

## Tillamook Urban Renewal Agency

Tillamook City Hall - 210 Laurel Avenue - Tillamook OR 97141

### Proposal & Justification Committee

**February 28, 2024 - 6:00 p.m.**

Agenda and Public Meeting Notice

[Or join us virtually on Microsoft Teams](#)

Committee Chair Ruth LaFrance, Logan Laity, Annesa Ayers, Todd Bouchard  
Staff: Tammy Heitsman

Current Commitments (For Reference)

1. Current Project Commitment List

### CALL TO ORDER

### BUSINESS

### COMMITTEE CONCERNS

1. Application - 2310 4th Street - Tillamook Fire District
2. Application - Tillamook Vision Center - 2101 5th Street

### ADJOURNMENT

This is a public meeting per ORS Chapter 192. The Board reserves the right to adjourn into Executive Session per ORS 192.660. The meeting location is accessible to persons with disabilities. Please contact the office of the City Manager at 503-842-2472 should special accommodations be required for citizens with visual or hearing impairment. Persons with hearing impairments may contact the Oregon Relay Service at 1-800-648-3458 (TTY) OR 1-800-848-4442 (VOICE).

Se anima a los ciudadanos que tengan interés en el tema (s) del orden del día para asistir a esta reunión es una reunión pública por Estatutos Revisados de Oregon 192, con el testimonio público permitido, una vez reconocido por el Presidente del Comité. El comité anteriormente se reserva el derecho celebrar una sesión ejecutiva por los Estatutos Revisados de Oregon Capítulo 192.660. El Ayuntamiento es accesible a discapacitados. Por favor, póngase en contacto con la oficina del administrador de la ciudad deben ser adaptaciones especiales requerida. Los ciudadanos con impedimentos visuales o manuales pueden comunicarse con el Servicio de Retransmisión de Oregon llamando al 1-800-648-3458 (TTY) or 1-800-848-4442 (VOZ).

**Posted :February 26, 2024**

**\* Website: [www.tillamookor.gov/urban-renewal](http://www.tillamookor.gov/urban-renewal) \* Tillamook City Hall \*  
Tillamook Urban Renewal Agency - 210 Laurel Avenue - Tillamook, OR 97141**

**TURA Proposal and Justification Committee**

**1.**

**Meeting Date:** 02/28/2024

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**Subject:**

Current Project Commitment List

**Background:**

**Recommendation:**

**Motion:**

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**Attachments**

Current Commitment List

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Tillamook Urban Renewal Agency  
Project Commitments and Funds  
2/26/2024

OUTSTANDING COMMITMENTS	PAYOUT YEAR	PRIVATE AMOUNT REMAINING	PUBLIC AMOUNT REMAINING	PROJECT DEADLINE	STATUS
Jones Knudson Apts - 312 Main Ave	22-23	\$6,000.00		Nov-23	
Fantasea Hospitality LLC - 110 Stillwell Renov.	22-23	\$112,840.39		Apr-24	In Progress
Steelhead Highway - 411 Pacific Ave	23-24	\$274,000.00		Sep-24	In Progress
City of Tillamook - Hadley Drainage	20-21		\$30,029.27	Jul-24	In Progress
HomeLife Furniture-301 Manin Ave	24-25	\$110,000.00		Feb-25	In Progress
<b>TOTAL</b>		<b>\$502,840.39</b>	<b>\$30,029.27</b>		

PROJECT FUNDS AVAILABLE	AMOUNT
Approx Total of all <b>General Fund</b> Accounts (11/6/2023)	\$1,254,763.98
<b>Agency Operating Reserve - quarterly</b>	<b>\$16,700.00</b>
<b>Minus the above commitments - Public Projects</b>	<b>\$30,029.27</b>
<b>Minus the above commitments - Private Projects</b>	<b>\$502,840.39</b>
<b>Remaining Balance Available for Projects</b>	<b>\$705,194.32</b>
<b>Debt Service Reserve (2023-2024) - Separate Account</b>	<b>\$546,634.00</b>

