



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

CITY OF THE DALLES

**AGENDA**  
**COLUMBIA GATEWAY**  
**URBAN RENEWAL ADVISORY COMMITTEE**

Conducted in a Handicap Accessible Meeting Room

Tuesday, September 20, 2005

5:30pm

City Hall Council Chambers

313 Court St.

The Dalles, OR

- I. Call to Order
- II. Roll Call
- III. Pledge of Allegiance
- IV. Approval of Agenda
- V. Approval of Minutes of: July 19, 2005
- VI. Public Comment
- VII. Action Items:
  - A. Property Rehab. Grant and Loan – Civic Improvements Grant Program
    - ❖ Application from Old St. Peters Landmark Preservation, Inc.
- VIII. Executive Session
  - A. Recess to Executive Session in Accordance with ORS 192.660(1)(e) to conduct deliberations with person designated by the Governing Body to negotiate Real Property Transactions.
  - B. Reconvene to Open Session
- IX. Next Meeting Date: October 18, 2005
- X. Adjourn



IMPROVING OUR COMMUNITY

COLUMBIA GATEWAY URBAN RENEWAL AGENCY

CITY OF THE DALLES

## **Columbia Gateway Urban Renewal Advisory Committee Minutes**

**Tuesday, July 19, 2005  
Special Meeting**

City Hall Council Chambers  
313 Court Street  
The Dalles, OR 97058

*Conducted in a handicap accessible room.*

### **CALL TO ORDER**

Chair Ericksen called the meeting to order at 5:40 p.m.

### **ROLL CALL**

Administrative Secretary Denise Ball conducted roll call.

Present members: Dan Ericksen, Ken Farner, Dick Elkins and Nikki Lesich

Absent members: Jack Evans, Chris Zukin

Staff present: Nolan Young, City Manager, Dan Durow, Community Development Director, Steve Schafroth, Consultant, and Denise Ball, Administrative Secretary

### **PLEDGE OF ALLEGIANCE**

Ericksen lead the group in the Pledge of Allegiance.

### **APPROVAL OF AGENDA ITEMS**

Lesich moved to approve the agenda and Farner seconded. The motion carried unanimously, Evans and Zukin absent.

### **APPROVAL OF MINUTES**

Chair Ericksen asked if there were any corrections or additions needed for the minutes of June 21, 2005. Farner pointed out in the Approval of Minutes section it says, "Chair Ericksen asked..." and it should say, "Acting Chair Zukin asked..." Farner moved to approve the minutes as corrected and Elkins seconded the motion. The motion passed unanimously, Evans and Zukin absent.

### **PUBLIC COMMENT**

None.

### **ACTION/RECOMMENDATION**

Chair Ericksen asked for the Staff Report.

Consultant Steve Schafroth presented the Staff Report for View Creek LLC. This is a request for a \$30,000 blighted property demolition loan. Schafroth asked if the Committee had any questions.

Lesich asked if some of the property would be deeded over to Wasco County Parks and Rec. Durow replied that a portion of the property would be deeded to the City, who in turn would deed it over to Parks and Rec., which will create public access.

Elkins asked what the timeline for the project is. Schafroth said things could start as early as October.

The Committee and Staff discussed the project briefly. Durow said Barbara Bailey, the applicant, is in attendance and asked her to speak to the Committee.

Ms. Bailey said she had always noticed that piece of property since she came to The Dalles. She saw the for-sale sign and decided to try and purchase "Little Yosemite". Bailey will be establishing a 501-C, Friends of the Greenway, organization. The condo's will be cantilevered over Mill Creek. She will be paying for the appraisal because she will take a charitable deduction for the property that will be gifted to the City.

Lesich moved to recommend to the Urban Renewal Agency that they approve \$30,000 direct loan to View Creek LLC according to the terms of the Blighted Property Loan Program. Farner seconded the motion and it carried unanimously, Evans and Zukin absent.

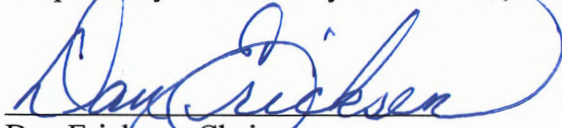
### **FUTURE MEETINGS**

The next scheduled meeting is August 16, 2005. Chair Ericksen and Dick Elkins said they would not be available on that date.

### **ADJOURNMENT**

The meeting was adjourned at 6:00 P.M.

Respectfully submitted by Denise Ball, Administrative Secretary.



Dan Ericksen, Chair

# AGENDA STAFF REPORT

## URBAN RENEWAL ADVISORY COMMITTEE

**Meeting Date: September 20, 2005**

**DATE:** September 9, 2005

**TO:** Urban Renewal Advisory Committee

**FROM:** Steve Schafroth, Urban Renewal Contract Consultant

**THRU:** Nolan Young, City Manager  
Dan Durow, Urban Renewal Manager *DCD by DBall*

**ISSUE:** Semi-annual competitive Property Rehabilitation Grant application review and recommendation to the Agency Board.

**BACKGROUND:** The approved Urban Renewal Agency Administrative Plan in Section C. Civic Improvements Grant Program states:

Grants may be made by the Agency to public, non-profit or civic organizations for projects within the boundaries of the Urban Renewal Area that serve a public purpose by meeting the selection criteria. Grants will be awarded semiannually on a competitive basis and based on the selection criteria. Grant awards are subject to availability of program funds.

**APPLICATION:** The application from Old St. Peters Landmark Preservation, Inc. received on 7/6/05 was the only grant application that was received by the 7/31/05 deadline for this semi-annual period.

This application is for a grant of \$65,678.90. The purpose of the project is for preservation of the building that they own at West 3<sup>rd</sup> and Lincoln Streets known as Old St. Peters Landmark.

This historically significant building was built originally as St. Peters Catholic Church in 1897. When the church built a new facility in 1971, this non-denominational non-profit organization was formed to preserve this historic building and is now used for public

purposes. It is open for tours six days per week and over 900 weddings, civic forums and concerts have taken place there.

Up until this time, the preservation, operation and restoration have been funded by volunteer labor, gifts, donations and a thrift shop (no longer operating). They have invested over \$300,000 in such things as plumbing, wiring, roofing, lighting, heating and adding a new kitchen and restrooms. They have so far done this all with their own funds.

This portion of the rehabilitation includes electrical upgrades and a cooling unit, interior stair case with a chair lift for accessibility, exterior ramp to the basement to provide accessibility and replacement of an exterior staircase which is dangerous. The total project costs for this stage of the rehabilitation is \$83,678.90. Urban renewal is being asked for 78% of the costs for this particular phase of the rehabilitation.

The application and the staff scoring of criteria are attached. The application is eligible and meets many of the criteria. There were no other applications.

#### **BUDGET IMPLICATIONS:**

The amount Budgeted for the Property Rehabilitation Grant & Loan Program, New Grants and Loans Funding, for this fiscal year is \$72,416. However, net revenues in the Capital Projects Fund are \$20,937 less than budgeted, leaving \$51,479 in this line item. A loan (grant) of \$30,000 has already been recommended to the agency that will be considered at their September 26<sup>th</sup> meeting. If approved, the balance in this line item for new grants and loans in this fiscal year will be \$21,479. In addition there is one more project that may be forthcoming and involves two properties in the Downtown area. The total amount needed for this project is unknown but should be about \$50,000 for some initial studies this year.

Staff has reviewed the budget and the funding commitments to other projects. The line item most likely to have some flexibility is the Capital Projects line item with \$1,118,615 budgeted. Of this, \$945,000 is earmarked for the Flour Mill street work, \$100,000 for the ARCO parking lot, \$25,000 for the West Gateway Visitors Center, \$21,615 committed for the OIB loan, and \$27,000 for the Commodore II parking lot. As for the Flour Mill project, we are two months into the 18 month agreement to develop the site. The City needs to raise a like amount in order to complete the design and build the street. It is not likely that a significant amount of the budgeted money for this project will be spent within the eight to nine months remaining in this fiscal year. Staff recommends that \$94,200 be moved from this line item to the Property Rehabilitation Grant & Loan Program line item to cover the additional demand for these immediate and high quality projects. This amount can be restored to the Flour Mill project in the next budget cycle.



## **RECOMMENDATION:**

**Staff Recommendation:** Move to recommend that the Urban Renewal Agency approve the request for a \$65,678.90 grant as submitted; and to recommend amending the FY 05-06 budget allocation by moving \$94,200 from the Capital Projects line item to the Property Rehabilitation Grant & Loan Program line item to provide additional funding for the two identified projects.

## **ALTERNATIVES:**

Alternative 1: Move to recommend that the Urban Renewal Agency approve a grant of \$21,479 subject to the applicant obtaining or providing additional funds necessary to complete the total project as outlined in the application.

Alternative 2: Move to recommend that the Urban Renewal Agency approve a grant of, \$21,479 to do as much of the work listed in the application as can be accomplished with this funding.

Alternative 3: Move to recommend that the Urban Renewal Agency approve the request for a \$65,678.90 grant as submitted; and to recommend amending the FY 05-06 budget allocation by moving \$44,200 from the Capital Projects line item to the Property Rehabilitation Grant & Loan Program line item to provide additional funding for this project only.

Alternative 4. Move to recommend that the Urban Renewal Agency approve a request for something less than the \$65,678.90 grant request; and to recommend amending the FY 05-06 budget allocation by moving the necessary amount to provide additional funding from the Capital Projects line item to the Property Rehabilitation Grant & Loan Program line item to provide additional funding for this project only.

Alternative 5. Some other mix of alternatives 1. 2. 3. and/or 4.

Alternative 6: Decline the request.

**Staff Report selection criteria scoresheet****Applicant: St. Peters Landmark****Points Awarded:****Project Selection Criteria:**

Priority consideration will be given to each proposed project. Points will be allowed for factors indicated by well-documented, reasonable plans, which, in the opinion of the Agency, provide assurance that the items have a high probability of being accomplished. If an application does not address one of the categories, it receives no points for that category. The possible points are listed for each.

