



URA RESOLUTION 2014-011

APPROVING A FAÇADE GRANT FOR SMOCKVILLE MONTESSORI 22444 SW OAK STREET

WHEREAS, the Urban Renewal District created a Façade Grant Program by URA Resolution 2014-009 in October 2014.

WHEREAS, Heather Orphanides, Board President has made an application for the building owner Casa dei Bambini (DBA Smockville Montessori) as shown in Exhibit A. attached to this document; and

WHEREAS, the Sherwood Urban Renewal staff has reviewed the application and has recommended approval as noted in the staff report.

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

Section 1. The Agency Administrator is authorized to grant up to 50% of the project but no more than \$30,000 in accordance to the terms and conditions to the Façade Grant Program.

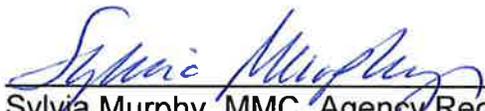
Section 2. This Resolution shall be in effect upon its approval and adoption.

Duly passed by the City of Sherwood Urban Renewal Agency this 18th day of November 2014.



Bill Middleton, Board Chair
Linda Henderson, Board Member

Attest:



Sylvia Murphy, MMC, Agency Recorder

1/3



Old Town Facade Program Grant Application

Date of Application: 10/31/14 SURPAC Review Date: _____

Business Information

Casa dei Bambini DBA Smockville Montessori
Name of Business

22444 SW Oak Street Sherwood 97140
Physical Business Address

503 425 1610 www.smockville.org
Business Phone Business Fax Web site

Heather Orphanides - Board President
Business Owner(s) Name(s)

22444 SW Oak Street Sherwood OR 97140
Address of Property to be Improved Phone

Heather Orphanides 503 997-0765
Application being submitted by Phone E-mail
heatherorphanides@gmail.com, norphanides@smockville.org

Project Information

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

Est. Project Start Date: _____ Est. Project Completion Date: _____

Budget

Total Project Cost: \$ 68,981
Dollar Amount Requested: \$ 27,147.50
(Please see attached Guidelines)

Authorization

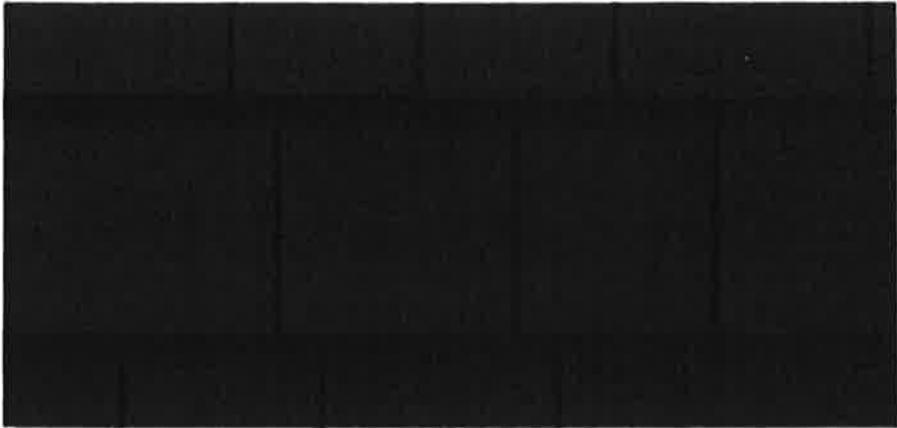
UR District Manager _____ District Board President _____ Date Awarded _____

October 15th, 2014

Narrative of repairs to 22444 SW Oak Street, Sherwood, OR 97140, Smockville Montessori

We propose that the following repairs be completed at Smockville Montessori:

1. Completely replace the existing shake and T1-11 siding (due to extensive dry rot, lack of maintenance, and discovery of lead paint in older areas) on the structure with Hardie-Plank shake on the Front (West) and North facades (both are street facing), and lap siding all around the remaining sides of the building. Keep color of building close to the existing shade of blue.
2. Replace all windows (aluminum framed and wood framed) with new, energy efficient, vinyl windows. These windows will have similar details to existing windows to keep with the era of the building. Existing aluminum framed windows on front facade to be replaced with vertical open windows. Create framing around all windows on front facade to match the older part of the home. Enlarge one window on the south side of the building. Eliminate one window that opens to attic on south side of building (faces alleyway.)
3. Remove and replace roof with like/similar materials. Install new gutters and downspouts.
4. Replace all doors with like styles (windows on top half). Paint a complementary color to home.
5. Replace exterior light fixtures.
6. Add sign to Property on NW corner of lot.



