



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, February 16, 2010

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: November 17, 2009
- VI. Public Comment for items not on the agenda
- VII. Audience Participation
- VIII. Action Item:
  - Property Rehab. Grant and Loan – Civic Improvements Grant Program
  - Application from Wonderworks Children's Museum
- IX. Update on additional Urban Renewal projects
- X. Next Regularly Scheduled Urban Renewal Advisory Meeting: March 16, 2010
- XI. Adjourn



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

**Tuesday, February 16, 2010**

**5:30 PM**

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 5:33 p.m.

### **ROLL CALL**

Present members: Dan Ericksen, Jesse Birge, Ken Farner, Chris Zukin, Diana Bailey, Gary Grossman (5:35), Bill Dick (5:35)

Absent members: Benjamin Hoey, Dick Elkins

Staff present: Gene Parker, City Attorney, Denise Ball, Planning Tech., Eric Nerdin, Consultant

### **PLEDGE OF ALLEGIANCE**

Chair Ericksen led the group in the Pledge of Allegiance.

### **APPROVAL OF AGENDA ITEMS**

Jesse Birge moved to approve the agenda and Ken Farner seconded. The motion carried unanimously, Hoey and Elkins absent.

### **APPROVAL OF MINUTES**

Chair Ericksen asked if there were any corrections or additions needed for the minutes of November 17, 2009. Ken Farner moved to approve the minutes as submitted and Chris Zukin seconded the motion. The motion carried, Birge abstaining, Hoey and Elkins absent.

### **PUBLIC COMMENT**

None.

### **ACTION ITEM/RECOMMENDATION**

Property Rehab. Grant and Loan – Civic Improvements Grant Program

Application from Wonderworks Children's Museum

Eric Nerdin presented the Staff Report regarding the Wonderworks Children's Museum grant request. This was the only application received by the January 31<sup>st</sup> deadline.

Ken Farner pointed out that he is on the Port of The Dalles board but has no personal involvement with or personal gain from the Wonderworks grant request. City Attorney Parker determined that Mr. Farner would be allowed to participate in the discussion and recommendation. Chair Ericksen declared that he was a past Board member of Wonderworks but felt he would not be biased.

Diana Bailey asked why the Port of The Dalles is the owner of the building and Ken Farner said the Port of The Dalles Board was asked to help financially and did so.

Chris Zukin said he is in favor of the grant request by Wonderwork's and said Wonderwork's does a fantastic job. Zukin added that he would like to see more matching funds even though it is not part of the grant requirements.

Anne Kelly, representing Wonderworks, told the Committee members that they do use the local Urban Renewal Grant funds for match and leverage when applying for other grants. Paul Lindberg presented a color concept drawing of the proposed improvements this grant will be used for and gave a brief overview of the project.

Chair Ericksen closed the public testimony and asked for discussion. The Committee members were in agreement that the grant request will provide a great benefit to the appearance of The City and re-use and restore a blighted building.

Bill Dick moved to recommend that the Urban Renewal Agency approve the request for a \$35,387.00 grant as submitted, contingent upon obtaining required permits related to the renovation activities listed in Phase I. Chris Zukin seconded the motion and it passed unanimously, Hoey and Elkins absent.

The Agency will meet on March 15, 2010 at 5:30 pm to make a decision on the grant award.

### **ON-GOING PROJECTS**

City Attorney Parker gave a brief update on some of the on-going projects.


### **FUTURE MEETINGS**

The next scheduled meeting is Tuesday, March 16, 2010.

### **ADJOURNMENT**

The meeting was adjourned at 5:52 P.M.

Respectfully submitted by Denise Ball, Planning Tech.

  
Dan Ericksen, Chair

# AGENDA STAFF REPORT



## URBAN RENEWAL ADVISORY COMMITTEE

**Meeting Date: February 16, 2010**

**DATE:** February 8, 2010

**TO:** Urban Renewal Advisory Committee

**FROM:** Eric Nerdin, Urban Renewal Contract Consultant – Mid Columbia  
Economic Development District, Loan Fund Manager

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

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

### BACKGROUND:

Wonderworks was established in 1977 and is a Domestic Non-Profit Corporation. Wonderworks Children's Museum mission is to give children and their families' experiences in an original interactive environment that will cultivate, challenge and uphold their creative and intellectual potential. Their goals are to grow and serve children of the region ages 0-8 and their families through strong citizen base and permanent, stable space and to sustain and build enriching activities and classes for children and their families while continuing to live within their means. Wonderworks has moved five times in the last 30 years and would like for this building to become a permanent home.