- |   |           |
|---|-----------|
| 1. The project contributes in the effort to place unused or underused properties in productive condition and eliminates blighted conditions. <b>(10 points)</b><br>Blighted Areas are defined in the Urban Renewal Plan in section 203. As part of that definition one of the conditions that characterize a blighted area is defined as follows: | <b>0</b>  |
| <i>A. The existence of buildings and structures, used or intended to be used for living, commercial, industrial or other purposes, or any combination of those uses, which are unfit or unsafe to occupy for those purposes because of any one or a combination of the following conditions:</i>  |           |
| <i>1. Defective design and quality of physical construction;</i>  |           |
| <i>2. Faulty interior arrangement and exterior spacing;</i>   |           |
| <i>3. Overcrowding and a high density of population;</i>  |           |
| <i>4. Inadequate provision for ventilation, light, sanitation, open spaces, and recreational facilities; or</i>   |           |
| <i>5. Obsolescence, deterioration, dilapidation, mixed character or shifting of uses;</i>   |           |
| 2. The project develops, redevelops, improves, rehabilitates or conserves property in ways which will:  |           |
| A. Encourage expansion and development of jobs, <b>(20 points)</b><br>1 job per \$10,000 or less granted – (20 points)<br>1 job per \$10,001 to 20,000 granted – (15 points)<br>1 job per \$20,001 to 35,000 granted – (10 points)<br>1 job per \$35,001 to 50,000 granted – (5 points)   | <b>0</b>  |
| B. Increase property values and tax base, <b>(15 points)</b><br>Increase taxable value by \$50,000 or more – (15 points)<br>Increase taxable value by \$25,000 to \$49,999 – (10 points)<br>Increase taxable value by \$5,000 to 24,999 – (5 points)  | <b>0</b>  |
| C. Conserve historically significant places and properties, <b>(25 points)</b>  | <b>25</b> |

D. Make The Dalles a more attractive and functional city in the following ways:		
i. Shows significant aesthetic improvement to the property (10 points)		10
ii. Provides needed services or community function (10 points)		10
iii. Serves a significant portion of the community (5 points)		5
iv. Enhances the quality of life for residents of the city (5 points)		5
3. The project leverages other public and/or private sources of funding (15 Points)		0
\$1 Urban Renewal grant to \$3 (or more) other funding – (15 points)		
\$1 Urban Renewal grant to \$2 other funding – (10 points)		
\$1 Urban Renewal grant to \$1 other funding – (5 points)		
4. The Applicant shows that it is financially able to complete the project and maintain the property. (10 points)		10
6. Administrative – The Agency may assign additional points for project considerations which do not fit into one of the above categories, but which provide compelling evidence that the project will further the goals of the Agency; or, if the project meets one or more of the above factors in a way that is far beyond the norm for that category. The assignment of points in this category will be by memorandum stating the reasons and will be maintained in Agency files. (25 points)		15
<b>TOTAL</b>		<b>80</b>

#### Memorandum - Administrative Points (# 6. above)

Though there is not direct hire job creation sufficient to allow points in #2A, the indirect job and economic impact (as described in the application narrative) of the type of operation they are running is significant. (2.5 points)

In addition, the leveraging in this specific phase of rehabilitation does not qualify for points (# 3), but they have spent a very large amount of their own funds (over \$300,000) prior to this application without asking assistance from this agency or any other source. All of these funds were spent specifically on the preservation and restoration of this magnificent historic resource. This also does not take into account the great number of volunteer hours. (12.5 points)



# The Dalles Urban Renewal Agency

## Property Rehabilitation Grant and Loan Programs

### APPLICATION

RECEIVED
JUL -6 2005
Application Number <u>070501</u>

Application Date 07-06-05

### GENERAL INFORMATION

Applicant Old St. Peter's Landmark Preservation, Inc

Contact person Doug Leash

Mailing Address 11623 E. 9th

The Dalles, OR 97058

Property Address 3rd + Lincoln St. (P.O. Box 882)

The Dalles, OR 97058

Applicant is: ☒ Property owner ☐ Business leasing the property

Telephone # 298-8861 Fax # \_\_\_\_\_

Federal tax ID # or Social security # 23-7120819

Bank of account and contact Columbia River Bank - Checking

Name of Business \_\_\_\_\_  
(if different than applicant)

Mailing Address \_\_\_\_\_

Name of Principal \_\_\_\_\_

## PROJECT INFORMATION

Site address \_\_\_\_\_

Legal Description \_\_\_\_\_

Building age

107 yrs. old

Square Footage \_\_\_\_\_

Building use

Cultural enhancement. Community events.

Project description outline

A-Complete electrical upgrade + cooling unit. Finished within 2 months of award. B-Build interior staircase including chair lift. Staircase will enable access to both levels without going out of doors. Style of existing material will be matched as closely as possible. C-Southeast corner steps will be ramped to provide wheel chair access. Excavation + concrete work involved. "B" + "C" complete within 3 months of award. D-Exterior staircase to replace unsafe existing one. Enclosure for secure storage (lawn mower) will be included. Complete within one year of award.

Please include the following with your Application:

1. Project outline
2. Initial concept sketches
3. Proposed timeline
4. Final plans and specifications (prior to final certification)

#### EXPECTED PROJECT COSTS

<u>Cost item</u>	<u>Est. cost</u>
Electrical upgrade	\$ 8,650
Cooling unit	\$ 5,450
Int. staircase Material	\$12,146.90
Chair lift	\$12,847.
(Labor for stairs donated)	\$ 12,000.
Exterior Ramp	\$ 2,000.
Exterior Staircase	\$18,400
Enclosure	\$ 7,000
Cement work	\$ 3,500
Moving pipes for int. staircase	\$ 1,685
Total	<u>\$36,788.90</u>

#### PROPOSED SOURCES OF FUNDING

<u>Source</u>	<u>Amount</u>	<u>Rate</u>	<u>Term</u>
Equity (applicant)	\$ _____		
_____ Bank	\$ _____		
<del>CONTRACTOR Donated</del> <del>Private loan</del> LABOR	\$ 12,000.00		
Other: PKD	\$ 6,000		
Urban Renewal Grant	65,678.90		
Urban Renewal Loan	\$ _____		

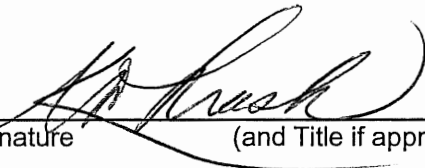


Total      \$ 83,678.50      (Must equal Total of expected costs)

Applicant hereby certifies that all information contained above and in exhibits attached hereto are true and complete to the best knowledge and belief of the applicant and are submitted for the purpose of allowing the full review by The Dalles Urban Renewal Agency and its agents for the purpose of obtaining the financial assistance requested in this application.

Applicant hereby consents to disclosure of information herein and the attachments as may be deemed necessary by MCEDD and its agents for such review and investigation.

I have read and understand the guidelines of The Dalles Urban Renewal Agency Property Rehabilitation Grant and Loan Programs and agree to abide by its conditions.

      PRESIDENT      7/6/05  
Signature      (and Title if appropriate)      Date

\_\_\_\_\_  
Signature      (and Title if appropriate)      Date

\_\_\_\_\_  
Signature      (and Title if appropriate)      Date

\_\_\_\_\_  
Signature      (and Title if appropriate)      Date

The following additional items will be required before the loan is approved:

1. Certificate of approval from agency (if required).
2. Letter of approval from Historic Landmarks Commission.
3. A summary of the project outlining the work to be done.
4. Complete plans and specifications.

5. Costs estimates or bids from contractor.
6. Evidence that building permits or any other required permits are in place.
7. Preliminary commitment of any other funds to be used in the project.
8. Amount of loan requested and proposed terms being requested.
9. Bank's loan application and any other information the bank requires, such as current financial statements, including Balance sheets and Income statements.

#### **For Applicants under the Civic Improvements Grant Program:**

The Grants will be awarded semi-annually on a competitive basis and based on the selection criteria as outlined in the accompanying Application instructions. Be sure to address all of the selection criteria in your narrative and attach it to this application form. The deadlines for applications are July 31 and January 31 of each year.

TAX ID NO  
23-7120819



## Department of Commerce Corporation Division

### Certificate of Incorporation

OF

ST. PETERS LANDMARK PRESERVATION, INC.

*The undersigned, as Corporation Commissioner of the State of Oregon, hereby certifies that duplicate originals of Articles of Incorporation, duly signed and verified pursuant to the provisions of the Oregon Nonprofit Corporation Act, have been received in this office and are found to conform to law.*

*Accordingly, the undersigned, as su Corporation Commissioner, and by virtue*



EP/EO Disclosure Desk  
P.O. Box 2350 Los Angeles, CA 90063

ST PETERS LANDMARK PRESERVA-  
TION INC.  
P. B. BOX 882  
THE DALLES, OR 97058

Person to Contact:  
Felicia C. Miraflores  
Telephone Number:  
(213)894-4292  
Refer Reply to:  
89-230  
Date:

NOV 09 1988

RE: 23-7120819  
ST PETERS LANDMARK PRESERVA-  
TION INC.

Gentlemen:

This is in response to your request for a determination  
letter of the above-named organization.

A review of our records indicates that the above-named  
organization was recognized to be exempt from Federal income  
tax in JULY 1971, as an organization described in  
Internal Revenue Code section 501(c)(3). It is further  
classified as an organization that is not a private  
foundation as defined in section 509(a) of the code, because  
it is an organization described in section 170(b)(1)(A)(vi).

We are not however, able to provide you with a copy of the  
exemption letter at this time. The determination letter  
issued on JULY 1971 continues to be in effect.

If you are in need of further assistance, please feel free to  
contact me at the above address.

We appreciate your cooperation in this regard.

Sincerely,

*Felicia C. Miraflores*  
Disclosure Assistant

June 16, 2005

The board of Old St. Peter's Landmark is requesting funding from the Civic Improvements Grant Program. Before going into detail regarding future plans for the Landmark, some history is in order.

Old St. Peter's was built in 1897 and dedicated on St. Patrick's day of 1898. It's Gothic beauty houses priceless stained glass and marble; and, it's illuminated 176 foot steeple crowned with a six foot weathercock is visible from many vantage points in The Dalles and from across the Columbia River, lighting the city scape.

In 1971, when St. Peter's was no longer used for a church, its existence was literally threatened by the wrecking ball. Local citizens saved St. Peter's by raising awareness, donations, and obtaining a small matching grant of \$5,000 to buy the building and its contents. It became Old St. Peter's Landmark; owned and managed by a nonprofit, nondenominational organization. Today there are 11 board members and 18 volunteers from many different walks of life. Thanks to volunteers the Landmark is open to the public as well as tours being available six days a week. Over 900 weddings, concerts performed by local and worldwide performers, civic forums and educational series have occurred within the landmark. Most performances hosted by the Landmark are free to the public, with donations accepted. The Landmark is a major attraction of the community's historic walking tour as well as an integral part of the history of the Mid-Columbia region.

With no other grant money since the initial purchase our organization has invested over \$300,000 upgrading plumbing, electrical wiring, replacing the roof, lighting, heating, and building a kitchen and restrooms. Stained glass windows have been repaired and all of the exterior brick work has been repointed and sealed. The list could go on as you can see in the enclosed expenditure brochure. Money was mostly earned from volunteers running a thrift shop and the proceeds being invested wisely in the stock market. The thrift shop is no longer operating and other fund raisers have taken its place. We have also been the recipient of individual gifts from members of the community.

When groups that charge the public use the Landmark, a small fee is charged to them. Otherwise, no cost is charged to the user; and, donations are accepted from the public.

There is a charge for having weddings at the Landmark. The Landmark has paid wedding coordinators that assist to assure a memorable ceremony.

Now it is time for much needed work to be done on the Landmark in order for more people in the community to enjoy and to benefit. We are planning to make the Landmark handicap accessible. After carefully investigating the options of either building an elevator or an inside staircase with a chair lift, we have elected to build the stairs. The elevator would have had to be built on the outside of the building. There was no way this could be done without covering key architectural areas of beauty. The ongoing maintainance would have been cost prohibitive. The staircase will blend into the existing design without distracting from the rest of the Landmark. The chair lift that we are planning to install is of durable quality that conforms in a compact and least noticeable manner. Currently people have to go down a flight of steps and outside the building in order to enter the basement where the kitchen and restrooms are. The staircase will allow everyone (performers and wedding parties) to access both levels without being exposed to the elements.

The original outside staircase in the back of the Landmark has had many repairs; but, it has become unsafe. Its replacement is in our plan.

We are very pleased to share that early this spring we installed one of two new heating and cooling units. The old heating system is gas fired hot water. Up until now there was no cooling system in the building. With summer heat it was not uncommon for the main floor to reach almost ninety degrees. This has been a deterrent to people who wanted to use the facility in the summer. The new units primarily cool the building but also includes a supplemental gas fired heating unit. In order to complete the installation of the two units electrical work needs to be upgraded. We were fortunate to have been awarded an Economic Grant from the PUD in the sum of \$6,000 to put toward the second cooling unit and electrical upgrade.

