



URA RESOLUTION 2008-014

A RESOLUTION APPROVING A FAÇADE GRANT FOR Jamie Yang, OWNER OF THE BUILDING HOUSING LAVENDER TEA HOUSE

WHEREAS, the Urban Renewal District created the Façade Grant Program by URA Resolution 2003-001 in January 2003 and adopted amendments to the program in May 2004; and


WHEREAS, Jamie Yang, building owner, representing the building housing Lavender Tea House located at 16227 SW 1st Street, Sherwood, Or, has submitted an application for a grant shown as Exhibit A to this document; and

WHEREAS, the Sherwood Urban Renewal Planning and Advisory Commission (SURPAC) concurs with the application and recommended approval.

NOW, THEREFORE, THE URBAN RENEWAL DISTRICT BOARD RESOLVES AS FOLLOWS:

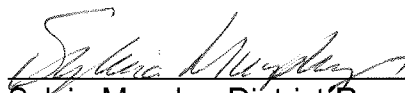
The District Administrator is authorized to grant \$15,000 in accordance to the terms and conditions to the Façade Grant Program.

Duly passed by the City of Sherwood Urban Renewal District this 20th day of May 2008.



Keith S. Mays, Board Chair

ATTEST:



Sylvia Murphy, District Recorder



Home of the Tualatin River National Wildlife Refuge

Old Town Facade Program Grant Application

Date of Application: 5-12-08 SURPAC Review Date: _____

Business Information

Mio Passione llc dba Lavender Tea House
Name of Business

16227 SW 1st St Sherwood, OR 97140
Physical Business Address

21146 NW Galice Lane, Portland, OR 97229
Mailing Address (if different from physical address)

503.625-4479 Business Phone lavenderteahouse.com Web site

Jamie Yang
Business Owner(s) Name(s)

16227 SW 1st St, Sherwood, OR 97140 Address of Property to be Improved 503-625-4479 Phone

Jamie Yang Application being submitted by 971-570-4288 Phone lavenderteahouse@yahoo.com E-mail

Project Information

Please describe scope of project. Attach quote, photos or other information as appropriate. (Please attach additional sheets as required).

Remodel + expand the existing Lavender Tea House. The remodel + expansion will include updating foundation, electrical, plumbing, removing substandard structures added within the last 50 yrs, and expanding the size of building.

Est. Project Start Date: June 9, 2008 Est. Project Completion Date: Sept. 08

Budget

Total Project Cost: \$ 255,335 -
Dollar Amount Requested: \$ 15,000
(Please see attached Guidelines)

Authorization

SURPAC President District Board President Date Awarded

PATH #1

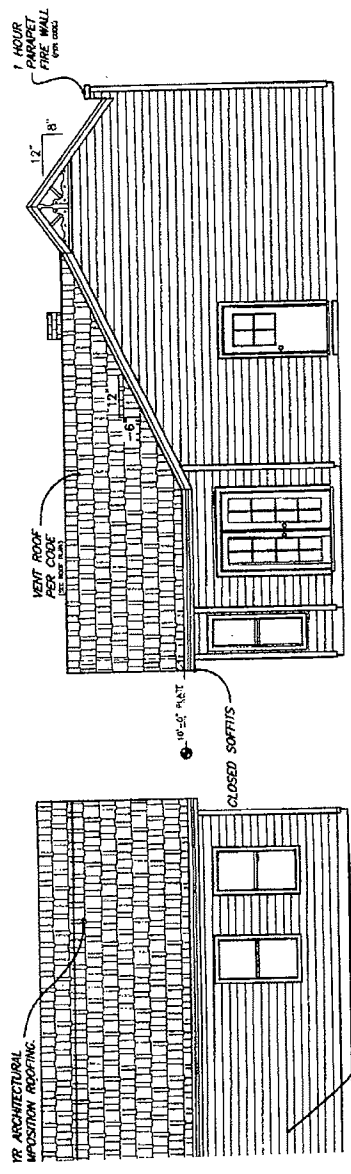
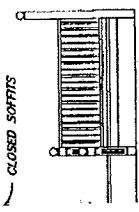
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WITHOUT WRITTEN
PERMISSION

- NOTES**
1. ALL ROOF FRAMING SHALL COMPLY WITH THE PLUMBING AND SPECIFICATIONS CODE, CHAPTER 14, THE STATE OF OREGON.
 2. ALL PLUMBING SHALL COMPLY WITH PLUMBING CODES.
 3. ALL PLUMBING, RAIN DRAINS AND WATER SERVICE SHALL BE INSPECTED BEFORE COVERING.
 4. MAXIMUM 1.6 GAL./FLUSH TOILET ARE REQUIRED BY CODE.
 5. FIXTURES BELOW UPSTREAM MANHOLE COVER MUST BE PROTECTED BY A BACKWATER VALVE.

