



# City of Sandy

## Agenda

Sandy Urban Renewal Board Meeting

Meeting Date: Monday, July 19, 2021

Meeting Time: 6:30 p.m.

Page

### 1. MEETING FORMAT NOTICE

This meeting will be conducted in a hybrid in-person / online format. The Council will be present in-person in the Council Chambers and members of the public are welcome to attend in-person as well. Members of the public also have the choice to view and participate in the meeting online via Zoom.

#### To attend the meeting in-person:

Come to Sandy City Hall (lower parking lot entrance).  
39250 Pioneer Blvd., Sandy, OR 97055

#### To attend the meeting online via Zoom:

Please use this link: <https://us02web.zoom.us/j/81719513954>

Or by phone: (253) 215-8782; Meeting ID: 817 1951 3954

### 2. ROLL CALL

### 3. APPROVAL OF MINUTES

#### 3.1. June 21, 2021

2 - 3

[Sandy Urban Renewal Board - 21 Jun 2021 - Minutes - Pdf](#)

### 4. NEW BUSINESS

#### 4.1. Covered Structures Program - Revised Project Cost Approvals

4 - 21

[Covered Structures Program - Revised Project Cost Approvals - Pdf Presentation Slides](#)

### 5. ADJOURN



**MINUTES**  
**Sandy Urban Renewal Board Meeting**  
**Monday, June 21, 2021 7:00 PM**

**BOARD PRESENT:** Carl Exner, Councilor, Jeremy Pietzold, Council President, Laurie Smallwood, Councilor, Stan Pulliam, Mayor, Don Hokanson, Councilor, Kathleen Walker, Councilor, Richard Sheldon, Councilor, Khrys Jones, Chamber Director, and Phil Schneider, Fire Chief

**BOARD ABSENT:**

**STAFF PRESENT:** Jeff Aprati, City Recorder, Jordan Wheeler, City Manager, Tyler Deems, Deputy City Manager / Finance Director, Greg Brewster, IT/SandyNet Director, Ernie Roberts, Police Chief, Mike Walker, Public Works Director, and David Snider, Economic Development Manager

**MEDIA PRESENT:** Sandy Post

**1. Roll Call**

**2. Approval of Minutes**

**2.1. June 7, 2021**

**Moved by Richard Sheldon, seconded by Carl Exner**

***Approve the minutes as written.***

**CARRIED. 9-0**

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

**3. New Business**

**3.1. Supplemental Budget - 2019-2021**

Staff Report - 0443

The **Deputy City Manager** summarized the staff report, which was included in the agenda packet.

**Moved by Carl Exner, seconded by Don Hokanson**

***Adopt Resolution 2021-19.***

**CARRIED. 9-0**

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

**4. Adjourn**



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Mayor, Stan Pulliam



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City Recorder, Jeff Aprati

Draft



## Staff Report

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**Meeting Date:** July 19, 2021

**From** David Snider, Economic Development Manager

**SUBJECT:** Covered Structures Program - Revised Project Cost Approvals

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### **BACKGROUND:**

The Covered Structures grant program, approved by the Urban Renewal Board in March of 2021, is now past the halfway point and has been proceeding steadily. The attachment entitled "Covered Structures Program - current status July 14 2021" shows the current status of all Covered Structures projects approved thus far by the SURA Board.

At the SURA Board meeting on March 8th, the Board was provided with an attachment to the staff report regarding the Covered Structure grant program showing a table with project cost estimates. This attachment has been included below (Project Table & Work Process) for your convenience. Staff was directed to bring any project that was more than 10% higher than these estimates back in front of the SURA Board for review and approval prior to starting the project.

### **RED SHED PUBLIC HOUSE**

The project at Red Shed Public House is the first Covered Structures project that we have completed the bidding process for that exceeds our initial projections by more than 10%. Staff initially estimated construction costs for this project to fall somewhere between \$55,000 and \$70,000. Four contractors bid on this job, but only two ended up providing responsive bids by the bid deadline. The winning bid for this project was \$89,450, while the other responsive bid came in at \$108,895. The winning bidder for this project was Mountain View Contracting, the same contractor that built the structures at Ria's and Le Happy. We have included the design and the scope of work for this project as attachments below.

The reason for this increase in project costs is directly related to the supply chain issues that have been affecting American industry for many months now. The costs of building materials, including concrete, metal bracketing, PVC pipe, electrical fixtures, and particularly lumber and plywood, have skyrocketed over the last six months. We are now seeing this being reflected in the quotes for our covered structures projects.