We have received bids on all of these projects. The electrical work will be first, with the heating and cooling being completed by this summer. We believe it is imperative to do the upgrade in order to better preserve the building, contents, and to enlarge utilization.

#### Criteria Justification:

#1 Although we do not like to think of the Landmark as "blighted", it has been underused because of inaccessibility, poor ventilation and no cooling. The back stairs are the original, having been repaired many times; but, they have been decided unsafe and are a necessary entry into part of the Landmark.

#2 Over the years it has become necessary to have a paid wedding consultant as the number of weddings have increased. With the new heating and cooling system in place we anticipate a significant increase in the number of weddings held at the Landmark. This will increase the income of the wedding consultant and may require to hire another. Quoting from an article in The Dalles Chronicle dated May 4th, 2005, Holly Macfee, Director of Consumer Marketing at Travel Oregon states: "The economic impact of the weddings sector on the local tourism economy is tremendous. One study illustrated that 14 weddings held at one location brought in 1,800 out-of-town attendees, who utilized 876 hotel rooms and directly impacted 76 companies (hotels, wineries, caterers, photographers, florists, and rental companies). The total direct cash infusion to the community was over \$600,000 with over \$10,000 in room tax revenue." Even more money was generated into the community secondarily to the weddings to restaurants and recreation providers throughout the region. The Landmark has been placing advertisements in AAA for about 25 years. For at least 10 years The Landmark has paid for brochures to be placed in "Welcome Centers" at eight points of entry to Oregon. The Landmark has its own website to further encourage tourism and travel to The Dalles and to the Landmark.

Without a doubt the Landmark is of historical significance, as related in our introductory application. In order to preserve this treasure, ongoing maintenance is mandatory. The Landmark has been doing this almost totally on its own since 1971. We are now asking for help.

We are improving the condition of the Landmark outwardly and in the infrastructure. On the outside people will see a new stair case, replacing an old unsafe one. We will do this and not harm the integrity of the building. Aesthetics -- keeping true to the period design is always a priority.

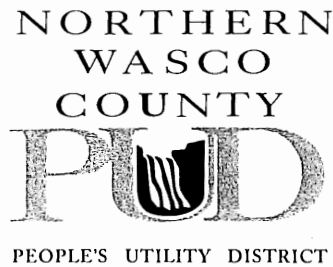
The Landmark is available to the public. It has always been a desire of the board to share the history and the facility to the community. The local high school has been annually holding its Honor Society induction at the Landmark.

Educational series have been held as well as concerts and weddings. This represents a diverse cross section of the community. Performers from around the nation and other parts of the world have drawn in the public from many walks of life. There is not another venue in the area that provides such beauty and great accoustics at such a moderate cost. This has been the Landmarks gift to the community, priving culture and entertainment. The beauty and function of the Landmark is a source of pride to the Mid-Columbia.

#3 Through the years the Landmark has managed to support itself as stated in the application letter. We have been granted \$6,000 from the PUD as of June 2005. This money is to go toward the electrical upgrade so the second cooling unit can be installed. The Landmark paid for the first supplemental heating and cooling unit out of its own reserve. We have been encouraged by the Ford Family Foundation to apply for grant moneys. If we are awarded grants from local funding our chances are increased to receive the Ford grant. A retired professional carpenter has volunteered to build the inside staircase, with the help of two other volunteers. Our board president has been able to use his skills to draw plans which an engineering firm has used in part to help cut our costs. Volunteers have spent hundreds of hours (mostly our board president) to save as much money as possible to see our plans come to fruition.

#4 Our past history should be an indication of the likihood of our continuing to maintain the Landmark. We operate in "the black". If you wish to see our account records they will be made available upon request.

#5 I believe it is significant that the Landmark has already invested over \$300,000 in maintainance and improvements. The time spent by volunteers to operate the Landmark is remarkable. Eleven months out of the year the Landmark is open to the public. It is closed in January. Even then it can be open and reserved for events. Volunteers are there four hours a day, every day to give informative tours. A volunteer does the mowing and other grounds keeping chores. From early on, the Landmark has been fortunate to have an accounting firm handle our taxes, W2 Forms, and our books free of charge. This has saved the Landmark thousands of dollars. These selfless acts show just how important the Landmark is to the community. Together the Board, volunteers, and the community show that we are committed!



June 8, 2005

Mr. Doug Leash, President  
St. Peter's Landmark  
1623 E. 9th  
The Dalles OR 97058

RE: Economic Development Grant

Dear Mr. Leash:

Congratulations! Northern Wasco County PUD has selected the request submitted by you on behalf of St. Peter's Landmark Preservation, Inc. to receive an economic development grant in the amount of \$6,000. Although this is not the full amount of your request, the board felt it would go a long way toward purchase of an air conditioning unit, upgrading the electrical service and related costs a reality.

When you are ready to begin the project, please send a written request to release the funds you have been awarded. Upon completion, please send a notice to that affect along with photos and invoices verifying monies spent. This will keep our auditors happy.

It is our pleasure to help you make an economic contribution to the area. Please don't hesitate to call me or Linda Wilson if you have questions about the funds.

Sincerely,

A handwritten signature in cursive script that reads "Dwight Langer".

Dwight Langer  
General Manager

Handwritten initials "by LW" in cursive script.



## REVISED

May 25, 2005

St. Peters Landmark Church  
West 3<sup>rd</sup> and Lincoln  
The Dalles, Oregon 97058

Attn: Doug Leash

Re: Electrical Upgrade for heat pumps, chair lift, miscellaneous demo, and installation of new lighting fixture.

As per your request Hire Electric, Inc. has prepared a budgetary estimate for an electrical upgrade of St. Peter's Landmark. The existing electrical service is a 200-Amp, split buss, 120/240 volt, single phase panel. To meet current demand for an adequate cooling system to be installed and possible future demand, the electrical service will have to be upgraded. The proposed added cooling loads were obtained from Oregon Equipment. Paul Titus from Wasco Co. PUD visited the site with me to determine costs and routing of new power to the building. PUD fees are estimated below.

Based on known future loads, present outlet and lighting loads, and the hours of use for the building, we feel it would be most cost effective to upgrade to a single phase 400amp service.

### New Service and Feeders

- Estimated cost of new 400amp service is \$2500.00
- Estimated Wasco Co. PUD charges for up grade to 400 amp single phase service is \$1500.00
- Estimated cost of electrical for two 5 ton heat pump units is \$1850.00
- Estimated cost of electrical for chair lift is \$1900.00
- Estimated cost for demolition and or rerouting of conduits in basement ceiling and installation of new owner supplied fixture at top of new stair well is \$900.00. Fixture will be capable of being switched from both upstairs and downstairs. Switch locations to be determined by owner.

Hire Electric, Inc. thanks you for the opportunity to provide this budgetary estimate for your electrical upgrade and looks forward to working on this project with you.

Joe Irby  
Estimator

# Proposal

Page No.

of

Pages

## OREGON EQUIPMENT CO., INC.

"Serving The Mid-Columbia Area Over 50 Years"

110 East Second Street

THE DALLES, OREGON 97058

(541) 296-2915 FAX (541) 296-8073

BB OR #13251 • WA #OREGOEC136K1



PROPOSAL SUBMITTED TO St. Peters Landmark		PHONE Doug Leash 298-8861	DATE 4-19-05
STREET W. 3rd & Lincoln		JOB NAME	
CITY, STATE and ZIP CODE The Dalles, OR 97058		JOB LOCATION	
ARCHITECT	DATE OF PLANS		JOB PHONE

We hereby submit specifications and estimates for:

### EAST AIR-CONDITIONING

Install a Carrier FB4BNF060 air-conditioning fan coil in the blower room, above the organ. This fan coil will replace the existing blower behind the existing grill. The existing grill will be used, for the supply and return on the new air-conditioner. The refrigerant and drain piping will be ran to the basement, next to the organ blower pipe. The outdoor unit will be a Carrier 38TKB060 air-conditioner set on a pre-formed pad on the North side of the building. The thermostat will be an electronic, cooling unit with a continuous fan mode, located on the balcony. This system will have 5 tons of cooling capacity.

### HIGH VOLTAGE ELECTRICAL WIRING NOT INCLUDED

**We Propose** hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

Five thousand four hundred fifty and no/100 \*\*\*\*\* dollars (\$ 5,450.00 ).

Payment to be made as follows:

1/3 down / progressive payments / balance upon completion.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary Insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature Hewitt Hillis

Note: This proposal may be withdrawn by us if not accepted within 30 days

**Acceptance of Proposal** — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: \_\_\_\_\_

Signature \_\_\_\_\_

Signature \_\_\_\_\_

# MATERIALS LIST - STAIR PROJECT - OLD ST. PETERS LANDMARK - THE DALLES, OREGON. (INTERIOR)

## CONSTRUCTION AROUND OPENING IN FLOOR

SIDE	1x4	391 FT.	180FT (BEVEL TAG)	703.38 RES
TOP	5x8	1x8	20FT. 503FT	100.60 KMW
BASEBOARD	1x8	SIDING (4012)	400FT 18FT	72.00 RES
CAP FOR BB	BEADED VICTORIAN RAB (2834)	18FT 1.40FT	25.20 RES	
MOLDING	under 5x8 (8349)	18FT 100FT	18.00 RES	
GT ROUND	3/4" AROUND BASE	18FT .50FT	9.00 HD	
GT ROUND	1/2" AROUND TOP	36FT .45FT	16.20 HD	
	2x4	70FT	30.00 HD	
Sub TOTAL				974.38

## STAIR CONSTRUCTION

OAK TREAD	5'	13	54.00 EACH	651.17 CREATIVE WOOD W
OAK RISER	5'	15	22.50 EACH	303.15 CREATIVE WOOD W
OAK	CODE TREAD MOLDING	75FT .70FT	52.50 McCLAY	
OAK	1x4 TAG FOR LANDING	64FT 1.30FT	83.20 McCLAY	
	BALUSTERS	28	42.00 EACH	1,176.00 WOOD T.
	HAND RAIL	50FT	841.00 CREATIVE WOOD W	
	NEWEL POST	3	1500"	4,500.00 CREATIVE WOOD W
	FILLET	50FT .68FT	34.00 CREATIVE WOOD W	
OAK	LANDING TREAD	4 FT 3.10FT	12.40 McCLAY	
STRINGERS	2x12	80FT 1.26FT	100.80 TUM	
JOIST SUPPORT	2x10	32FT .90 FT	28.80 TUM	
LANDING	2x8	16 FT .65FT	10.40 TUM	
COLUMNS	6x6 TIGHT KNOT (KD)	16' FT 5.95FT	95.20 KMW	
BUILDING PERMIT				450.00
center. STAIRS	STRINGER	2x14	15FT (manufactured) 250FT	37.50 KMW
Sub TOTAL				8,376.12

## EAST WALL

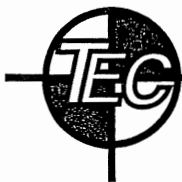
8' 2x4	12	3.90 EACH	46.80 HD
DOOR 6 PANEL FIR (BASEMENT)			235.00 KMW
BASEBOARD 1x6 16ft	1.65ft (HEM.)		26.40 KMW
CASING FOR DOOR 1x6 19'	1.65ft "		31.35 KMW
CAP FOR BASEBOARD 16'	1.16ft (F 472)		18.56 MCCA
TOP ON EXTENSION 5ft 1x10 12'	6.25ft		75.00 KMW
1x4 TAG FIR 159ft	1.80ft		286.20 REJ
BEAD FOR DOOR CASING 8ft	.88ft (8130)		7.04 REJ
SUB TOTAL			726.35

