
City of Falls City
City Council Regular Meeting Minutes
Monday April 13, 2020 6:00 PM
Meeting Location: 320 N Main Street, Falls City, Oregon 97344

COVID-19 Related Conference Call (425)-436-6370, Code #251514

Council Present: Mayor Jeremy Gordon, Lori Jean Sickles, Jennifer Drill, Tony Meier, Cliff Lauder, Dennis Sickles, T.J. Bailey

Staff Present: Mac Corthell, City Manager; William Sullivan, Community Development & Outreach Coordinator

1.1. Call to Order

Mayor Gordon called the meeting to order at 6:00PM

1.2. Roll Call

City Manager Corthell took roll call. (Clerk Jamie Ward was absent)

1.3. Pledge of Allegiance

Mayor Gordon led the pledge.

2. Motion to adopt the entire Agenda

A motion was made by Councilor T. Meier and seconded by Councilor C. Lauder to adopt the entire agenda. Motion carried 6-0-0-0. Ayes: Lori Jean Sickles, Jennifer Drill, Tony Meier, Cliff Lauder, Dennis Sickles, T.J. Bailey

3. Reports

- a. Mayor Gordon stated he has met with Oregon Health Authority every Wednesday and with League of Oregon Cities every Friday to get up to date information regarding the COVID-19 for Oregon. Gordon invited Councilors to join if they want and he will get them the information. Mayor Gordon has also been meeting with local residents, officials from the Fire Department, Schools and churches. Gordon invited Councilors to join as well
- b. City Manager Corthell updated Council on COVID-19 related closures and changes
 - i. Falls City Emergency Declared March 24,2020
 - ii. City Hall is still operating on a limited schedule. Clerk Ward is still out ill and will hopefully return next Monday.
 - iii. City Facilities are closed unless special circumstances dictate otherwise
 - iv. City Parks are Closed but stated the Green space is open, social distancing is required. Parks structures are closed until further notice.
 - v. City events are cancelled until June 01, 2020.
 - vi. Utility Penalties and Shut-offs are still being waived
 - vii. City Committees are cancelled until further notice.
- c. Statements of Economic Interest ore due April 15, 2020.
- d. Budget Committee Meeting is scheduled for April 23, 2020 via telephone

Councilor L. Sickles will not be able to make the Budget Committee meeting on April 23, 2020.

4. Community & Government Organizations

- a. Mayor Gordon stated that he heard from Sharon with the Fire Department that they have seen an increase in call volumes

5. Reports

a. Council Report

- Councilor L. Sickles hopes that they can reschedule the Annual Easter Egg Hunt.
- Councilor D. Sickles stated that the OSAA has cancelled all school sporting events for the remainder of the year.
- Councilor J. Drill shared that she has had conversation with local teens and has received positive feedback for them regarding the idea of a Skate park. Drill added that she has heard of some vandalism at the post office and wanted to keep council aware of that.

b. Community Outreach and Development Coordinator

- William Sullivan stated his work with the Steering Committee now known as Falls City Thrives has filed their articles of incorporation and is now registered as a nonprofit. That will help them get some projects done.
- Sullivan would like to ask Councilors to bring back the Resource Binders they were given so that he can update them.
- Councilor D. Sickles commented that his binder burnt in his house fire.

c. City Manager Report

- Touched on CBDG wastewater noting that we should have all purchase options on all but one easement by the May meeting.
 - Corthell informed council that City Staff negotiated a Rate Study Contractor, Steve Donavan and is one of the most renowned gentlemen that he has heard of in his field.
 - Judge resigned without any discussion
 - Corthell noted that he did tag the RV abandoned at the Mill lot and then the City will need to pay to have it removed.
 - Parry Road Water Main project is complete.
 - Corthell stated due to these troubling time he will not be leaving in August as his resignation was planned.
-

6. Consent Agenda

A motion made by Councilor T. Meier and Seconded by Councilor L. Sickles to adopt the consent agenda. Motion carried 6-0-0-0. Ayes: Lori Jean Sickles, Jennifer Drill, Tony Meier, Cliff Lauder, Dennis Sickles, T.J. Bailey

7. Public Comments

- a. Letter from Andy Jensen and Brian Barclay with Bureau of Land Management (BLM) (See Exhibit A)
- b. Stan Butterflied resignation letter (See Exhibit B)

8. New Business

- a. City Staff is asking City Council to choose a new logo developed by students of Western Oregon University in conjunction with City Staff, the Mayor, and other commenters. City Staff recommends "Mountains and Trees" logo.

After council discussion

A motion made by Councilor J. Drill and Seconded by Councilor D. Sickles to move that the City Council of the City of Falls City adopt Mountain and Trees logo as the official logo of Falls City. Motion carried 6-0-0-0. Ayes: Lori Jean Sickles, Jennifer Drill, Tony Meier, Cliff Lauder, Dennis Sickles, T.J. Bailey

- b. Corthell read his manager report regarding the procedure for conducting the City Manager's review and appointing the Mayor and Council President to negotiate renewal terms of the Manager's contract.

Council realized they had not elected a new Council President but decided to proceed on with this vote and then appoint a Council President.

After Council Discussion two motions were made

- 1. Motion made by J. Drill and seconded by D. Sickles by to appoint C. Lauder as the Councilor to work with Mayor Gordon.
- 2. Motion made by L. Sickles and seconded by T. Meier to nominate the Council President and the Mayor.

A roll call vote was called and council votes were as followed

Councilor L. Sickles- Mayor, Council President
Councilor Drill- Mayor, Cliff Lauder
Councilor Meier- Mayor, Council President
Councilor Lauder –Mayor, Cliff Lauder
Councilor D. Sickles- Mayor, Council President
Councilor Bailey- Mayor, Council President

By a 4-2 vote Council elected Councilor Cliff Lauder as Council President

A motion made by Councilor J. Drill and Seconded by Councilor D. Sickles moves that the City Council of the City of Falls City grant the Manager's request to renegotiate his contract, and appoint the Mayor and Councilor C. Lauder to negotiate, confer, and present an agreement to the Council for ratification or rejection.

Motion carried 6-0-0-0. Ayes: Lori Jean Sickles, Jennifer Drill, Tony Meier, Cliff Lauder, Dennis Sickles, T.J. Bailey

- c. Council had minimal discussion about appointing a Council President

A motion made by Councilor D. Sickles and Seconded by Councilor J. Drill to move that the City Council of the City of Falls City appoint Cliff Lauder as Falls City Council President. Motion carried 6-0-0-0. Ayes: Lori Jean Sickles, Jennifer Drill, Tony Meier, Cliff Lauder, Dennis Sickles, T.J. Bailey

A motion made by Councilor L. Sickles and Seconded by Councilor T. Bailey to move that the City Council of the City of Falls City appoint Tony Meier as Falls City Council President. Motion carried 6-0-0-0. Ayes: Lori Jean Sickles, Jennifer Drill, Tony Meier, Cliff Lauder, Dennis Sickles, T.J. Bailey

A roll call vote was called and council votes were as followed

Councilor L. Sickles- T. Meier
Councilor Drill- C. Lauder
Councilor Meier- T. Meier
Councilor Lauder- C. Lauder
Councilor D. Sickles- C. Lauder
Councilor Bailey- C. Lauder

By a 4-2 vote Council elected Councilor Cliff Lauder as Council President.

9. Old Business

- a. Community Outreach and Development Coordinator William Sullivan read his agenda report regarding the potential pocket park located in front of the old Doctors Clinic (see exhibit C)

Council had brief discussion regarding the cost of the project but all agreed that this was a great idea and look forward to seeing this come to fruition.

A motion made by Councilor T. Bailey and Seconded by Councilor C. Lauder to move that the City Council of the City of Falls City approve the pocket park as designated for the property at 304 North Main Street. Motion carried 6-0-0-0. Ayes: Lori Jean Sickles, Jennifer Drill, Tony Meier, Dennis Sickles, Cliff Lauder, T.J. Bailey

- b. Community Outreach and Development Coordinator William Sullivan read his agenda report (see exhibit D) regarding both properties, 304 & 306 N Main.

Councilor Drill was wondering if there was a way to make it a community project to have community members volunteer their time for labor or discounted services and supplies.

Sullivan stated that some of the work that needs to be done can be done by volunteers but in some situations like the lead paint in the building makes it a liability for the City.

City Manager Corthell added that if we have a few options, we could sell it, knock the house down and create the land as a park, or refurbish the house and invest in it to make it an investment within the community.

A motion made by Councilor L. Sickles and Seconded by Councilor T. Meier to move that the City Council of the City of Falls City select staff recommendation option one (1): Plan to use funds from the City's Community Development Revolving Loan Fund (the fund's balance is approximately \$117,000) to cover renovations to the property at 304 North Main Street and pursue grant opportunities to lessen the cost. Falls City Thrives has brainstormed ideas for the property and would like to use the property to create a multi-use space for community health/wellness and small business incubation. Their ideas include yoga or other exercise classes, space for medical practitioners, telemedicine, rentable desk space/co-working, vendor space in living room, a drive-through coffee shop, and job training classes. Grant organizations have been uninterested in funding renovations to a City building, but by partnering with Falls City Thrives and private partners, a public-private partnership project would likely be more interesting to funders. In addition, Falls City Thrives has done some professional development with grant-writing and is prepared to relieve some administrative burden from City Hall staff. This option gives the community the largest say in the property's future. Motion carried 6-0-0-0. Ayes: Lori Jean Sickles, Jennifer Drill, Tony Meier, Dennis Sickles, Cliff Lauder, T.J Bailey

10. Adjourn

The meeting adjourned at 7:30pm.



Mayor, Jeremy Gordon

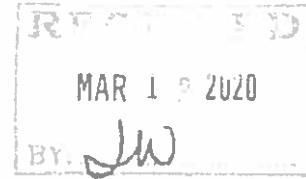
Attested: 

City Clerk, Jamie Ward

Exhibit A

March 9th, 2020

Falls City Volunteer Fire Department
320 N Main St.
Falls City, OR 97344



To the Falls City Volunteer Fire Department,

Early in the morning of January 8, 2020 several Bureau of Land Management (BLM) employees, myself included, were traveling up the gated portion of the Black Rock Mainline past the county road. This is where we found a woman stranded, her car in the ditch, in need of assistance and medical attention.