total with payments processed for 2.14.2024 mtg

PRIVATE LOAN BALLOON PAYMENTS DUE	DATE	AMOUNT
Pelican Brewing Company	1/1/2024	\$42,969.79
<b>TOTAL</b>		<b>\$42,969.79</b>

pd 1.5.2024

this amount is reflected in total

PRE-APP & APPLICATION REQUESTS	TYPE	APPROX. REQUEST	STATUS	STATUS DATE
Donovan Monroe - 1316 3rd St Rehab	private	\$65,000.00	Pending Updates	2/22/2023
9th St Sidewalks	private	\$13,000.00	Pre-App Accepted	5/16/2023
Wastewater Plant Screw Press	public	\$325,000.00	Pending App	5/18/2023
<b>Total Potential Expenditures</b>		<b>\$403,000.00</b>		

**TURA Proposal and Justification Committee**

1.

**Meeting Date:** 02/28/2024

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**Subject:**

Application - 2310 4th Street - Tillamook Fire District

**Background:**

**Recommendation:**

**Motion:**

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**Attachments**

Application

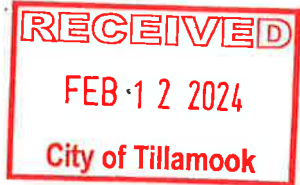
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Tillamook Urban Renewal Agency - 210 Laurel Avenue - Tillamook, Oregon 97141  
- Phone: 503-842-2472 or 503-374-1830 - Fax: 503-842-3445

## Tillamook Urban Renewal Agency Public Project Application

Date of Submission 02/12/2024



**1) Applicant:**

Name: Tillamook Fire District  
Mailing Address: 2310 4th St.  
Tillamook, Oregon 97141  
Phone: 503-842-7587 Cell Phone: 503-812-7365  
Email address: Firechief@tillamookfire.com

**2) Business or Property Needing Improvement:**

Business Name or Description: Tillamook Fire District  
Station 71.  
Property Address: 2310 4th St. Tillamook, Oregon  
Owner's Name: Publicly owned  
Owner's Address: same as above  
Owner or Business Phone: \_\_\_\_\_

**3) Brief Description of Renovation Project, including estimated completion date:**

Remove and replace an aged 1943 WWII  
naval diesel powered electric generator,  
with a 125 KW Cummins generator. (2024)  
If the grant is approved, start date  
would coincide with planned 'seismic upgrade'  
to station 71 that is schedule to start  
in August 2024.

**Please complete the Project Budget below:**

Expenses	Amount
Permits - included in bid.	
Architect - engineering <u>not</u> included in bid	
Materials 125 KW Generator	\$ 84,040 <sup>00</sup>
and	
Labor =	\$ 82,000 <sup>00</sup>
Other Project Expense Excavation	\$ 30,000 <sup>00</sup>
Other Project Expense Crane	\$ 10,000 <sup>00</sup>
<b>Total Expense</b>	<b>\$ 206,040 <sup>00</sup></b>

Project Funding Sources	Amount
Amount of TURA Loan Request	
Amount of TURA Grant Request	\$ 206,040 <sup>00</sup>
Owner Contribution	
Other Source of Funds	
Other Source of Funds	
<b>Total Cost of Project</b>	<b>206,040 <sup>00</sup></b>

Where did your estimated costs come from? Inland Electric Corp.  
1725 N. Roosevelt Dr. Seaside, OR. 97138  
WBE # 3303 CCB # 151632



Tillamook Urban Renewal Agency - 210 Laurel Avenue - Tillamook, Oregon 97141  
- Phone: 503-842-2472 or 503-374-1830 - Fax: 503-842-3445

4) **If applicant is not the owner of the subject property, does applicant:**

Rent or Lease \_\_\_\_\_ Lease Expires \_\_\_\_\_

5) **To be included with application**

- \_\_\_ Evidence of Ownership
- \_\_\_ Property Owner Consent Form
- \_\_\_ Plot Plan
- \_\_\_ Preliminary Design Drawings (rough design showing approximate improvements)
- \_\_\_ Cost Estimates from Licensed Contractors
- \_\_\_ Copy of Lease (if applicable)
- \_\_\_ Grant Approval Agreement and Receipt of Funding
- \_\_\_ City and/or County Permits (upon request)

6) **Certification by Applicant**

The applicant certifies that all information in this application, and all information furnished in support of this application, is true and complete to the best of the applicant's knowledge and that all required permits have been obtained.

