



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, July 21, 2009

5:30 pm

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: June 2, 2009
- VI. Public Comment for items not on the agenda
- VII. Action Item: Recommendation to Urban Renewal Agency for American Legion Building painting project funds
- VIII. Update on additional Urban Renewal projects
- IX. Next Regularly Scheduled Urban Renewal Advisory Meeting: August 18, 2009
- X. Adjourn



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CITY OF THE DALLES


## AGENDA STAFF REPORT

### URBAN RENEWAL ADVISORY COMMITTEE

**DATE:** July 14, 2009

**TO:** Urban Renewal Advisory Committee

**FROM:** Dan Durow, Urban Renewal Manager 

**THRU:** Nolan Young, City Manager 

**ISSUE:** Revised Grant Request for the American Legion. Review and recommendation to the Agency Board.

#### BACKGROUND:

In 2004, an Urban Renewal grant of \$84,961.00 was awarded to the American Legion to start the restoration work on their building. The 2004 grant provided funds for the "removal and replacement of the roof and drainage system and repair of brickwork, which were direly needed to protect this historic resource from further deterioration and allow for future restoration to its original stature".

In 2008, the American Legion applied for a second grant to take the next step towards the complete restoration of this historic building. On September 16, 2008, the Urban Renewal Advisory Committee voted to recommend the Urban Renewal Agency award a grant in the amount of \$49,343.00 for the following work:

*Phase II. Brickwork on north side of building, including: Removal of various abandoned items, complete cleaning of north wall, brick infill to closely match current brickwork, re-pointing and repair of existing mortar joints; \$21,493.00*

*Phase IV. Replacing glass in eleven (11) second floor windows, vaulting ceiling inside above windows to provide access to entire window areas. Paint the west and south exterior sides of the building; \$27,850.00.*

On October 13, 2008 the AGENCY reviewed the application and voted to approve a rehabilitation grant in the amount of \$54,343.00 to the applicant for Phases II and IV of the project and included:

Design and Engineering: \$5,000.00 for façade work and ADA accessibility. (This had not been included in the URAC recommendation)

Brickwork: [Phase II was completed on December 12, 2008, by Path Finder Development Group, Inc. for the sum of \$21,493.00.]

Window work and Painting: [Phase IV began in February 2009 by Riverview Construction with the special order of the eleven custom windows from Edelen Custom Exteriors. The ceiling was vaulted above the windows to provide access to the window areas. The new windows were installed in May 2009. The cost of the materials and labor for this portion of Phase IV totaled \$24,837.00 leaving only \$3,013.00 towards the painting of the west and south exterior of the building.]

Also in May 2009 The American Legion advised our office that they did not wish to use the \$5,000 they were awarded for design and engineering for the façade and ADA accessibility. They believed that the façade restoration and ADA accessibility are major projects and that it will take them a long time to acquire the necessary funding.

Staff agrees that the façade and ADA restoration will be a major effort. However, once completed it will make a significant improvement in the look and operation of the building and totally complete the restoration work. In the mean time, the building is now stable but is in need of a good paint job, which would greatly enhance its appearance in the historic district. Staff recommends that the \$5,000 for design and restoration along with the \$3,000 left over on the grant be used for the painting of the E. 2<sup>nd</sup> and Court Streets sides of the building. Its current appearance is undesirable.

The American Legion building is required to be painted in a historically correct color palette and staff has prepared and distributed a Request for Bids to the list of Wasco County painting Contractors. Staff estimates the cost for this project to be in the range of \$12,000 to \$15,000 due to the poor condition of the surface of the building as well as preliminary painting estimates. This cost estimate would create a shortfall in project funding of \$4,000 to \$7,000.

#### **BUDGET IMPLICATIONS:**

The current FY 2009-2010 Columbia Gateway Urban Renewal Budget has no monies allotted for new Grant applications, only the on-going, yearly commitments of \$112,955 have been budgeted. The recently approved Columbia Gateway Urban Renewal Plan Amendment will allow for the possibility of new bond revenues. Although there are many demands for all of the available Urban Renewal revenues, staff believes that \$4,000 to \$7,000 could be provided without significantly impacting the other major projects.

#### **RECOMMENDATION:**

Staff Recommendation: **(Suggested motion)** .....move to recommend to the Urban Renewal Agency approval of an additional grant amount not to exceed \$7,000 to the American Legion for the exterior painting of the building, and use of the \$5,000 for design and engineering along with the remaining \$3,000 for painting, for a total project cost of no more than \$15,000.

#### **ALTERNATIVES:**


Alternative 1: Recommend approval of no more than an additional \$4000 subject to the applicant obtaining the balance of the project funding from another source. The \$5,000 previously approved for Design and Engineering will be re-directed to the exterior painting Phase IV of the building renovation.

Alternative 2: Decline the request.



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# MEMORANDUM

**TO:** Urban Renewal Advisory Committee  
**FROM:** Daniel C. Durow   
**SUBJECT:** American Legion Building Painting Bids  
**DATE:** July 20, 2009

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Two Wasco County painting contractors submitted bids in response to our request. Bob Sady Painting Inc. submitted a bid per our specifications in the amount of \$8,319.00. Cascade Coatings, Inc. submitted a bid per our specifications in the amount of \$11,000.00. Both bidders were in receipt of Addendum 1. The Addendum modified certain specifications and changed the date for receipt of bids.

Bob Sady Painting Inc. also submitted a proposal for additional work he felt the building required. These additional items are:

- ❖ Special attention will be given to the iron column surfaces to remove the heavy build-up of old paint which is beginning to peel off in some places so that the new paint will reveal the underlying architectural details.
- ❖ Apply 1 full coat of Sherwin-Williams Corothane I HS rust encapsulating primer to all iron and rusty metals.
- ❖ Apply a 2<sup>nd</sup> full coat of 100% acrylic latex primer to all surfaces to build a durable base for the finish coats.
- ❖ A 5 year guarantee if any of the specified work should fail within 5 years of the date of his final invoice.

The quote for this upgraded bid is \$12,419.00 with a \$1,000.00 discount as an "in kind" contribution and provided that payment is made to the contractor within 3 days of his invoice submittal.

The Urban Renewal Agency's local contract review board rules provide the selection criteria for a small procurement (which includes services under \$15,000) can include a combination of price and other factors. Per our request for bids "Criteria for selection of the successful bidder shall

include price, contractor experience, proposed methods for providing the requested services, and proposed schedule for project completion.”

Staff believes that the additional work proposed is in the best interests of the Urban Renewal Agency and the American Legion, which is a significant historical building. This work will need to be done in the future with the façade restoration.

Recommended Motion: The Advisory Committee moves to recommend to the Urban Renewal Agency that the bid be awarded to Bob Sady Painting, Inc. with the low bid as per specifications and the above detailed additional items at a cost not to exceed \$11,419.00.