Soon after relaying the information to our dispatcher, EMS, Polk County Sheriff's Deputies and members of the Falls City Volunteer Fire Department arrived to assist.

We thank you for your help in aiding in her care. All members of the BLM were impressed with your response, candor and attention. Without the help of the Falls City Volunteer Fire Department and all those involved the outcome could have been much worse. We are grateful that you were able to help us resolve the issue promptly and professionally.

Thank you again and best regards,

A handwritten signature in black ink, appearing to read "Andy Jensen". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Andy Jensen
Forester
Marys Peak Field Office
Northwest Oregon District, BLM
1717 Fabry Rd. SE
Salem, OR 97306

A handwritten signature in black ink, appearing to read "Brian Barclay". The signature is cursive and somewhat stylized.

Brian Barclay
Cruiser/Appraiser
Marys Peak Field Office
Northwest Oregon District, BLM
1717 Fabry Rd. SE
Salem, OR 97306

March 9, 2020

The City of Falls City
299 Mill Street
Falls City, OR 97344

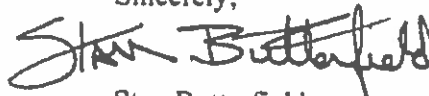
RE: Resignation of Municipal Court Judge

Dear Mayor and Council:

This letter will serve as notice of my resignation as Municipal Court Judge for the City of Falls City. I think this was a noble experiment, but my court support staff has completely changed since we began to service a docket of code enforcement violations for Falls City. Frankly, there just hasn't been enough code enforcement activity to justify the time it would take to train my staff on how these things should be handled to serve your city.

Thank you for the opportunity to serve your city even if it was only for a brief time. My best wishes that a time will come when a municipal court mechanism can be a more viable approach to improve the quality of life for all of your citizens.

Sincerely,



Stan Butterfield,
Attorney at Law

STAFF REPORT

To: Honorable Mayor and City Council
From: William Sullivan, Community Development & Outreach Coordinator
Subject: Luckiamute Clinic Pocket Park
Date: April 13, 2020

Summary

Falls City Thrives has planned a small pocket park in front of the Luckiamute Clinic building to act as an "outdoor living room" in the North Main Street business area where residents can gather, visitors to Falls City can access resources and information, and that will serve as an anchor for the community's parks and outdoor recreation activities. The pocket park will feature a community bulletin board that includes interpretive signage detailing outdoor recreation spots, wooden seating (designed to highlight the city's timber history), wayfinding signage, amenities for cyclists (bike racks and a repair station), and other natural enhancements of the outdoor space (trees, plants, dry river bed). Falls City Thrives will recruit volunteers to assist in construction of the park and students from Falls City High School will also donate volunteer time. Using hardscaping and locally made features (seating, bike rack, etc.), the park is designed to require little to no maintenance.

Background

Falls City Thrives has met twice with Kate Schwarzler, the Independence Downtown Association President and a trained landscape, who has assisted in designing the park. A grant to fund the project was submitted to the Oregon Community Foundation on February 20, 2020. A decision is expected in April. If the grant application is denied, the City has another opportunity lined up and can make adjustments to the previous grant application.

In-kind donations have been promised from Western Interlock. Falls City Thrives is soliciting donations of wood seating and a table from local artisans.

The previous Parks & Recreation Committee meeting was cancelled due to the COVID-19 outbreak, so there was not an opportunity for that committee to make a recommendation to City Council. The pocket park was briefly discussed at the February 19th meeting.

Previous Council Action

William Sullivan, Community & Development Outreach Coordinator, briefly discussed the pocket park project at the March 2, 2020 Council work session as a central hub for Falls City's outdoor recreations spots and parks.

Alternatives/financial implications

There is no financial ask of the City for this project. All costs will be covered by in-kind donations and the grant. Down the road, this project will increase the value of the property and most of the pocket park could be moved if the property were ever sold.

Staff recommendation

Staff recommends that City Council vote to approve the pocket park.

Exhibits

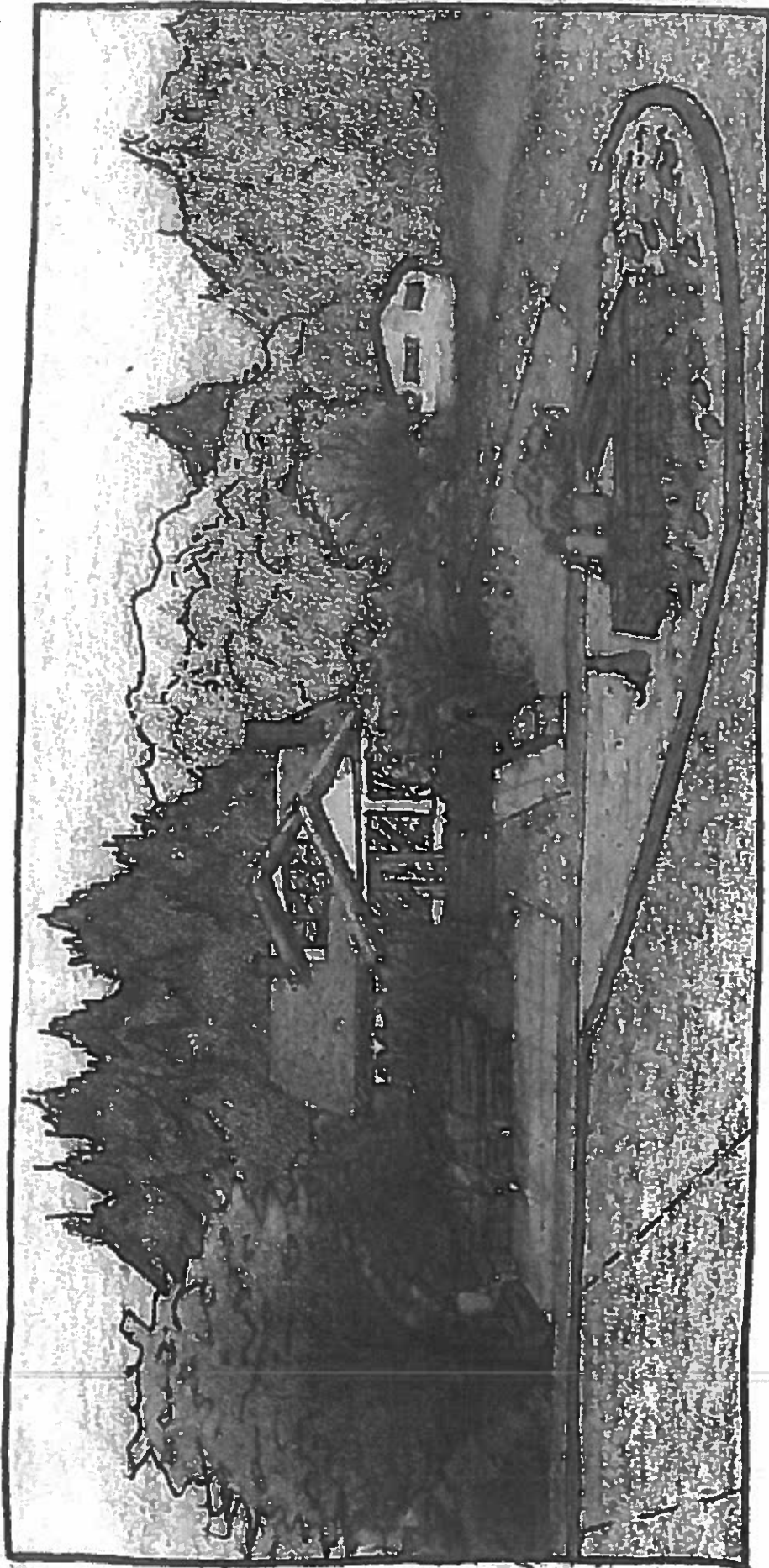
Exhibit A- Pocket Park Design Sketches

Exhibit B- Cover Letter for OCF Parks Grant Application

Proposed Motions

I move that the Falls City City Council approve the pocket park as designed for the property at 304 North Main Street.