The building on Madison was built in 1940 and was purchased by Port of The Dalles in December 2008 and is being held by the Port as Wonderworks raises the money and performs the renovation work necessary to convert this old building to permanent museum of children and families and to purchase this building. Wonderworks plans to renovate and purchase this building within 3 years or by approximately December 2011.

The initial phase that is already completed, involved replacing the roof, installing an HVAC system, installing an electrical service panel and various other improvements related to these improvements. During this initial phase various demolition, clean up and preparations for future renovation work has also been completed. The cost of this initial phase was \$68,465, with The Dalles Urban Renewal Agency providing a \$58,880 grant in



1<sup>st</sup> quarter of 2008. Phase I of this renovation project includes patching masonry and stuccoing the exterior of the building, replacing the storefront windows and redoing the storefront entrance with fiberglass pre-hung units.

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 Wonderworks Children's Museum received on 1/28/2010 was the only grant application that was received by the 1/31/2010 deadline for this semi-annual period.

This application is for a grant of \$35,387.00. The purpose of the project is the continued renovation of a building, which Wonderworks plans to eventually purchase, at 206 Madison Street. This renovation is being done in phases as the organization receives revenue, donations and grants to finance the needed work.

Phase I of this renovation project includes patching masonry and stuccoing the exterior of the building, replacing the storefront windows and redo the storefront entrance with fiberglass pre-hung units. Phase I has an estimated cost of \$42,464 and the general contractor, Kase Construction is making an in-kind donation of \$7,077, which is part of the total cost of this project.

The \$7,077 is the match for this grant request, represents 16.7% of the project and is an in-kind contribution.

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

Wonderworks has received the required Conditional Use Permit for Community Facility Overlay on the property at 206 Madison for use as a museum and to resolve issues related to parking requirements. This was a requirement that had to be met before any grant monies were funded.

#### **BUDGET IMPLICATIONS:**

The amount Budgeted for the Property Rehabilitation Grant & Loan Program for this fiscal year has been amended to add \$70,000. Of this amount, \$70,000 is still available.

**RECOMMENDATION:**

**Staff Recommendation:** Move to recommend that the Urban Renewal Agency approve the request for a \$35,387.00 grant as submitted, contingent upon obtaining required permits related to the renovation activities listed in Phase I.

**ALTERNATIVES:**

Alternative 1: Move to recommend that the Urban Renewal Agency approve a grant for a dollar amount less than requested, so that the applicant will be required to provide a higher level of matching funds. A possible alternative grant amount is \$30,000, which is approximately 70% of Phase I cost.

Alternative 2: Move to recommend that the Urban Renewal Agency decline the grant request.

## **Report on Wonderworks 2008 Urban Renewal Grant**

In August 2008, Wonderworks was awarded a grant of \$58,800 from the Urban Renewal Board to install a new roof and an HVAC system in the building at 206 Madison.

We are happy to report that both of these tasks have been successfully completed. Brown Roofing installed the roof in July 2009 and Oregon Equipment completed the HVAC in August 2009. Both installs used all the money from the Urban Renewal grant, which broke down as follows: \$33,000 roof; \$25,800 HVAC. The HVAC installation was actually billed at \$100 more than the grant funds, which Oregon Equipment then donated to us.

Additionally, Wonderworks has also completed other work on the building including:

~ Electrical service to the building which included- \$350 of excavation, \$150 of which was donated by Zigenhagen Enterprises. This also included 15 hours of volunteer time to hand dig the trenches required and \$4,900 for Mark McCavic to install the electrical service. Mr. McCavic only charged us for materials and pay for his apprentice's time, but donated his own time.

~ Electrical specific to the HVAC units - \$2,600. Again, Mr. McCavic donated his time and only charged for his materials.

~ Gas piping installed to the HVAC units by Devco Mechanical for \$1,500.

~ Curb repair - \$800. Kase Construction, donated time.

The grant funds, and addition funds spent by Wonderworks, have all improved the functionality of this building and increased its value.

Now that the building has a new roof and a functioning heating system, we are able to hold activities in the space such as the Putt Putt golf course. The Putt Putt golf is an ongoing revenue source for Wonderworks that is helping raise both funds and awareness for our overall building project. We would not have been able to accomplish this without the support of the Urban Renewal Board.