STRAIGHT EDGE PANEL

See Day

Thickness	1/4 in.
Length	48 in.
Height	15.25 in.
Exp.	7 in.
Pcs./Pallet	86
Sq./Pallet	2
Pcs./Sq.	43



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**EXTERIOR PROPOSAL Customer Name: Heather Orphanidf DATE-10/23/2014
PROJECT ADDRESS- 22444 SW Oak St. Sherwood, Oregon**

All proper equipment/EPA Lead staging/prep/landscaping precautions included for project.
Include Lead paint abatement where lead paint is currently on old structure.

- Tear off/disposal all current shake siding, lap siding corner trim, blocking etc. around entire structure.
- Octaborate fungicide treatment spray on sub-wall-(mold, mildew treatment)
- Install polystyrene insulation with reflective coat as insulation for outside before WRB.
- E.P.A. registered spray also treats for wood-boring insects-carpenter ants, termites
- Tar emulsifier laminate sealant bottom base drip edge of walls for splashback
- Pull/reset/re-nail windows as necessary-install high density backer rod insulation system
- Re-seal, caulk framework, windows, doors, corners #1 rated elasticity-bridge flashing
- Install PolyStyrene fan-fold insulation with reflective coating to add approx. R-5 to structure
- Integration of Forensic SAM water-shield flashing system-windows/doors/corners 6 and 9"
- State Certified VORTEC TB rain screen drainage mat moisture barrier system-on all walls (Proper sill folds, overlapping, complete interface/integrate with SAM and wall assembly)
- Moisture barrier is Gore-Tex style polystyrene-2 way transfer-breathes out-not in
- Integration of flashing entailment-roof/steps/rake areas/grade/entry decks/transition
- Provide/install HardiePlank smooth 5" reveal siding on South and East sides and Hardie Shake (straight bottom edge) on West/North sides HZ10 siding-exterior walls described for removal adhering to Hardie installation instructions, blind nailing where applicable etc.
- New door plate/master-blocks, light blocks, power outlet blocks and hose bibs associated with sides to be resided.
- Provide new 5/4x6" trim (smooth Hardie) to match current on West and North side windows where not currently wrapped.
- Provide/install extended leg high back Z metal header flashing-windows/doors/transitions
- Leveler for proper coursing wall alignment, per specs with warranty entailment
- 30 year warranty on all HardiePlank siding-transfers on resale-(non pro-rated)
- **LIFETIME WARRANTY ON WORKMANSHIP-TRANSFERS ON RESALE OF HOME**
- Clean up done daily, all job related debris, and careful around landscaping
- Crew chief, production manager, on job site for quality control
- No added or hidden costs per agreement, pricing locked-payment upon completion
- Honest, reliable and top quality work with the job done right the first time
- Note: Includes proper L flashing behind siding and over front patio concrete.
- **Paint entire house in 2 coats thick Sherwin Williams Resilliance series paint with a 25 year warranty. Includes garage door, body, eves and corners (color #1) and gutters, fascia and trim (color #2). Includes necessary spraying, brush and roll for proper thickness.**

PROJECT SCOPE-Complete replacement of siding with all else described above. \$

(Tax of 8.4% not included in above price).



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COMPLETE WINDOWS PROPOSAL/ENTAILMENT

ALL NECESSARY PERMITS/EPA GUIDELINES

All proper equipment/staging/prep work w/inspections included
Take all necessary steps and precautions for EPA lead law regulations
Removal/Disposal of the all existing old windows-No open holes overnight.
Provide/install high density insulation foam sealant spacing of framework-APP
ANY/ALL DRY-ROT TO BE REPLACED AND IS INCLUDED IN THIS PROPOSAL
Complete seal of framed opening with special watershield membrane gasket flashing
Provide/install new energy rated premium brand PlyGem HPMax glass (dual pane) lifetime vinyl windows with dual strength glass in all panes.
All new windows to be custom built to specifications (All windows included on house)
All windows to be installed interior/exterior **White**
Windows to have special safety locks/security style insect proof screens and **cam lock**.
All windows to have special Energy package including HP max, upgraded spacer/argon...
Triple LowE on South/West for premium U value-spacer-chamber fill
Siding to be removed cleanly to windows frame for spacing aspect as necessary 4" around
Complete caulking and sealing done with premium elasticity grade 50% VLM sonolastic
Cut around all other windows on house 4" and install z metal above/Moistop flashing.
Complete LIFETIME MANUFACTURER WARRANTY-(transfers upon sale of home)
Complete LIFETIME WORKMANSHIP WARRANTY-(transfers upon sale of home)
Clean up of interior/exterior/any job related debris-(includes cleaning of windows)
Pricing is locked/No hidden costs-per this agreement/payment upon completion