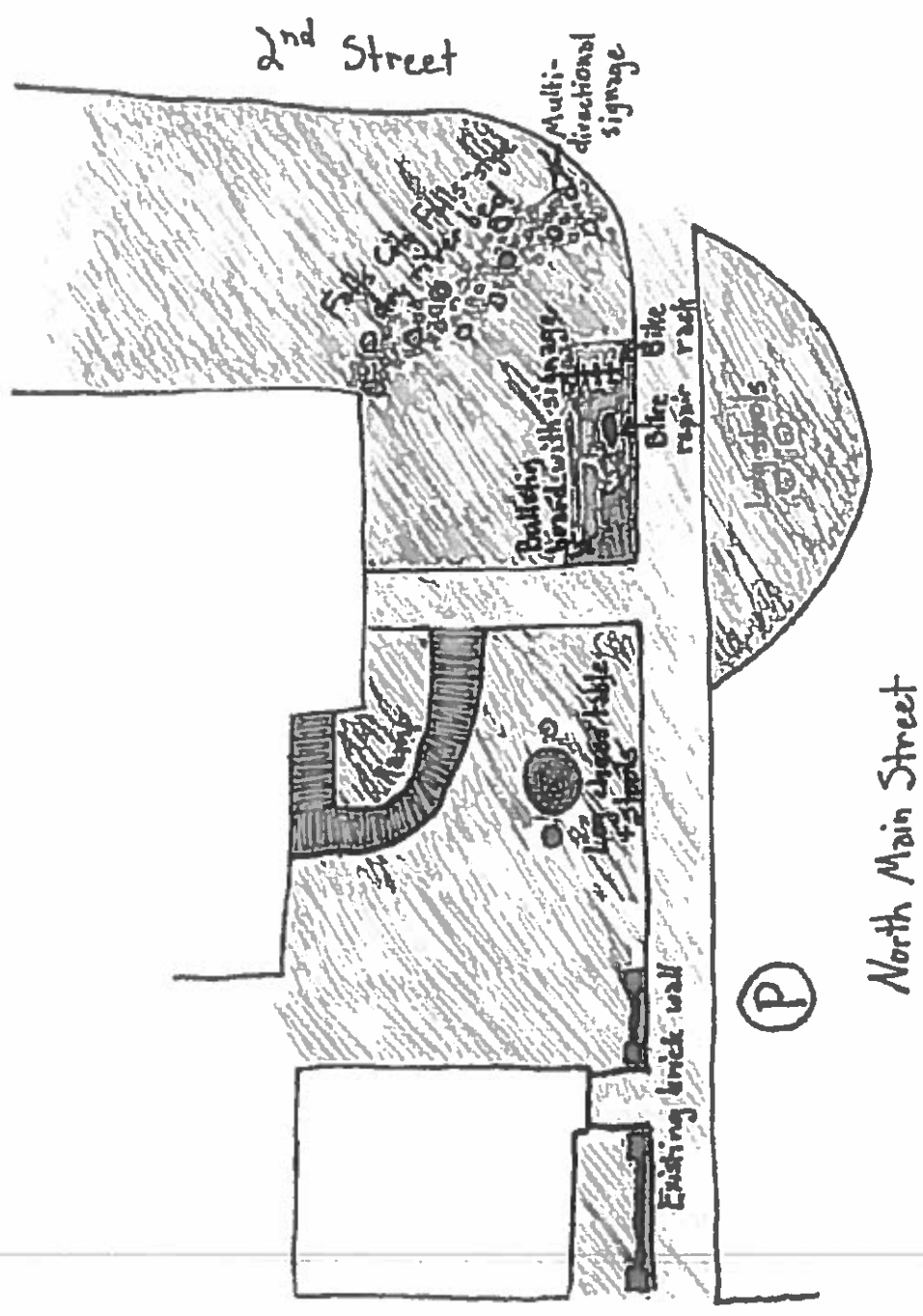
Exhibit A

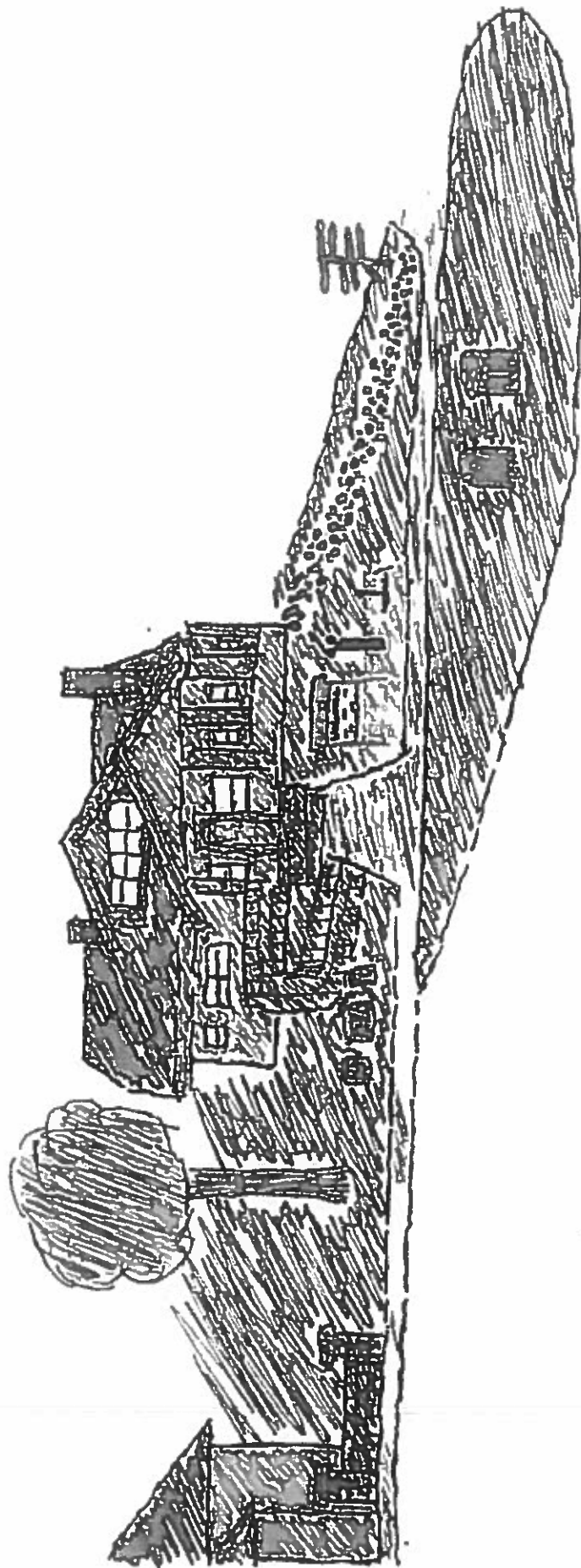


**City of Falls City
Main Street Pocket Park Concept Sketch
November | 2019**



CreoSolutions
CREATING LIVABLE COMMUNITIES





Multi-directional signage
(for North Main + 2nd Streets)

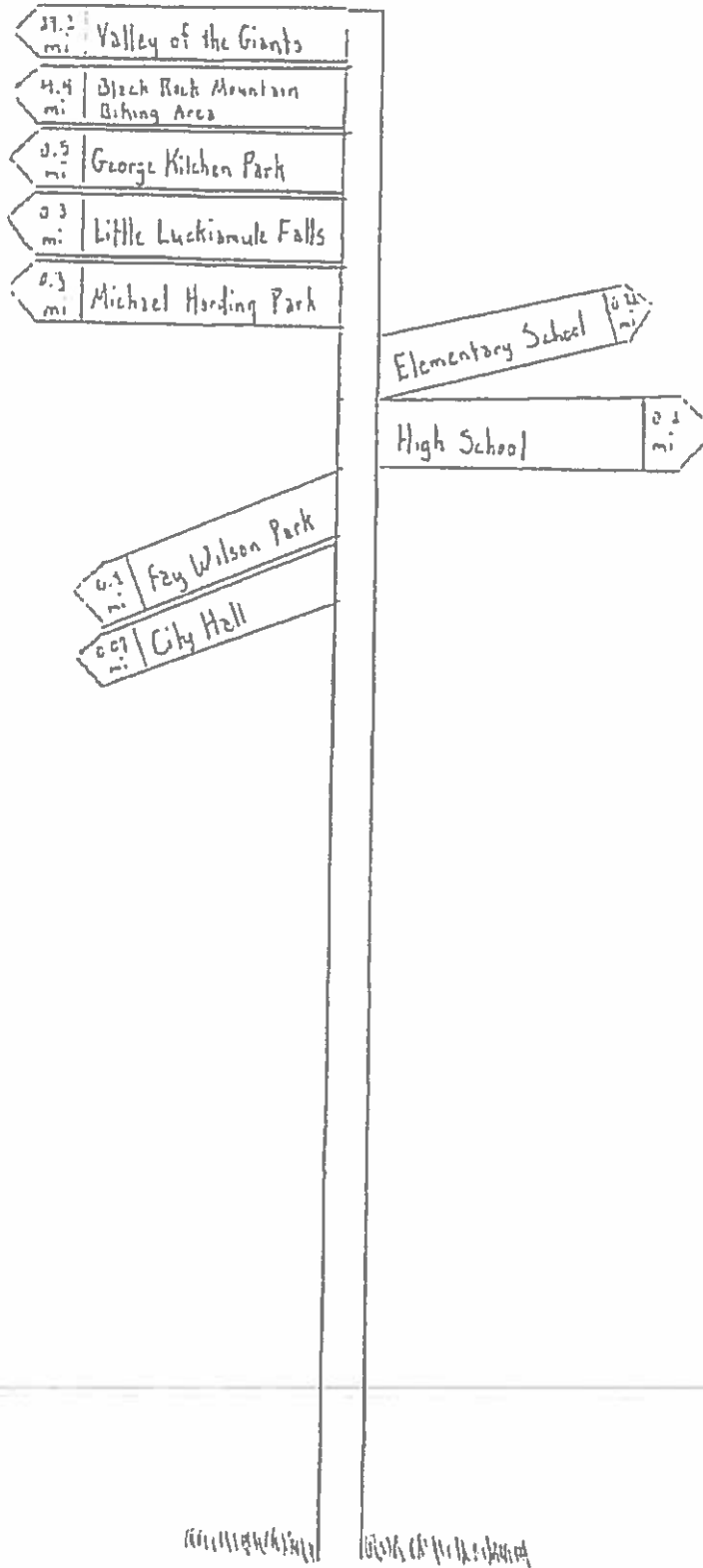




Exhibit B

City of Falls City
299 Mill Street
Falls City, OR 97344
Phone: 503-787-3631

February 20, 2020

The Oregon Community Foundation
1221 SW Yamhill Street, Suite 100
Portland, OR 97205
503-227-6846

RE: "Outdoor Living Room: Connecting Community and Visitors" Proposal for OPF Funding

Dear Oregon Parks Foundation Advisory Committee,

We are writing from the City of Falls City about a community-led project that seeks to develop publicly-accessible land into a pocket park here on Main Street. Falls City completed a community visioning process last year, and one of the major themes citizens developed is economic development in the downtown business area. For us, given the city's natural assets, that economic development goes hand-in-hand with the maintenance of the beautiful City parks and the abundant outdoor recreation opportunities available here. What we lack is the connectivity between those natural assets and our downtown area. To address this, a citizen-led steering committee (that emerged from the visioning process) prioritized and action-planned a communal outdoor space at 304 North Main Street. This grant opportunity, in conjunction with contributions offered by local businesses and a robust volunteer force, would make a significant difference in closing the gap and realizing this project.

In creating this communal park, our goals are as follows:

- To provide a much-needed centrally located space for congregating and socializing across social groups and intergenerationally, while instilling feelings of community pride by featuring elements that harken to Falls City's rural charm and rich timber history.
- To orient and direct visitors to our outdoor recreation opportunities (including Black Rock Mountain Bike Area, the Valley of the Giants, the Little Luckiamute River Falls, and our beautiful City parks) and feature information and interpretive signage useful to visitors.
- To serve as an anchor to our Falls City Greenway project (adopted by the Mid-Willamette Valley Regional Solutions Team of the Governor's Office), which aims to improve bicycle and pedestrian connections between our natural assets, schools, and business area.