Applicant: **Wonderworks Children's Museum**

Points Awarded: **60**

**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. **(10 points)** **10**  
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:
  - 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:*
    1. *Defective design and quality of physical construction;*
    2. *Faulty interior arrangement and exterior spacing;*
    3. *Overcrowding and a high density of population;*
    4. *Inadequate provision for ventilation, light, sanitation, open spaces, and recreational facilities; or*
    5. *Obsolescence, deterioration, dilapidation, mixed character or shifting of uses;*
2. The project develops, redevelops, improves, rehabilitates or conserves property in ways which will:
  - A. Encourage expansion and development of jobs, **(20 points)** **0**
    - 1 job per \$10,000 or less granted – (20 points)
    - 1 job per \$10,001 to 20,000 granted – (15 points)
    - 1 job per \$20,001 to 35,000 granted – (10 points)
    - 1 job per \$35,001 to 50,000 granted – (5 points)
  - B. Increase property values and tax base, **(15 points)** ~~10~~  
**0**
    - Increase taxable value by \$50,000 or more – (15 points)
    - Increase taxable value by \$25,000 to \$49,999 – (10 points)
    - Increase taxable value by \$5,000 to 24,999 – (5 points)
  - C. Conserve historically significant places and properties, **(25 points)** **0**

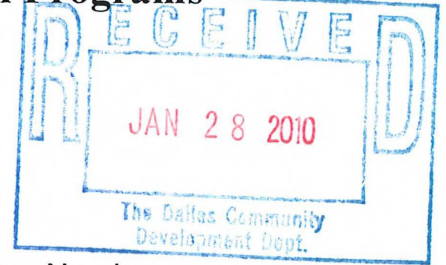


D. Make The Dalles a more attractive and functional city in the following ways:		
i. Shows significant aesthetic improvement to the property (10 points)		10
ii. Provides needed services or community function (10 points)		10
iii. Serves a significant portion of the community, (5 points)		5
iv. Enhances 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
5. 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)		0
<b>TOTAL</b>		<b>60</b>

# The Dalles Urban Renewal Agency

## Property Rehabilitation Grant and Loan Programs

### APPLICATION



Application Date January 29, 2010

Application Number \_\_\_\_\_

#### General Information

Applicant Wonderworks Children's Museum

Contact person Anne Kelly

Mailing Address P.O. Box 355

The Dalles, OR 97058

Property Address 206 Madison Street

The Dalles, OR 97058

Applicant is: \_\_\_\_\_ Property Owner ☒ Business Leasing the property  
WW has contract to purchase.

Telephone # (541) 980-5922 Fax# \_\_\_\_\_

Federal Tax ID # or Social Security # 93-0686750

Bank of account and contact Bank of the West

Edward Jones – Tara Donovan

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

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

Name of Principal Kristen Booth

Board Chair

## PROJECT INFORMATION

Site address                    206 Madison Street  
   The Dalles, OR 97058

Legal Description           1N13E 3 AC  
   \_\_\_\_\_  
   \_\_\_\_\_

Building Age                1947                    Square Footage 4887 sq. ft.

Building Use                Children's Museum

Project Description Outline    Wonderworks continues to stabilize, preserve, and improve the structure of its building at 206 Madison. Wonderworks is has an option to purchase the building from the Port, which bought the building in January 2009 and is holding it until we raise enough money to purchase it and convert it into a permanent home for this 30-year-old organization. We have been improving the building as much as possible since January 2009. Specifically, the building has been "demo'd" and cleaned up by a number of volunteers, including volunteer crews from MCMC and Google. We have also benefitted from the generosity of a couple of local contractors who restored basic electrical service to the building at a greatly reduced cost. The building was power washed by Bob Sady – at no cost. And, most significantly, we have replaced the roof and we have installed an HVAC system for the building. Completing these two major improvements to the building allows us to move forward with the next step which is improving the exterior's underlying structure and aesthetics. Specifically, we are focusing on repairing the masonry and the cinderblock exterior to both stabilize and improve the aesthetics of this building.

We are asking the Urban Renewal Board for a grant of \$35,387 to patch and stucco the exterior of the building; upgrade the entrance with fiberglass pre-hung door units; and replace the storefront windows with Millgard vinyl units.