If the applicant is not the owner of the property to be renovated, or if the applicable business is a partnership corporation, etc. rather than an individual, the applicant certifies that he/she has the authority to sign and enter into an agreement to perform the renovation work on the property.

Jeffrey R. Ruy, Fire Chief  
Applicant's Signature

02/12/2024  
Date

\_\_\_\_\_  
Applicant's Signature

\_\_\_\_\_  
Date

Return Completed Application to: Tillamook Urban Renewal Agency  
210 Laurel Avenue  
Tillamook, OR 97141

After Recording Return to:  
Tillamook Fire District  
2310 Fourth Street  
Tillamook, Oregon 97141

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INDEXED

Send Tax Statement to:  
Tillamook Fire District  
2310 Fourth Street  
Tillamook, Oregon 97141

QUITCLAIM DEED

TILLAMOOK CITY, OREGON, an Oregon Municipal Corporation, hereinafter called Grantor, RELEASES AND QUITCLAIMS unto TILLAMOOK FIRE DISTRICT, an Oregon Municipal Corporation, hereinafter called Grantee, all that real property situated in Tillamook County, Oregon, as more particularly described:

Lots 5, 6, 7 and the South 20 feet of  
Lot 2, Block 32, THAYER'S FOURTH ADDITION  
TO TILLAMOOK, in Tillamook County, Oregon.

There is no dollar consideration paid for this conveyance, the true and actual consideration being the construction of a fire station serving the public.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

DATED: May 23, 1996.

TILLAMOOK CITY, OREGON, a  
Municipal Corporation

By: J. Robert McPheeters  
J. ROBERT MCPHEETERS, Mayor

STATE OF OREGON )  
County of Tillamook } ss.

May 22<sup>nd</sup>, 1996. Personally appeared J. Robert McPheeters, Mayor of Tillamook City, Oregon and acknowledged the foregoing instrument on behalf of said entity by authority thereof. BEFORE ME.

Maria C. Grzelak  
Notary Public for Oregon

96351125

I hereby certify that the within instrument was received for record and recorded in the County of Tillamook, State of Oregon.

JUNE 6 12 36 PM '96

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Witness my hand and seal, Clerk  
JOSEPHINE UPTON, County Clerk



DEPUTY  
5.00  
20.00  
1.00  
9.00  
DOUIT  
AST  
ADMIN  
PLCP



CERTIFIED TO BE A TRUE AND  
CORRECT COPY OF THE ORIGINAL  
CHRISTY BIGGS

BY Nicole Edwards DEPUTY





# Tillamook Fire District

*Proudly Serving the Citizens of Central Tillamook County*

*Office of the Fire Chief*

**Chief Jeff McBrayer**

2310 4th St. Tillamook, OR 97141

503-812-7365

## Tillamook Fire District Disaster Preparedness and Mitigation

### Emergency Backup Generator Replacement Proposal



# Tillamook Fire District

*Proudly Serving the Citizens of Central Tillamook County*

*Office of the Fire Chief*

**Chief Jeff McBrayer**

**2310 4th St. Tillamook, OR 97141**

**503-812-7365**

## **Tillamook Fire District Urban Renewal Project Presentation**

**To:** Tillamook Urban Renewal Agency (TURA)  
210 Laurel Avenue  
Tillamook, OR 97141

**From:** Tillamook Fire District  
2310 Fourth St.  
Tillamook, OR 97141

**Re:** Emergency Disaster Preparedness and Mitigation

Board Members this presentation to follow is regarding the replacement of the emergency backup generator at Tillamook Fire Station 71. Located at 2310 Fourth St. in Tillamook, the fire station is within the boundary for the Urban Renewal District. Replacing the former three-story firehouse, Station 71 was built in 1982 and has a long history of serving the residents and visitors of Tillamook as the main fire station. A standby generator is a back-up electrical system that operates automatically. Within seconds of a utility outage an automatic transfer switch senses the power loss, commands the generator to start and then transfers the electrical load to the generator. The standby generator begins supplying power to the circuits. During a severe weather event or natural disaster, it is very common for community members to come to the Fire Station seeking shelter or a safe place.