As these covered structures projects are constructed almost entirely out of lumber and concrete, it stands to reason that construction costs would rise significantly due to these issues. The contractors currently building the structures at Sandlandia (Neilson Construction of Fairview) and Boring Brewing (McCord Construction of Gresham) have



also confirmed with me that the costs of building materials at the current moment are as high as they have ever seen them.

**NO PLACE SALOON**

Staff is anticipating that the cost of the winning bid for the No Place Saloon project (bids due 7/18 at 3:00 PM) will also be more than 10% above our project estimate from March 8th. In the interest of being efficient with the Board's time, staff would like to propose raising the threshold for bringing the No Place Saloon covered structure project back before the SURA Board to \$95,000, which would reflect a 20% price increase on our original estimate. Due to the unique nature of the final covered structure project on the schedule (Tollgate Inn), we do not expect to exceed our original estimate there.

**BUDGETARY IMPACT:**

If approved by the SURA Board, these actions would have an overall budgetary impact of approximately \$20,000 over the previous staff estimate for the Red Shed project, with the potential for up to another \$20,000 of additional construction costs for the No Place Saloon project.

**RECOMMENDATION:**

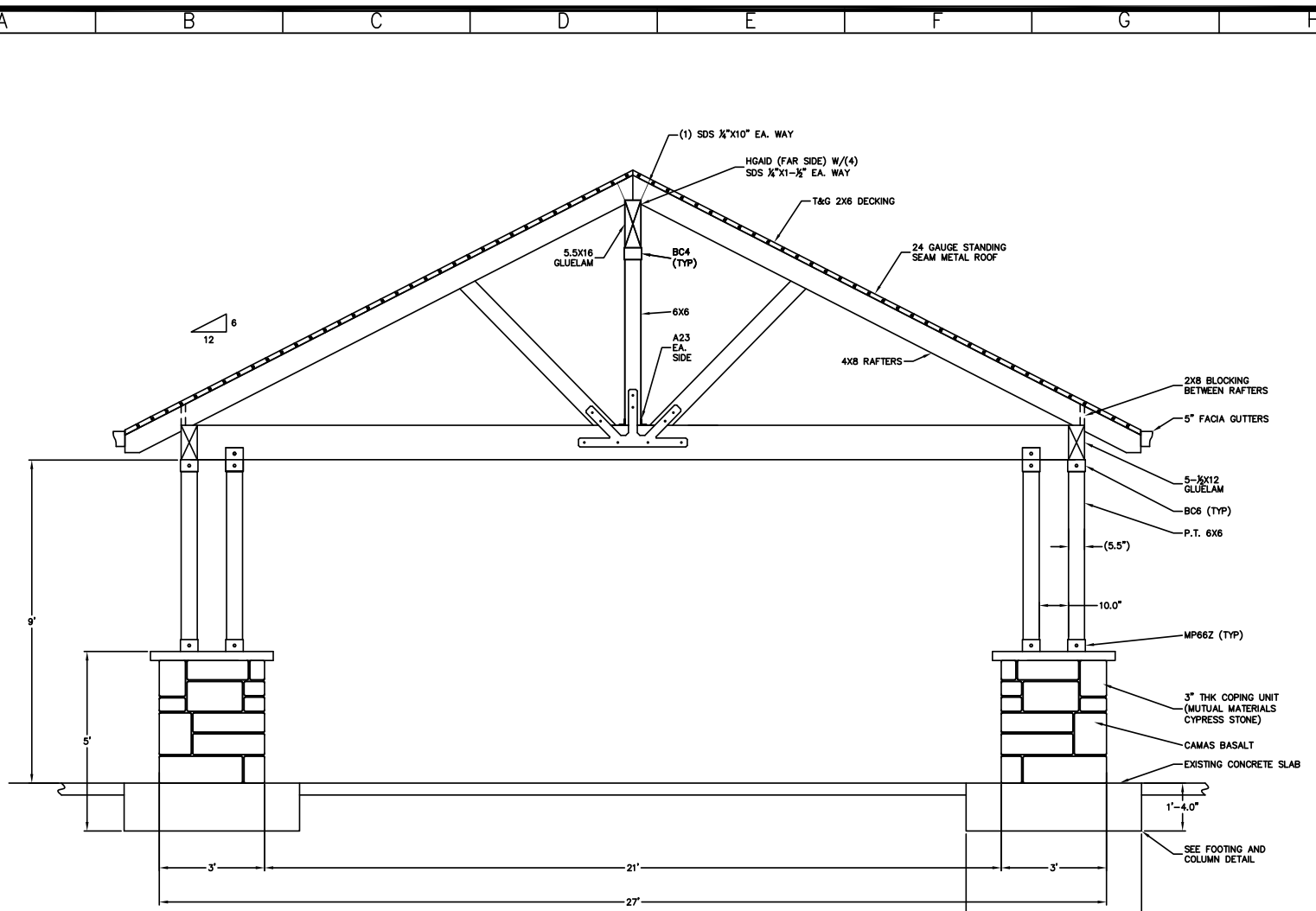
Staff recommends Board approval and continuance of the Red Shed project and increasing the re-approval threshold for the No Place Saloon project to \$95,000.

