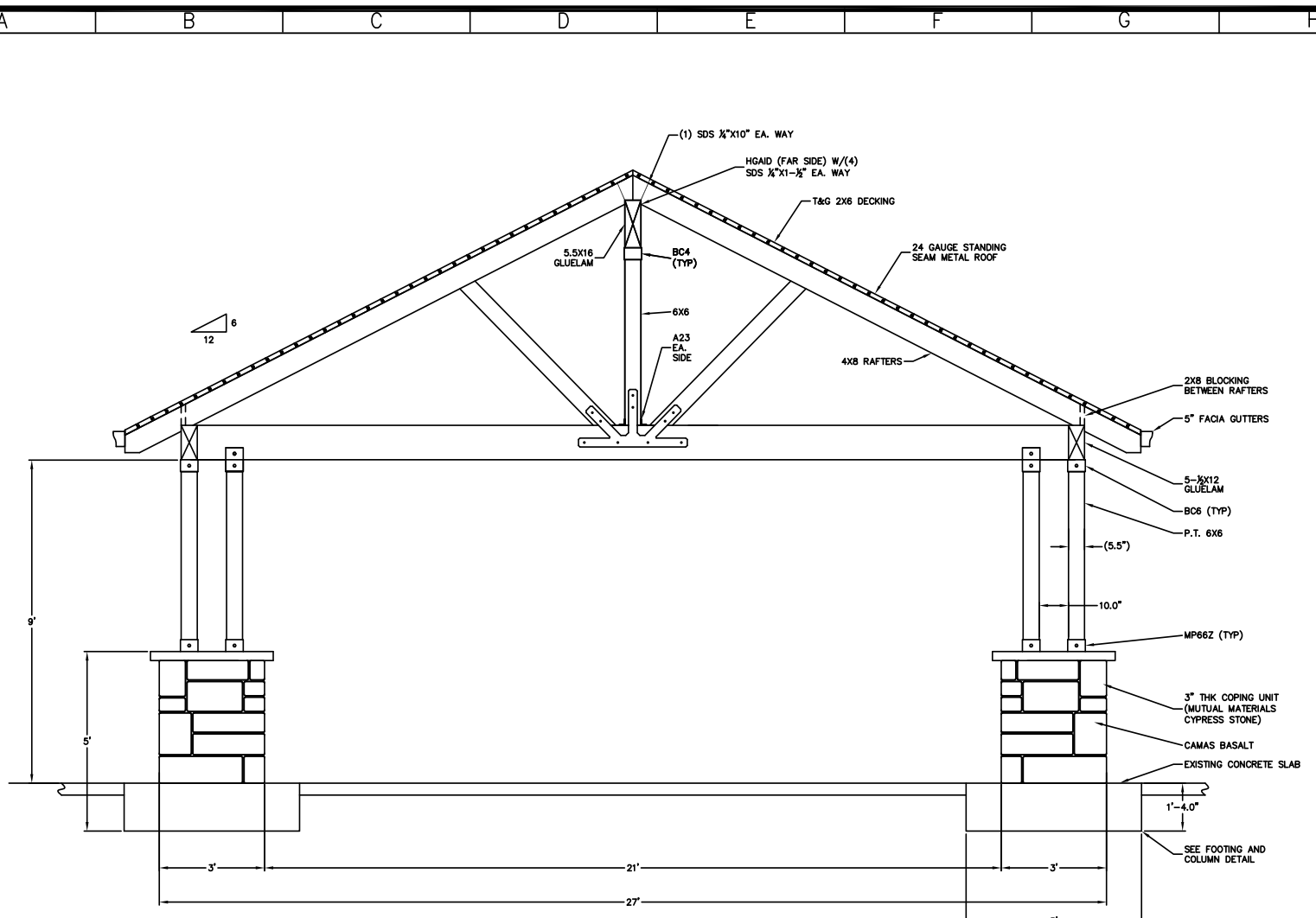
U.S. Bank Branch



38687 Proctor Blvd,  
Sandy, OR 97055  
4 min transit - work



Proctor Blvd



FRONT & BACK ELEVATION

1/4" = 1'-0"

REV.	DESCRIPTION OF CHANGE	DATE	INT'L'S
4	NONE	00-00-00	JNB
3	NONE	00-00-00	JNB
2	NONE	00-00-00	JNB
1	NONE	00-00-00	JNB

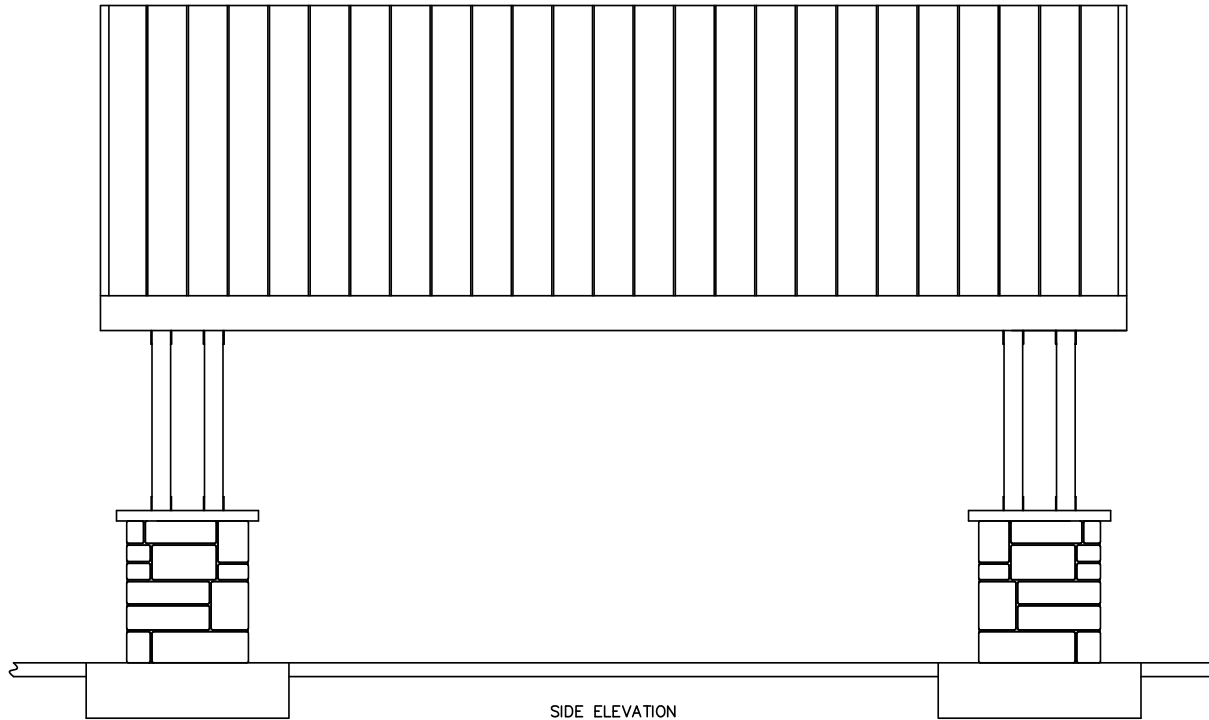
CUSTOMER: RED SHED  
 LOCATION: SANDY, OR

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DRAWING NUMBER: SAME DATE: 02.27.21 SCALE: 1/4" = 1' DRAWN BY: JNB







SIDE ELEVATION

$\frac{1}{4}'' = 1'-0''$

REV.	DESCRIPTION OF CHANGE	DATE	INT'L'S
4	NONE	00-00-00	JNB
3	NONE	00-00-00	JNB
2	NONE	00-00-00	JNB
1	NONE	00-00-00	JNB

CUSTOMER: RED SHED  
 LOCATION: SANDY, OR

THIS DOCUMENT MAY CONTAIN INFORMATION PROPRIETARY TO BREWER CAD SERVICES. ALL RIGHTS OF PROPRIETARY DESIGN FEATURES AND OR INVENTIONS ARE RESERVED BY BREWER CAD SERVICES. THIS DRAWING IS NOT TO BE REPRODUCED, TRANSFERRED OR USED FOR DESIGN OR MANUFACTURE EXCEPT BY WRITTEN PERMISSION FROM BREWER CAD SERVICES.