To achieve these goals, we have \$179,438.71 of in-kind/match contributions and are requesting a total of \$2,765.00 from the Oregon Parks Foundation Fund to close the funding gap. Connecting and maximizing our parks and outdoor recreation opportunities is essential to our development and prosperity and so, we very much appreciate your considering our application and look forward to answering any questions you may have.

Sincerely,

Macahan "Mac" Corthell
City Manager

William Sullivan
Community Development & Outreach Coordinator

STAFF REPORT

To: Honorable Mayor and City Council
From: William Sullivan, Community Development & Outreach Coordinator
Subject: Luckiamute Clinic Renovations
Date: April 13, 2020

Summary

The Community Development & Outreach Coordinator scheduled walk-throughs with five separate general contractors to discuss renovations to the City's property at 304/306 North Main Street. Two of those contractors submitted estimates for renovations.

NW Liberty Construction LLC (of Dallas, OR) estimated work for the building at 304 North Main Street at a total of \$128,406.85 and work for the building at 306 North Main Street at a total of \$57,999.80, for a combined total of \$186,406.65. Anderson Quality Construction LLC (of Monmouth, OR) estimated a combined total of \$291,564.00 (including the carport). Work on the building at 304 North Main Street was estimated at \$198,520.00 and work for the building at 306 North Main Street at a total of \$19,290.00, plus fees and labor costs for both buildings at \$56,294.00.

The estimates follow (Exhibits A, B, and C). Please find a cost breakdown below:

306 North Main Street ("the Cottage")

	<u>NW Liberty Construction</u>	<u>Anderson Quality Construction</u>
Exterior siding	\$12,517.19	
Windows	\$3,291.60	\$5,600.00
Floors	\$4,698.72	N/A
Doors	\$1,580.80	\$1,260.00
Foundation	\$4,940.00	\$4,600.00
Roof & Gutters	\$0.00	\$300.00
Bathroom	\$3,551.60	\$610.00
Electrical	\$8,000.00*	
Plumbing	\$8,000.00*	\$3,500.00

Drywall	\$1,153.15	N/A
Kitchen cabinets	\$5,323.50	\$1,050.00
Painting	\$4,370.18	\$800.00
For volunteers	(\$1,887.60)	
Base boards & walls	\$573.06	\$850.00
Front step	N/A	\$600.00
Other	N/A	\$120.00
Total	\$57,999.80	\$67,684.00
Materials	\$20,595.51	\$18,030.00
Labor	\$21,404.29	[Not broken out]
Subcontracting*	\$16,000.00	<\$3,500.00
Fees (with Big Clinic)	N/A	\$48,394.00
Total (minus volunteer work)	\$56,112.20	\$67,684.00

304 North Main Street ("the Big Clinic")

	NW Liberty Construction	Anderson Quality Construction
Windows & Doors	\$38,929.02	\$127,900.00
Front Porch	\$3,607.50	\$5,800.00
Front Steps	\$2,727.98	
For Volunteers	(\$2,727.98)	
Access Ramp	\$2,623.12	\$2,350.00
Chimney Leak	\$1,374.10	\$10,000.00
Chimney Specialist*	\$7,000.00	
Siding Repairs	\$5,470.24	\$13,710.00
Moisture Control	N/A	\$2,510.00
Plumbing*	\$15,000.00	Not included
Electrician*	\$15,000.00	Not included
Exterior Paint	\$13,925.60	Not included
Seismic Stabilization/Basement	\$1,029.60	\$3,460.00
Flooring	\$9,461.50	\$43,750.00

Base Boards	\$2,070.43	
Interior Paint	\$2,925.00	
For Volunteers	(\$2,925.00)	
Drywall	\$150.07	
Attic	N/A	\$1,800.00
Dumpster	\$780.00	\$5,700.00
Rain Gutters	\$2,812.99	Not included
Cleaning	N/A	\$1,200.00
Demolition	\$1,560.00	Not included
Total	\$128,406.85	\$216,980.00
Materials	\$61,378.94	[Not broken out]
Labor	\$29,247.91	[Not broken out]
Subcontracting*	\$37,000.00	[Not broken out]
Fees (with Small Clinic)	N/A	\$48,394.00
Total (minus volunteer work)	\$122,753.87	\$216,980.00

Several contractors expressed concern with the cottage on the property (306 North Main Street). As the building has no foundation, there is likely to be significant rot underneath the building, but that can't be known for sure until work has begun. It's feasible that it might be less expensive to raze the building.

On behalf of Falls City Thrives, a letter of inquiry for the Reser Family Foundation Small Community Initiative program for financial assistance with this project has been submitted. Other organizations have so far been uninterested as long as the property is owned by the City. Philanthropic organizations might be more interested if the City had private and/or nonprofit partners interested in carrying out a vision for the property.

Oregon public procurement laws require the City to release a Request for Proposals (RFP) for projects in excess of \$100,000. As both estimates are above that limit, the City is not able to engage the services of either contractor at this juncture and will need to release an RFP to move forward.

Financial Implications & Path Forward

Option 1: Plan to use funds from the City's Community Development Revolving Loan Fund (the fund's balance is approximately \$117,000) to cover renovations to the property at 304 North Main Street and pursue grant opportunities to lessen the cost. Falls City Thrives has brainstormed ideas for the property and would like to use the property to create a multi-use space for community health/wellness and small business incubation. Their ideas include yoga or other exercise classes, space for medical practitioners, telemedicine, rentable desk space/co-working, vendor space in living room, a drive-through coffee shop, and job training classes. Grant organizations have been uninterested in funding renovations to a City building, but by partnering with Falls City Thrives and private partners, a public-private partnership project would likely be more interesting to funders. In addition, Falls City Thrives has done some professional development with grant-writing and is prepared to relieve some administrative burden from City Hall staff. This option gives the community the largest say in the property's future.

Option 2: City Hall staff release a Request for Proposals. Given the difficulty in getting all five contractors to submit estimates, it is unlikely that many contractors will want to submit bids. This option will not defray costs nor allow for public input. It would then be up to the City to either rent or sell the property.

Option 3: Sell the building in its current condition. While this would seem to offload a property that the City has struggled with, it is unlikely that the building will sell. Another Commercial/Residential-zoned building at 407 North Main Street has sat on the market for quite a while, despite being in habitable condition. Were the building to sell, it is likely that a less-than scrupulous landlord would purchase the building for apartments. The public and the previously convened Clinic committee have expressed a desire for the property to be used for services and businesses and not primarily as a residence. Neither the City nor the public would have a say in who might purchase the property or what it would be used for after sale.

Staff recommendation

Staff recommends Option 1. It will take time, but allows for citizen participation and would allow the community to be more selective about who might rent the building. It would allow the City to recoup money spent in renovations over several years and would ultimately result in the property being a habitable and useful asset for the City.

Exhibits

Exhibit A- NW Liberty Construction Estimate (304 North Main Street)

Exhibit B- NW Liberty Construction Estimate (306 North Main Street)

Exhibit C- Anderson Quality Construction Estimate

Proposed Motion

N/A

Exhibit A



Falls City#2
304 N.main St.
Falls City OR 97344

Submitted By:

NW.Liberty Construction LLC

310 NE KingsValley Hwy #122
Dallas OR 97338

Mobile: (503)510-9248

nwlibertyconstruction@gmail.com

www.Nwlibertyconstruction.com

CCB #218233

NW.Liberty Construction LLC
 310 NE KingsValley Hwy #122
 Dallas OR 97338

Mobile: (503)510-9248

nwlibertyconstruction@gmail.com

www.Nwlibertyconstruction.com

CCB #218233



NW Liberty Construction LLC.
 Your Remodling Experts

Customer

William Sullivan
 Falls City
 299 Mill St.
 Falls City OR. 97344
 Mobile: (503) 787-3631
 wsullivan@fallscityoregon.gov

Estimate

Job Name Falls City#2
 Job Number 83
 Issue Date February 19, 2020
 Valid Until March 20, 2020

Job Site

Clinic
 304 N.main St.
 Falls City OR 97344

Item	Quantity	Unit Price	Amount
Windows, Vinyl, 30" wide vinyl casement window, 60" tall	4 Ea	\$960.44 / Ea	\$3,841.76
Material		\$842.40 / Ea	\$3,369.60
Labor		\$118.04 / Ea	\$472.16
<i>All vinyl windows are double-glazed with clear glass. All costs are for standard windows. Manufacturers' window sizes vary. For standard units round measurements to the nearest size. Add approximately 80% for custom sizes. Some manufacturers provide a less rigid, lower grade of windows for 15% less. For aluminum grid between panes of glass or removable grilles outside of window add: half-round \$28, half-elliptical \$46, round \$28, elliptical \$38, quarter-round \$28, casement \$37, awning \$37, single-hung \$28, sliding \$32, fixed (picture) \$34.</i>			
Windows, Vinyl, 36" wide vinyl casement window (double), 48" tall	6 Ea	\$1,017.64 / Ea	\$6,105.84
Material		\$899.60 / Ea	\$5,397.60
Labor		\$118.04 / Ea	\$708.24
<i>All vinyl windows are double-glazed with clear glass. All costs are for standard windows. Manufacturers' window sizes vary. For standard units round measurements to the nearest size. Add approximately 80% for custom sizes. Some manufacturers provide a less rigid, lower grade of windows for 15% less. For aluminum grid between panes of glass or removable grilles outside of window add: half-round \$28, half-elliptical \$46, round \$28, elliptical \$38, quarter-round \$28, casement \$37, awning \$37, single-hung \$28, sliding \$32, fixed (picture) \$34.</i>			
Windows, Vinyl, 24" wide vinyl casement window, 48" tall	12 Ea	\$779.61 / Ea	\$9,355.32
Material		\$695.50 / Ea	\$8,346.00
Labor		\$84.11 / Ea	\$1,009.32
<i>All vinyl windows are double-glazed with clear glass. All costs are for standard windows. Manufacturers' window sizes vary. For standard units round measurements to the nearest size. Add approximately 80% for custom sizes. Some manufacturers provide a less rigid, lower grade of windows for 15% less. For aluminum grid between panes of glass or removable grilles outside of window add: half-round \$28, half-elliptical \$46, round \$28, elliptical \$38, quarter-round \$28, casement \$37, awning \$37, single-hung \$28, sliding \$32, fixed (picture) \$34.</i>			
Windows, Vinyl, 48" wide vinyl fixed (picture) window, 60" tall	7 Ea	\$575.64 / Ea	\$4,029.48