**SUGGESTED MOTION:**

"I move that we approve a revised project cost total of \$89,450 for the covered structures project at Red Shed Public House, and that we increase the re-approval threshold for the covered structures project at No Place Saloon to \$95,000."

**LIST OF ATTACHMENTS/EXHIBITS:**

- Red Shed Public House - plan set
- Red Shed Public House - RFP/scope of work
- Covered Structures Program - current status as of July 14, 2021
- Project Table & Work Process (from 3/8)



FRONT & BACK ELEVATION

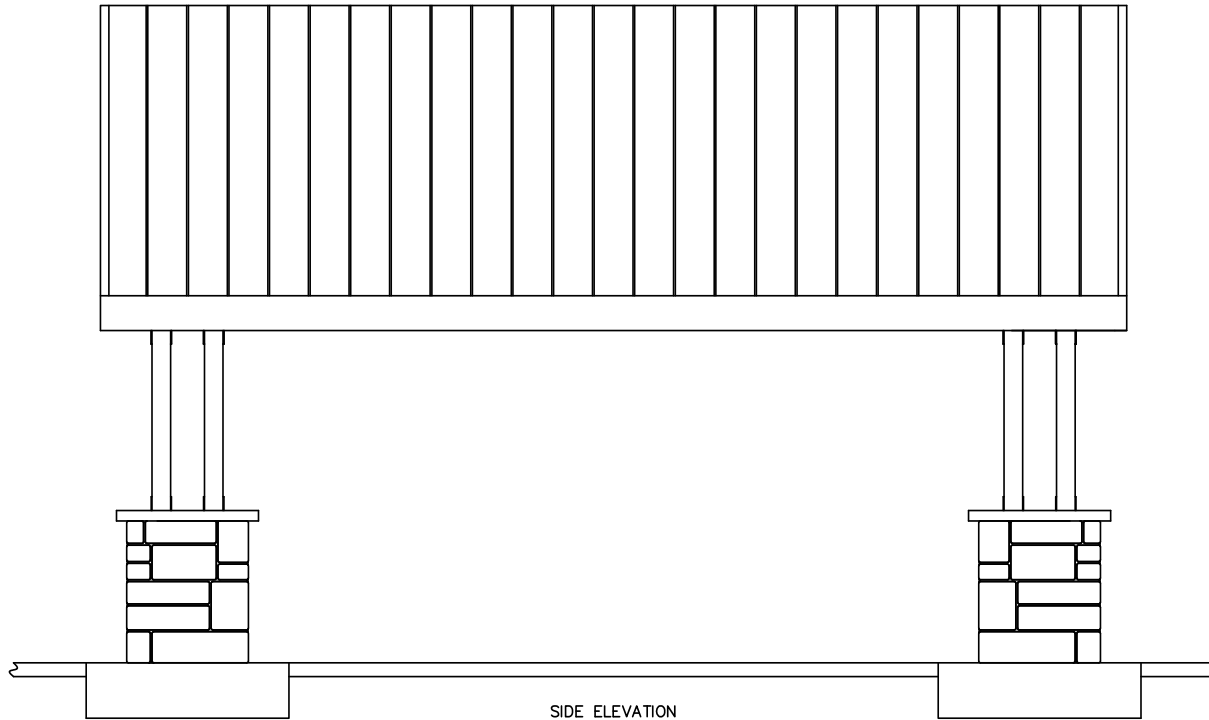
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CUSTOMER: RED SHED  
 LOCATION: SANDY, OR  
 DRAWING NUMBER: SAME  
 DATE: 02.27.21 SCALE: 1/4" = 1'  
 DRAWN BY: JNB



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.