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****Phase I**

<u>Cost Item</u>	<u>Est. Cost</u>
Patch & Stucco Building Exterior	\$ 29,000.00
Replace Existing Storefront Glazing	\$ 4,938.00
Replace Entrance System with Fiberglass Pre-hung Units	\$ 1,449.00
General Conditions, Contractors OH&P	\$ 7,077.00
<b>Total Phase I</b>	<b>\$ 42,464.00</b>

**Phase II**

Parking Lot	\$ 64,400.00
Solar Power Installation	\$ 33,998.00
Electrical	\$ 28,124.00
Awning	\$ 5,320.00
Plumbing	\$ 13,045.00
Flooring	\$ 17,000.00
Framing, Drywall, etc.	\$ 39,266.00
Insulation	\$ 9,700.00
Miscellaneous	\$ 8,100.00
<b>Sub Total</b>	<b>\$ 218,953.00</b>
Work already completed	\$66,165.00
<b>Total Phase II</b>	<b>\$285,118.00</b>

**PROPOSED SOURCES OF FUNDING****Phase I**

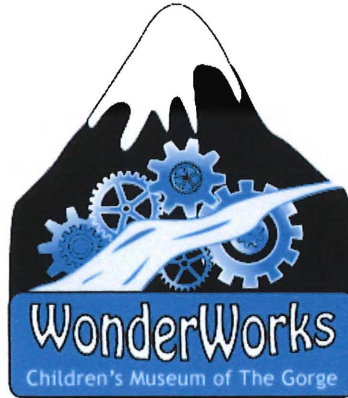
<u>Source</u>	<u>Amount</u>	<u>Rate</u>	<u>Term</u>
Urban Renewal Grant	\$ 35,387.00		
Kase Construction	\$ 7,077.00 (in kind)		
<b>Total Phase I</b>	<b>\$ 42,464.00</b>		

**Phase II & Work completed**

Equity (applicant)	\$ 116,000	(already raised)	
Bank	\$		
Private Loan	\$		
Other(grants/donations)	\$ 169,118.00		
Urban Renewal Grant	\$		
Urban Renewal Loan	\$		
<b>Total Phase II</b>	<b>\$ 285,118.00</b>		







Kristen Booth  
*President*

Laura Faherty  
*Vice President*

Elizabeth Schwartz  
*Treasurer*

Kerry Proctor, MD  
*Secretary*

Anne Kelly  
*Project Manager*

Erin Kovalchuk

Dawn Agidius

Kim Semlor

### **Overview**

Wonderworks Children's Museum of the Gorge is an independent 501(c)(3) organization that has been serving young children and their families in the Mid-Columbia region for 30 years. We are in the midst of a capital campaign to purchase and renovate a building in downtown The Dalles. While the economic downturn has slowed this project down, we are still focused completing the project, one step at a time. We are seeking a grant of \$35,387 from the Urban Renewal Civic Improvement Grant Program to repairing the masonry on the exterior and replacing the front door and windows on our building.

### **Organization Background**

In 1977, several young mothers in The Dalles were feeling the isolation of raising children in a small town and lamenting the lack of activities for their children – and just as importantly – other children and mothers in The Dalles. Then, armed with nothing more than some simple ideas and a mother's determination, they created Wonderworks Children's Museum of the Gorge.

For more than 30 years, Wonderworks has been a life-saver for young families in The Dalles – a hub of stimulating, engaging activities where they can meet and connect with other families with young children. We have permanent and rotating exhibits for families to explore; we offer organized blocks of time for children to simply play and socialize with other children – which helps them learn to share, be patient, and to treat others with kindness; and we offer a variety of music classes, art workshops, and other programs for children and parents. These classes and workshops provide the opportunity for families to participate in activities that are not available anywhere else in the community.

Led by an 8-member, all-volunteer board, Wonderworks is truly a grassroots organization; it has been planned, founded, and operated by families in the community for 30 years. It is the place where Socrates' quote – *wisdom begins with wonder* – comes to life.

### **Project Description**

Wonderworks has been renting space for its entire 30+ year history. As a result, the bulk of the income we generate through membership dues, program fees, and fundraising activities all goes to rent rather than new programs and exhibits.

Our goal with this project is to create a permanent home for Wonderworks where it can put down roots, grow, and serve our youngest community members. While the Board discussed a permanent home in the past, it began pursuing the idea seriously in late 2006 and after searching for most of 2007 and 2008, we found both a building in downtown The Dalles and an “angel,” The Port of The Dalles, to purchase and hold the building for us. We are now working to raise the funds to convert the building into permanent museum for children and families. This is one giant leap for our organization that will help the next generation take their first tiny steps toward wisdom.