## SOUTH WALL

1x4 TAG FIR 248ft	1.80ft		446.40 REJ
2x4 8' 16	3.90 EACH		64.40 TUM
2x4 10' 3	4.19 EACH		12.57 TH
SUB TOTAL			523.37

TAPING SUPPLIES			20.00 HD
SIMPSON HANGERS			42.00 TUM
GLAZING FOR WINDOWS 2 SETS, 2 EACH			110.00 KMW
SKIRT BOARDS FIR 1x12 36'	7.52ft		270.72 MCCA
SHEETING 4x8x3/4 5	21.25		106.25 HD
SHEETROCK 4x8 7	5.83		38.71 HD
SAW CUT IN CEMENT FOR COLUMNS			530.00
HANGING LIGHT COLONIAL 10" BORN			239.00 REJ
STAIN & FINISH			190.00 TRUV
SUB TOTAL			1546.68

TOTAL 12,146.90



TENNESON

ENGINEERING CORPORATION

CONSULTING ENGINEERS • SURVEYORS • PLANNERS

409 LINCOLN STREET  
THE DALLES, OR 97058

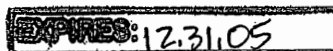
PHONE (541) 296-9177  
FAX (541) 296-6657

# STAIRCASE DESIGN FOR Old St. Peter's Landmark Church

3<sup>rd</sup> and Lincoln Street  
The Dalles, Oregon

WO #11724

## STAIRCASE FRAMING DESIGN ONLY



Tenneson Engineering Corp. (TEC) has prepared these calculations solely for the items above. The owner, architect, and/or contractor shall hold TEC harmless for any member, connection, or system not part of this analysis.

### DESIGN CRITERIA:

Live (Assembly) 50 psf  
(Exit Facility) 100 psf

### CONTENTS

DETAILS	D1-2
GRAVITY	G1-4

# Gravity Loads

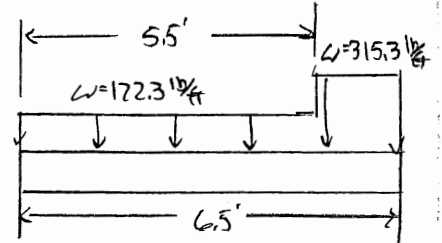
① Stair case

A Beams

① 6'-6" span

$$w_R = \left(\frac{5.3}{2} + \frac{4.4}{2}\right)(15+50) = 315.3 \text{ lb/ft}$$

$$w_L = \frac{5.3}{2}(15+50) = 172.3 \text{ lb/ft}$$



By computer, see slt GZ

∴ Use (2)-2"x10" DF#2/btr for beam spanning 6'-6" max

ii) 10'-8" span

$$w = \frac{.67}{2}(15+50) = 21.8 \text{ lb/ft}$$

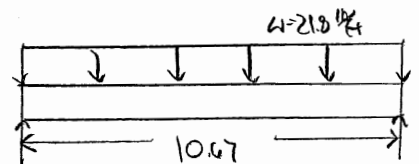
$$M_{max} = 3722.9 \text{ in. lb}$$

$$V_{max} = 116.3 \text{ lb}$$

$$f_b = \frac{3722.9}{21.39} = 174.0 \text{ ksi}$$

$$f_v = \frac{1.5(116.3)}{13.80} = 12.6 \text{ ksi}$$

$$\Delta_{def} = \frac{5(21.8)(10.67^4)(1728)}{384(1600000)(98.53)} = 0.04 \text{ in. } \frac{L}{3200}$$



∴ Use 2"x10" DF#2/btr for beam spanning 10'-8" max



TENNESON ENGINEERING CORP.  
409 LINCOLN STREET  
THE DALLES, OR 97058  
PH: (541) 296-9177  
FAX: (541) 296-6657

Title :  
Dsgnr:  
Description :

Date:  
Job #

Scope :

Rev: 510300  
User: KW-0603793, Ver 5.1.3, 22-Jun-1999, Win32  
(c) 1983-99 ENERCALC

## General Timber Beam

Page 1  
k:\ec\wo 11700\11724.ecw:Calculations

Description 6'-6" BEAM (@ STAIRS)

### General Information

Calculations are designed to 1997 NDS and 1997 UBC Requirements

Section Name	2-2x10	Center Span	6.50 ft	.....Lu	0.00 ft
Beam Width	3.000 in	Left Cantilever	ft	.....Lu	0.00 ft
Beam Depth	9.250 in	Right Cantilever	ft	.....Lu	0.00 ft
Member Type	Sawn	Douglas Fir - Larch, No.2			
Load Dur. Factor	1.000	Fb Base Allow	875.0 psi		
Beam End Fixity	Pin-Pin	Fv Allow	95.0 psi		
		Fc Allow	625.0 psi		
		E	1,600.0 ksi		

### Trapezoidal Loads

#2 DL @ Left	39.80 #/ft	LL @ Left	132.50 #/ft	Start Loc	0.000 ft
DL @ Right	39.80 #/ft	LL @ Right	132.50 #/ft	End Loc	5.500 ft
#3 DL @ Left	72.30 #/ft	LL @ Left	243.00 #/ft	Start Loc	5.500 ft
DL @ Right	72.30 #/ft	LL @ Right	243.00 #/ft	End Loc	6.500 ft

### Summary

Beam Design OK

Span= 6.50ft, Beam Width = 3.000in x Depth = 9.25in, Ends are Pin-Pin

Max Stress Ratio 0.276 : 1

Maximum Moment Allowable 0.9 k-ft 3.4 k-ft Maximum Shear \* 1.5 Allowable 0.7 k 2.6 k

Max. Positive Moment	0.95 k-ft	at	3.302 ft	Shear:	@ Left	0.57 k
Max. Negative Moment	-0.00 k-ft	at	6.500 ft		@ Right	0.69 k
Max @ Left Support	0.00 k-ft			Camber:	@ Left	0.000 in
Max @ Right Support	0.00 k-ft				@ Center	0.008 in
Max. M allow	3.43				@ Right	0.000 in
fb	265.36 psi	f <sub>v</sub>	24.55 psi	Reactions...		
Fb	962.50 psi	Fv	95.00 psi	Left DL	0.13 k	Max 0.57 k
				Right DL	0.16 k	Max 0.69 k

### Deflections

Center Span...	Dead Load	Total Load	Left Cantilever...	Dead Load	Total Load
Deflection	-0.005 in	-0.023 in	Deflection	0.000 in	0.000 in
...Location	3.276 ft	3.276 ft	...Length/Defl	0.0	0.0
...Length/Defl	14,773.0	3,410.01	Right Cantilever...		
			Deflection	0.000 in	0.000 in
			...Length/Defl	0.0	0.0

### Stress Calcs

#### Bending Analysis

Ck	34.680	Le	0.000 ft	Sxx	42.781 in3	Area	27.750 in2
Cf	1.100	Rb	0.000	CI	0.000		

<u>Max Moment</u>	<u>Sxx Req'd</u>	<u>Allowable fb</u>
0.95 k-ft	11.79 in3	962.50 psi
0.00 k-ft	0.00 in3	962.50 psi
0.00 k-ft	0.00 in3	962.50 psi

#### Shear Analysis

	@ Left Support	@ Right Support
Design Shear	0.66 k	0.68 k
Area Required	6.964 in2	7.172 in2
Fv: Allowable	95.00 psi	95.00 psi

#### Bearing @ Supports

Max. Left Reaction	0.57 k	Bearing Length Req'd	0.305 in
Max. Right Reaction	0.69 k	Bearing Length Req'd	0.369 in

G2

B Stringer

i 6'-6" span

$$w = \frac{3.67}{2}(15+100) = 210.8 \text{ lb/ft}$$

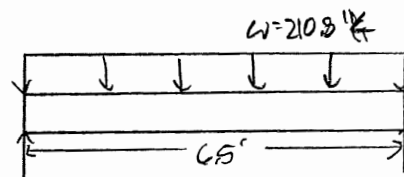
$$M_{max} = 13359.5 \text{ lb-in}^2$$

$$V_{max} = 685.1 \text{ lb}$$

$$f_b = \frac{13359.5}{31.64} = 422.2 \text{ lb/in}^2 < 900$$

$$f_v = \frac{1.5(685.1)}{16.88} = 60.9 \text{ lb/in}^2 < 95$$

$$\Delta_{max} = \frac{5(210.8)(6.5)^4(1728)}{384(1600000)(172)} = 0.03" \approx \frac{1}{4000}$$



∴ Use 2"x12" DF#2/btr for stringer spanning 6'-6" max

C Joist e landing

$$w = 1.33(15+100) = 153 \text{ lb/ft}$$

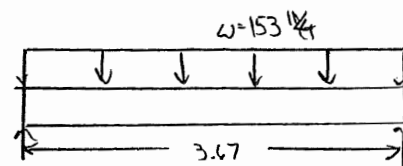
$$M_{max} = 3091.1 \text{ lb-in}^2$$

$$V_{max} = 280.8 \text{ lb}$$

$$f_b = \frac{3091.1}{13.14} = 235.2 \text{ lb/in}^2$$

$$f_v = \frac{1.5(280.8)}{10.88} = 38.7 \text{ lb/in}^2$$

$$\Delta_{max} = \frac{5(153)(3.67)^4(1728)}{384(1600000)(47.63)} = 0.01" \approx \frac{1}{4400}$$