SIDE ELEVATION

1/4" = 1'-0"

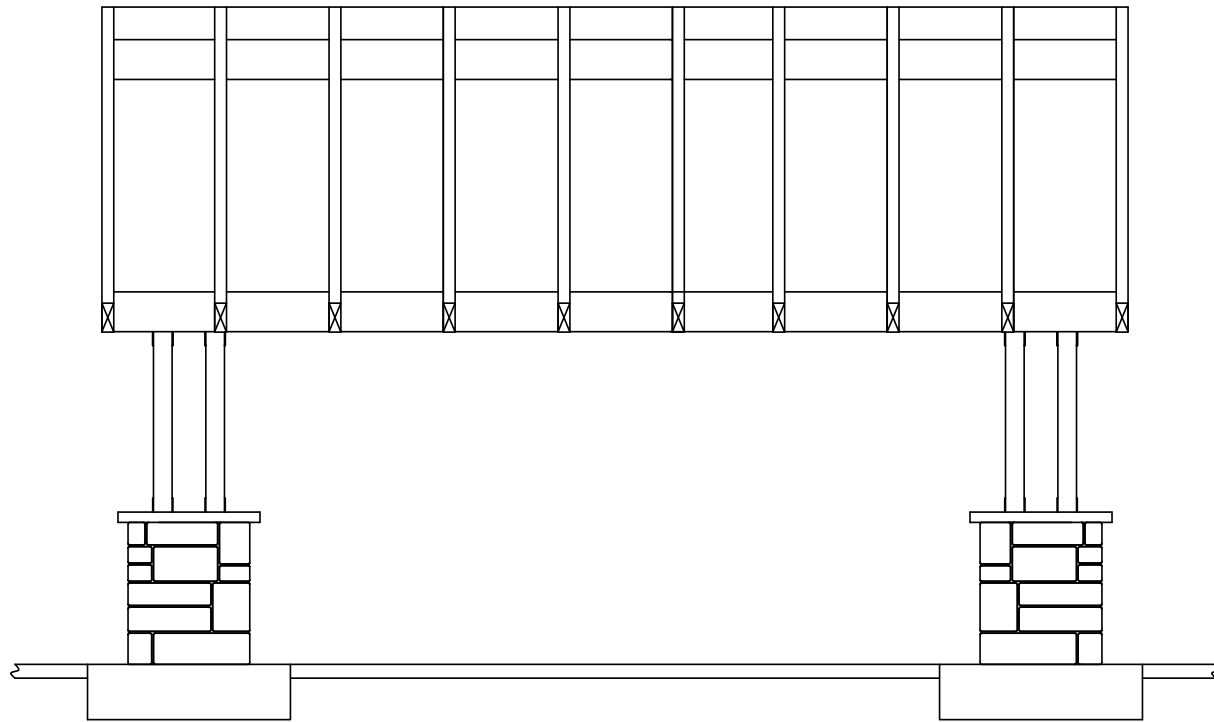
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CUSTOMER: RED SHED  
 LOCATION: SANDY, OR



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RAFTER LAYOUT 32" O.C.

1/4" = 1'-0"