DRAWING NUMBER: SAME DATE: 02.27.21 SCALE: 1/4" = 1' DRAWN BY: JNB



# Red Shed - proposed location

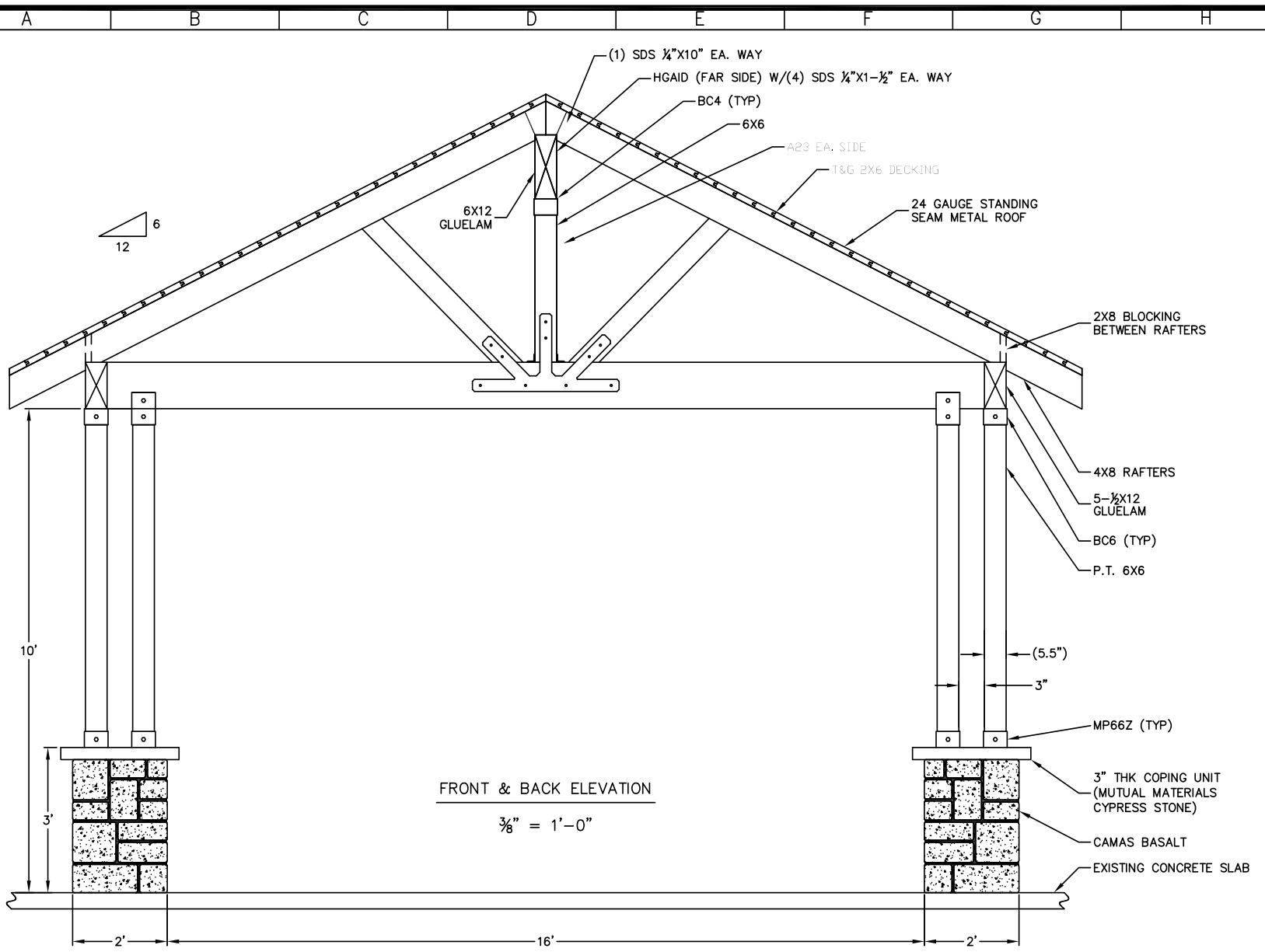
LibertyX Bitcoin ATM

39750

Red Shed Public House  
4 min walk - work

United States  
Postal Service



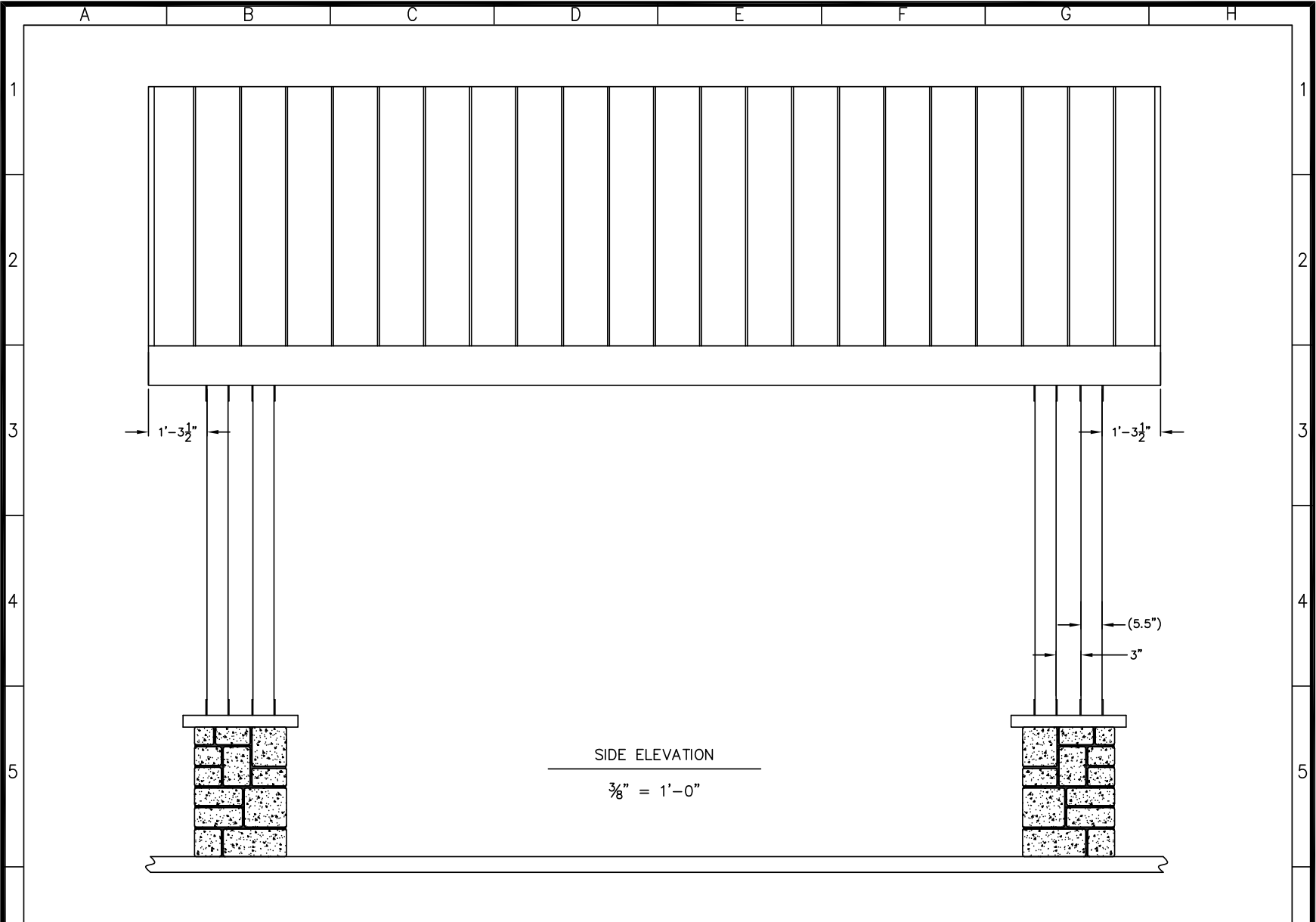


REV.	DESCRIPTION OF CHANGE	DATE	INT'L'S
4	NONE	00-00-00	JNB
3	NONE	00-00-00	JNB
2	NONE	00-00-00	JNB
1	NONE	00-00-00	JNB

CUSTOMER: NO PLACE SALOON  
 LOCATION: SANDY, OR

DRAWING NUMBER: SAME AS CUST DATE: 02.19.21 SCALE: 3/8" = 1' DRAWN BY: JNB





SIDE ELEVATION

$\frac{3}{8}'' = 1'-0''$

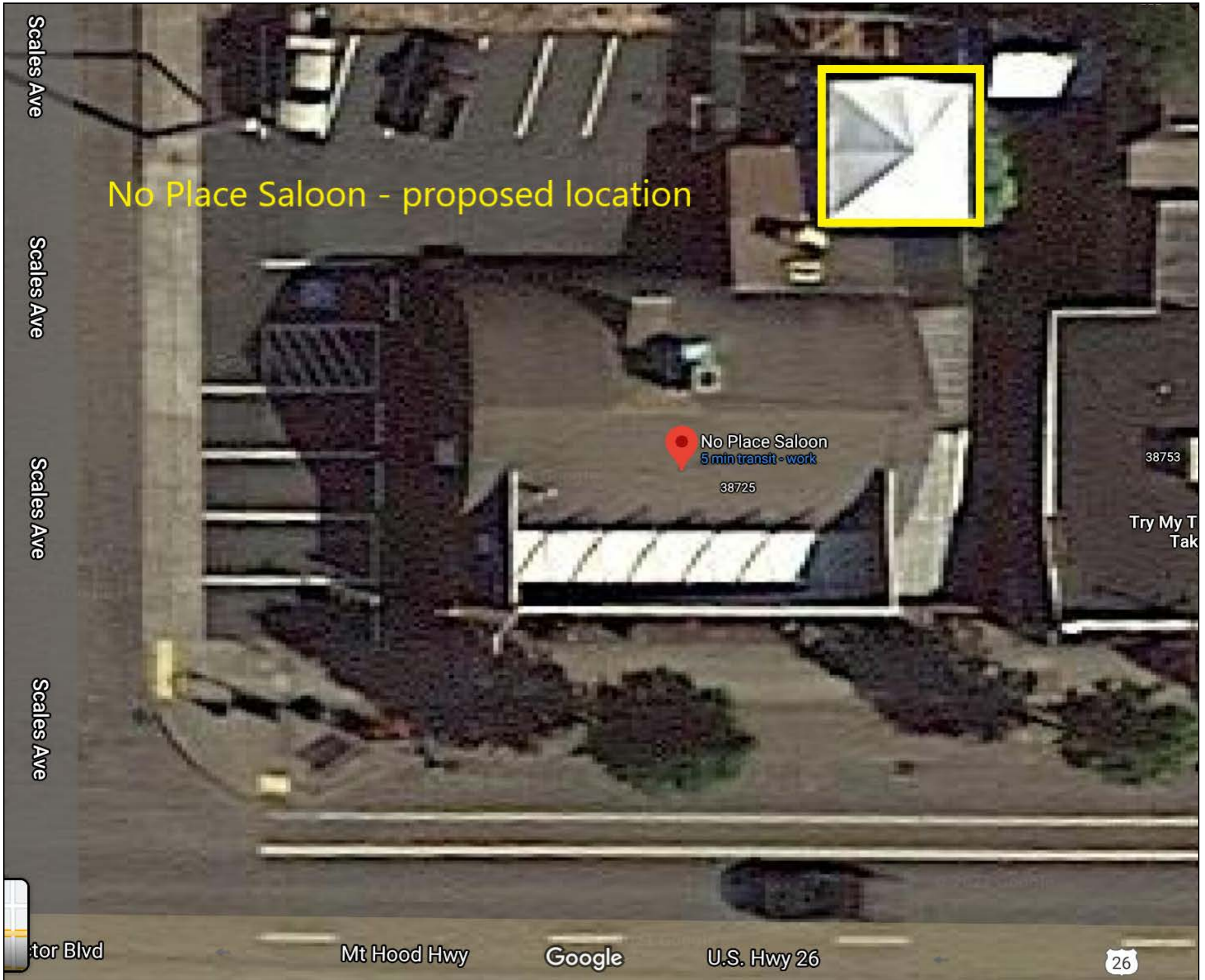
REV.	DESCRIPTION OF CHANGE	DATE	INT'L'S
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3	NONE	00-00-00	JNB
2	NONE	00-00-00	JNB
1	NONE	00-00-00	JNB

CUSTOMER: NO PLACE SALOON  
 LOCATION: SANDY, OR



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DRAWING NUMBER: SAME AS CUST      DATE: 02.19.21      SCALE: 3/8" = 1'      DRAWN BY: JNB