With the help of this board, my goal is to re-establish a safe and sustainable location for the firefighters and community members of Tillamook. The backup generator delivers power to critical business systems and operations during loss of electricity or power outage. The generator creates electrical energy by burning the fuel to power systems and appliances. At Station 71 electricity is needed to open garage bay doors and maintain operating systems to the fire and rescue apparatus, keeping them ready to respond and assist community members and visitors in the event of an emergency or life-threatening situation. The replacement of the generator will bring Station 71 up-to-date and allow emergency operations to continue during a power outage.

The current backup generator at Station 71 was donated in 1943 from the World War II Naval base at the port of Tillamook and is significantly underpowered for this facility. This generator is only able to power 40% of Station 71, the desired and recommended generator is a 125KW generator and is expected to power up to 100% of the Station. That percentage of function will heat the station, keep radios and essential equipment charged, and allow the Firefighters to open doors and continue to serve the community of Tillamook.

The age of the current generator presents a number of issues. The company that manufactured the generator closed its door for business in the mid 1960s and there are no parts available or existing to replace any broken parts and no information or details about this generator. There are also no mechanics that have any knowledge of how to repair the generator. Our in-house Logistics officer has done his best to assess and maintain the performance with basic maintenance.



# Tillamook Fire District

*Proudly Serving the Citizens of Central Tillamook County*

*Office of the Fire Chief*

**Chief Jeff McBrayer**

2310 4th St. Tillamook, OR 97141

503-812-7365

Recently, on January 9<sup>th</sup>, 2024, while conducting monthly maintenance our logistics officer, discovered a fuel leak from the fuel line/hose. Because there are no parts available, we were not able to replace the hose/line. This generator has an external fuel tank that is basically a modified 55gal steel barrel, that will only power the station for a maximum of 24 hours, sitting next to the generator inside the generator room which is a safety hazard. The new generator will have a self-contained fuel tank and system and will be installed outside of the facility in a secure area this will get Station 71 up to date on safety and code standards.

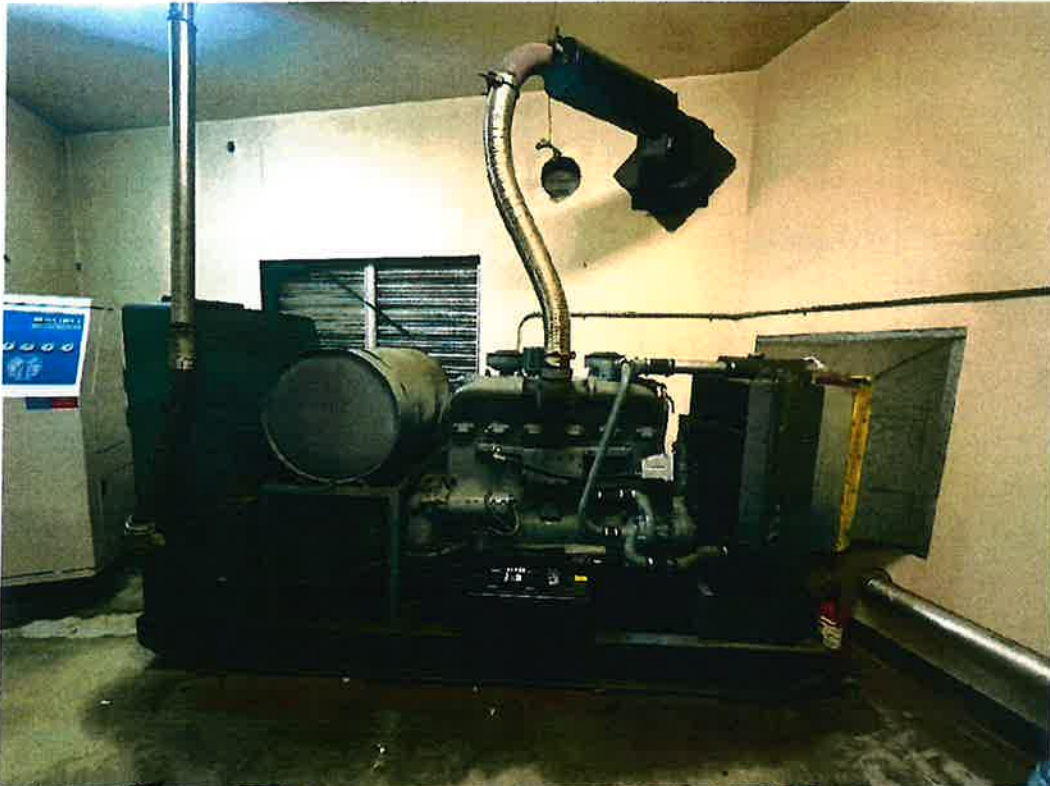
It is our mission to continue to serve the citizens and visitors of Tillamook in their time of need. And with the help of funding this project, we will have a safe place for Community Members and Firefighters and volunteers to continue serving the urban and rural district of Tillamook in a power outage or emergency.