∴ Use 2"x8" DF#2/btr e 16" g spanning 3'-8" max for joist under landing

## D Ledger

i Stud Wall

$$w = \frac{3.67}{2} (15 + 100) = 210.8 \text{ lb/ft}$$

$$7/16" \text{ lag cap} = 320 \text{ lb (Z}_{SL})$$

$$F = 1.33 (210.8) = 280.4 \text{ lb/ft} < 320 \text{ OK}$$

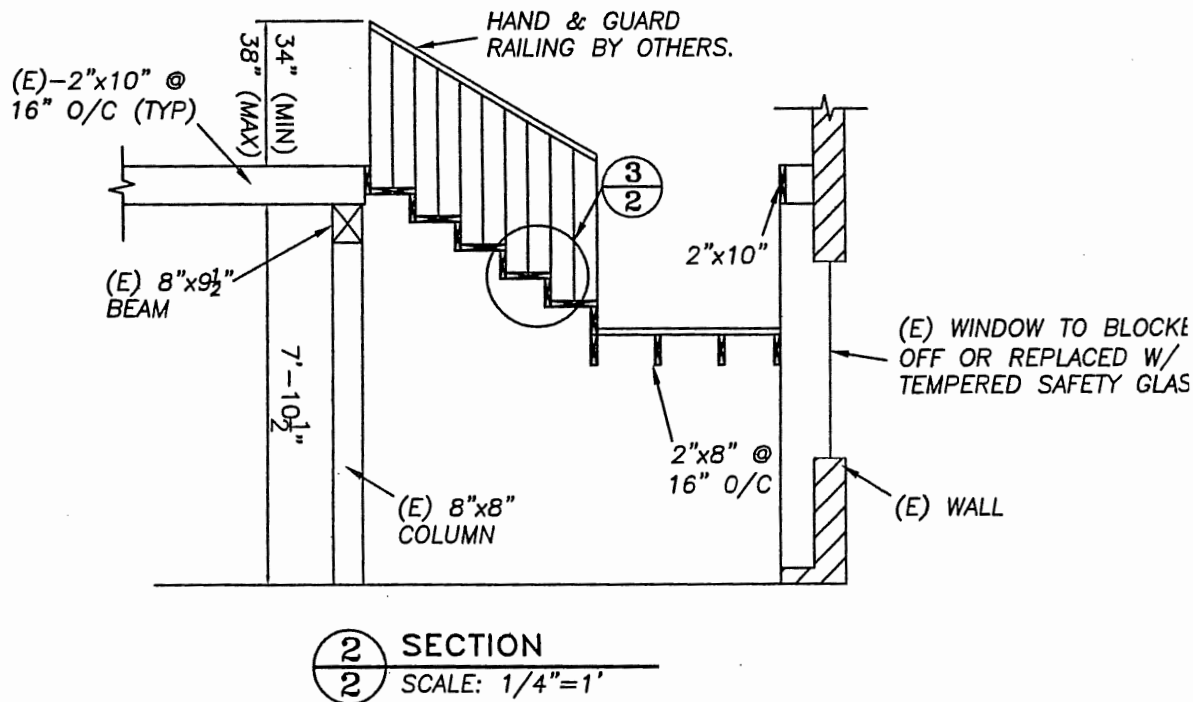
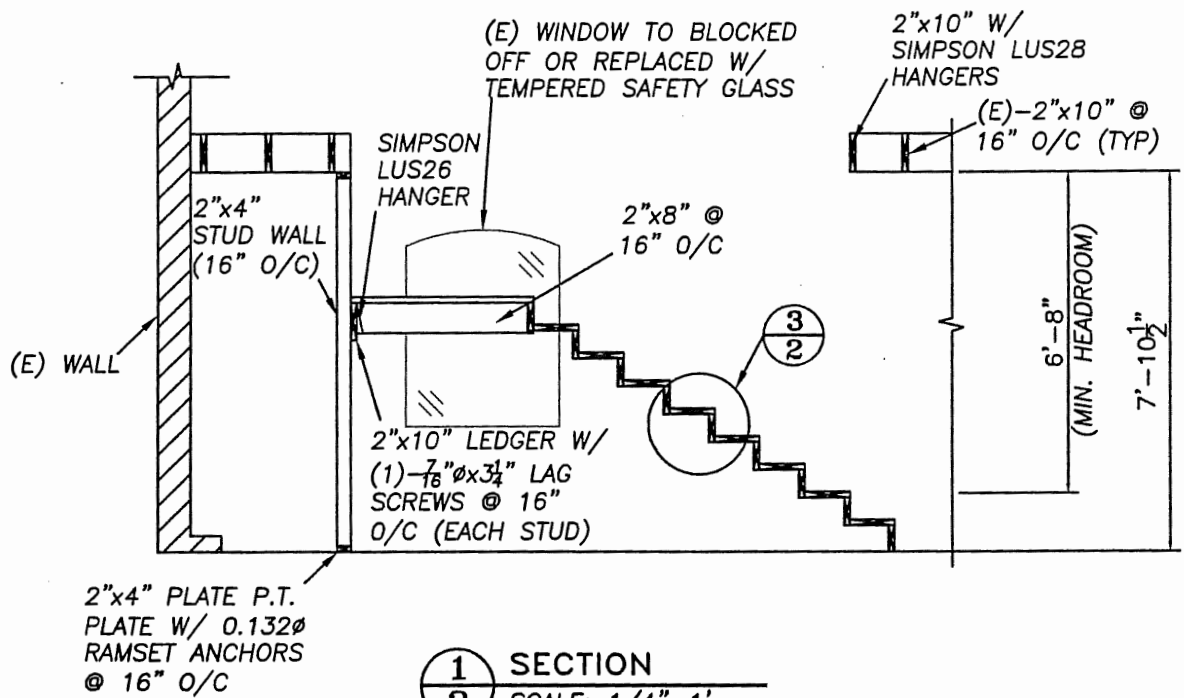
∴ Use 2" x 10" DF #2/btr ledger  
w/ (1) - 7/16" x 3 3/4" lag into each  
stud @ 16" o/c

## E Footing

$$P = 570(2) + 685.1(2) = 2510.2$$

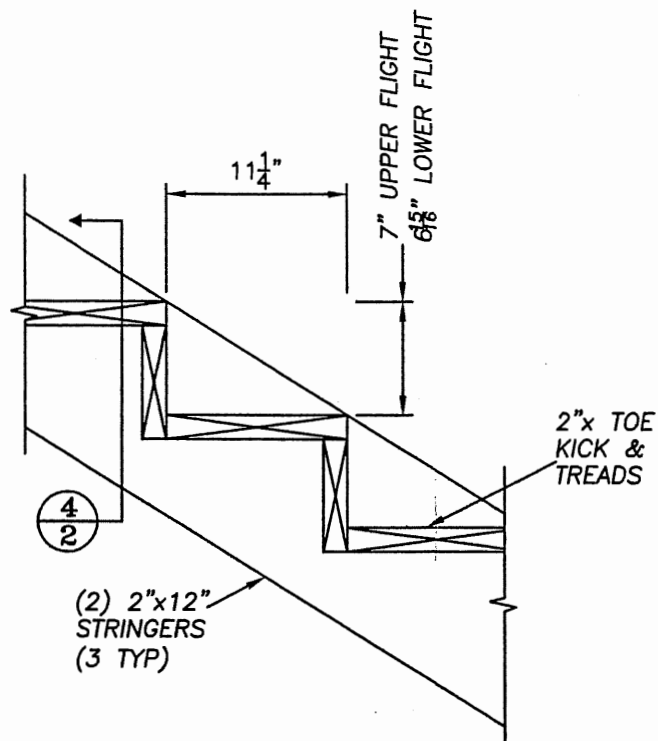
$$A = \frac{2510.2}{1500} = 1.7 \text{ ft}^2 = 1.3' \times 1.3' \Rightarrow 16" \phi$$

∴ Saw cut (e) s.g. & install  
16" x 10" thk conc. fgs w/  
(2) - #4 ea. way.

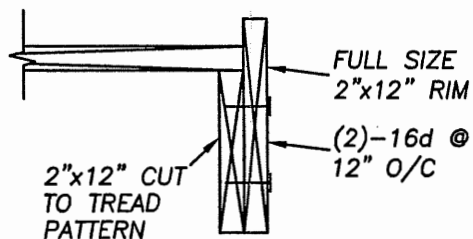


#### NOTES:

- 1) CON. :T/
- 2) CONCRETE REBAR
- LUMBER:
- 3) ALL WORK STANDARD



**3** STAIRCASE TREAD DETAIL  
**2** SCALE: 1"=1'



**4** STAIRCASE STRINGER DETAIL  
**2** SCALE: 1"=1'

Date	No.	Revisions	By	App.
<b>SECTIONS &amp; DETAILS</b> <b>FOR THE</b> <b>OLD ST. PETERS</b> <b>LANDMARK CHURCH</b> 3RD & LINCOLN ST., THE DALLES, OREGON			Survey NONE	Drawn M.B.P.
			Design T.E.C.	Calculation T.E.C.
			DWG. No. 11724	Checked & App. _____
			Date 6/13/2005	Scale SHOWN
<b>TENNESON ENGINEERING CORP.</b> CONSULTING ENGINEERS 409 LINCOLN STREET THE DALLES, OREGON 97058 541-296-9177 FAX 541-296-6657			Work Order No. 11724	Sheet 2 of 2

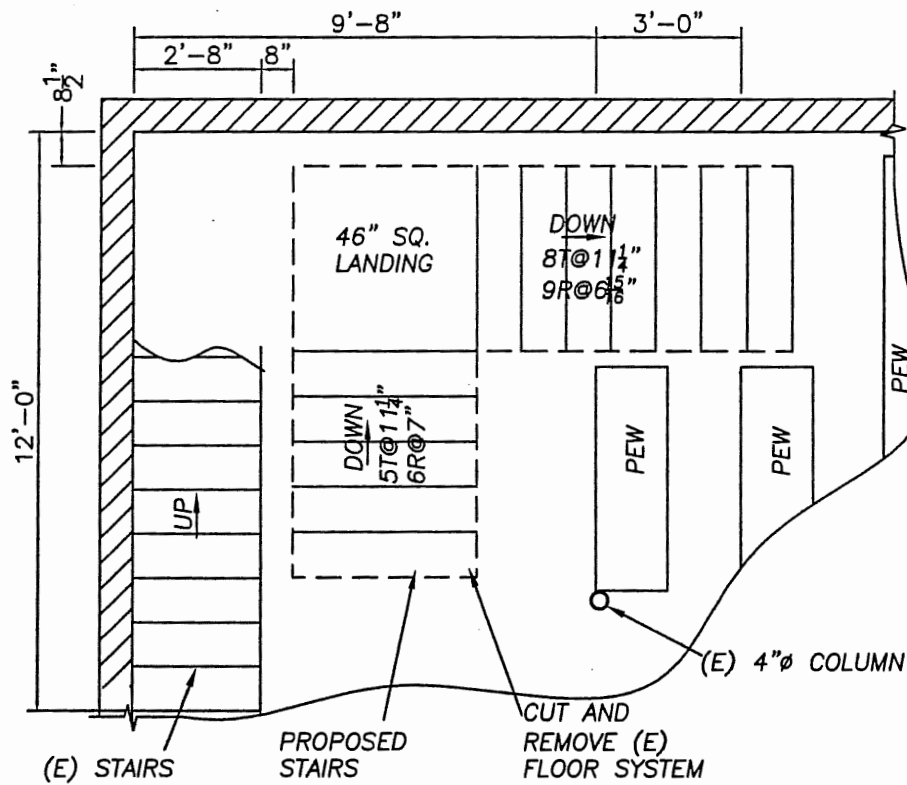
FIELD VERIFY ALL DIMENSIONS.