No Place Saloon - proposed location

No Place Saloon  
5 min transit - work  
38725

38753

Try My T  
Tak

Scales Ave  
Scales Ave  
Scales Ave  
Scales Ave

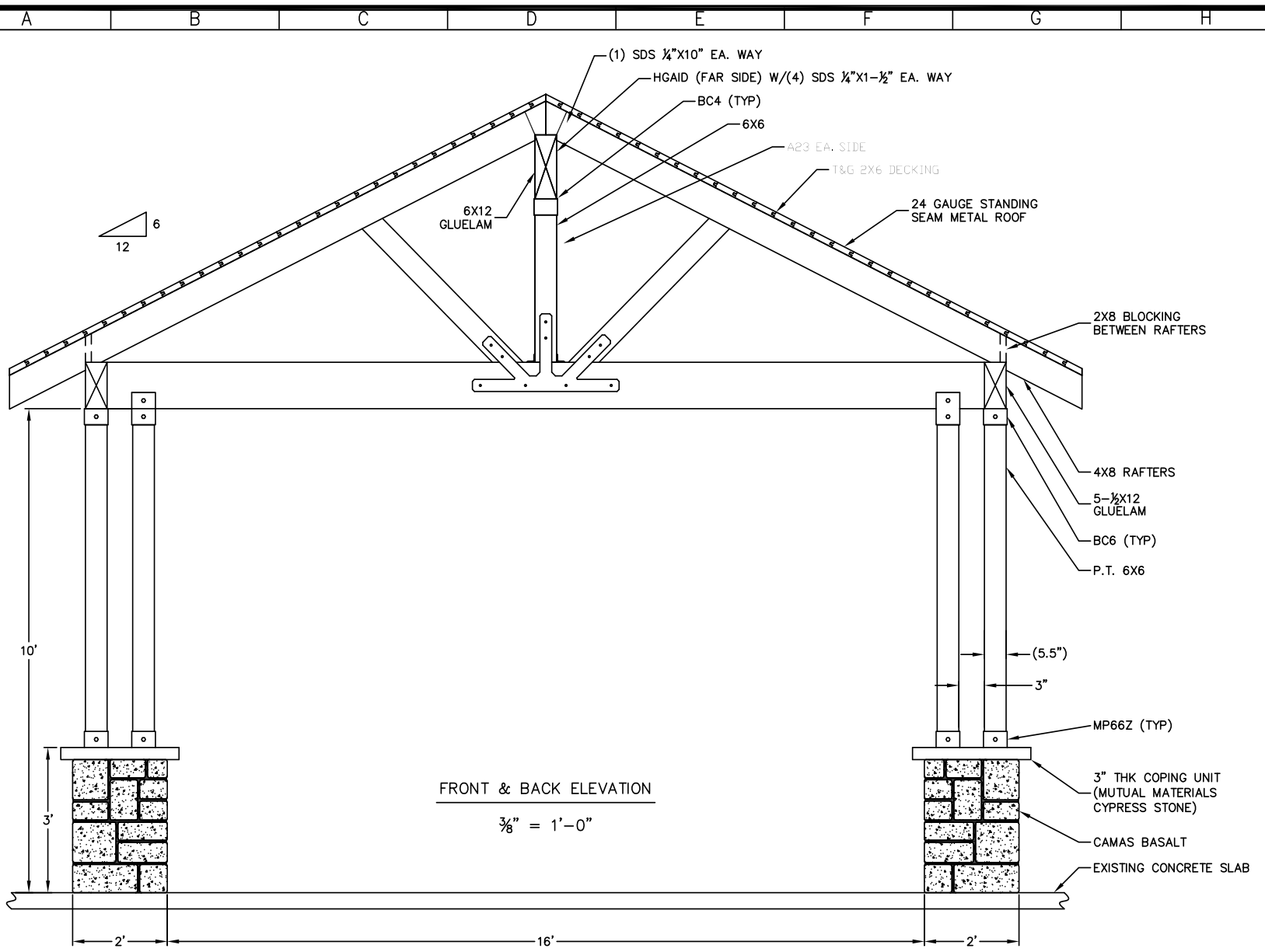
tor Blvd

Mt Hood Hwy

Google

U.S. Hwy 26

26



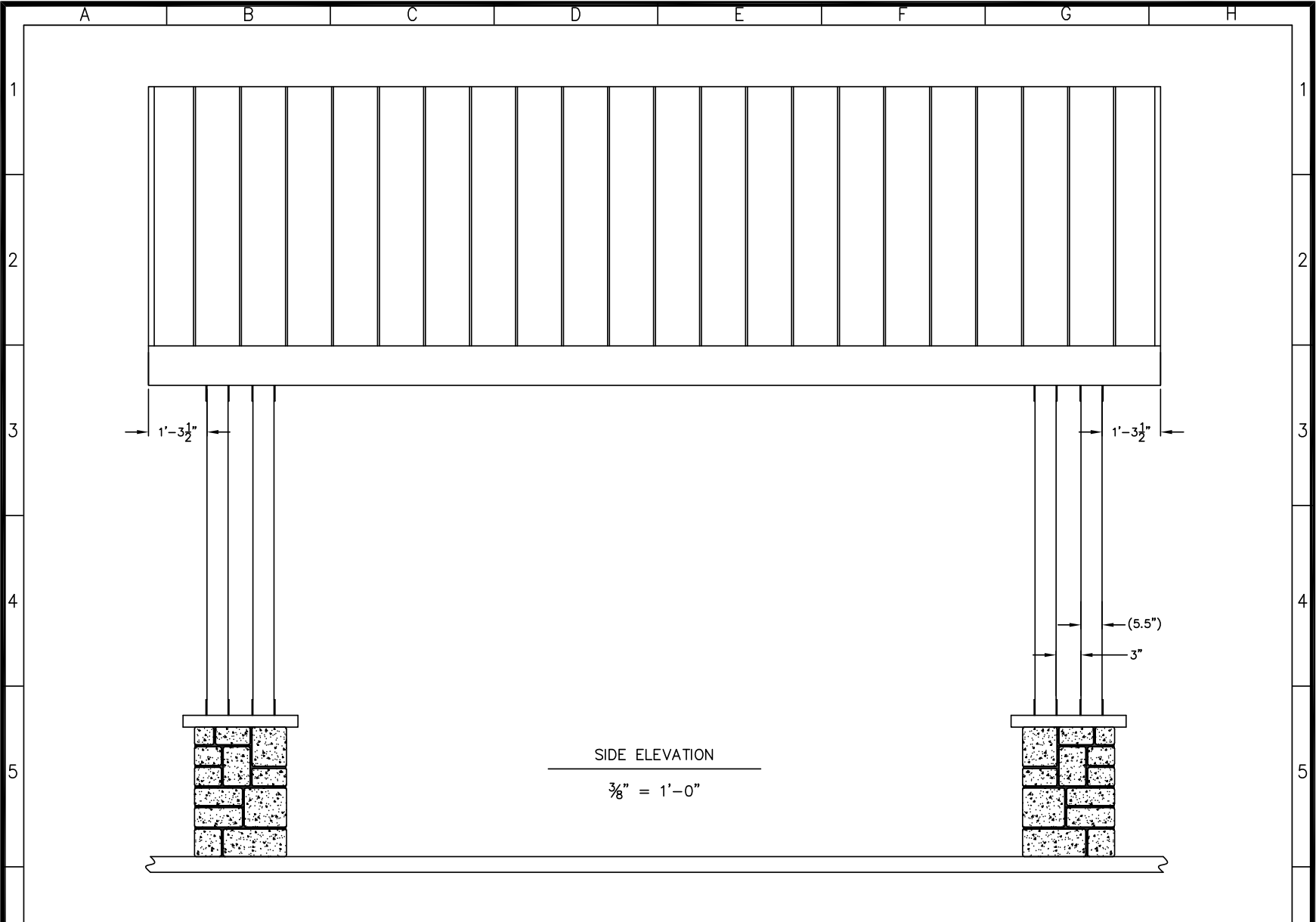
FRONT & BACK ELEVATION

$\frac{3}{8}'' = 1'-0''$

REV.	DESCRIPTION OF CHANGE	DATE	INT'L'S
4	NONE	00-00-00	JNB
3	NONE	00-00-00	JNB
2	NONE	00-00-00	JNB
1	NONE	00-00-00	JNB

CUSTOMER: SANDLANDIA  
 LOCATION: SANDY, OR  
 DRAWING NUMBER: SAME AS CUST  
 DATE: 02.20.21  
 SCALE: 3/8" = 1'  
 DRAWN BY: JNB





SIDE ELEVATION

$\frac{3}{8}'' = 1'-0''$

REV.	DESCRIPTION OF CHANGE	DATE	INT'L'S
4	NONE	00-00-00	JNB
3	NONE	00-00-00	JNB
2	NONE	00-00-00	JNB
1	NONE	00-00-00	JNB

CUSTOMER: SANDLANDIA  
 LOCATION: SANDY, OR  
 DRAWING NUMBER: SAME AS CUST DATE: 02.20.21 SCALE: 3/8" = 1' DRAWN BY: JNB



Sandlandia - proposed location

Mt Hood Hwy

Pioneer Bl



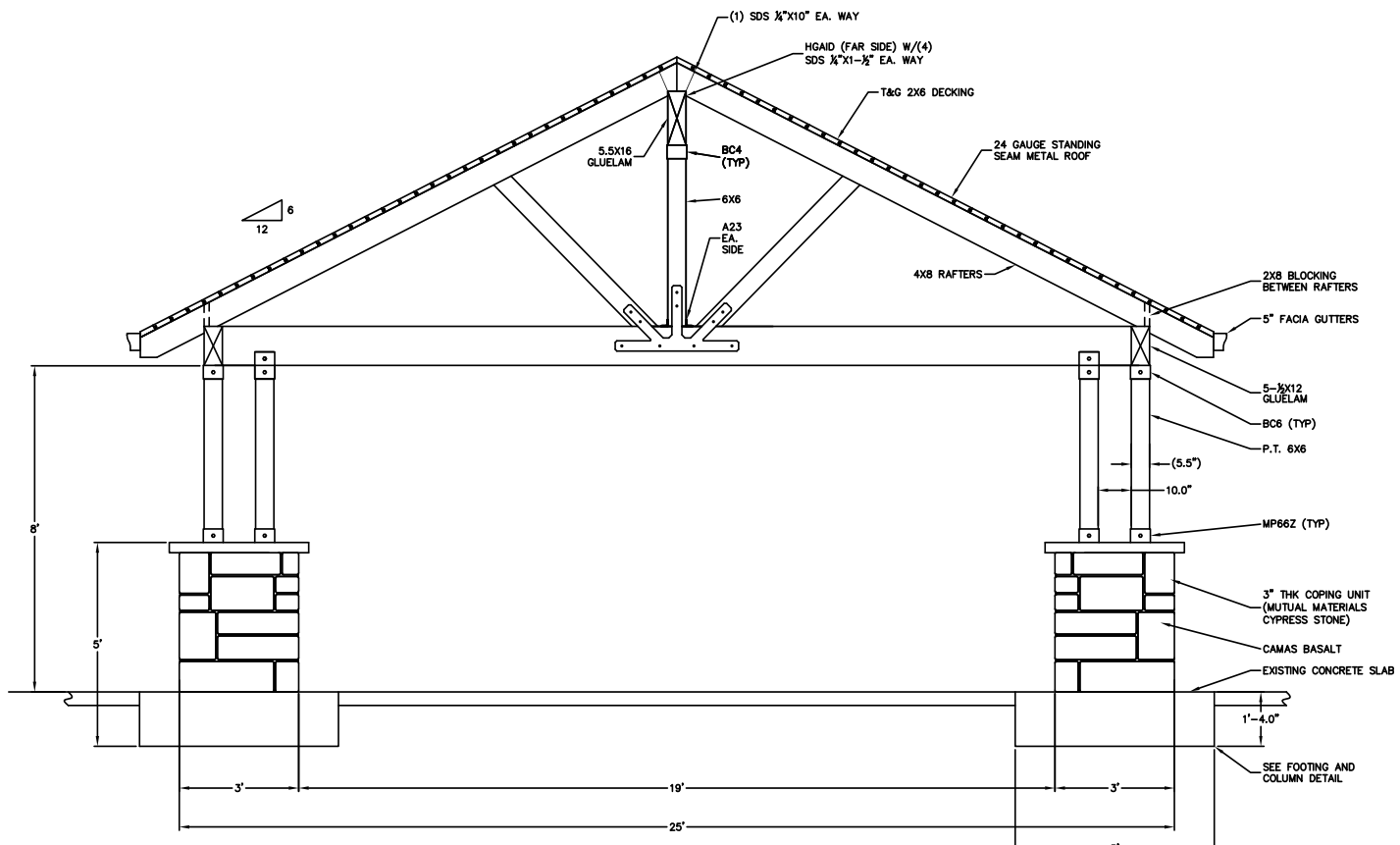
Crepes Plus  
Takeout



Takeout • Delivery

38424





FRONT & BACK ELEVATION

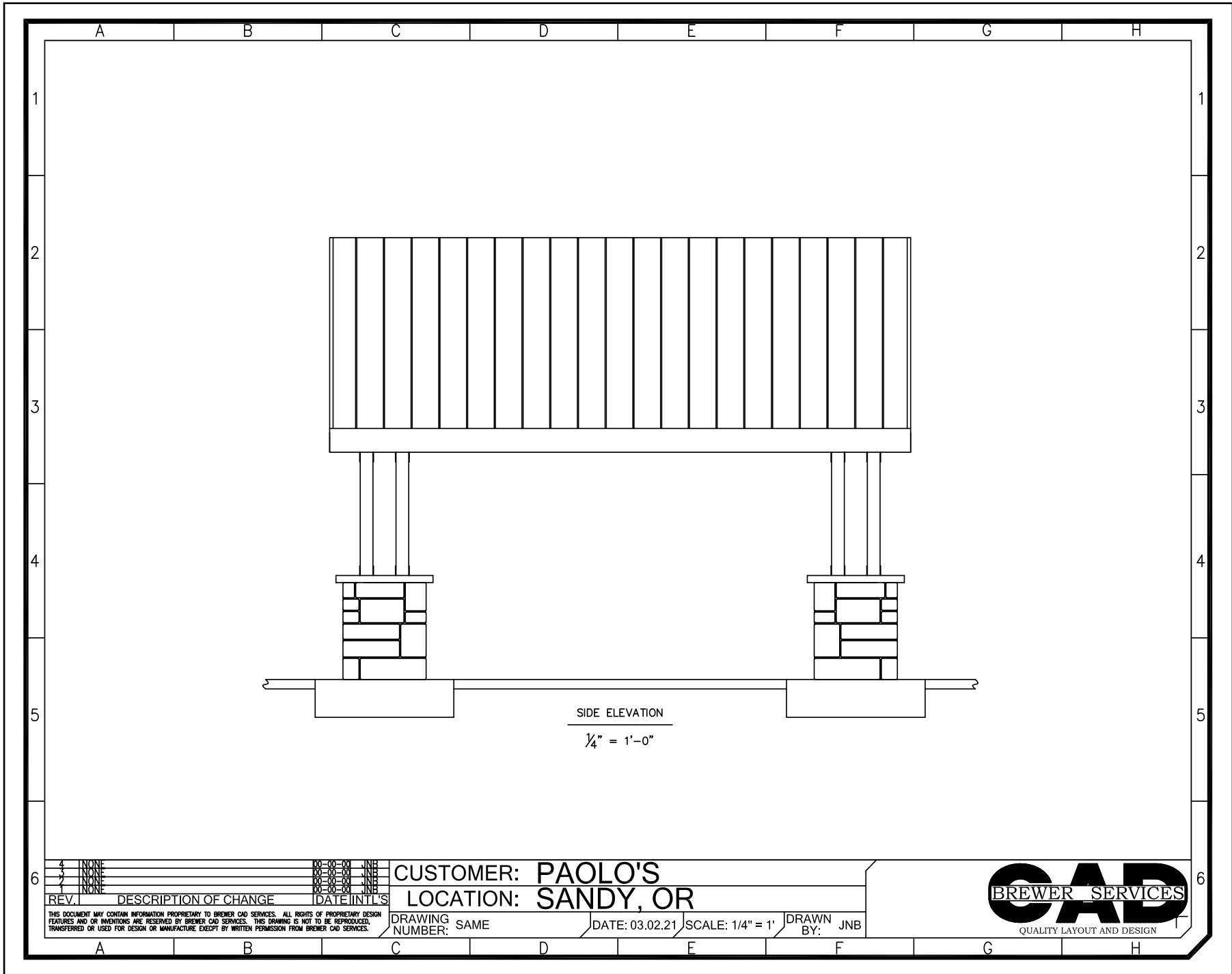
1/4" = 1'-0"