Estimate

February 19, 2020

Item	Quantity	Unit Price	Amount
Material		\$457.60 / Ea	\$3,203.20
Labor		\$118.04 / Ea	\$826.28
<p><i>All vinyl windows are double-glazed with clear glass. All costs are for standard windows. Manufacturers' window sizes vary. For standard units round measurements to the nearest size. Add approximately 80% for custom sizes. Some manufacturers provide a less rigid, lower grade of windows for 15% less. For aluminum grid between panes of glass or removable grilles outside of window add: half-round \$28, half-elliptical \$46, round \$28, elliptical \$38, quarter-round \$28, casement \$37, awning \$37, single-hung \$28, sliding \$32, fixed (picture) \$34.</i></p>			
Windows, Vinyl, 24" wide vinyl awning window, 24" tall	2 Ea	\$704.21 / Ea	\$1,408.42
Material		\$620.10 / Ea	\$1,240.20
Labor		\$84.11 / Ea	\$168.22
<p><i>All vinyl windows are double-glazed with clear glass. All costs are for standard windows. Manufacturers' window sizes vary. For standard units round measurements to the nearest size. Add approximately 80% for custom sizes. Some manufacturers provide a less rigid, lower grade of windows for 15% less. For aluminum grid between panes of glass or removable grilles outside of window add: half-round \$28, half-elliptical \$46, round \$28, elliptical \$38, quarter-round \$28, casement \$37, awning \$37, single-hung \$28, sliding \$32, fixed (picture) \$34.</i></p>			
Windows, Vinyl, 24" wide vinyl casement window, 36" tall	6 Ea	\$726.31 / Ea	\$4,357.86
Material		\$642.20 / Ea	\$3,853.20
Labor		\$84.11 / Ea	\$504.66
<p><i>All vinyl windows are double-glazed with clear glass. All costs are for standard windows. Manufacturers' window sizes vary. For standard units round measurements to the nearest size. Add approximately 80% for custom sizes. Some manufacturers provide a less rigid, lower grade of windows for 15% less. For aluminum grid between panes of glass or removable grilles outside of window add: half-round \$28, half-elliptical \$46, round \$28, elliptical \$38, quarter-round \$28, casement \$37, awning \$37, single-hung \$28, sliding \$32, fixed (picture) \$34.</i></p>			
Windows, Vinyl, 36" wide vinyl single-hung window, 36" tall	6 Ea	\$429.91 / Ea	\$2,579.46
Material		\$345.80 / Ea	\$2,074.80
Labor		\$84.11 / Ea	\$504.66
<p><i>All vinyl windows are double-glazed with clear glass. All costs are for standard windows. Manufacturers' window sizes vary. For standard units round measurements to the nearest size. Add approximately 80% for custom sizes. Some manufacturers provide a less rigid, lower grade of windows for 15% less. For aluminum grid between panes of glass or removable grilles outside of window add: half-round \$28, half-elliptical \$46, round \$28, elliptical \$38, quarter-round \$28, casement \$37, awning \$37, single-hung \$28, sliding \$32, fixed (picture) \$34.</i></p>			
Windows, Vinyl, 30" wide vinyl awning window, 30" tall	2 Ea	\$852.41 / Ea	\$1,704.82
Material		\$768.30 / Ea	\$1,536.60
Labor		\$84.11 / Ea	\$168.22
<p><i>All vinyl windows are double-glazed with clear glass. All costs are for standard windows. Manufacturers' window sizes vary. For standard units round measurements to the nearest size. Add approximately 80% for custom sizes. Some manufacturers provide a less rigid, lower grade of windows for 15% less. For aluminum grid between panes of glass or removable grilles outside of window add: half-round \$28, half-elliptical \$46, round \$28, elliptical \$38, quarter-round \$28, casement \$37, awning \$37, single-hung \$28, sliding \$32, fixed (picture) \$34.</i></p>			
Windows, Vinyl, 36" wide vinyl awning window, 24" tall	6 Ea	\$848.51 / Ea	\$5,091.06
Material		\$764.40 / Ea	\$4,586.40
Labor		\$84.11 / Ea	\$504.66
<p><i>All vinyl windows are double-glazed with clear glass. All costs are for standard windows. Manufacturers' window sizes vary. For standard units round measurements to the nearest size. Add approximately 80% for custom sizes. Some manufacturers provide a less rigid, lower grade of windows for 15% less. For aluminum grid between panes of glass or removable grilles outside of window add: half-round \$28, half-elliptical \$46, round \$28, elliptical \$38, quarter-round \$28, casement \$37, awning \$37, single-hung \$28, sliding \$32, fixed (picture) \$34.</i></p>			
Demo and replace front concrete steps	1 Ea	\$1,765.98 / Ea	\$1,765.98
Material		\$855.98 / Ea	\$855.98

Estimate

February 19, 2020

Item	Quantity	Unit Price	Amount
Labor		\$910.00 / Ea	\$910.00
<i>Remove old concrete steps replace</i>			
New metal hand rails for front porch steps	2 Ea	\$481.00 / Ea	\$962.00
Material		\$325.00 / Ea	\$650.00
Labor		\$156.00 / Ea	\$312.00
<i>Includes hand metal hand rails ,mounting hardware and labor</i>			
Repair shoring under front porch	1 Ea	\$227.50 / Ea	\$227.50
Material		\$32.50 / Ea	\$32.50
Labor		\$195.00 / Ea	\$195.00
ADA access ramp Finish Carpentry, Hand rail, Install hand rail, paint-grade pine	108 LF	\$13.53 / LF	\$1,461.56
Material		\$5.21 / LF	\$563.00
Labor		\$8.32 / LF	\$898.56
<i>Includes wood hand rail, brackets with screws, and installation labor. Also includes 4% waste.</i>			
Repair flashing on roof around upstairs living area	1 Ea	\$379.60 / Ea	\$379.60
Material		\$145.60 / Ea	\$145.60
Labor		\$234.00 / Ea	\$234.00
<i>Was installed improperly needs to be installed under siding for proper Weatherization</i>			
Fix and replace cedar shingle siding as needed	1 Ea	\$773.50 / Ea	\$773.50
Material		\$318.50 / Ea	\$318.50
Labor		\$455.00 / Ea	\$455.00
<i>Some are missing and some will have to be replaced when we address roof flashing problem</i>			
Front porch railing repair	1 Ea	\$3,380.00 / Ea	\$3,380.00
Material		\$1,560.00 / Ea	\$1,560.00
Labor		\$1,820.00 / Ea	\$1,820.00
<i>Remove all damaged wood and replace getting rid of slope</i>			
Electrician	1 Ea	\$15,000.00 / Ea	\$15,000.00
Subcontract		\$15,000.00 / Ea	\$15,000.00
<i>Not to accede \$15,000 Price unknown</i>			
Chimney specialist to evaluate and repair what's needed	1 Ea	\$7,000.00 / Ea	\$7,000.00
Subcontract		\$7,000.00 / Ea	\$7,000.00
<i>Price not to exceed 7,000</i>			
Plumber	1 Ea	\$15,000.00 / Ea	\$15,000.00
Subcontract		\$15,000.00 / Ea	\$15,000.00
<i>Not to accede 15,000 Cost not known</i>			
Replace missing decorative corbel on left side of house	1 Ea	\$91.00 / Ea	\$91.00
Material		\$32.50 / Ea	\$32.50
Labor		\$58.50 / Ea	\$58.50
Repair roof leaks around both fireplaces	1 Ea	\$409.50 / Ea	\$409.50
Material		\$195.00 / Ea	\$195.00
Labor		\$214.50 / Ea	\$214.50

Estimate

February 19, 2020

Item	Quantity	Unit Price	Amount
Interior doors	1 Ea	\$455.00 / Ea	\$455.00
Labor		\$455.00 / Ea	\$455.00
<i>Adjust all doors so they work properly</i>			
Siding, Fascia, replace, cedar 6" to 12" wide	92 LF	\$8.47 / LF	\$779.79
Material		\$5.77 / LF	\$531.02
Labor		\$2.70 / LF	\$248.77
<i>Includes fascia material, rust-resistant fasteners, and installation. Does not include soffits or rough fascia. Includes 4% waste.</i>			
Exterior paint	2,600 Ea	\$5.36 / Ea	\$13,925.60
Material		\$2.46 / Ea	\$6,388.20
Labor		\$2.90 / Ea	\$7,537.40
<i>Includes prep and safe removal of lead based paint flakes Not a total abatement Painting of all surfaces on exterior of house to color or colors you pick</i>			
Repair leak damage to wall and ceiling by chimney	1 Ea	\$585.00 / Ea	\$585.00
Material		\$195.00 / Ea	\$195.00
Labor		\$390.00 / Ea	\$390.00
<i>Remove damaged plaster on affected area and replace with drywall</i>			
Flooring, Vinyl plank flooring	1,100 SF	\$4.94 / SF	\$5,434.00
Material		\$3.51 / SF	\$3,861.00
Labor		\$1.43 / SF	\$1,573.00
<i>Includes vinyl plank flooring, under padding, floor prep and installation</i>			
Flooring, Carpet, replace, standard grade	118 SY	\$50.74 / SY	\$5,987.20
Material		\$40.95 / SY	\$4,832.10
Labor		\$9.79 / SY	\$1,155.10
<i>Includes carpet, tackless strips, seaming tape, and installation. Includes 12% waste. Does not include pad. Carpet is available in virtually every price imaginable. These prices should be considered allowances for typical grades found in residential and light commercial structures. Lower grades have thin pile that can be pulled aside to expose the backing. Top grades include wool carpets, pattern carpets, and 52-ounce cut pile carpets.</i>			
Siding, Window trim replace, cedar 4 to 6" wide	494 LF	\$7.03 / LF	\$3,474.30
Material		\$4.33 / LF	\$2,138.52
Labor		\$2.70 / LF	\$1,335.78
<i>Includes fascia material, rust-resistant fasteners, and installation. Does not include soffits or rough fascia. Includes 4% waste.</i>			
Base boards	672 LF	\$3.08 / LF	\$2,070.43
Material		\$1.65 / LF	\$1,109.47
Labor		\$1.43 / LF	\$960.96
<i>Includes met baseboards and installation</i>			
Seismic stabilization	11 Ea	\$93.60 / Ea	\$1,029.60
Material		\$46.80 / Ea	\$514.80
Labor		\$46.80 / Ea	\$514.80
<i>Add Brackets where needed to stabilize post and beams underneath house</i>			
Paint interior	1 Ea	\$2,925.00 / Ea	\$2,925.00
Material		\$975.00 / Ea	\$975.00
Labor		\$1,950.00 / Ea	\$1,950.00
<i>Includes caulking and filling of holes in walls by nails</i>			