The building, which is located at 206 Madison, is appealing for several reasons, but as with any business, it is the location, location, location, that makes this the right building. Sitting a half block off 2<sup>nd</sup> Street (the main street through The Dalles), the building is easy to get to and there is plenty of off-street parking. Additionally, several new buinesses including two restaurants have begun drawing more people to that end of town. The new 5,000 sq ft building will provide:

- ~ more space for exhibits;
- ~ a permanent classroom;
- ~ a permanent art room;
- ~ an outdoor play patio;
- ~ more space to serve other groups in the area that serve children; and,
- ~ space to rent out for storage to cover ongoing expenses.

One of the new exhibits we are developing is tied to our plan to install solar panels on the roof to help defer ongoing energy expenses. This element of the building provides a unique opportunity to create an exhibit that focuses on renewable energy/technology that can not only educate children about renewable energy, but also educate parents about the technology and the importance of renewable energy in general. Further, Wonderworks’ solar panels and exhibit will serve as a model project for renewable energy in The Dalles, which will impact more than just the children who play at the exhibit.

## **2 Project Develops, redevelops, improves, rehabs and/or conserves property that will:**

### **A. Support the expansion/development of jobs**

In addition to redeveloping an existing property and converting it into a useful, attractive community asset that will benefit this community for years to come, this project will also help expand the local job base. In fact, the prior Urban Renewal grant has already contributed to one new part-time job. Specifically, because we have a new roof and HVAC, we have been able to open a Putt Putt golf course in the building that is raising funds for the project. Without the Urban Renewal grant, we would not have been able to create an appropriate space for this activity. Further, once the new Museum is open, we will increase the existing Playstation Manager’s hours, and we are planning to hire another staff person to manage the entire operation in the near future.

### **B. Increase Prop Values and tax base**

Once completed, the new Wonderworks Children’s Museum will increase property values in the east end of downtown. With the new restaurants that have opened up on the same block, and the new interchange nearby, adding a thriving children’s museum that attracts thousands of residents and visitors alike will only increase the value of the property around the building.

### **C. Conserve historically significant places/properties**

Even though the Wonderworks building is not on the register of historic places, it is more than 60 years old and has been the home of such venerable community institutions as *The Dalles Chronicle*. Now, after some years of disrepair, the building is being rehabilitated to serve the children and families of this community for another 60 years.

### **D. Making The Dalles a more attractive and functional city**

Through this project, we will significantly **improve the aesthetics** of the building at 206 Madison. While the building is a simple cinderblock construction, the outside is currently partially covered with loose and broken stucco. This grant will help clean up the loose stucco on the outside of the building, making it more durable and more attractive on the outside. This grant will also improve the aesthetics of the front plate glass windows and the front door on the building. Currently the front windows are quite “foggy” and one is broken. The front door is in similarly poor condition.

With this building Wonderworks will provide a **much-needed community service**. First and foremost, in these difficult economic times, local families need an affordable, entertaining and educational place to go with their children. As the only organization offering this type of facility and activities, Wonderworks is also open and available to visiting families as well. With some marketing outside of the Gorge, we will also be able to capitalize on the large number of tourists who come to the area every year. The Children’s Museum in Pendleton, a community similar in size to The Dalles, had 8,500 visitors last year; once we open our doors, we expect to grow to that capacity as well.

Second, a permanent home downtown will provide an economic boost to downtown businesses as the location is ideal for parents to combine running errands with a trip to Wonderworks. Now, stopping to pick up new pajamas at Penney’s or a piano book at the music store can be linked with an energy-burning trip for the kids to the museum. The possibilities are endless, and made all the more enticing for young children, and parents, by the promise of a playdate downtown.

Third, the larger space will benefit more than just Wonderworks, it will also help other groups that serve children and families in the community. For example, organizations such as Families First and the Mid-Columbia Family Council rent the “playstation” to help provide their services (e.g. new parent visits, supervised family visits) to clients with young children. Additionally, the new facility will have enough space for groups and individuals to use it at the same time.

Fourth, Wonderworks tries to ensure that the museum is **available to every segment of the community**: we provide free passes to other organizations like Families First and new mother groups; we have passes at the Library that anyone can check out and use for a free visit; and we offer scholarships for every one of our programs (art, music, etc.). We also offer reduced rental rates to other nonprofits that work with young children, including under-served populations.