00 PSI  
 60,000 PSI

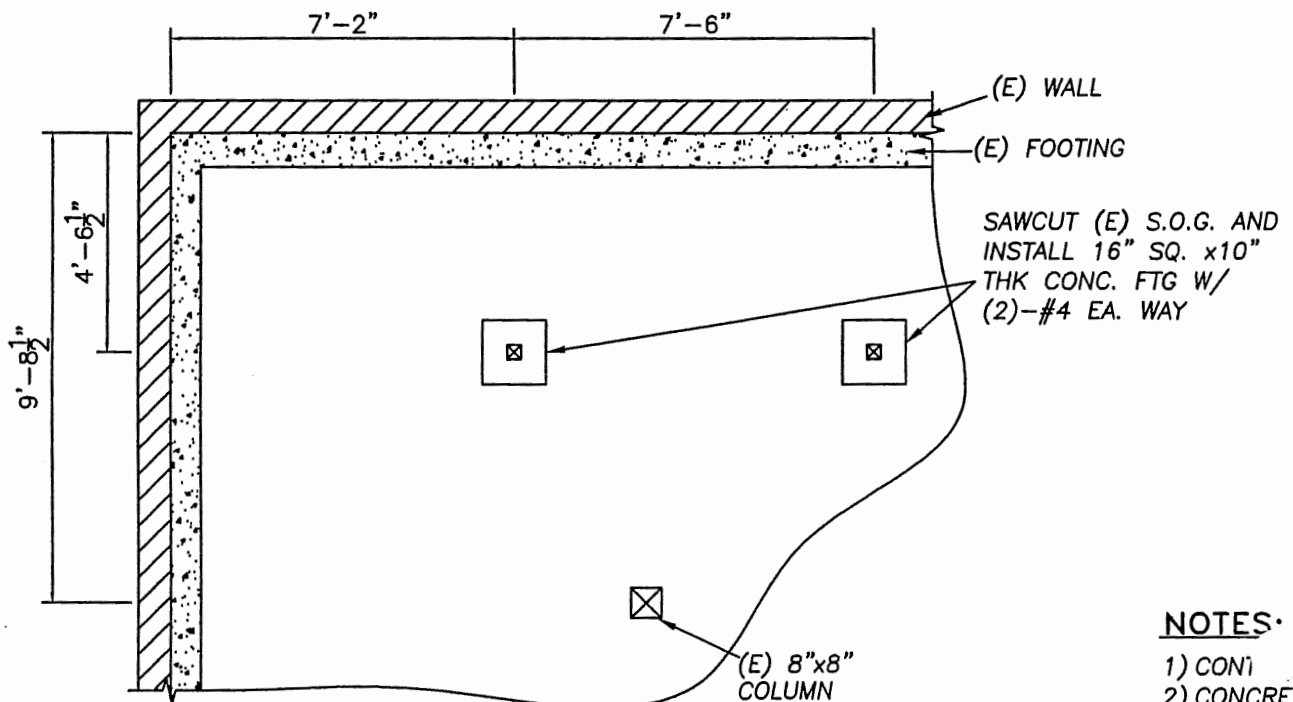
/BTR

CONFORM TO IBC, ACI, AND  
 CONSTRUCTION PRACTICE.





**1 FLOOR PLAN**  
SCALE: 1/4"=1'

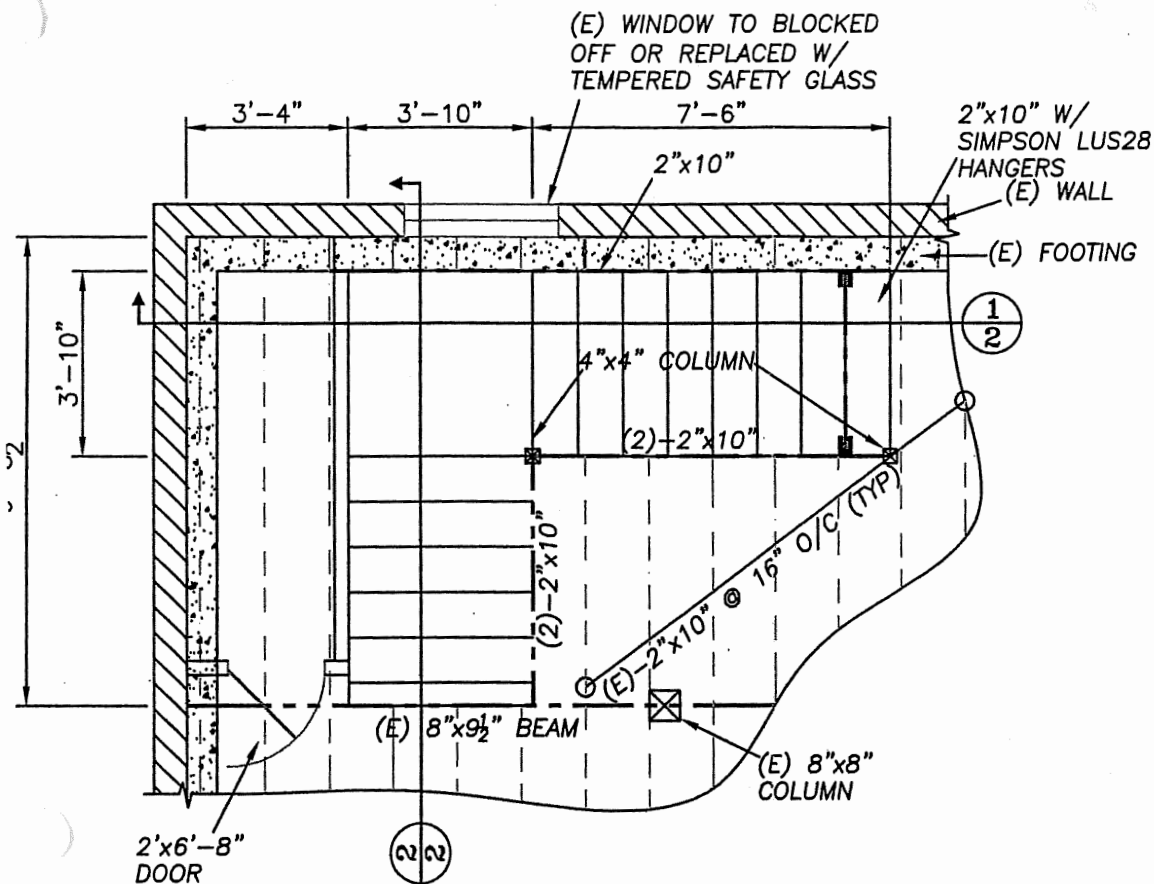


**3 FOUNDATION PLAN**  
SCALE: 1/4"=1'

**NOTES:**

- 1) CONCRETE
- 2) CONCRETE REBAR
- 3) ALL WORK STANDARD





**2 FLOOR FRAMING PLAN**  
**1 SCALE: 1/4"=1'**

FIELD VERIFY ALL DIMENSIONS.  
 1,000 PSI  
 FORM TO IBC, ACI, AND  
 ACTION PRACTICE.

Date	No.	Revisions	By	App.
<b>STAIRCASE DESIGN</b> <b>FOR THE</b> <b>OLD ST. PETERS</b> <b>LANDMARK CHURCH</b> 3RD & LINCOLN ST., THE DALLES, OREGON			Survey NONE	Drawn M.B.P.
			Design T.E.C.	Calculation T.E.C.
			DWG. No. 11724	Checked & App.
			Date 6/13/2005	Scale 1/4"=1'
<b>TENNESON ENGINEERING CORP.</b> CONSULTING ENGINEERS 409 LINCOLN STREET THE DALLES, OREGON 97058 541-296-9177 FAX 541-296-6657			Work Order No. 11724	Sheet 1 of 2



"Trusted Quality Service Since 1918"

# LUNDELL

## PLUMBING • HEATING • AIR

C.C.B.# 139072 WA# LUNDEP\*995P5 June 15, 2005

220 West 4<sup>th</sup> St.  
The Dalles, OR 97058  
541-296-3717  
541-386- 2  
541-296-2922 Fax

Estimate Submitted to:

St. Peter's Landmark  
PO Box 882  
The Dalles OR 97058  
541-296-5686

Work to Be Performed At:

Landmark Building  
West 3<sup>rd</sup> & Lincoln St.  
The Dalles, Oregon

We hereby submit this estimate to furnish the materials and perform the labor necessary for the completion of,

REROUTING STEEL PIPES IN BASEMENT, DEMOLITION OF AIR HANDLER AND CAP OFF PIPES IN BALCONY,  
HOOK UP BASEMENT RADIATOR.

EXCLUDED FROM ESTIMATE: ANYTHING NOT SPECIFIED IN WRITING ABOVE.

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner.

ESTIMATED COST OF ABOVE WORK \$1,685.00

ESTIMATE ONLY-ACTUAL COST COULD BE LESS DEPENDING ON HOW MUCH STEEL PIPING COULD BE REUSED.  
STEEL PRICES HAVE INCREASED SUBSTANTIALLY, ESPECIALLY LARGER PIPE DIAMETERS LIKE THIS 2" PIPE  
AND FITTINGS.

With payments to be made as follows: WE WILL ISSUE BILLING STATEMENTS AT THE END OF EACH MONTH FOR  
THE DURATION OF THIS JOB. THESE STATEMENTS WILL REFLECT THE WORK PERFORMED SO FAR BY LUNDELL  
PLUMBING AND WILL BE DUE ON A NET 10-DAY TERM.

Any alteration or deviation from above specifications involving extra costs, will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance upon above work. Workmen's Compensation and Public Liability Insurance on above work to be taken out by:

LUNDELL PLUMBING, HEATING, AIR

Respectfully submitted: Rodger S. Caldwell

Per: 

Note-This estimate may be withdrawn by us  
if not accepted within 30 days.

### ACCEPTANCE OF ESTIMATE

The above prices, specifications and conditions are satisfactory and are hereby accepted.  
You are authorized to do the work as specified. Payment will be made as outlined above.

Signature \_\_\_\_\_

Date: \_\_\_\_\_



June 16, 2005

Doug Leash  
1623 E. 9<sup>th</sup>  
The Dalles, OR. 97058

## **P R O P O S A L**

We propose to provide all labor and material necessary to furnish and install one Access Industries "Stair-Glide", 90° flat turn, stairway lift for the Old St. Peter's Landmark, based on our telephone conversation on June 14, 2005. Equipment to include the following:

### **Standard Equipment and Specifications**

Rated load: 300 lbs.  
Speed: 25 feet per minute  
Drive system: Rack and pinion  
Motor: 1/2 HP, 120 VAC, 60 Hz  
Brake: Self-locking worm gear  
Rail: 2-5/8" wide steel beam  
Seat: 18" wide seat with two straight fold-up arms and 90-degree locking swivel seat at top landing; seat and footrest fold to within 13-1/2" from the wall  
Seat height: Standard is 19" at the top and 25" at the bottom landing  
Safety devices: Three-way obstruction sensor on footrest, seatbelt and swivel seat cutoff switch  
Controls: Constant pressure up/down controls in ends of arms and call/send controls at top and bottom landings  
Rail finish: Ivory powder coated \*( see option below)  
Upholstery: Plum, Teal, Oatmeal Twill or Smoke fabric; Misty Gray or Sable Brown vinyl  
Public Building Package: Key switch on Call / Send controls and unit, overspeed brake and two operation plaques  
Bottom Over Run: Extends track approximately 4' onto lower landing  
UL listed