Estimate

February 19, 2020

Item	Quantity	Unit Price	Amount
Drywall, Texture drywall, with heavy hand texture	156 SF	\$0.97 / SF	\$150.07
Material		\$0.51 / SF	\$79.09
Labor		\$0.46 / SF	\$70.98
<i>Kitchen ceiling</i>			
Dumpster and dump fees	1 Ea	\$780.00 / Ea	\$780.00
Equipment		\$780.00 / Ea	\$780.00
Siding, Fascia, replace, cedar to 6" wide	50 LF	\$7.03 / LF	\$351.65
Material		\$4.33 / LF	\$216.45
Labor		\$2.70 / LF	\$135.20
<i>Includes fascia material, rust-resistant fasteners, and installation. Does not include soffits or rough fascia. Includes 4% waste.</i>			
Siding, Rain gutter, replace, aluminum	140 LF	\$11.41 / LF	\$1,597.96
Material		\$8.42 / LF	\$1,179.36
Labor		\$2.99 / LF	\$418.60
<i>Includes rain gutter with hidden rust-resistant fasteners and installation. Does not include downspouts. Includes 3% waste.</i>			
Siding, Rain gutter downspout, replace, aluminum	93 LF	\$13.06 / LF	\$1,215.03
Material		\$10.28 / LF	\$956.31
Labor		\$2.78 / LF	\$258.72
<i>Includes manufactured downspout, fasteners, elbows, and installation. Does not include gutter. Also includes 3% waste.</i>			
Clean moss off roof	1 Ea	\$0.00 / Ea	\$0.00
Demo	1 Ea	\$1,560.00 / Ea	\$1,560.00
Labor		\$1,560.00 / Ea	\$1,560.00
Porch ada access ramp balusters	83 Ea	\$5.86 / Ea	\$485.56
Material		\$3.45 / Ea	\$285.94
Labor		\$2.41 / Ea	\$199.62
<i>Needed to meet code</i>			
Ada ramp	1 Ea	\$676.00 / Ea	\$676.00
Material		\$156.00 / Ea	\$156.00
Labor		\$520.00 / Ea	\$520.00
<i>Tighten up and paint adding sand to paint on floor for grip</i>			

	Material	Labor	Equipment	Subcontract	Total
Price	\$61,378.94	\$29,247.91	\$780.00	\$37,000.00	\$128,406.85



Date 2/19/20

Date _____

Jamie Hotchkiss
NW.Liberty Construction LLC

William Sullivan
Falls City

Exhibit B



Falls City Clinic #1
306 N. Main St.
Falls City OR 97344

Submitted By:

NW.Liberty Construction LLC
310 NE KingsValley Hwy #122
Dallas OR 97338
Mobile: (503)510-9248
nwlibertyconstruction@gmail.com
www.Nwlibertyconstruction.com
CCB #218233

NW.Liberty Construction LLC
 310 NE KingsValley Hwy #122
 Dallas OR 97338

Mobile: (503)510-9248
 nwlibertyconstruction@gmail.com
 www.Nwlibertyconstruction.com
 CCB #218233



Customer

William Sullivan
 Falls City
 299 Mill St.
 Falls City OR. 97344
 Mobile: (503) 787-3631
 wsullivan@fallscityoregon.gov

Estimate

Job Name Falls City Clinic #1
 Job Number 82
 Issue Date January 3, 2020
 Valid Until February 2, 2020

Job Site

Clinic
 306 N. Main St.
 Falls City OR 97344

Item	Quantity	Unit Price	Amount
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Windows, Vinyl, 60" wide vinyl sliding window, 60" tall	1 Ea	\$691.60 / Ea	\$691.60
Material		\$569.40 / Ea	\$569.40
Labor		\$122.20 / Ea	\$122.20

All vinyl windows are double-glazed with clear glass. All costs are for standard windows. Manufacturers' window sizes vary. For standard units round measurements to the nearest size. Add approximately 80% for custom sizes. For double-hung windows add approximately 10% to the cost of single-hung. Some manufacturers provide a less rigid, lower grade of windows for 15% less. For aluminum grid between panes of glass or removable grilles outside of window add: half-round \$29, half-elliptical \$47, round \$29, elliptical \$39, quarter-round \$29, casement \$38, awning \$38, single-hung \$29, sliding \$33, fixed (picture) \$35.

Windows, Vinyl, 36" wide vinyl single-hung window, 60" tall	5 Ea	\$520.00 / Ea	\$2,600.00
Material		\$432.90 / Ea	\$2,164.50
Labor		\$87.10 / Ea	\$435.50

All vinyl windows are double-glazed with clear glass. All costs are for standard windows. Manufacturers' window sizes vary. For standard units round measurements to the nearest size. Add approximately 80% for custom sizes. For double-hung windows add approximately 10% to the cost of single-hung. Some manufacturers provide a less rigid, lower grade of windows for 15% less. For aluminum grid between panes of glass or removable grilles outside of window add: half-round \$29, half-elliptical \$47, round \$29, elliptical \$39, quarter-round \$29, casement \$38, awning \$38, single-hung \$29, sliding \$33, fixed (picture) \$35.

Siding, Hardboard lap siding, remove	1,208 SF	\$0.84 / SF	\$1,020.76
Labor		\$0.84 / SF	\$1,020.76

Includes hardboard lap siding, rust-resistant nails, and installation. Also includes 4% waste.

1/2 in wafer board subsiding	1,208 Ea	\$5.17 / Ea	\$6,250.19
Material		\$2.77 / Ea	\$3,344.95
Labor		\$2.40 / Ea	\$2,905.24

Siding, Hardboard lap siding, replace	1,208 SF	\$3.73 / SF	\$4,507.04
Material		\$1.77 / SF	\$2,135.74

Estimate

January 3, 2020

Item	Quantity	Unit Price	Amount
Labor		\$1.96 / SF	\$2,371.30
<i>Includes hardboard lap siding, rust-resistant nails, and installation. Also includes 4% waste.</i>			
Demo-floor	480 Ea	\$0.84 / Ea	\$405.60
Labor		\$0.84 / Ea	\$405.60
Siding, Fascia, remove, wood	78 LF	\$0.84 / LF	\$65.91
Labor		\$0.84 / LF	\$65.91
<i>Includes fascia material, rust-resistant fasteners, and installation. Does not include soffits or rough fascia. Includes 4% waste.</i>			
Siding, Fascia, replace, cedar 6" to 12" wide	78 LF	\$8.64 / LF	\$673.29
Material		\$5.84 / LF	\$455.28
Labor		\$2.80 / LF	\$218.01
<i>Includes fascia material, rust-resistant fasteners, and installation. Does not include soffits or rough fascia. Includes 4% waste.</i>			
Replace sub flooring	480 Ea	\$2.86 / Ea	\$1,372.80
Material		\$1.30 / Ea	\$624.00
Labor		\$1.56 / Ea	\$748.80
<i>3/4 water board sub floor</i>			
Doors, Entry door fanlite, replace, single entry door, high grade	2 Ea	\$790.40 / Ea	\$1,580.80
Material		\$627.90 / Ea	\$1,255.80
Labor		\$162.50 / Ea	\$325.00
<i>Includes fanlite, fasteners, and installation. Fanlites are semi-circular or half-elliptical windows that appear above doors. True fanlites have mullions that fan out from the bottom center of the lite. Lower grades will have a simulated fan grid. All fanlites include jamb and casing. Does not include wall framing, caulking, or finishing.</i>			
Foundation	1 Ea	\$4,940.00 / Ea	\$4,940.00
Material		\$1,560.00 / Ea	\$1,560.00
Labor		\$3,380.00 / Ea	\$3,380.00
<i>Includes new beams and foundation blocks</i>			
Clean roof moss	1 Ea	\$0.00 / Ea	\$0.00
<i>Free</i>			
Extend bathroom	1 Ea	\$3,551.60 / Ea	\$3,551.60
Material		\$1,500.20 / Ea	\$1,500.20
Labor		\$2,051.40 / Ea	\$2,051.40
<i>Move inner wall back 2 feet to creat proper space for bathroom</i>			
Electrical	1 Ea	\$8,000.00 / Ea	\$8,000.00
Subcontract		\$8,000.00 / Ea	\$8,000.00
<i>Not to exceed \$8,000</i>			
Plumbing	1 Ea	\$8,000.00 / Ea	\$8,000.00
Subcontract		\$8,000.00 / Ea	\$8,000.00
<i>Not to exceed \$8,000</i>			
Drywall, 1/2" drywall installed, replace, with medium texture	288 SF	\$4.01 / SF	\$1,153.15
Material		\$1.38 / SF	\$396.85
Labor		\$2.63 / SF	\$756.29
<i>Includes drywall board, drywall mud, drywall nails and/or screws, drywall tape, and corner bead.</i>			