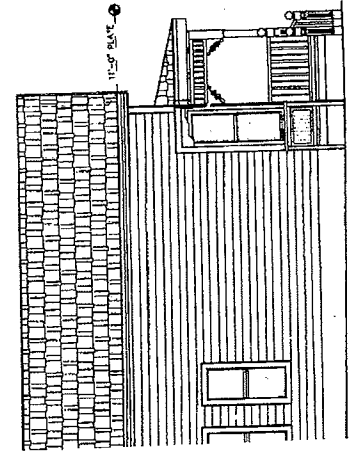
NOTICE

ALL CONSTRUCTION TO COMPLY WITH THE 2004 EDITION OF THE STATE OF OREGON COMMERCIAL STRUCTURAL SPECIALTY CODE.

COORDINATE ALL APPLICABLE MODIFICATIONS TO THESE DRAWINGS AS REQUIRED.



REAR ELEVATION SCALE: 1/4" = 1'-0"



CONSULT BUILDER FOR Siding SELECTION TO EXISTING SIDING

NOTE:
DESIGNER IS NOT AN ARCHITECT OR ENGINEER AND CONSTRUCTION FROM THESE PLANS SHOULD NOT BE UNDERTAKEN WITHOUT THE ASSISTANCE OF A CONSTRUCTION PROFESSIONAL. THESE PLANS ARE FOR INFORMATION ONLY. THE CONTRACTOR RESERVES THE RIGHT TO MAKE SUCH MINOR DEVIATIONS AS DEEMED NECESSARY AS LONG AS SUCH DEVIATIONS PROMOTE THE OVERALL EFFICIENCY AND AESTHETICS OF THE PLAN. CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AND CONDITIONS. DESIGNER MUST BE NOTIFIED OF ANY DISCREPANCIES OR VARIATIONS OF AND FROM

APPROVED FINAL PLAN 3-14-08
THIS SET OF PLANS HAS BEEN APPROVED TO BE PASSED ON TO THE CITY OF SHERWOOD FOR THEIR REVIEW, FOR THE PURPOSE TO PERMIT.

drawn for: LAVENDER TLA HOUSE JAMIE YANG
16227 SOUTHWEST 14th STREET
SHERWOOD, OREGON 97140
303-823-4479, 971-570-4288

designed by: Naomi Homann
303-884-3954

engineer: BMFC ENGINEERING
303-399-1399

DATE:	3-14-08
SCALE:	AS NOTED
DRW:	NAOMI HOMANN
CHK:	NAOMI HOMANN
APP:	NAOMI HOMANN
REV:	1
SHEET:	1
TOTAL SHEETS:	7

Lavender Tea House

	Cost	50% Façade Grant
Exterior Painting	\$ 8,000.00	\$ 4,000.00
Windows & Doors	\$ 11,870.00	\$ 5,935.00
Siding Work	\$ 8,580.00	\$ 4,290.00
Labor	\$ 7,000.00	\$ 3,500.00
Materials to framing, finish work	\$ 7,400.00	\$ 3,700.00
	\$ 42,850.00	\$ 21,425.00



OR CCB# 155833 ▶ WA# SULLEVR945K5 ▶ Shaun Sullens and Marvin Veeder owner's ▶ 503-349-2273 ▶ meveeder@msn.com

FIRM PRICE QUOTATION AND CONTRACT

Date submitted: May 5, 2008
Customer name: Jamie Yang Lavender Tea House
Address: 16227 SW First Street, Sherwood Oregon 97140
Phone/Cell: 503-625-4479 / 971-570-4288 / jyang91@hotmail.com
Project location: 16227 SW First Street, Sherwood Oregon 97140

**Work to be performed: Front Façade of Lavender Tea House
Includes creating front façade as per plans.**

- Materials to framing, finish work: \$7400.00
- Labor: \$7000.00
- Profit: \$1600.00

Total cost for Front Façade: \$16,000.00

Estimated Time: 12 days

Terms: 10% down at signing; and a percentage of balance due weekly with a remaining balance at completion after approval of work by owner and general contractor. A payment schedule will be provided and will require a signature.

ACCEPTANCE OF PROPOSAL: All of the above work will be completed in a substantial and professional manner with the site left clean. Any alterations or deviation from the plans submitted or from the above specifications will involve extra cost of material and/or labor and will become an extra charge above the sum stated in this contract, unless otherwise negotiated. Any changes in specification will require a signed change order. All agreements must be made in writing before changed construction will begin. The above prices, specification and conditions are hereby accepted. I have read this, the CONSUMER NOTIFICATION FORM, the OWNER'S DUTY TO NOTIFY CONTRACTOR and the INFORMATION NOTICE TO OWNER ABOUT CONSTRUCTION LIENS and understand my rights. You are authorized to do the work as specified. Payment will be made as outlined above. **Note:** Any TV cable wiring and hook up and/or security monitors system to be paid separate from this contract and by owner.