REV.	DESCRIPTION OF CHANGE	DATE	INT'L'S
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3	NONE	00-00-00	JNB
2	NONE	00-00-00	JNB
1	NONE	00-00-00	JNB

CUSTOMER: PAOLO'S  
 LOCATION: SANDY, OR

DRAWING NUMBER: SAME DATE: 03.02.21 SCALE: 1/4" = 1'  
 DRAWN BY: JNB







Paola's Pizza Barn - proposed location

Tollgate Inn & Bakery - proposed location

Mt Hood Hwy

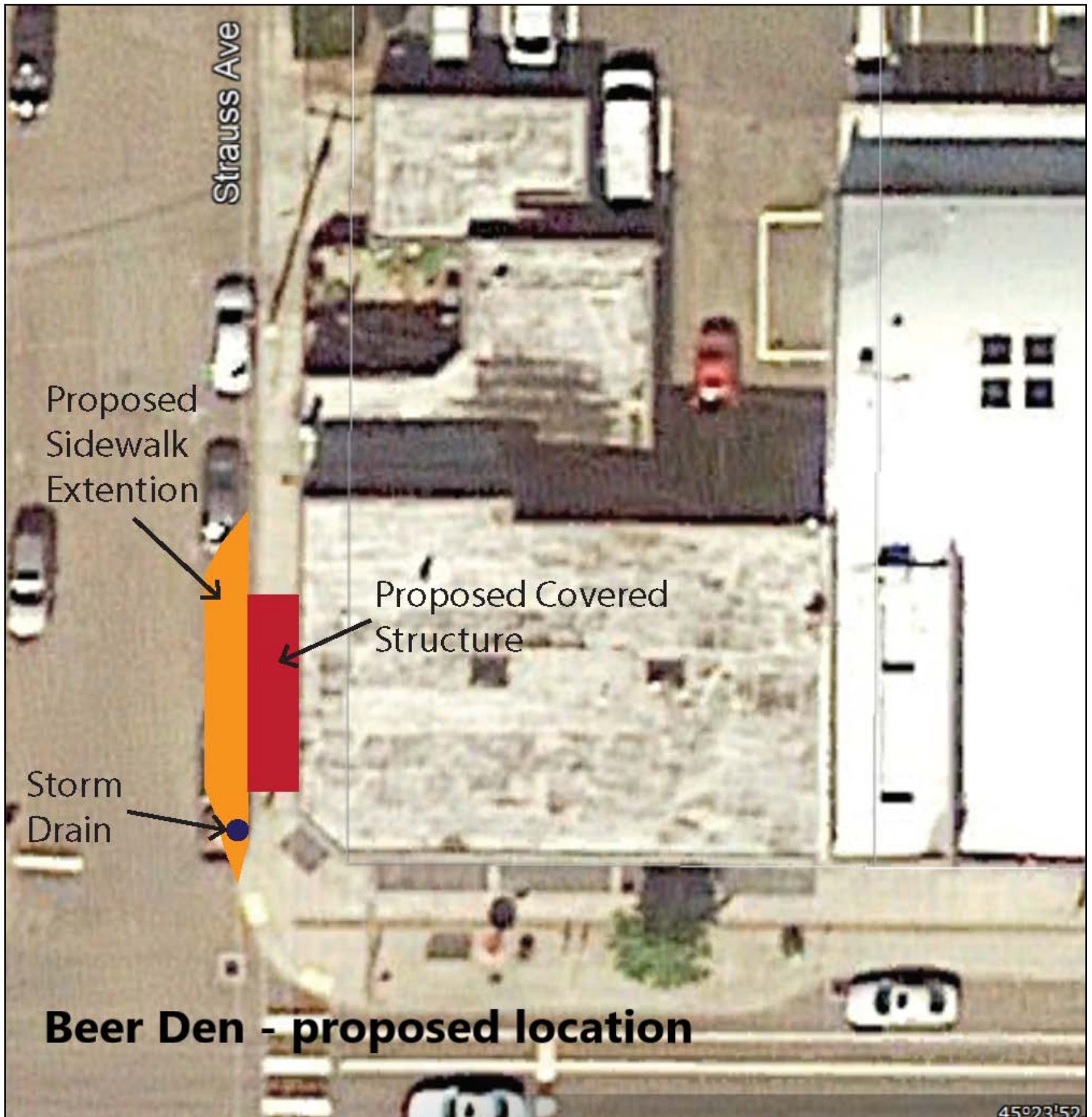
Tollgate Inn Bakery  
4 min drive - work

Tollgate Inn Bakery  
Takeout

Two Mikes Saloon

Tollgate Inn  
Restaurant & Saloon  
Takeout

33100





## Staff Report

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

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### **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, re-routing 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.

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

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:**

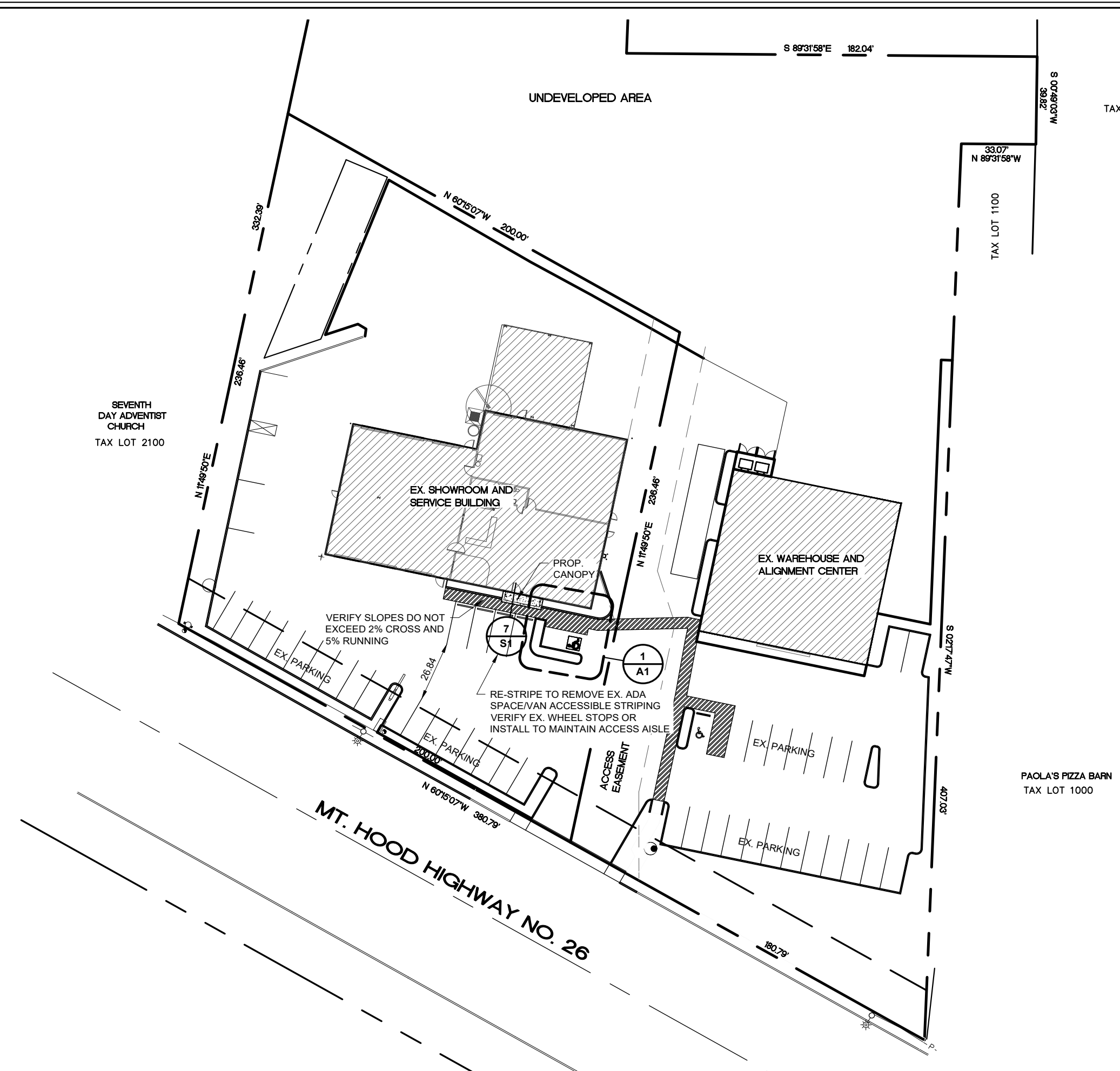
Staff recommends Urban Renewal Board approval of this grant request.

**SUGGESTED MOTION:**

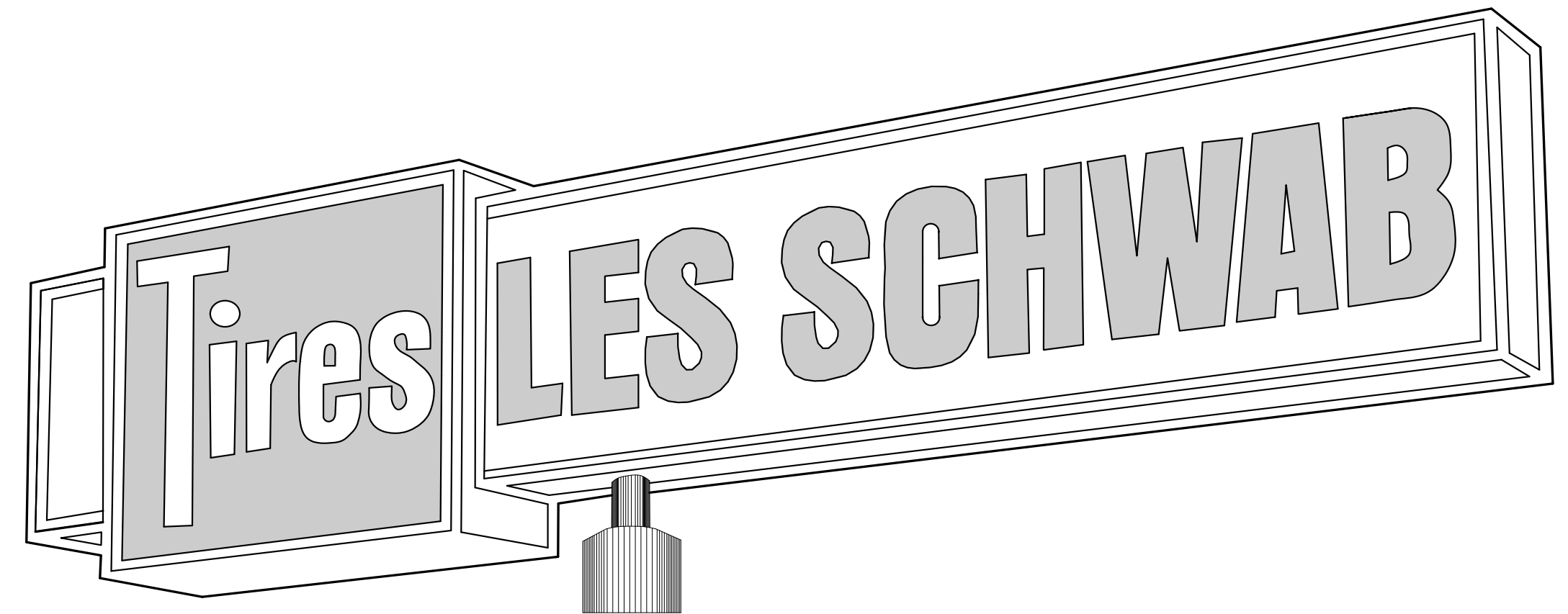
"I move that the Urban Renewal Board approve this grant proposal as written."