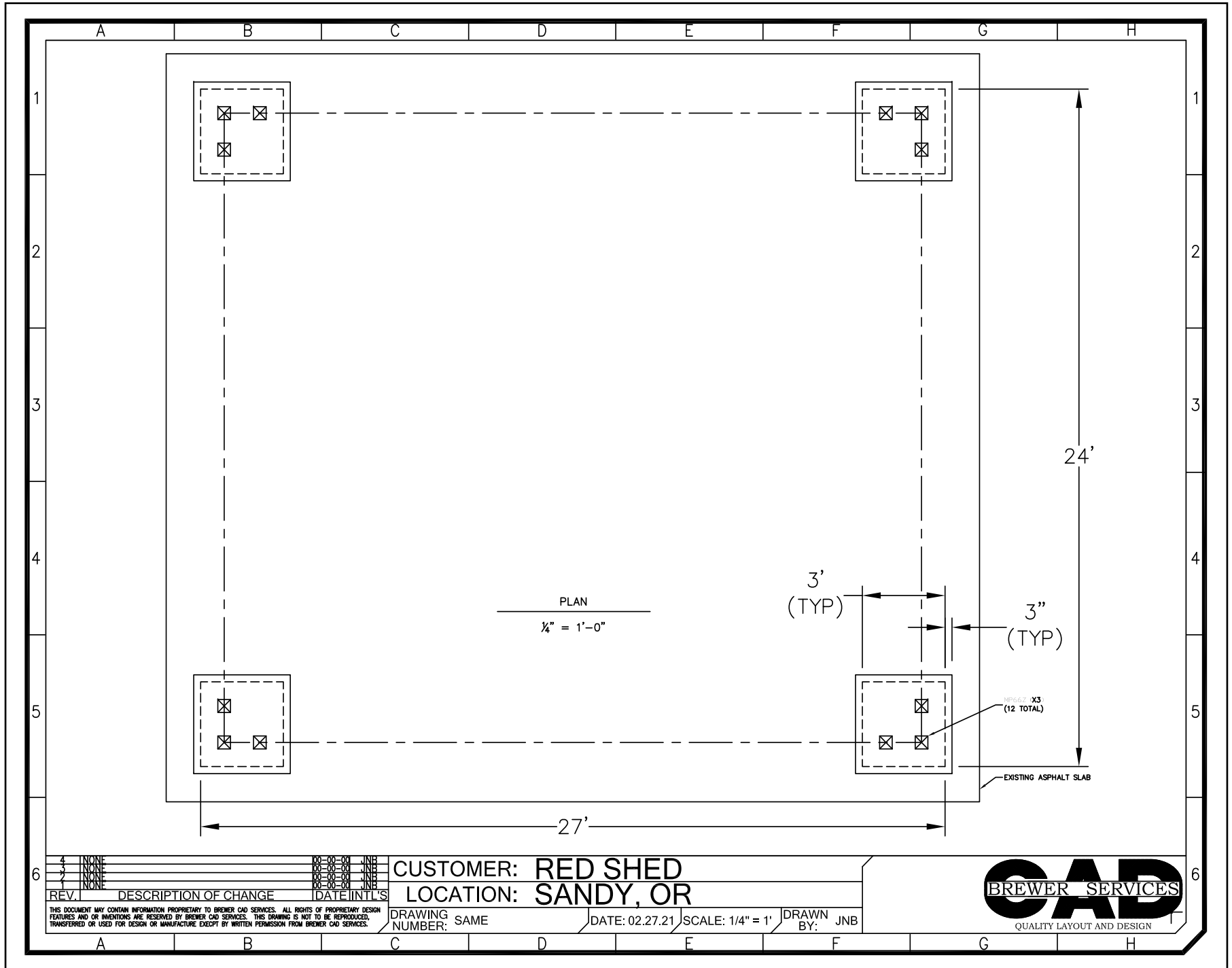
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CUSTOMER: RED SHED  
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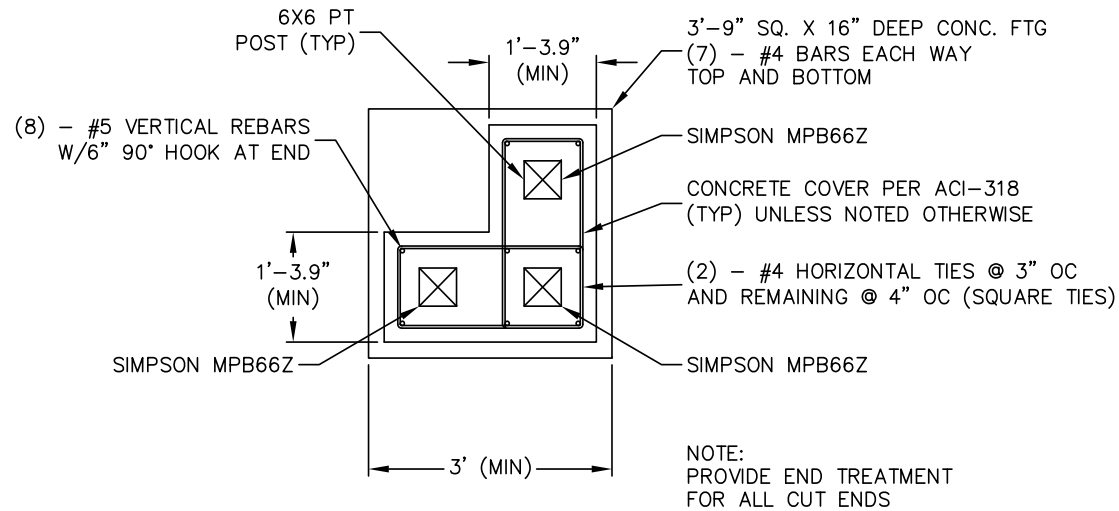
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CUSTOMER: RED SHED  
 LOCATION: SANDY, OR

DRAWING NUMBER: SAME DATE: 02.27.21 SCALE: 1/4" = 1'  
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PEDESTAL SECTION CUT