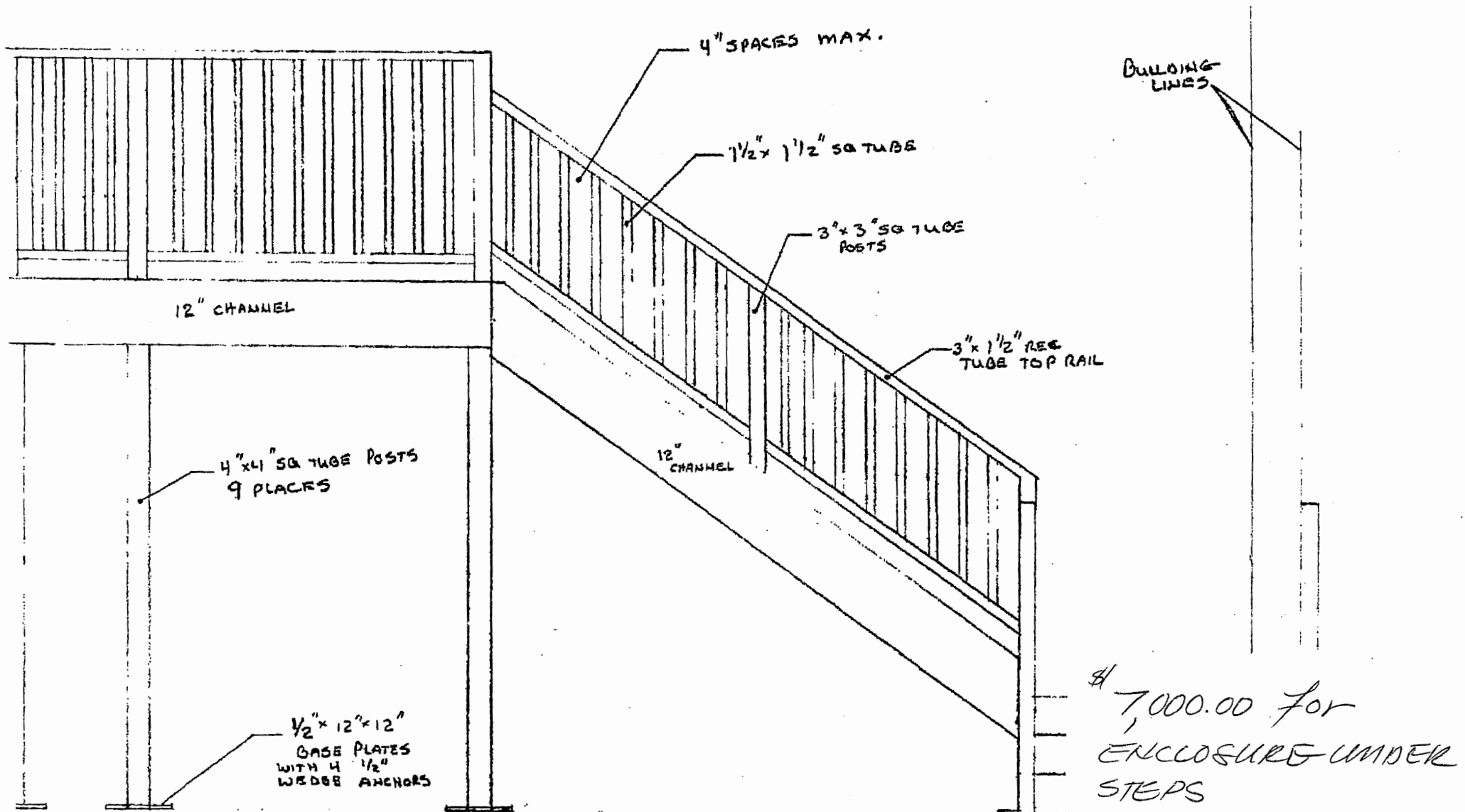
**TOTAL BID AMOUNT: \$ 12,272.00**

\* Option: Sable Brown powder coating on track and all metal parts: \$ 575.00

*YES*

BUILDING  
LINE

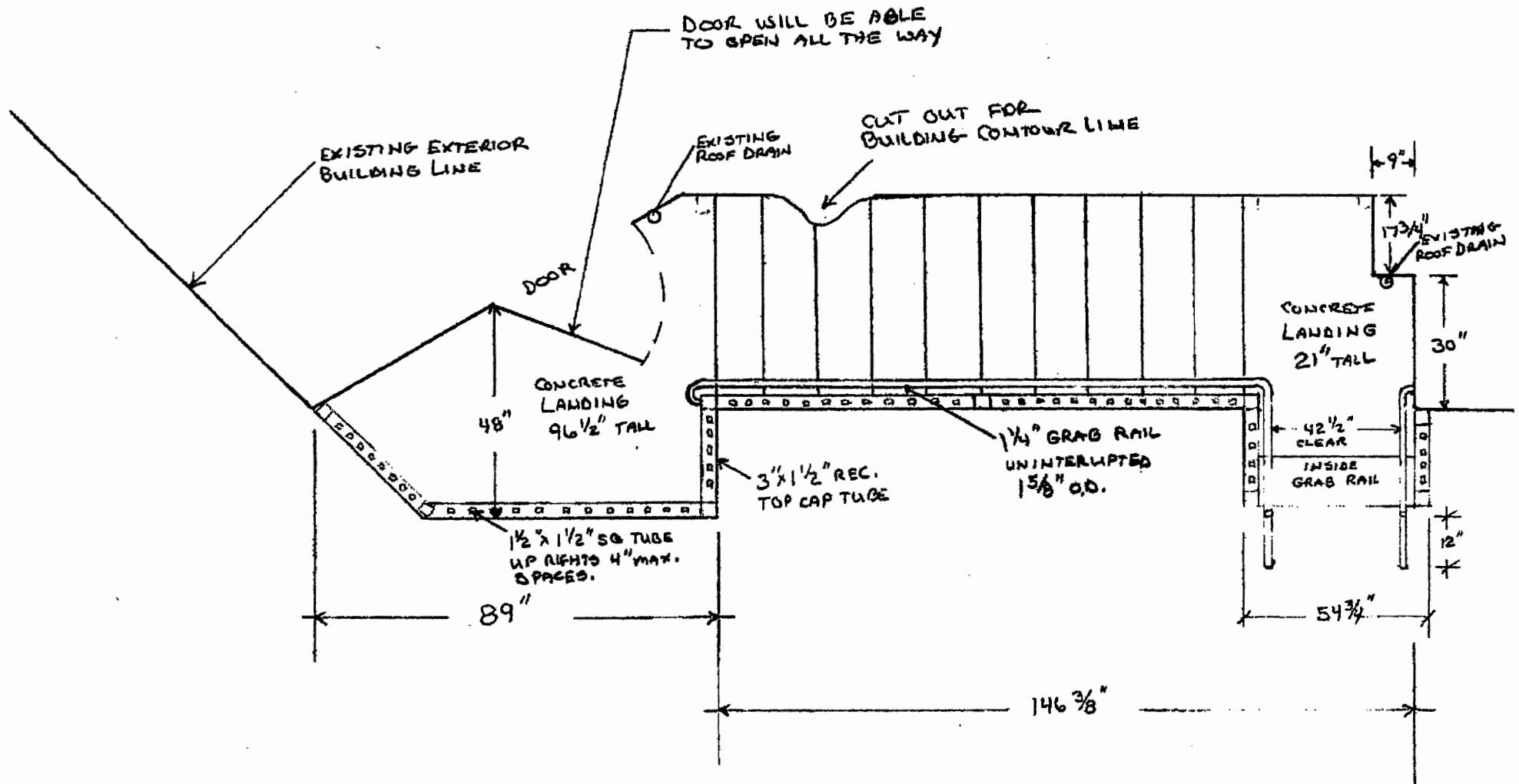
# EXTERIOR STEPS THE DALLS IRON WORKS

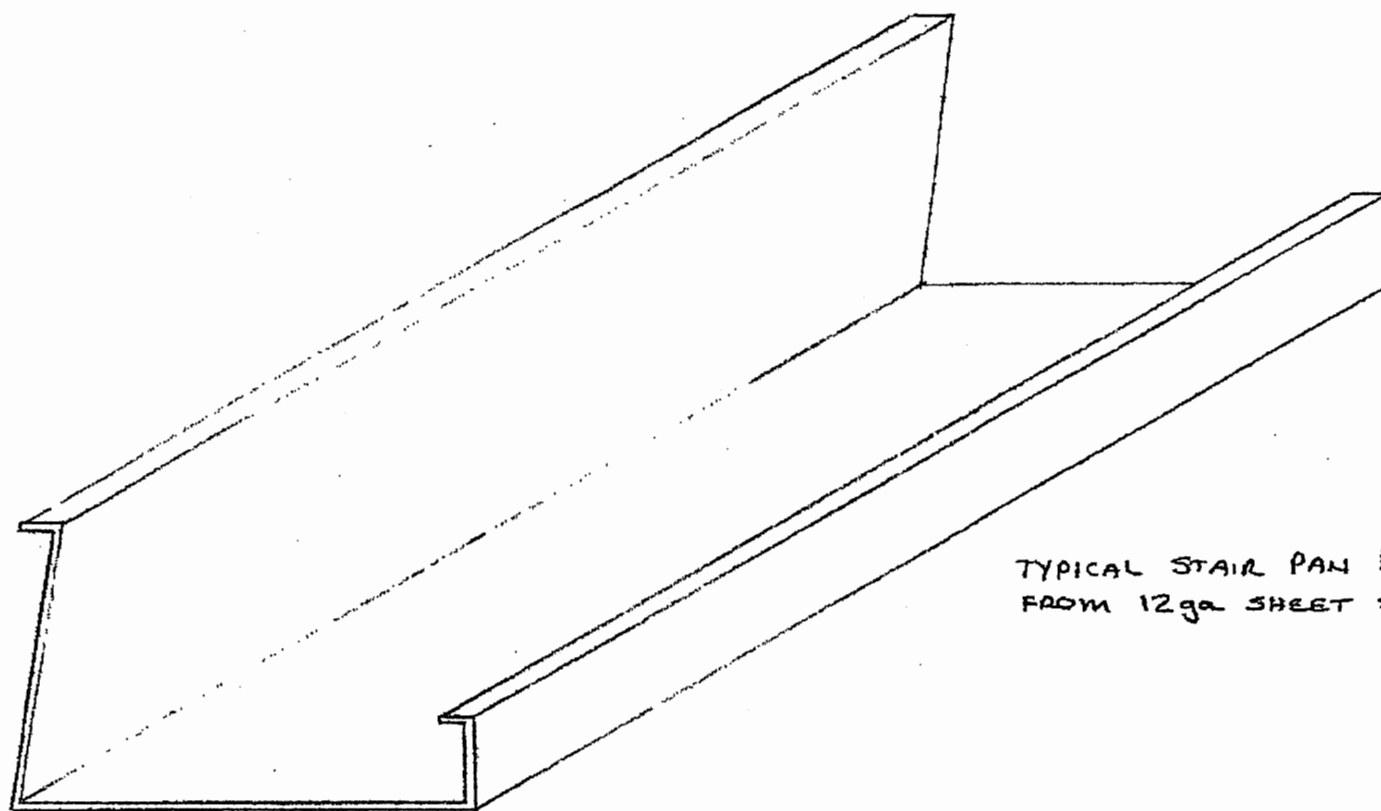


- NOTES:
- 1) REPLACE EXISTING CONCRETE TO A MINIMUM DEPTH OF 6" BY OTHERS.
  - 2) BOTH LANDINGS AND ALL STAIR PAWS TO BE POURED CONCRETE AFTER INSTALLATION BY OTHERS.