**LIST OF ATTACHMENTS/EXHIBITS:**

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



**SITE PLAN**  
SCALE: 1" = 40'-0"



**- BUILDING UPGRADES -  
NEW ENTRY CANOPY &  
EXTERIOR WALL UPGRADES  
SANDY, OREGON**

**Consultants**

<b>LES SCHWAB PROJECT COORDINATOR:</b>	JORDAN HOFFART P.O. BOX 3350 BEND, OREGON 97708 PHONE: (541) 415-3004 jordan.hoffart@leschwab.com	<b>CIVIL DESIGN AND STRUCTURAL ENGINEERING:</b>	L.B. ENGINEERING, INC. 1902 NE 4TH ST. BEND, OR 97701 PHONE: (541) 317-2939 les@lbeeng.com
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**Aerial Map**



**Sheet Index**

<b>DESIGN AND STRUCTURAL DRAWINGS</b>
CS COVER SHEET AND SITE PLAN
A1 BUILDING ELEVATIONS
S1 CANOPY PLAN

**Project Data**

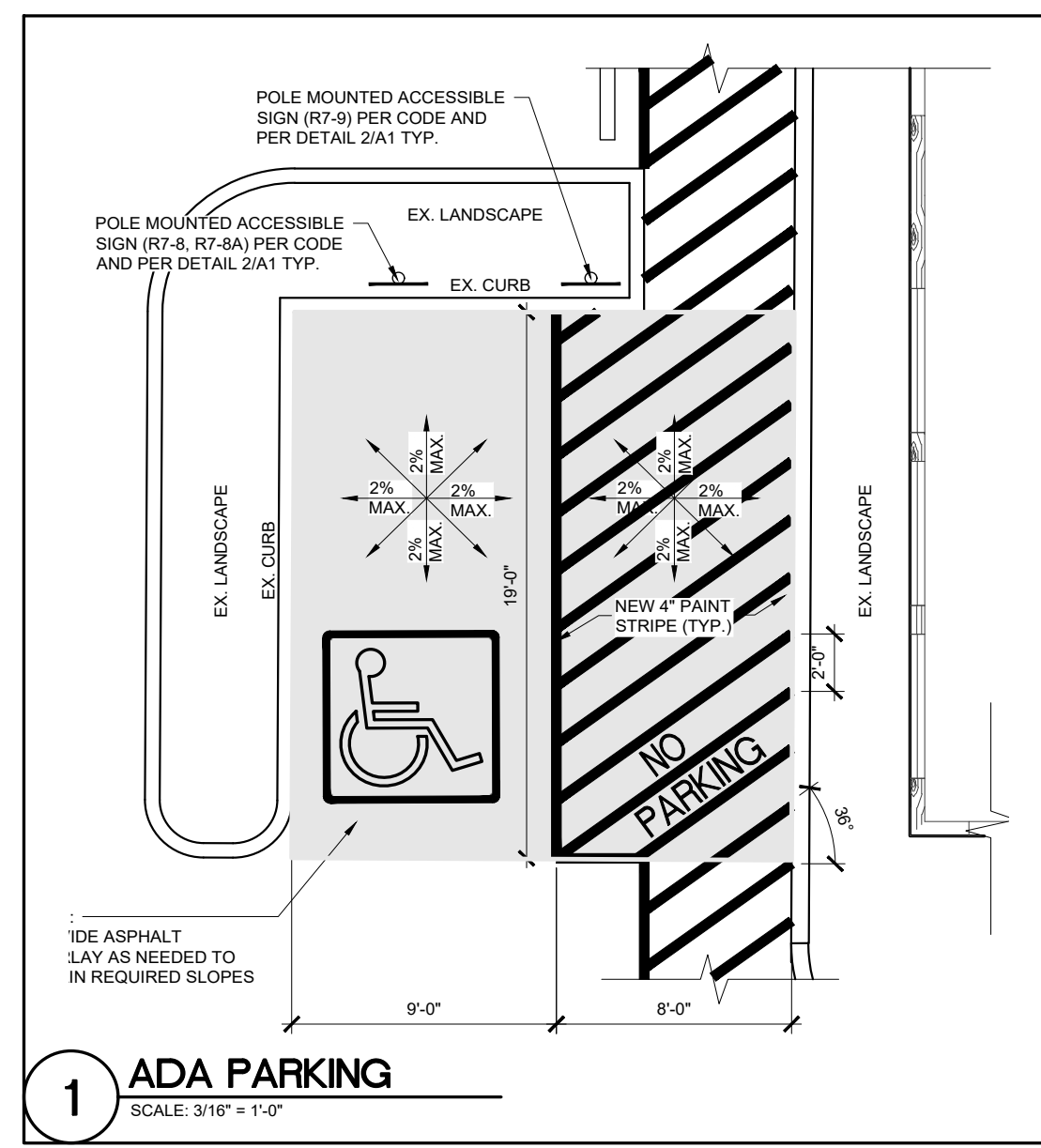
<b>PROJECT NAME:</b>	LES SCHWAB TIRE CENTER BUILDING UPGRADES SANDY, OREGON
<b>PROJECT ADDRESS:</b>	37895 US HWY 26 SANDY, OREGON
<b>OWNER:</b>	SFP-C LIMITED PARTNERSHIP P.O. BOX 5593 20800 COOLEY ROAD BEND, OR 97708 PH: (541) 415-5182
<b>DESIGN CRITERIA:</b>	PROJECT LOCATED IN SEISMIC ZONE D 110 mph WIND EXPOSURE C (3 sec. GUST) 20 psf ROOF LIVE LOAD
<b>ZONING:</b>	H-C (HIGHWAY COMMERCIAL)
<b>LOT AREA:</b>	45,000 S.F.
<b>BUILDING OCCUPANCY:</b>	S-1, M
<b>BUILDING AREA:</b>	10,012 SQ. FT. (WITH SERVICE CANOPY)
<b>CONSTRUCTION:</b>	TYPE V-B NON-SPRINKLED
<b>APPLICABLE CODES:</b>	2019 OREGON STRUCTURAL SPECIALTY CODE (OSSC) 2019 OREGON MECHANICAL SPECIALTY CODE (OSMC) 2017 OREGON PLUMBING SPECIALTY CODE (OPSC) 2017 OREGON ELECTRICAL SPECIALTY CODE (OESC) 2014 OREGON FIRE CODE (OFC) 2019 OREGON ZERO ENERGY READY COMMERCIAL CODE / ASHRAE 90.1-2016 2009 ICC/ANSI A117.1 ACCESSIBILITY CODE

**Notes and Special Inspections:**

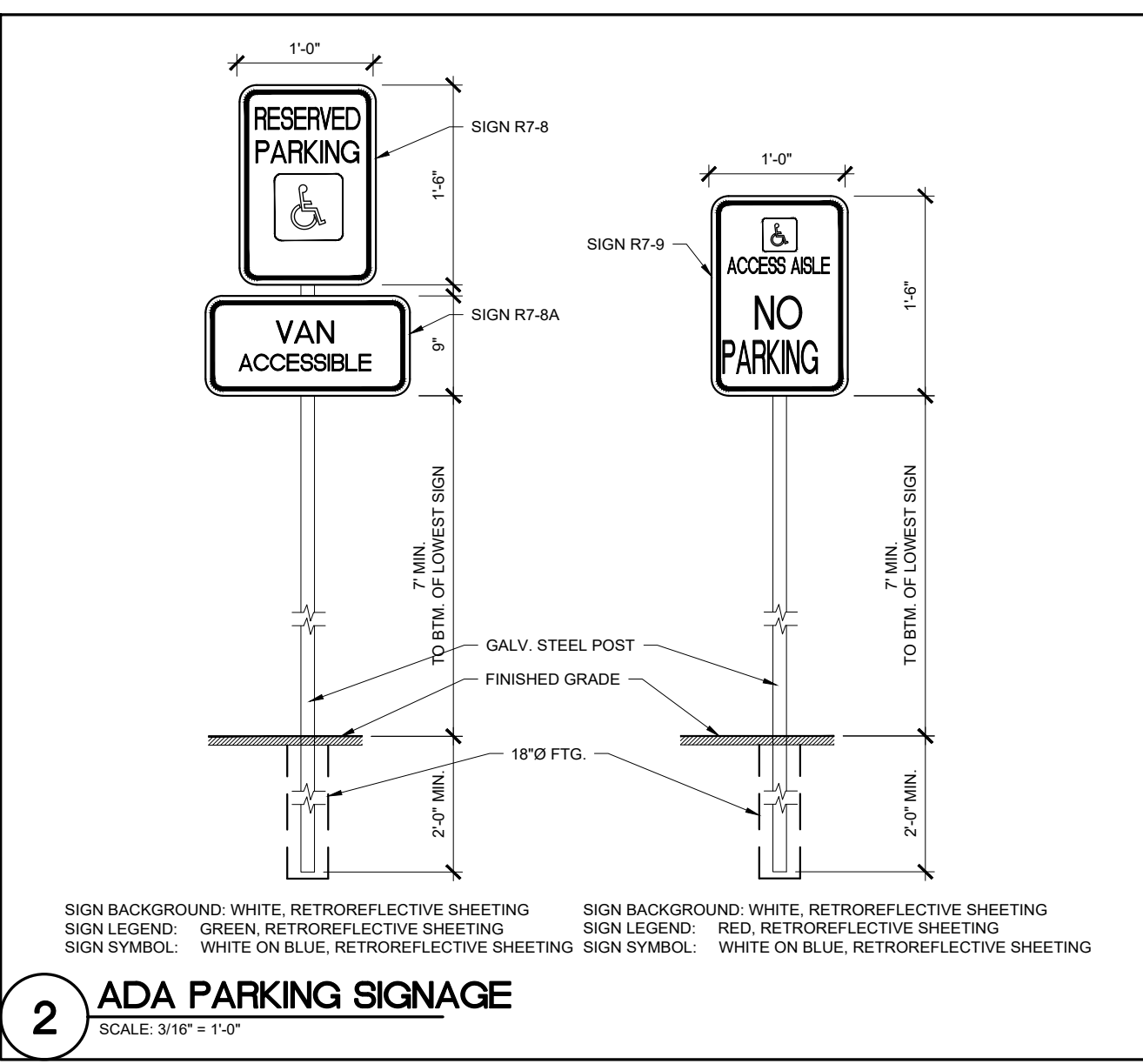
- SPECIAL INSPECTION PER OSSC 1704 IS REQUIRED FOR ALL STRUCTURAL FIELD WELDING AND HIGH STRENGTH BOLTING.

**Project Scope of Work:**

- CONSTRUCT NEW BUILDING CANOPY AND EXTERIOR BUILDING FACADE UPGRADES.