Estimate

January 3, 2020

Item	Quantity	Unit Price	Amount	
Add new counter and cabinets kitchen	1 Ea	\$5,323.50 / Ea	\$5,323.50	
Material		\$2,723.50 / Ea	\$2,723.50	
Labor		\$2,600.00 / Ea	\$2,600.00	
<i>Includes upper and lower cabinets along one wall in kitchen For Micah countertop</i>				
Painting, Siding, Paint exterior siding, 1 coat	1,308 SF	\$1.89 / SF	\$2,482.58	
Material		\$0.53 / SF	\$697.16	
Labor		\$1.36 / SF	\$1,785.42	
Painting, Drywall, plaster and stucco, Paint plaster or drywall, prime	1,200 SF	\$0.78 / SF	\$936.00	
Material		\$0.27 / SF	\$327.60	
Labor		\$0.51 / SF	\$608.40	
Painting, Drywall, plaster and stucco, Paint plaster or drywall, 1 coat	1,200 SF	\$0.80 / SF	\$951.60	
Material		\$0.29 / SF	\$343.20	
Labor		\$0.51 / SF	\$608.40	
Flooring, Vinyl floor, replace, standard grade	54 SY	\$54.08 / SY	\$2,920.32	
Material		\$40.56 / SY	\$2,190.24	
Labor		\$13.52 / SY	\$730.08	
<i>Includes sheet vinyl in either 6' or 12' widths, vinyl glue, and installation. Allowances for typical grades of vinyl used in residential and light commercial structures. Higher quality vinyl is thicker at 25-30 mils than lower quality vinyl which can be as thin as 10 to 15 mils. Blurry or fuzzy patterns are a sign of lower quality vinyl. Sharp edges, bright colors, and clear patterns are usually a sign of high quality vinyl. Higher quality vinyl is also free from blemishes. Does not include vinyl cove. Estimate vinyl cove separately.</i>				
Base board	186 Ea	\$3.08 / Ea	\$573.06	
Material		\$1.65 / Ea	\$307.08	
Labor		\$1.43 / Ea	\$265.98	
Price	\$20,595.51	\$21,404.29	\$16,000.00	\$57,999.80


 _____ Date 1/3/20
 Jamie Hotchkiss
 NW.Liberty Construction LLC

_____ Date _____
 William Sullivan
 Falls City

Exhibit C

ESTIMATE



City of Falls City C/O William Sullivan
 304 Main St.
 Falls City, Oregon 97344
 (503) 787-3631

Anderson Quality Construction, LLC.

1341 N. 16th St
 Monmouth, Oregon 97361
 Phone: (503) 689-4848
 Email: andersonqc.llc@gmail.com

Estimate # 001226
 Date 02/03/2020
 PO # 304
 Business / Tax # CCB#220449

Description	Quantity	Rate	Total
Permits and fees Standard city building permit for Electric, Plumbing or HVAC will be required and must be shown as proof prior to subcontractors working on site. All necessary permits for remediation and repairs will be an unknown cost at this time. These fees will be based off of the total cost of the project. Specialty permits may be needed for repairs including, Chimney repair and Asbestos abatement.	1.0	\$1,000.00	\$1,000.00
Outbuilding 1. Carport/storage This outbuilding will require demolition of existing siding to access the frame of the structure. 1. Siding is asbestos and will require an Asbestos abatement company to remove all hazardous surfaces. Approximate cost \$1500.00 Siding removal includes labor cost. 2. New framing will be installed as well as an exterior entry door installed. substrate plywood, water barrier and roof venting will be installed. Estimated cost of materials \$600.00 3. New exterior trim and siding will be installed using 5 1/4 x4 exterior grade trim and Hardie board with a 6" reveal to match existing area homes. The seams and joints will be properly water sealed and prepped for paint. Estimated cost of materials \$2000.00 4. New paint on the trim and siding. Estimated cost for paint and application \$600.00 Total cost for removal and materials \$4700.00 This change will alter the structure and create a safe storage area on the property.	1.0	\$4,700.00	\$4,700.00
306 N. Main St. Home inspection report requirements to be met first. This building will require the need for Plumbing, Electrical and HVAC for various repairs listed in all rooms of this property. This price is unknown. I would estimate this cost to not exceed 3500.00 1. Current exterior soffits, siding, porch, windows and trim are all	1.0	\$19,290.00	\$19,290.00

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showing signs of intrusive rot and or animal damage. Removal of the exterior down to substrate or framing will need to be done using an asbestos abatement company. Approximate cost \$1500.00

2. New framing will be installed as needed to support walls and ceilings. New doors for front and rear of building as well as new upgraded windows will be installed prior to siding replacement. Estimated cost \$1600.00

3. New exterior trim and siding will be installed using 5 1/4 x4 exterior grade trim and Hardie board with a 6" reveal to match existing area homes. The seams and joints will be properly water sealed and prepped for paint. Estimated cost of materials \$2500.00

4. New paint on the trim and siding. Estimated cost for paint and application \$800.00

5. New gutters are necessary with proper downspouts and drainage away from the building. \$300.00

6. Install new smoke detectors as well as carbon monoxide alarms to code. \$120.00

7. Kitchen/break room area will require an upgraded cabinet as well as functioning sink. \$600.00

8. New toilet with fittings as well as a new vanity/sink \$610.00

9. New hot water heater \$450.00

10. Interior repairs to walls, ceiling and trim. \$850.00

11. New bathroom door, rear exterior door and front entry door, new door and window trim, new base molding \$1260.00

12. Crawlspace vapor barrier as well as sufficient framing to support the structure and level the floors. This step will also be when the surrounding ground material be removed and pulled away from the structure to allow access. New post and beam on concrete pier blocks will be used to properly set the home to code.

A concrete block wall will be installed around the home to close off the crawl space. Estimated cost for this repair \$4600.00

13. Once the home is level and secured, the new porch will be built to the front of the structure. \$600.00

Total cost for removal and materials \$18,030.00

This change will alter the structure and create a safe storage area on the property

304 N. Main St Exterior

1.0

\$162,270.00 \$162,270.00

Largest of the buildings on the property

EXTERIOR:

Removal of the brick wall at sidewalk. "Community"?

Removal of dead trees and shrubs, overgrown tree limbs/bushes as well as yard leveling to drain water away from the residence will be needed to satisfy code. "Community"?

Removal of Asbestos siding, windows and trim will be necessary before construction can begin. \$10,950.00 "estimated"

Removal of dilapidated handicap ramp and a new ramp system installed. \$2350.00

Removal of the front porch and stairs to repair failed framing and support structure and the installation of a new front porch with stairs and railing to code. \$5800.00

Chimney Falling away from home. Re attach and waterproof plus new piping and cap. Must rebuild prior to new siding. \$7200.00

Second chimney needs to be grinded and new mortar installed. Upgrade flashing and new cap. \$ 2800.00

Removal and replacement of rotten and failed fascia/rake boards around the home. \$1960.00

Removal and replacement old and rotten soffit. \$800.00

Install vapor barrier to home \$1100.00

Vicor around door and window openings. \$450.00

Installation of new flashing at roof and all exposed water hazards. \$960.00

New doors/windows, siding, trim and Body/trim paint using Hardie siding with 6 inch reveal, Jeld-Wen windows and Therma Tru Benchmark exterior doors. \$127,900.00

304 Main St Interior

1.0

\$36,250.00

\$36,250.00

Basement,

Pier posts showing signs of water damage and do not have the correct framing or seismic connections required by code. Request an engineers report for proper framing and connections.

Unknown cost!

Basement floors are starting to crack and need to be sealed and filled to stop further damage. \$375.00

Stairs for the basement entry need to be re built and brought to code. \$560.00

Proper insulation to the ceiling needs to be installed. \$2000.00

Sump well and pump need to be inspected for functionality and all water drains must clear the code for drainage. (\$400.00)

Potential

Laundry area requires a dryer vent line to be installed and vent outside. currently vents to the basement which adds moisture and potential fire hazard. \$125.00

FIRST LEVEL

All rooms show signs of water damage, cracking or failing materials on the ceilings. Settling and wear cracks in main floor walls need to be addressed. \$500.00

Main living room walls and ceilings need removal of all lathe and plaster. new sheetrock and finishing needs to be installed and painted. \$2895.00

All new insulation in the exterior walls needs to be replaced with updated sound and weather insulation. \$1800.00

All main living room hardwood flooring is buckling creating a trip hazard. Suggest repair and refinish. all new door, window and base molding needed. \$2700.00

Main front door is included in the siding, door and window section.

Sunroom floor has settled with a slope and needs to be leveled. \$750.00

Sunroom floor to be repaired, sanded and re finished. \$1875.00

Sunroom French doors need to be replaced with new functioning doors. \$800.00

Sunroom wood paneling to be stripped and replaced with sheetrock. \$650.00

Sunroom ceiling shows signs of water damage. Finding the cause and repair as needed. ?

Sunroom needs new molding for doors and windows plus paint. \$450.00

New closet door to be installed. \$275.00

Room 1

Room 1 door to be replaced and carpet to be removed. Flooring may be hardwood that can be refinished. \$560.00

New closet doors to be installed. \$275.00

Walls are cracked from settling and need to be repaired prior to painting. \$175.00

Carpet must be removed. May have existing hardwood that can be refinished. \$600.00

All plumbing and electrical in this room needs to be properly installed and upgraded. Electrician cost

Outlets near water source must be GFCI protected. Electrician cost

New trim for doors, windows and floors to be installed and room/trim to be painted. \$450.00

Room 2

door to be replaced and carpet to be removed. Flooring may be hardwood that can be refinished. \$560.00
 New closet doors to be installed. \$275.00
 Walls are cracked from settling and need to be repaired prior to painting. \$175.00
 Carpet must be removed. May have existing hardwood that can be refinished. \$600.00
 All plumbing and electrical in this room needs to be properly installed and upgraded. Electrician cost
 Outlets near water source must be GFCI protected. Electrician cost
 New trim for doors, windows and floors to be installed and room/trim to be painted. \$450.00

Room 3

door to be replaced and carpet to be removed. Flooring may be hardwood that can be refinished. \$560.00
 New closet doors to be installed. \$275.00
 Walls are cracked from settling and need to be repaired prior to painting. \$175.00
 Carpet must be removed. May have existing hardwood that can be refinished. \$600.00
 All plumbing and electrical in this room needs to be properly installed and upgraded. Electrician cost
 Outlets near water source must be GFCI protected. Electrician cost
 New trim for doors, windows and floors to be installed and room/trim to be painted. \$450.00