Further, Wonderworks has served this community for more than 30 years and when we talk to community groups about the project, we always ask how many people in the room are familiar with Wonderworks. Invariably, the majority of hands go up with many of those people telling us they visited as a child or they have visited with their children or grandchildren, or both! With the positive impact that Wonderworks has had on this community through the years, combined with

the benefits this building project will bring to the community – benefits to the aesthetics of downtown, benefits to families with children, benefits to other organizations that serve this community, and the economic benefits to local businesses, there can be little doubt that this project **enhances the quality of life for residents of the city.**

### **3. Leveraging other support**

At Wonderworks, we have been working through this difficult economy to garner as much local support as possible for this project, and the local support has been encouraging. While the economic climate has proved challenging, we are still moving forward and making progress. Since receiving the Urban Renewal grant in 2008, we have received a great deal of local support including a \$10,000 pledge from the Mid-Columbia Health Foundation, more than \$6,000 in tithing from MCMC, and many gifts from local residents. We have also recently had several local meetings that we expect to result in significant donations.

Further, in addition to time that so many community members are contributing toward this project, many of those same community members have also made financial contributions. All tolled, we have raised almost \$110,000 from local sources including the prior Urban Renewal Grant mentioned above. We have also received many in-kind gifts related to the demo of the building (equipment rental, trash hauling, temporary electrical, etc.).

Finally, as we have moved through some of the worst of the economic downturn, we are planning a month-long campaign this Spring, which will help us garner more local support. A grant from the Urban Renewal Board, will help us leverage support both during our local Spring Campaign and with the larger state and regional grantors. Those grantors include Murdock Trust, Meyer Memorial Trust, Ford Family Foundation, and the Collins Foundation, among other grantors.

### **4. Completing the project and maintaining the property**

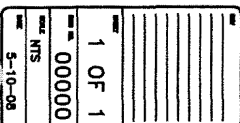
The Port purchased the building in December 2008 and our goal is to raise enough funds to purchase and renovate it within three years. We have a fundraising plan in place that involves raising funds from local sources – individuals, families, and businesses, as well as state and regional foundations. The Board is identifying final construction costs and we are in the process of identifying a primary contractor for the project. We anticipate that this project will be completed and Wonderworks will be open in early 2011. Until then, we are continuing to make improvements to the building. Those improvements will restore the building to an asset that this community can be proud of for years to come.

## Wonderworks Construction Timeline

Contractor	Item	Cost	Timeline
<b>Already done</b>			
Brown Roofing	Roof	33,000.00	Jul-09
Oregon Equipment	HVAC	25,900.00	Aug-09
Mark McCavic	Electrical Panel Installation	6,500.00	Aug-09
Various	Gas lines, Curb Repair, Demolition	3,065.00	Fall 2009
		<b>\$68,465.00</b>	
<b>UR Grant</b>			
Kase	Masonry Repair and Stucco	29,000.00	Jun-10
Kase	Front Windows	4938.00	Jun-10
Kase	Front Doors	1449.00	Jun-10
Kase	Fees	7077.00	Jun-10
		<b>\$42,464.00</b>	
<b>Next Phase</b>			
	Parking Lot	64,400.00	Fall-Winter 2010
	Solar Power Installation	33,998.00	Fall-Winter 2010
	Electrical interior electrical installation	28,124.00	Fall-Winter 2010
	Awning	5,320.00	Fall-Winter 2010
	Framing, Drywall, Interior Paint, Window:	39,266.00	Fall-Winter 2010
	Concrete Floor overlay	17,000.00	Fall-Winter 2010
	Plumbing	13,045.00	Fall-Winter 2010
	Insulation	9,700.00	Fall-Winter 2010
	Misc: Sign; Beam; Skylight	8,100.00	Fall-Winter 2010
		<b>\$218,953.00</b>	
	<b>TOTAL</b>	<b>\$329,882.00</b>	

Google





**DESIGN  
STRUCTURES**

**WONDERWORKS**  
CONCEPTUAL DESIGN  
THE DALLES, OR. 97058

## Estimate

DATE	ESTIMATE NO.
1/16/2010	13340

NAME / ADDRESS		
WONDERWORKS The Dalles, OR Attn: Anne Kelly		PROJECT
DESCRIPTION		TOTAL
Windows, Replace Existing Storefront Glazing With Millgard Vinyl Units		4,938.00
Doors, Replace Entrance System With Fiberglass Pre-Hung Units.		1,449.00
Finishes, Patch & Stucco Building Exterior Complete.		29,000.00
General Conditions, Contractors OH&P		7,077.00
General Conditions, In Kind Donation To Wonderworks		-7,077.00
WA Sales Tax		0.00
<b>TOTAL</b>		<b>\$35,387.00</b>