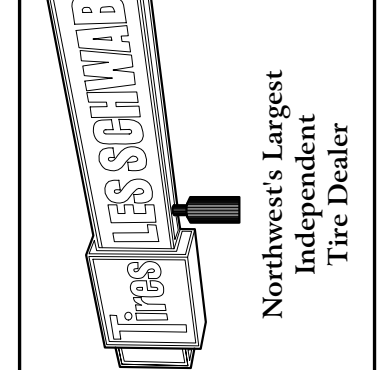
**1 ADA PARKING**  
SCALE: 3/16" = 1'-0"



**2 ADA PARKING SIGNAGE**  
SCALE: 3/16" = 1'-0"

PRELIMINARY  
NOT FOR  
CONSTRUCTION  
10/27/20

Les Schwab  
Tire Centers  
BEND, OREGON  
LB ENGINEERING, INC.  
1902 NE 4TH ST.  
BEND, OREGON  
541-317-2939 541-317-2940 Fax



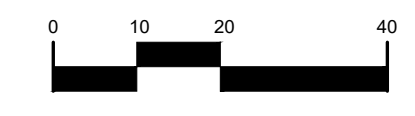
LES SCHWAB - SANDY  
37895 US 26  
SANDY, OREGON

COVER SHEET

DRAWN BY	
DATE	
MARK	REVISIONS

**A0**

34-20

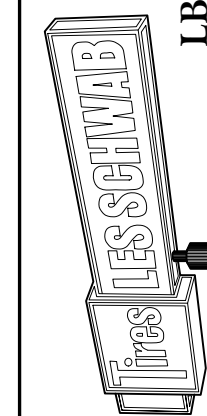


Z:\2020\JOB FILES\LS SANDY OR FACADE IMPROVEMENT\LES SCHWAB\34-20\LB DWG\COVER SHEET-LS SANDY.DWG, 10/27/2020, 11:51 AM



PRELIMINARY  
NOT FOR  
CONSTRUCTION  
10/27/20

Les Schwab  
Tire Centers  
BEND, OREGON  
LB ENGINEERING, INC.  
1000 NE 4TH ST.  
BEND, OREGON  
541-317-2939 541-317-2940 Fax



Northeast's Largest  
Independent  
Tire Dealer

LES SCHWAB - SANDY

37895 US 26

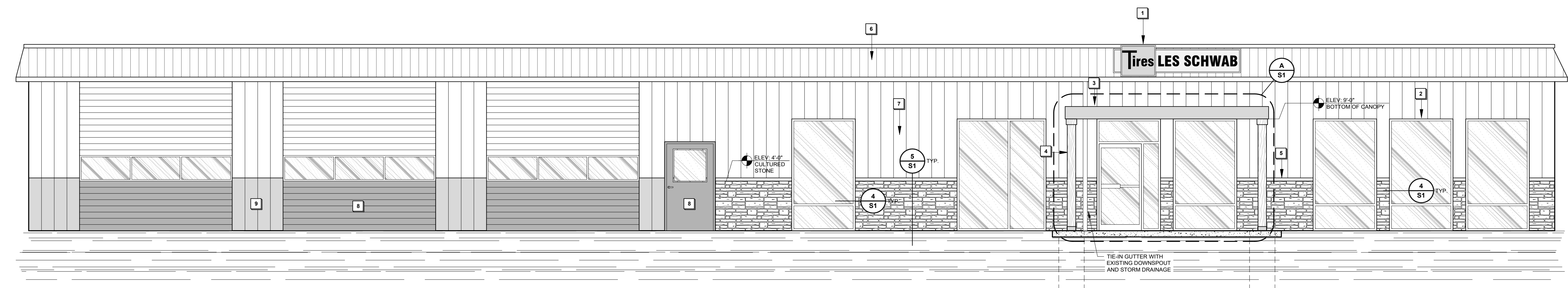
SANDY, OREGON

BUILDING ELEVATIONS

DRAWN BY	
DATE	
MARK	REVISIONS

A1

34-20



**SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"

**KEY NOTES:**

- 1 NEW EXTERIOR SIGN BY OTHERS. CONTRACTOR TO COORDINATE WITH CARLSON SIGN AND ELECTRICAL.
- 2 REPLACE GLASS IN EXISTING STOREFRONT FRAMES. PROVIDE REPAIRS AS REQUIRED. PAINT FRAMES "CHOCOLATE" (TYPICAL).
- 3 NEW AWNING AS DETAILED. COLOR "CHOCOLATE".
- 4 NEW STEEL COLUMNS FOR AWNING SUPPORT (NO SUPPORT OFF OF WALLS). WRAP WITH PACIFIC COLUMNS - RUSTIC FAUX WOOD COLUMN WRAP WITH IRON BASE. COLOR PER OWNER.
- 5 NEW 4'-0" TALL BORAL CULTURED STONE. PRO-FIT ALPINE LEDGERSTONE. BLACK MOUNTAIN.
- 6 PAINT SHAKER RED
- 7 PAINT PLYMOUTH BEIGE
- 8 PAINT CHOCOLATE
- 9 PAINT POLISHED PEWTER

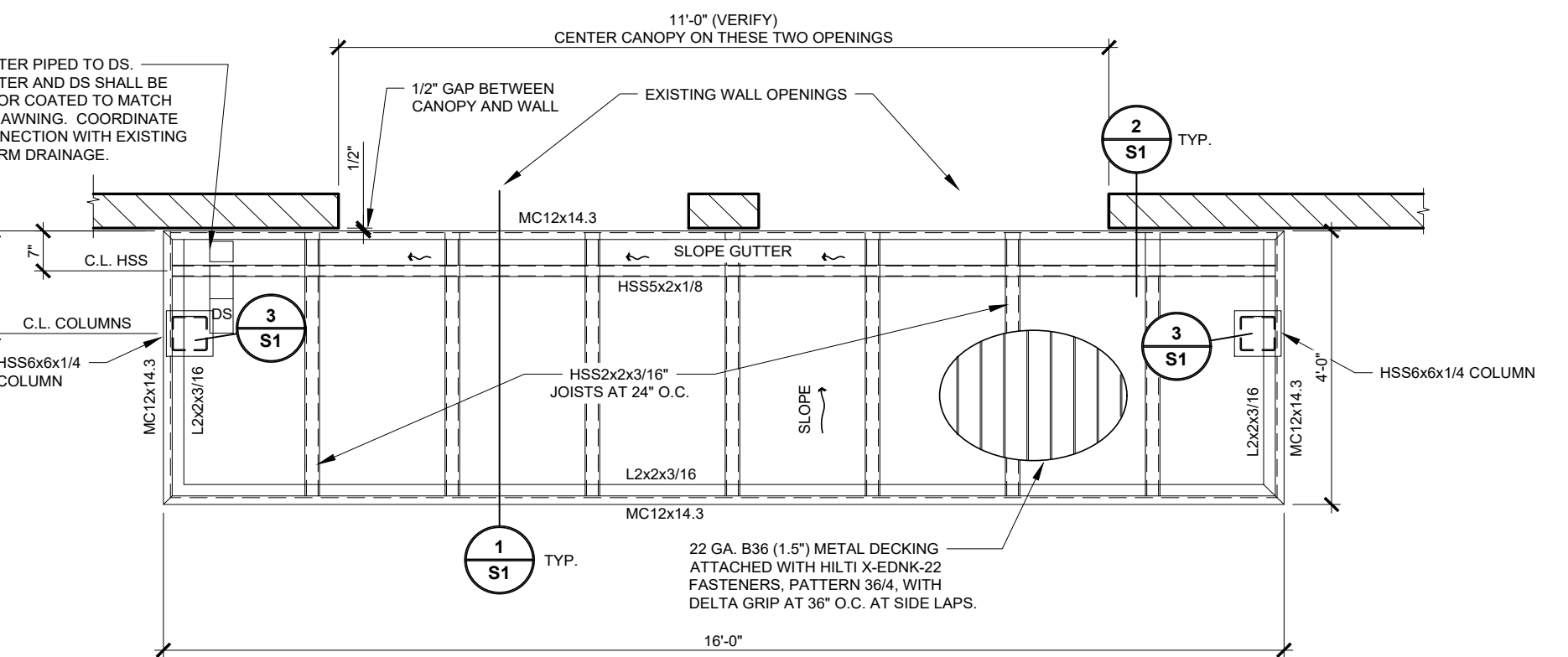
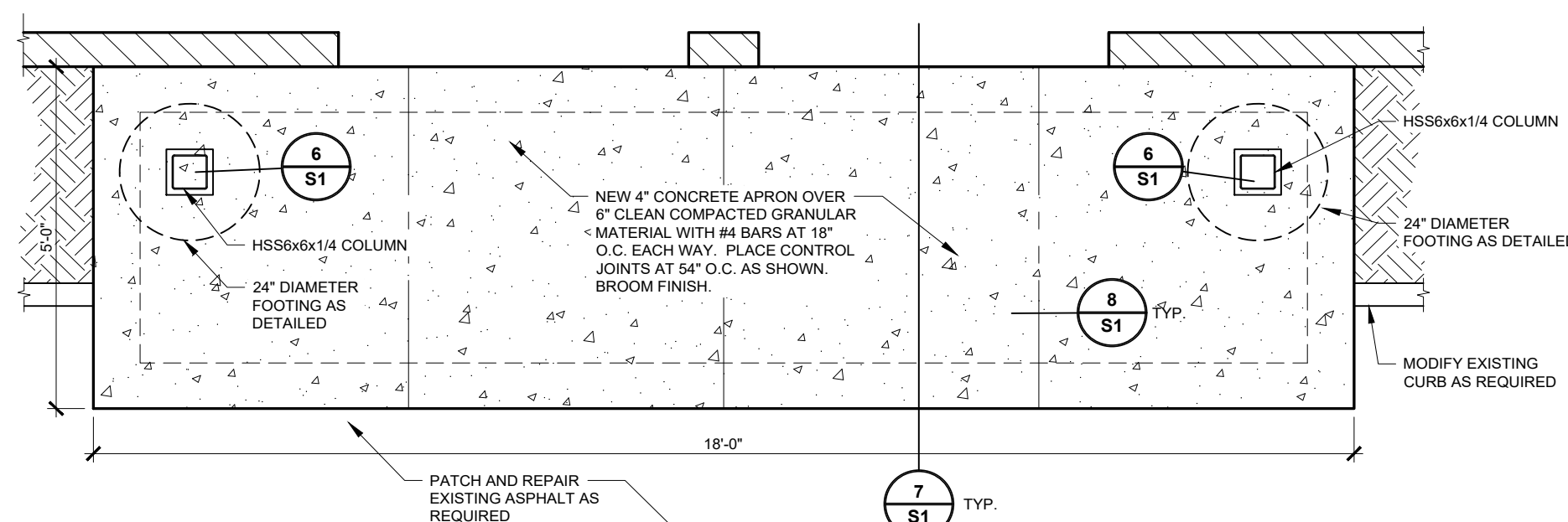
**NOTE: CONTRACTOR TO VERIFY ALL FINISHES AND REQUIREMENTS WITH LS PROJECT MANAGER PRIOR TO BIDDING AND CONSTRUCTION.**

**ADDITIONAL BUILDING MATERIALS AND NOTES:**

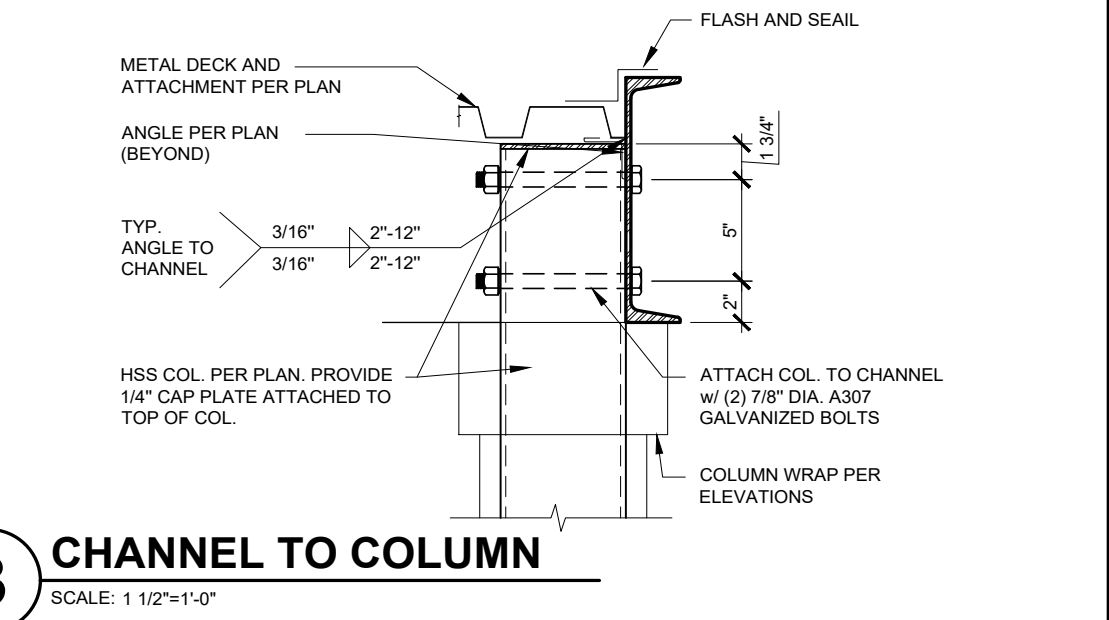
- FOR CANOPY ROOFING SEE DETAILS AND CALL OUTS ON SHEET S1.
- ALL EXTERIOR WINDOW AND DOOR TRIM TO "CHOCOLATE". ALL EXTERIOR GUTTERS TO BE "CHOCOLATE". ALL MATERIALS NOT LISTED ON THESE SHEETS TO BE VERIFIED WITH THE LES SCHWAB PROJECT MANAGER FOR VERIFICATION.