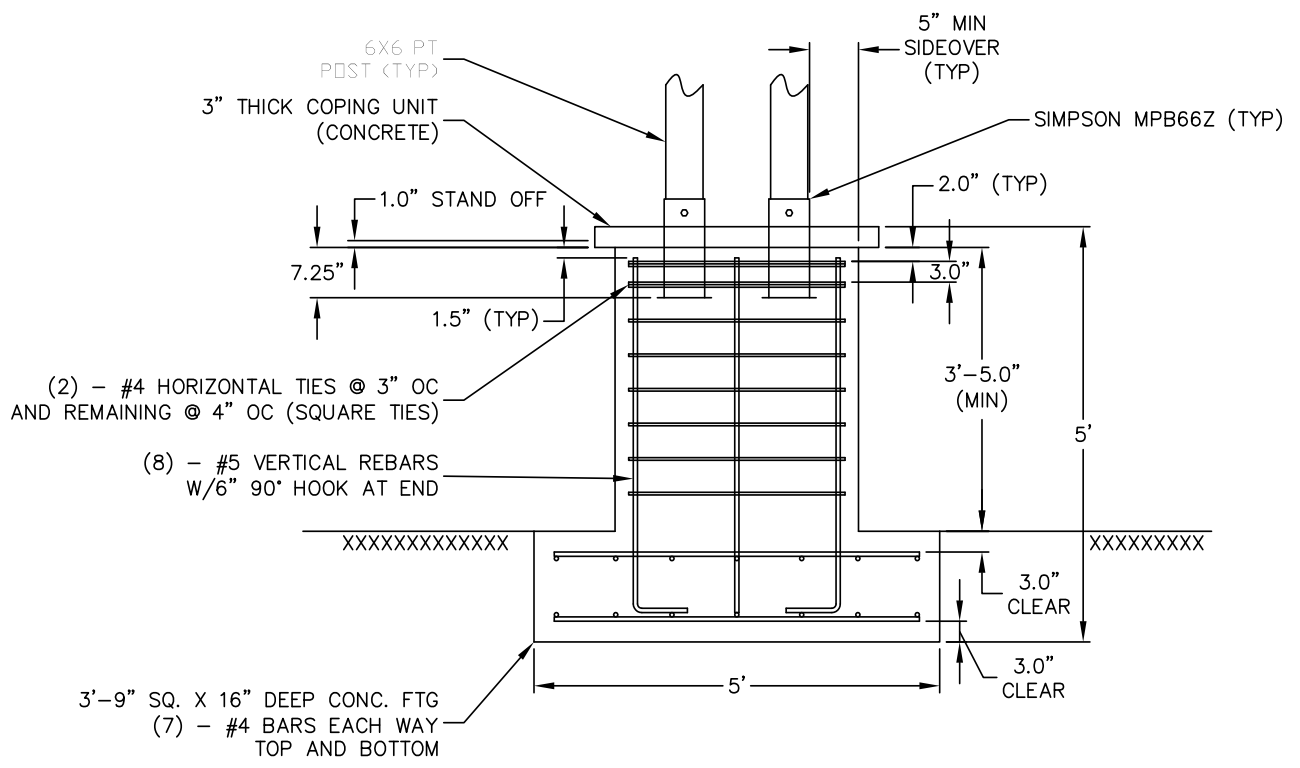
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2	NONE	00-00-00	JNB		
REV.	DESCRIPTION OF CHANGE	DATE	INT'L'S	DRAWING NUMBER: SAME	DATE: 02.27.21
<small>THIS DOCUMENT MAY CONTAIN INFORMATION PROPRIETARY TO BREWER CAD SERVICES. ALL RIGHTS OF PROPRIETARY DESIGN FEATURES AND OR INVENTIONS ARE RESERVED 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.</small>				SCALE: 1/2" = 1'	



A B C D E F G H

1 2 3 4 5 6



PEDESTAL SECTION CUT

NOTE:  
PROVIDE END TREATMENT  
FOR ALL CUT ENDS

$1/2" = 1'-0"$

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

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CUSTOMER: RED SHED  
LOCATION: SANDY, OR

DRAWING NUMBER: SAME DATE: 02.27.21 SCALE: 1/2" = 1'  
DRAWN BY: JNB



A B C D E F G H

May 28, 2021

The City of Sandy is soliciting bids from qualified contractors to furnish all labor, equipment, and materials to construct a new covered structure at Red Shed Public House in Sandy, OR.

**Bids are due by 3:00 PM on Friday, June 18, 2021.**

This Scope of Work is intended to convey the minimum level of effort required to complete the project. Any industry standard practices performed on similar projects will be considered incidental to the work and no additional compensation will be made. If the bidder during their review determines that additional work may be necessary, the bidder shall clearly identify these items and all additional costs associated with the items with their proposal document. Your bid shall be itemized for labor, equipment, and material. This Scope of Work is the master document for this project – if differences exist between this document and the attached plans, please follow the specifications listed in this document unless those differences are structural in nature.