Sizes/styles: Back (East) - 2 - 2'x3' XO, 1 - 4'x 2' XO and 2 - 3'x5' Single Hung. Left (North) 1 - 4'x2' Double Single Hung, 1 - 3'x5' Single Hung (both with vertical top grids) Front (West) 2 - 4'x5' Single Hung, 1 - 6'x5' Double Single Hung, 1 - 5'x6' Double Single hung. Right (South) 2 - 5'x6' XO and 1 - 4'x6' XO includes framing down to be same height as other windows on this side. New bottom sill, side studs etc.

Doors: Install new door on West and South sides to be ½ lite Codel doors with grids and double bottom panel. Includes removal/disposal of old, install new doors and locksets.

Obtain any/all ENERGY TAX CREDIT/REBATE FOR ENERGY STAR COMPLIANCE



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(ALL LABOR/TIME/MATERIALS INCLUDED IN PROPOSAL-No hidden costs) \$

ROOFING / GUTTER SCOPE— Orphanidf

(Take extra staging precautions to protect property/landscaping/siding/gutters)

- All proper staging/safety equipment-practices/OSHA compliance
- Complete tear off/disposal of existing roofing layers. Inspect sheeting underneath current roofing and replace rotted sheeting at \$55.00/sheet.
- Provide/install new premium Hybrid watershield underlayment system
- All new barrier overlapped from bottom to top- spacing 6 inches to 1ft for seal
- Install proper drip edge metal as necessary to fascia/soffit trim to gutters
- Add new fascia on sides of front side dormers.
- Provide/install water/ice membrane-perimeter edge-2/6 inches up walls-APP
- Integration of roof/wall/chimney areas for proper flashing sealant system
- Provide/install new rake/diverter flashing for splash back protection
- New chimney/skylight counter flashing detail entailment included
- Provide/install additional vents for proper air flow and code compliance – Do CFM test to install adequate roof venting.
- Integration of valley metal flashing/membrane on wall edges to siding-APP
- Install self-sealing starter strip for coursing alignment
- All roofing shingles nailed 4/5/6 nail anchoring system for stability-(No staples)
- Provide/install Decorative ridge caps/hip trim on entire ridge line for accent
- All work to be done to manufacturer installation guidelines
- Complete clean up of landscaping-magnet swept-for customer satisfaction
- Roofing material-#1 rated premium OwensCorning/Duration Architectural Shingles
- Lifetime warranty on CT/OC roofing-transfers upon resale
- Lifetime warranty on all workmanship-transfers upon resale
- Customer to select color of roofing shingles-Premium wind rating included
- Pricing is locked-payment upon completion
- Provide and install new K style gutters around entire structure with new high flow downspouts. Gutters include all necessary end caps, slope for drainage, seam glue, screws and new nails as necessary for firm hold.

(OC ARCHITECTURAL ROOFING SHINGLES INCLUDE MOSS/MILDEW RESISTANT COATING)

Total cost for removal/disposal of current roof/gutters and installation of new - \$



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COST BREAKDOWNS:

1. **Siding** – Complete siding/paint as described above on North side - \$25860.00
2. **Siding** – Complete siding/paint as described above on West side - \$22708.00
3. **Siding** – Complete siding/paint as described above on South and East sides - \$14,686.00

4. **Windows/Doors** – Complete window scope along with era defining grids North - \$3627.00
5. **Windows/Doors** – Complete window scope along with era defining grids West - \$2100.00
6. **Windows/Doors** – Complete window scope in existing frames South/East sides - \$3320.00

7. **Roof/Gutters** – Complete roof scope along with new gutters - \$19,656.00

Lifetime will donate the roof worth \$19,656.00 to the above contracted. Roof total =\$0.00

Lifetime will donate the windows and installation on the South/East sides totaling \$3320.00

Total for the North / West sides =\$54,295.00

Total for South / East sides =\$14686.00

Total due upon completion by the above contracted =\$68981.00



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