Z:\2020\JOB FILES\LS SANDY OR FACADE IMPROVEMENT\LES SCHWAB\34-20\LB DWG\CA1 - BUILDING ELEVATIONS - LS SANDY.DWG 10/27/2020 11:51 AM

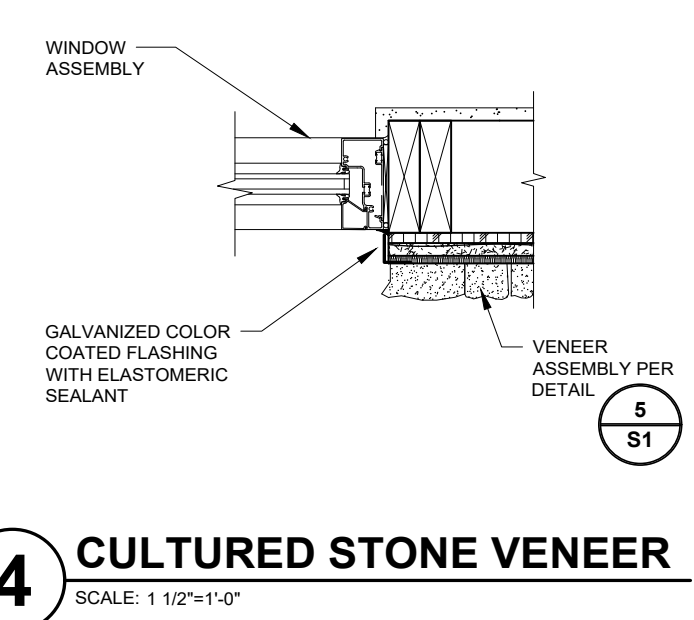




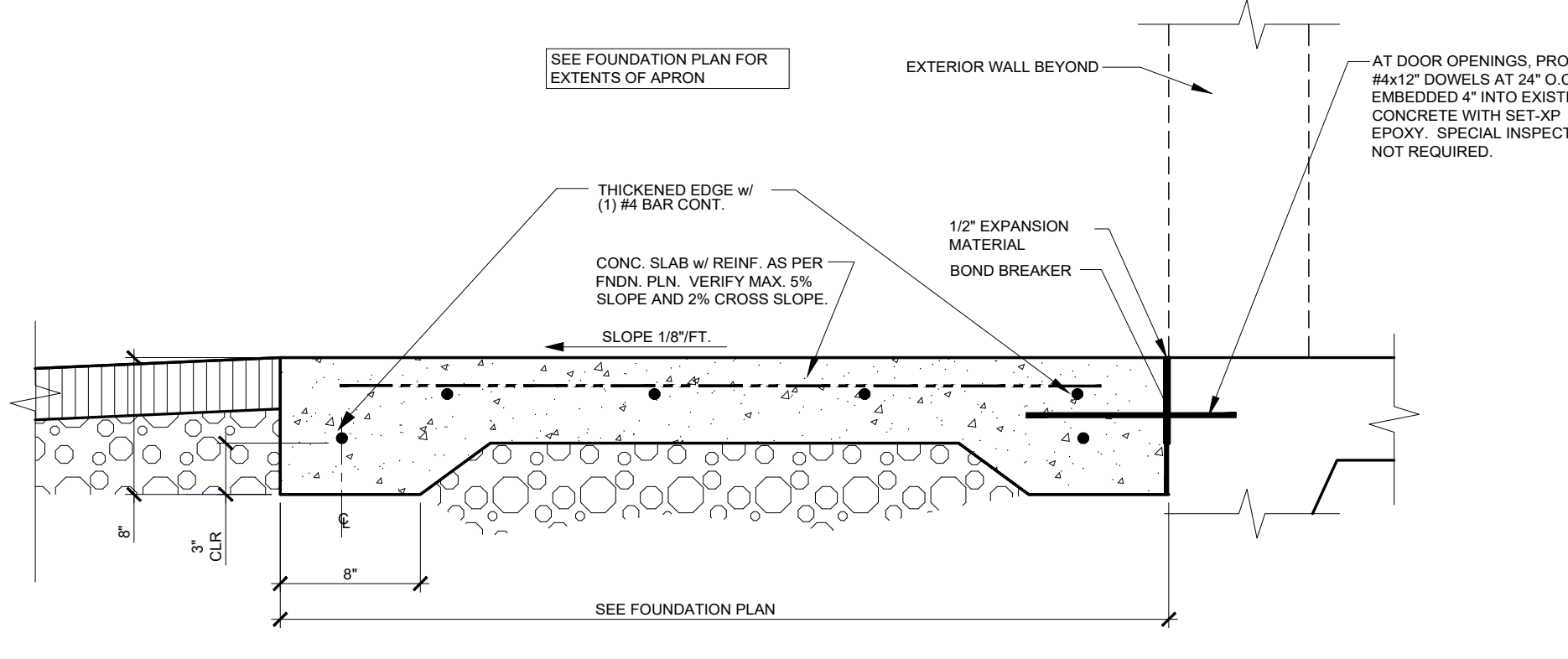
**A CANOPY FRAMING AND FOUNDATION PLANS**  
SCALE: 1/2"=1'-0"



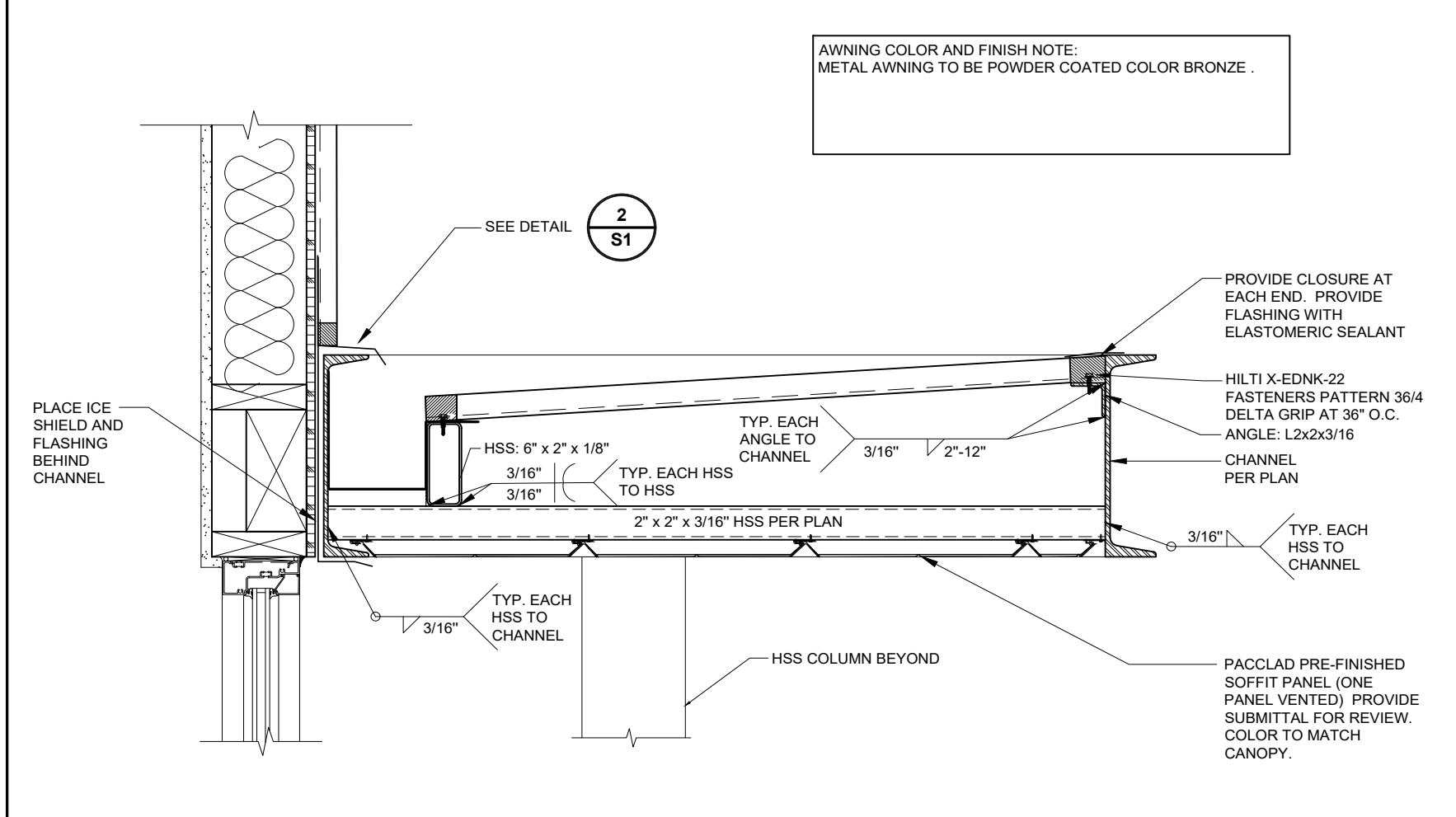
**3 CHANNEL TO COLUMN**  
SCALE: 1/2"=1'-0"



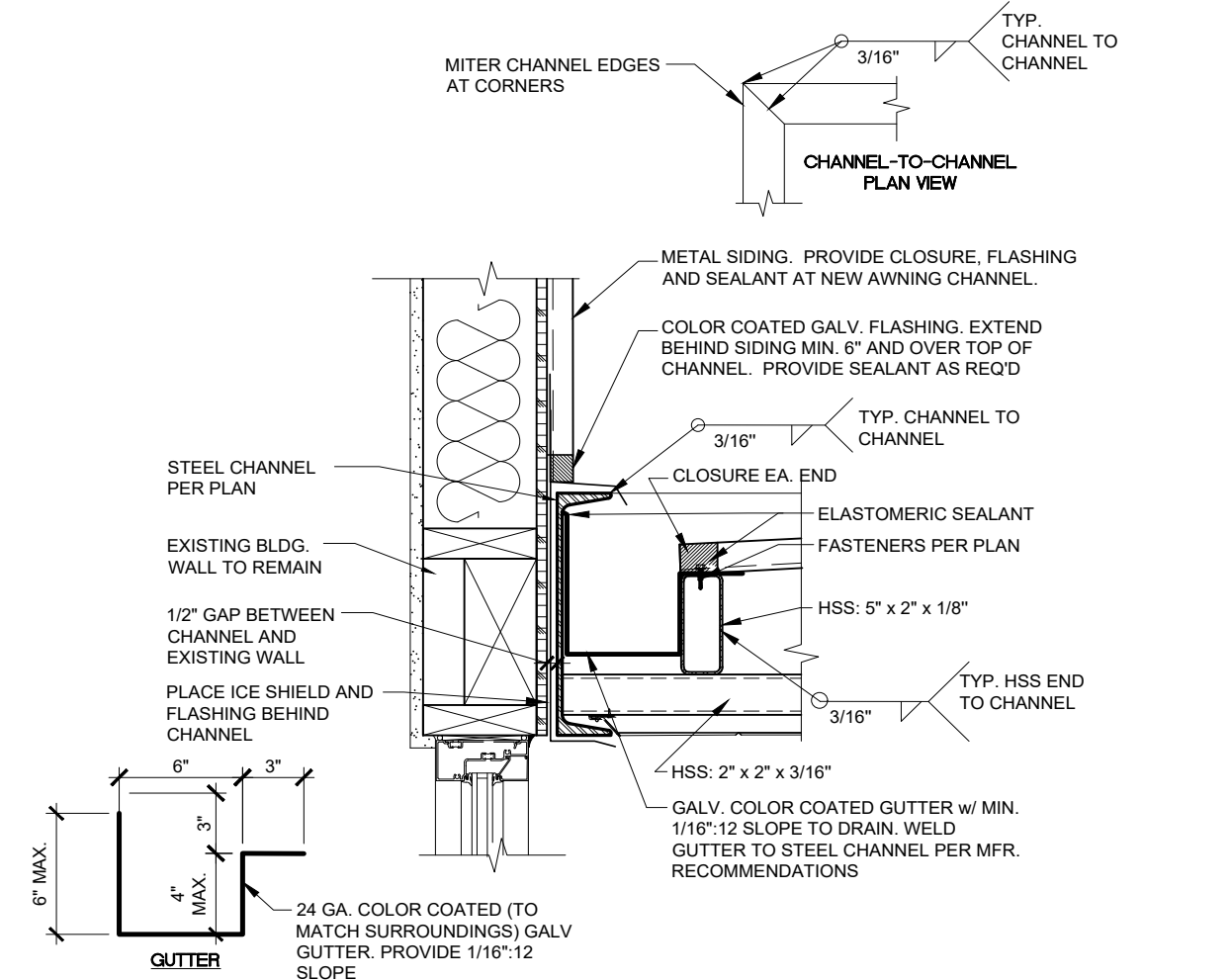
**4 CULTURED STONE VENEER**  
SCALE: 1/2"=1'-0"