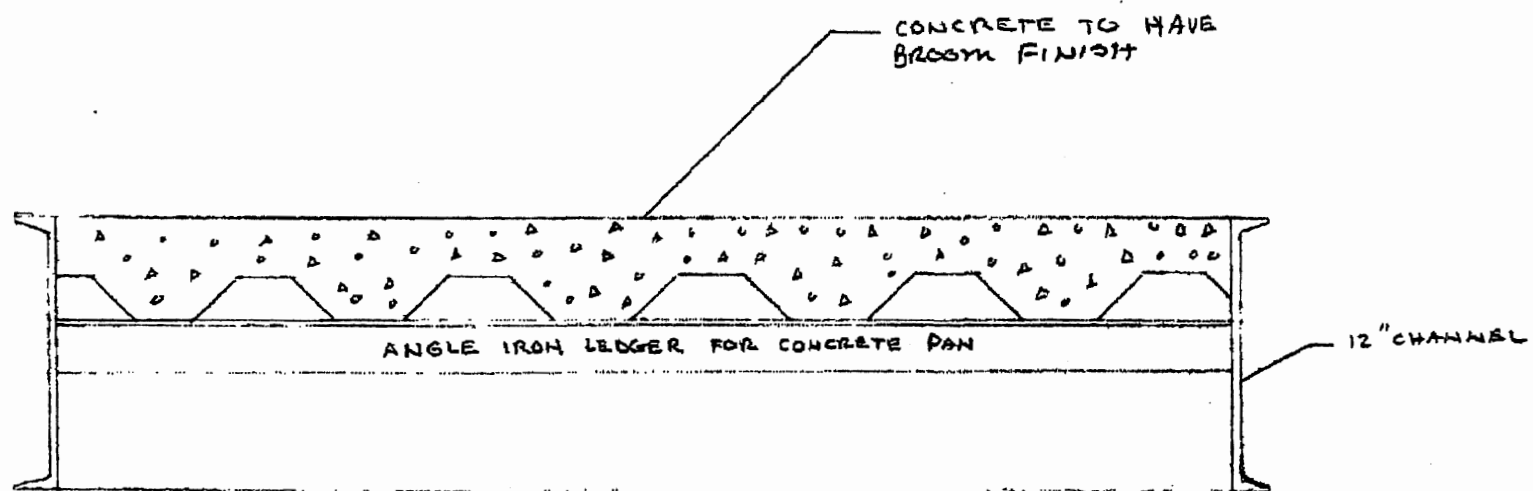
\$7,000.00 For  
ENCLOSURE UNDER  
STEPS

\$350.00 For  
ENGINEERING  
APPROVAL





TYPICAL STAIR PAN FORMED  
FROM 12ga SHEET STEEL



TYPICAL LANDING  
CONSTRUCTION



# **MISSION CONSTRUCTION**

***Bob Breshears ~ Owner/Builder***

MISSIC\*988N6  
CCB#152676

Hood River [541]-386-5970 The Dalles [541]-296-2262 Cell [541] 806-5970  
1400 Carroll Rd. Mosier, 97040

## **St Peters Catholic church**

1. The following estimate is for the tear out of approx 190 sq ft of 4'' concrete that is around the existing staircase at your church location on 3<sup>rd</sup> St. The estimate includes tear-out and removal \$550
2. The following estimate for the replacement of the concrete area that would be removed. The new slab would be 6'' thick, with wire mesh and a 6 sack mix. The cost for this would be \$1,300 all material and pump truck is included.
3. The following estimate is for the concrete that would be poured in the new steel staircase. I've included the 12 stairs and the 2 landings that are shown in the drawings for the staircase. All material and pump truck is included is this price \$1,650.

Pouring a 1.5'' thick stair would sure be a shame. If you could have the stairs thickened to a minimum of 3'' it would ensure the longevity of such a beautiful staircase and help prevent cracking that would occur in the thinner steps.



**THE DALLES IRON WORKS, LLC**

ESTABLISHED 1905

WELDING, MACHINE AND BLACKSMITH WORK

720 EAST 2ND ST. • P.O. BOX 598

THE DALLES, OREGON 97058

PHONE (541) 296-3876

FAX (541) 296-3733

OR CCB#153649

ST PETERS LANDMARK

3-15/05

ATTN: Doug LEASIT

ESTIMATE FOR FABRICATION & INSTALLATION  
OF STAIRWAY AS DRAWN AS OF 3/15/05  
WOULD BE \$18,400.<sup>00</sup> INCLUDING POWDER COATING.  
CONCRETE WORK WOULD BE DONE BY OTHERS.  
WITH STEEL COSTS FLUCTUATING RIGHT NOW THIS  
QUOTE IS ONLY GOOD FOR A 30 DAY PERIOD.

THANK YOU  
JON KEYSER



# COST OF RESTORATION & UPGRADES OF OLD ST. PETER'S LANDMARK

*Read on - you'll understand why your memberships and contributions are so important to us!*

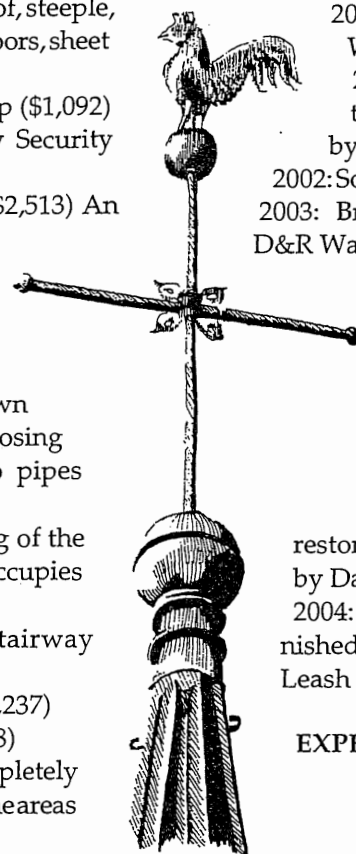
- 1970: Needed \$25,000 to buy the building and save it from demolition - \$15,000 came from smaller (mainly one and five dollar) donations, \$5,000 from the Jackson Foundation, and at the eleventh hour putting us over the top was \$500 from Tom and Marjory Foley and \$6,000 from Henry Keller.
- 1971: the roof and steeple scraped and painted (\$6,000), local painters donated time to paint the trim
- 1972: worst damaged of the stained glass windows repaired and straightened (\$4,000)
- 1973: bricks pointed (\$2,866)
- 1974: organ repair for the first time (\$1,500)  
*(In 1974 the U.S. Department of the Interior accepted St. Peter's Landmark to the National Register of Historical Sites)*
- 1975: the basement was converted from dirt floor and pipes to a finished room. (\$26,000)  
Basement ceiling sheetrock and trim installation, time donated by Doug Leash and Chuck Kornegay, kitchen, bathrooms, furnace room, south basement entry framing, jack hammering a ditch out to the street for toilets (time donated by Doug Leash)
- 1976: Restoration of the North Sacristy Room. (\$500) *The Soroptomist Club donated the \$500*
- 1977: New carpeting in the altar area and North Sacristy room (\$850)
- 1977: The post light, handrails and timer on outside lights were installed, the labor and materials cost donated by Keiran Kelly.
- 1978: Lexon exterior coverings installed on

- the stained glass windows. Martin Marietta paid for the major portion of the project, in the thousands. Margret Flynn donated \$2,500
- 1979: New sidewalks and sidewalk repairs (\$1,000)
- 1980-81: Irrigation system revamped on timer. (\$254)
- 1980: Storm windows installed on all basement windows. Keiran Kelly donated time, labor and materials.
- 1983: Trim painted (\$461), Steeple painted (\$4,232)  
Pointing of bricks (\$330)
- 1986: Beveled plate glass in swinging door replaced thanks to a man's temper tantrum (\$379)
- 1990: Painting contract including roof, steeple, all wood around windows and doors, sheet metal work (\$28,005)
- 1990: Sidewalk repair by Virg Sharp (\$1,092)
- 1990: Security system installed by Security Plus (\$305)
- 1990-91: Outside lighting installed (\$2,513) An additional \$8,000± was paid by donations. Bill Holt donated the major portion to make up for empty pledges. *Monthly lighting costs.* (\$60)
- 1992: Tree trimming and cutting down of seven trees (diseased and losing limbs), tree roots getting into pipes (\$1,261)
- 1993: Complete cleaning and tuning of the pipe organ and the rooms it occupies (\$2,600)
- 1993: Carpeting for aisles and stairway (\$1,725)
- 1993: All new sprinkler system (\$2,237)
- 1993: NW Business Systems (\$2,088)
- 1995: One hundred year old roof completely replaced, pointing of bricks in some areas

(\$63,000) *New roof is supposed to last for 75 to 100 years.*

- 1999: Security system upgrade (\$496)
- 2000: Stained glass window restoration - recaming two windows by David Schlicker (\$5,340)
- 2000: Replacement of exterior Lexon window covering by David Schlicker (\$25,435)
- 2000: Painting of trim and steeple by Schiller & Vroman, Inc., (\$23,755)
- 2001: Stained glass window restoration - recaming two windows by David Schlicker (\$5,490)
- 2001: Gutter replacement on North side by CC&L Roofing (\$11,564)
- 2001: Pointing of bricks by Dave Wuorenma (\$17,085)
- 2001: Stained glass window restoration - recaming two windows by David Schlicker (\$5,740)
- 2002: Sound system (\$989)
- 2003: Brick restoration and sealing by D&R Waterproofing, Inc., (\$43,145)
- 2003: Stained glass window restoration - recaming two windows by David Schlicker (\$4,800)
- 2004: Front steps repaired by D&R Masonry Restoration (\$2,148)
- 2004: Stained glass window restoration - recaming four windows by David Schlicker (\$9,588)
- 2004: Front doors prepped and varnished for the second time by Doug Leash

**EXPENDITURES TOTAL \$319,272.**



These costs are for restoration and upgrades only, not maintenance and operating expenses. Yearly operating and restoration expenses, over the past five years (2000-2004), have averaged \$55,000 a year. Income over the same period of time has averaged \$26,000 a year.

Operating costs include expenses for: insurance, telephone, electricity, heating (which can run \$1,200 a month in the winter), office expenses and supplies, labor and maintenance. There are printing costs for handouts, postcards, flyers, envelopes and forms.

One person is paid on average \$140 a month to clean the Landmark, upstairs and down. Another is paid \$25 a month to coordinate weddings. Wedding supervisors are paid \$75 per wedding and basement assistants receive \$30 a wedding. The Landmark charges a wedding fee of \$325, one of the lowest rates around.

Many of the same people who volunteer faithfully, as well as others, have **donated hundreds of hours of time**: "Rooster," a book telling the tale about saving the Landmark, was written in 1969 by Nicky Tom and illustrated by Diane Colcord, who also writes our newsletters. Three thousand books were printed at cost by Ralph Hogan of the Optimist Printers and hand-assembled by Doane and Cecile Colcord.

The following is a partial list of donated time and materials from 1969-2004: landscaping, repairing items for sale in the Thrift Shop, planting bulbs in memory of loved ones, weeding,

painting, pruning, repairing windows, walks and railings, keeping historical records for the Landmark, creating artwork (Doug Leash designed our Rooster logo), bookkeeping, legal work, digging ditches through rock, cement pouring, checking tiles on the steeple, building the donation box and the memorial display, shoveling snow, hauling away trash, - **and materials**: new artificial flowers to decorate the foyer and entry tables, display cabinets for the Thrift Shop, thousands of high quality items to sell in the Thrift Shop, advertisements in programs, furniture for the reception area, ironing boards to iron brides dresses, pew bows, cleaning supplies, building supplies, tools, paints, paper for handouts and the photographer's fee for the postcard photos.

Careful saving and investing has helped us pay the bills, as well as the Thrift Shop income (over \$100,000 during its 13 year run), rentals, weddings, rentals from Bethany Lutheran Church for several years, memberships, memorials and contributions.

Two local firms have donated their invaluable accounting skills for over 25 years. Byers, Neumayer & Bradford at the beginning and for the past five years, Williams, Way & Rowe.

If you have suggestions on revenue-generating ideas or how to recruit for volunteers from the community, please call or write to us. We would very much appreciate the input.

*And finally... to all of those who support us with dues, memorials and donations, thank you from the bottom of the Landmark's heart. You keep it all going.*



2005  
 3/7 NWL STONE RESTORATION 1,000. ALTER  
 3/24 OREGON EQUIPMENT 7,400. HEATING COOLING UNIT  
 5/19 HIRE ELECTRIC WIRING 969.  
 6/2 TENNISON ENG-PLANS FOR B. STEPS 7.