**Project specifications – covered structure:**

- Structure Size: 27 feet by 24 feet (between exterior edges of support posts)
  - Gabled end of structure shall face Highway 26.
- Structure Height: 8 foot minimum clearance at soffit.
- Footings: Concrete footings to secure all posts per Oregon State Structural Code (OSSC) and per the attached plans.
- Roof Material: Metal roofing with an approved Sandy Style color to be chosen by applicant – confirm color choice with property owner before ordering (recommended color choices: Black, Dark Brown, or Charcoal)
- Roof Pitch: 6:12 pitch per the attached plans.
- Trusses: Exposed rafters/trusses per the attached plans.
- Brackets: Heavy metal black brackets are required on gabled ends.
  - **This item is not shown in the attached plans but is REQUIRED.**
- Support Posts: 8 inch by 8 inch, or as approved by the Sandy Building Official to support structural load.
- Stone Base: All structural bases shall be wrapped with cultured stone.
  - Type: Boral Dressed Fieldstone - Aspen
  - **The plan set currently shows “Cypress Stone – Mutual Materials”. This is not correct – please use Boral Dressed Fieldstone stone wrap in the style identified above.**
- Wood Finish: Stained (color: Cabot Chestnut Brown)
- Gutters and Downspouts: Gutters and downspouts shall be installed as shown on the attached plans to collect all roof runoff and direct it to an approved stormwater system. [Color: brown]
  - **This item is not shown in the attached plans but is REQUIRED.**



- Downspouts shall drain to a location yet to be determined. City is working on this issue and will have a solution prepared for the winning bidder.
- Lighting: 1 central light on a dimmer switch installed at the center of the structure that does not exceed 4,125 Kelvins. All electrical work shall be completed by a licensed electrician and properly permitted through Clackamas County.
- Please refer to the attached stamped plans labelled “Red Shed Public House Covered Structure” for design and additional specifications. A site plan is also included in the bid packet.

**General provisions:**

- The winning bidder shall complete a performance bond prior to beginning work on the project.
- Contractor is required to have a valid CCB license in good standing prior to beginning project work.
- All electrical work shall be completed by a licensed electrician.
- Contractor and any subcontractors are required to have a valid City of Sandy business license prior to beginning project work.
- Contractor and any subcontractors are required to pay transit taxes prior to beginning project work.
- Contractor is required to call for locates prior to excavation for footings.
- Contractor shall provide erosion control measures (if necessary) to prevent tracking of mud, debris, etc. onto public streets or adjacent properties.
- Contractor shall obtain all City of Sandy and Clackamas County permits necessary prior to beginning project work.
  - (City of Sandy = building, mechanical, plumbing; Clackamas County = electrical)

**Bidders:**

Please submit bids directly to the City of Sandy via email to David Snider, Economic Development Manager at [dsnider@cityofsandy.com](mailto:dsnider@cityofsandy.com) (please put “21-006 FAC Red Shed Public House CS” in the subject line) or via regular mail at: Sandy City Hall, Attn: Economic Development, 39250 Pioneer Boulevard, Sandy, OR 97055.

Please call (503) 475-8430 or email [dsnider@cityofsandy.com](mailto:dsnider@cityofsandy.com) for additional site information or questions.

**City of Sandy Covered Structures grant program**

Current program status as of July 14<sup>th</sup>, 2021

Business	project status	D&E costs	Contractor	Contract price	Exhibit A items	Change orders	Contract + COs	Appl 20%	City 80%
Ria's	complete	\$5,250	Mtn View	\$69,820	\$5,768	\$7,047	\$82,635	\$16,527	\$66,108
Le Happy Creperie & Bar	complete	\$6,240	Mtn View	\$71,289		\$21,794	\$93,083	\$18,617	\$74,466
Sandlandia	under construction	\$5,250	Neilson	\$69,500	pending	\$12,437	\$81,937	\$16,387	\$65,550
Boring Brewing	under construction	\$5,250	McCord	\$90,837	--	\$0	\$90,837	\$18,167	\$72,670
Red Shed Public House	permits issued	\$5,250	Mtn View	\$89,450	--	\$8,554	\$98,004	\$19,601	\$78,403
No Place Saloon	out to bid	\$5,250	bids due 7/23		--	\$0	\$0	\$0	\$0
Tollgate Inn & Bakery	needs addtl research	\$0	???		--	\$0	\$0	\$0	\$0
<b>Current program totals:</b>		<b>\$32,490</b>					<b>\$446,496</b>	<b>\$89,299</b>	<b>\$357,197</b>

**Covered Structures – Project Table & Work Process [originally presented at the SURA Board meeting on March 8<sup>th</sup>]**

**Project Table**

<b>Applicant</b>	<b>Description of Project</b>	<b>Estimated Project Cost</b>
<b>Ria's</b>	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>	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>	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>	Add a permanent covered structure to their existing outdoor seating deck – no accessory items	\$55K - \$70K
<b>No Place Saloon</b>	Add a permanent covered structure to their existing outdoor seating area behind the building – no accessory items	\$55K - \$70K
<b>Sandlandia</b>	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>	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>	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: this property has an exemption in the SMC to "Sandy Style"; will not be a SS structure	\$55K - \$70K
<b>Beer Den – Strauss Ave</b>	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.