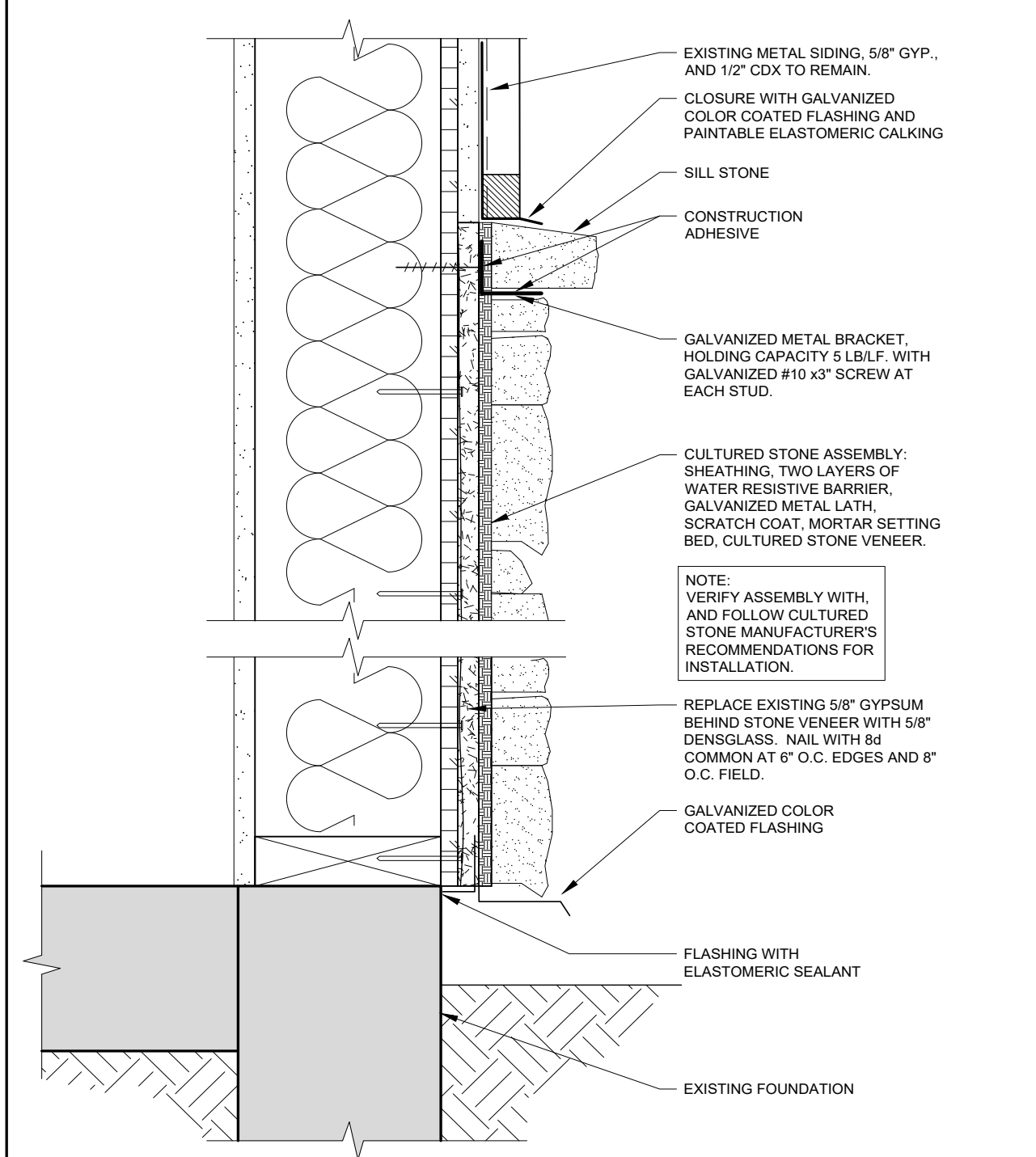
**7 CONCRETE APRON DETAIL**  
SCALE: N.T.S.



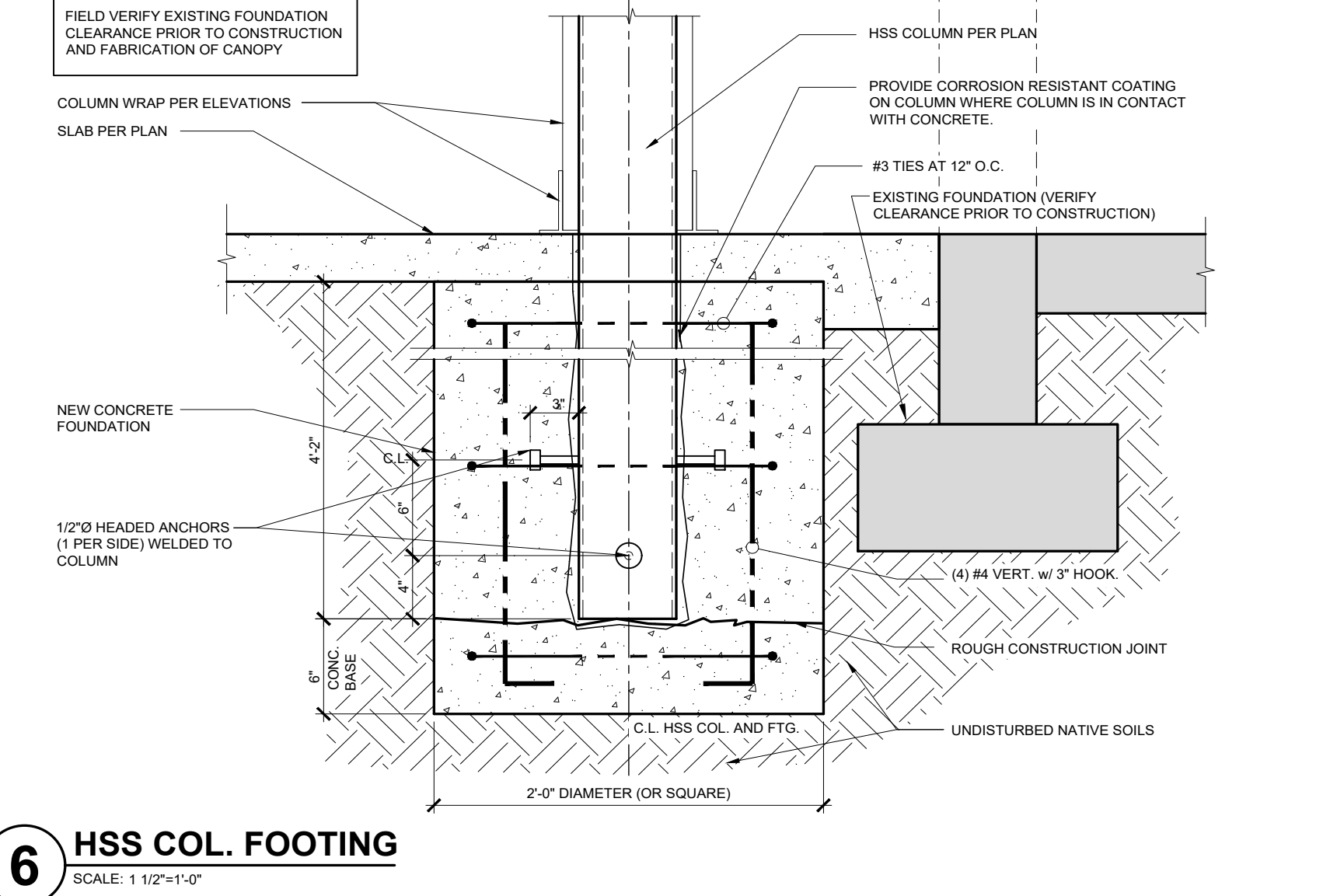
**1 ENTRY SECTION**  
SCALE: 1/2"=1'-0"



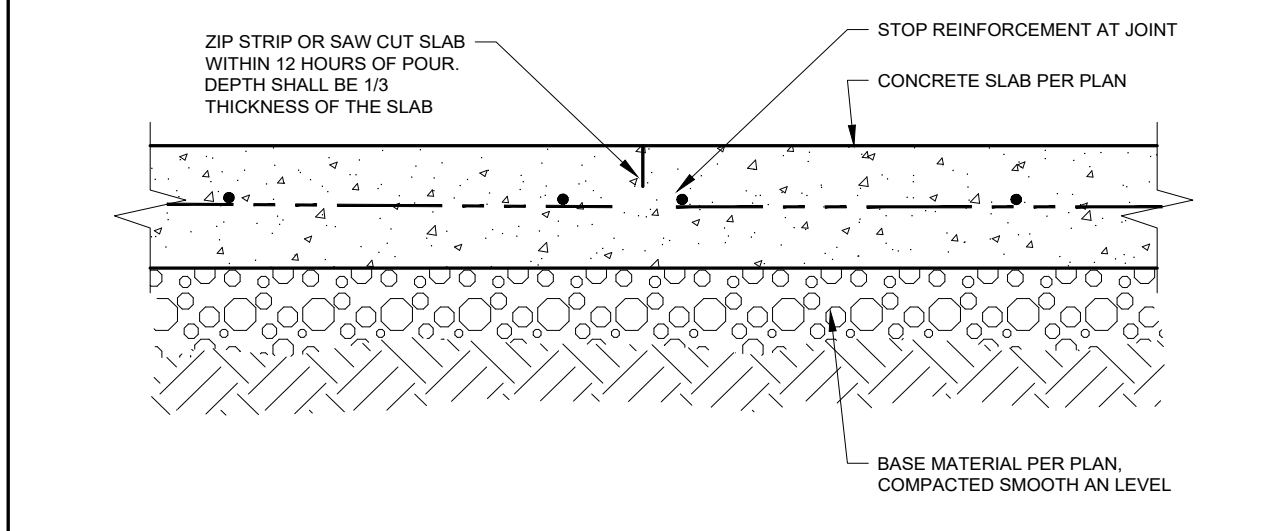
**2 ENTRY AT BLDG.**  
SCALE: 1/2"=1'-0"



**5 CULTURED STONE VENEER**  
SCALE: 1/2"=1'-0"



**6 HSS COL. FOOTING**  
SCALE: 1/2"=1'-0"



**8 CONTROL JOINT WITHIN POUR**  
SCALE: N.T.S.

PRELIMINARY  
NOT FOR  
CONSTRUCTION  
10/27/20

Les Schwab  
Tire Centers  
BEND, OREGON  
1000 NE 4TH ST.  
BEND, OREGON  
541-317-2939 541-317-2940 fax  
Northwest's Largest  
Independent  
Tire Dealer

LES SCHWAB - SANDY  
37895 US 26  
SANDY, OREGON

CANOPY PLAN

NO.	DATE	BY	REVISIONS

S1

34-20

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**MILLER HISTORIC COLORS**

- 1 SHAKER RED
- 2 PLYMOUTH BEIGE
- 3 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:  
Miles Wilhelm  
559.860.9998  
mileswilhelm@gmail.com

Date: 28 Oct 2020

**SANDY, OR #228**

SHEET:

**S1**

**Company Name**

**PROPOSAL**

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

**PROPOSAL # 072820-1**  
**DATE 7-28-20**

TO  
Les Schwab Tire Center  
Sandy, OR. 97055

Les Schwab Tire Center  
37895 Hwy 26  
Sandy, OR. 97055

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. 250 wall packs and 3 ea. 400 watt wall packs	\$23,250.00
<b>TOTAL</b>	<b>\$112,130.00</b>



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
- Stone- Wains to match rendering w/ ledgerstone cap \$9,250.00
- Reorient 3 downspouts for stone \$1,625.00
- Replace compromised lower window front right \$1,475.00
- Electrical-----17new 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!