Note: owner to obtain permits.
Please sign below.

Customer's acceptance signature:

Jamie Yang

Date: 5/6/08

General Contractor signature:

Shaun Sullens

Date: 5/6/08

**Shaun Sullens and Marvin Veeder ▶ Fax: 503-285-1305 ▶ Marvin's cell # 503-349-7215
6533 N. Kerby, Portland, Oregon 97217**

Sullens Veeder

Renovation & Construction, LLC

OR CCB# 155833 ▶ WA# SULLEVR945K5 ▶ Shaun Sullens and Marvin Veeder owner's ▶ 503-349-2273 ▶ meveeder@msn.com

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Customer name: Jamie Yang Lavender Tea House
Address: 16227 SW First Street, Sherwood Oregon 97140
Phone/Cell: 503-625-4479 / 971-570-4288 / jyang91@hotmail.com
Project location: 16227 SW First Street, Sherwood Oregon 97140

Work to be performed: Remodel Lavender Tea House of both original and new construction; as plans viewed on 01.14.08 Work to begin June 9th with Sullens Veeder Renovation

Note; Sullens Veeder Renovation general contractor will coordinate with excavation contractor, roofer and painter. There will be a drop box and a porta-potty on the premises.

Demolition work: \$5500.00

Includes labor and profit costs for demo of new addition areas and original house as needed

Removal of debris is included

Estimated Time: 5 days

Framing work: \$46,335.00

Includes labor, materials and profit costs for new addition and necessary with pre-engineered trusses framing for original house; interior and exterior;

Framing for 8 solar tubes; purchase and installation price included.

Estimated Time: 14 days

Siding work: \$8580.00

Includes labor, materials and profit costs for ship-lap siding the new addition and the original house

Estimated Time: 14 days

Doors and windows: \$11,870.00

Includes labor, materials and profit costs for purchase and install entrance door and windows and interior doors (front door will be full glass panel wood door; windows in original area to match original house windows; replace with vinyl single hung in new construction; replace side windows in original house, leave front windows as existing) Hardware for doors (ADA code) and windows is included in price

Ken Flynn Painting, Inc.

QUALITY THAT SHOWS!

April 21, 2008

Jamie Yang
Lavender Tea House
16227 SW First St
Sherwood OR 97140

503-625-4479
lavenderteahouse@yahoo.com

The following bid is for the exterior of the new restaurant located at the above address. This bid includes all labor, equipment, and material needed to do the indicated tasks. Top of the line Sherwin Williams Superpaint will be used on the body and Duration on the trim; color to be similar to existing. This bid allows for up to two colors on the body, one color on the trim, an accent on the front door and one color on the floor enamel

1. The building will be pressure washed to clean and remove debris and the trim to remove as much loose paint as possible.
2. All cement will be blown off. See below for cement cleaning
3. We will spray any minor wasps' nests and remove.
4. All caulking is to be done by the siding installers
5. The body will be painted per Superpaint specs.
6. All trim and fascia will be painted per Duration Specs.
7. The gutters will be painted the same color as the trim and the downspouts and eaves the same color as the body.
8. This bid does include finishing doors. But we are assuming that all windows are pre finished and will not be painted
9. Once we start work we would like to put a sign out front so employees can easily find the jobsite.
10. The covered front porch will be finished using Floor enamel
11. The railing and detail at the top of the porch will be finished before being installed then touched up
12. The handrail up the ramp will be prefinished
13. This bid includes the number of samples indicated in paragraph 1; additional samples will be billed on a time and material basis.
14. We will match all other manufacturers' colors to Sherwin Williams.
15. The landscaping may need to be trimmed back before we paint.
16. We are including finishing the new fence 175 lineal feet both sides (you will need to secure permission from adjacent property owners for us to work on their property)

We can do the above for \$8000.00. We would require a draw of \$1000.00 at contract signing and a draw of \$6000.00 at substantial completion with the balance due at final approval. We will schedule this to fit your timing. If you were able to install prefinished fencing the above could be reduced by \$1700.00.

WE PAINT SHERWOOD SINCE 1996©

23077 SW Main Street #58
Sherwood, OR 97140
Office: 503-625-2452
Cell: 503-481-7356

URA Resolution 2008-014
May 20, 2008, Exhibit A (6 pgs)

CCB # 168452
PDCA # 586990
www.kenflynnpaintinginc.com
kenflynnpainting@hotmail.com