# City of Sandy Permanent Covered Structures Program

July 2021 Update

## Round One: Project Status

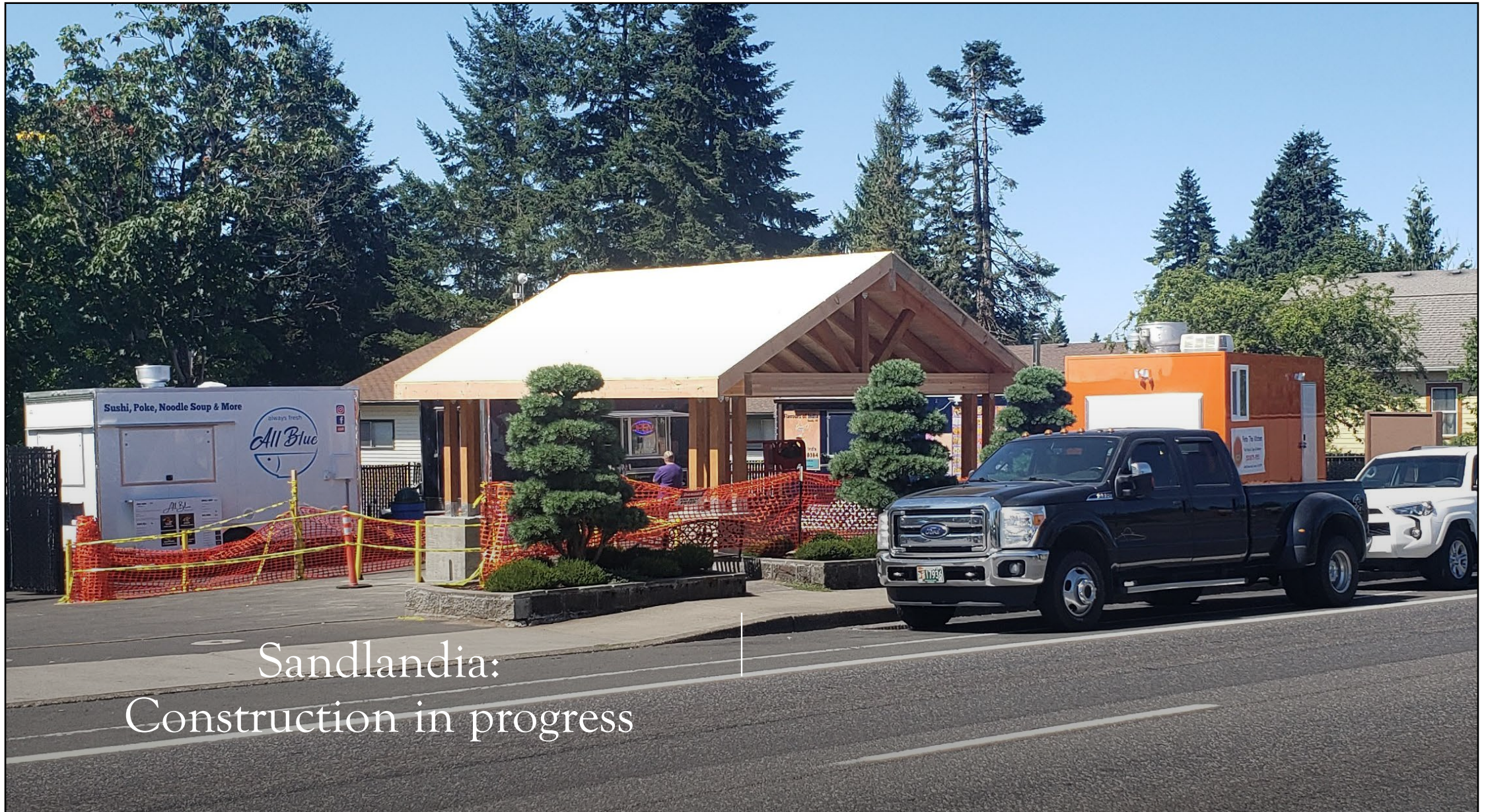
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# Le Happy: Project complete







Sandlandia:  
Construction in progress





Boring Brewing:  
Construction in progress