Kitchen

Updated plumbing, fixtures and lighting needed in the kitchen. New cabinets and countertops are needed to make the space functional. Nostalgic kitchen appliances may be used in new space after they are inspected and passed for functionality and safety. \$5500.00

Bathroom 1 Half bath

All electrical to be addressed in bath. we recommend removing sink, cabinet, toilet and fixtures and installing new updated vanity and toilet. Remove all trim and door and replace with new trim and new door. The vinyl floor is not repairable and will need new vinyl installed. All wall and ceiling crack are to be filled and all surfaces painted. \$2500.00

Bathroom 2 Main Bath

All electrical to be addressed in bath. we recommend removing sink, cabinet, toilet bathtub and fixtures and installing new updated vanity, toilet and tub. Remove all trim and door and replace with new trim and new door. The vinyl floor is not repairable and will need new vinyl installed. There is substantial water damage to the floor near the toilet that will require repairs. All wall and ceiling crack are to be filled and all surfaces painted. \$4100.00

All base molding in the main floor needs to be replaced and the entire living space will require updated lighting, outlets and switches and paint. \$3700.00

Second Floor

1.0 \$10,960.00 \$10,960.00

East room

Update electrical in the room and walk in closet. Electrician cost
 Remove paneling from the walls and prep for paint. \$375.00
 Inspect carpeting and possibly replace based on damage, smell or looks. (\$500.00) Potential
 This room will need the door re set and new trim molding

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throughout. \$475.00
 Paint all surfaces \$390.00

South room
 Update electrical in the room. Electrician cost
 Remove paneling from the walls and prep for paint. \$375.00
 Inspect carpeting and possibly replace based on damage, smell or looks. (\$500.00) Potential
 This room will need the removed and a new door installed and new trim molding throughout. \$590.00
 Paint all surfaces. \$390.00
 There is no heat source to this room. Recommend installing forced heat. \$275.00

Main living area break room
 Recommend removing old dilapidated cabinets and installing new kitchenette. New sink and fixtures. Existing nostalgia refrigerator may be used once inspected for safety and functionality. \$2290.00
 Electrical work needed to bring space up to code. Electrician cost
 Remove old damaged vinyl and replace with updated flooring. \$675.00
 New paint on all surfaces. \$675.00
 Fireplace in this space will need to be corrected and sealed for safety. New venting is necessary \$3450.00

Main Bathroom
 All electrical to be addressed in bath. we recommend removing sink, cabinet, toilet bathtub and fixtures and installing new updated vanity, toilet and tub. Remove all trim and door and replace with new trim and new door. The vinyl floor is not repairable and will need new vinyl installed. All wall and ceiling cracks are to be filled and all surfaces painted. \$3800.00

All base molding on the 2nd floor needs to be replaced and the entire living space will require updated lighting, outlets and switches and paint. \$3700.00

Deliverables	1.0	\$5,700.00	\$5,700.00
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On site and regularly emptied. The 30yrd container will need to be on site and emptied at least once per week for the duration of the project.
 Typical rental charge is 450.00 per week. estimated 10 weeks for remodel.
 On site portable latrine and sanitizer station with weekly service shall be on site for the duration of the project \$120.00 per week

Attic space	1.0	\$1,800.00	\$1,800.00
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Attic access in multiple rooms should be cleared of all older debris. These areas are in poor condition and should be updated with new insulation and wall covering. All existing cellulose and batts should be addressed or replaced due to failure or missing. Attic Power Vent needs to be evaluated for proper function or replaced. \$1800.00

Final cleaning for completion	1.0	\$1,200.00	\$1,200.00
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Once we have accomplished all phases of the project there will be an interior cleaning crew to prep the home for final walkthrough with the City of Falls City. \$1200.00

Anderson Quality Construction, LLC. Fees and Cost	1.0	\$48,394.00	\$48,394.00
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The state industry standard 10% Overhead and 10% Profit will be used to as the payment structure to the general contractor

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Anderson Quality Construction, LLC. There are no bonuses expected and payment will be divided into thirds.

Based on the estimated cost for the entire project of \$241,970.00
\$24,197.00 Overhead
\$24,197.00 Profit
\$48,394.00 Total

Information gathered	1.0	\$0.00	\$0.00
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All information gathered to make decisions on price, cost and scope of work came from Premier home inspection service as well as on site video and photography. This is a line item bid with actual cost. This bid represents all structures on the property as well as the grounds. This bid can be altered by the protective client to meet direct or non direct needs. Based on our research and findings, AQC deemed the above line items as noticeably requiring attention and or code violation. AQC and the client can save money on the project with the use of donations, donated labor, material, deliverables etc. Please note there has been nothing added to this project that was not previously discussed or found in the property survey.

Subtotal	\$291,564.00
Total	\$291,564.00

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Anderson Quality Construction, LLC. of Monmouth, Oregon Proposes to the City of Falls City that the above written scope of work will be managed, and completed by AQC and its subcontractors.

Scope of Work (SOW).

Contractor shall provide the Services and Deliverable(s) as follows:

AQC "Anderson Quality Construction", Shall provide onsite management of timelines, subcontractors, Orders, site safety/code compliance, direct contact management of the remediation and repairs of home located at 304 Main S. Falls City, OR. 97344. The City of Falls City shall be kept notified and involved in all phases of production as the project progresses up to and including all change orders and production timeline changes. This will include the structural repairs and new material install.

Deliverables

Deliverables will include local refuse company garbage container to remain on site during remodel as well as a portable usable sanitary latrine system provided with weekly service to be kept on site for project duration. Both of these deliverable units will be maintained by the perspective companies and scheduled for service by AQC.

Contractor Responsibilities

AQC as the active contractor, shall manage all phases of subcontractor, onsite maintenance, timeline structure and completion deadline inspections. AQC will ensure all phases of the remodel stay within legal code for repair in the state of Oregon and the jobsite code and safety standards of OSHA/OR. All subcontractors will be held responsible for the maintenance and timely payments of their CCB license and insurance carried by each company. Any deviation or cancellation of bond or insurance by a subcontractor will render said contractors work as incomplete and unfinished and will be liable for completion.

AQC shall provide updated spending reports invoices due to the lender, adjuster and owner as well as progress in % for the Summer St. rebuild through start and up to completion of final inspection. Onsite use of alcohol or drugs by any member of AQC or the subcontractors shall not be permitted. These violations will be handled accordingly by the General contractor in advisement from the owner. All copies of the GC and Subcontractor permits and licenses shall be kept on site and a 2nd copy will be held by AQC for the duration of this project. AQC will be responsible for the completion of the full scope of work to be performed on or before the () day of (.) 2020.

Fee Schedule

This project will be paid to AQC in 3 parts for the O&P and contingency percentage of the agreed upon total value of 45,126.56 unless otherwise agreed to by both parties via the project change control procedure, as outlined within. A PCR will be issued specifying the amended value. This figure is based on Total value in dollars for the renovation in regards to AQC's O&P and 5% bid contingency for cost overage or un known cost related to the project. Contractor Anderson Quality Construction will divide this cost into 3 separate draw exchanges. The first draw in the amount of \$16,131.303 will be when the first funding check is released and work is to start. The second draw for \$16,131.33 will occur during the second funding stage of 50% completion on the structure or half way on the timeline. The final draw in the amount of \$16,131.33 will occur at the final funding stage of the project following a complete final inspection/clear to occupy by the state inspector's office. This contract serves as financial and legal proof of the agreed upon rate and pay schedule for the duration of this project

Following the completion of this project, the Owner, City of Falls City and General Contractor Anderson Quality Construction, all payments will be final and the two parties will no longer share a financial or labor obligation to each other.

Out of pocket and Invoice Procedures

AQC shall be responsible for timely and accurate invoice delivery to the prospective financial parties for deliverables, no covered adjuster items and final subcontractor expenses directly related to the property renovation.

All invoices submitted will be paid in a timely manner to the related agencies upon receipt. Reimbursement for out-of-pocket expenses in connection with performance of this SOW, when authorized and up to the limits set forth in this SOW, shall be in accordance with Client's then-current published policies governing travel and associated business expenses, which information shall be provided by the Client Project Manager.

Invoices shall be submitted monthly in arrears, referencing this Client's SOW Number to the address indicated above. Each invoice will reflect charges for the time period being billed and cumulative figures for previous periods. Terms of payment for each invoice are due upon receipt by Client of a proper invoice. Contractor shall provide Client with sufficient details to support its invoices, including time sheets for services performed and expense receipts and justifications for authorized expenses, unless otherwise agreed to by the parties. Payments for services invoiced that are not received within 30-days from date of invoice will be subject to a 5% penalty per calendar month.

Completion Criteria

Anderson Quality Construction, LLC. Shall have fulfilled its obligations when any of the following first occurs.

- AQC has provided proof in fact that the above discussed project has been completed and the state of Oregon has approved occupancy and all final payments to AQC, subcontractors, state fees and deliverables fees have been satisfied
- Owner accepts possession of the completed project residence and a clear to occupy has been issued by the state of Oregon and all financial obligations have been fulfilled by the owners, Contractors and Financiers.

Project change and control procedures

The following process will be followed if a change to this SOW is required:

- A Project Change Request (PCR) will be the vehicle for communicating change. The PCR must describe the change, the rationale for the change, and the effect the change will have on the project.
- The designated Project Manager of the requesting party (Contractor or Client) will review the proposed change and determine whether to submit the request to the other party.
- Both Project Managers will review the proposed change and approve it for further investigation or reject it. Contractor and Client will mutually agree upon any charges for such investigation, if any. Contractor will invoice Client for any such charges. The investigation will determine the effect that the implementation of the PCR will have on SOW price, schedule and other terms and conditions of the Agreement.
- Upon completion of the investigation, both parties will review the impact of the proposed change and, if mutually agreed, a Change Authorization will be executed.
- A written Change Authorization and/or PCR must be signed by both parties to authorize implementation of the investigated changes.

IN WITNESS WHEREOF, the parties hereto have caused this SOW to be effective as of the day, month and year first written above.