Sincerely,

**Jeff McBrayer**

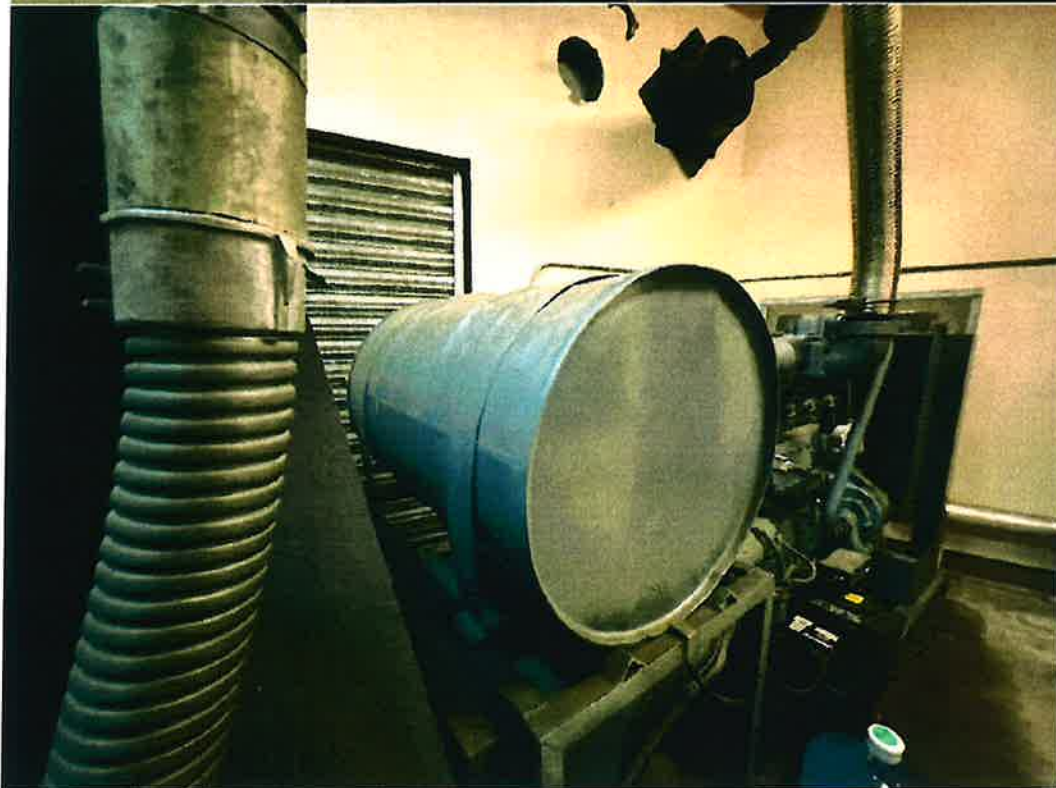
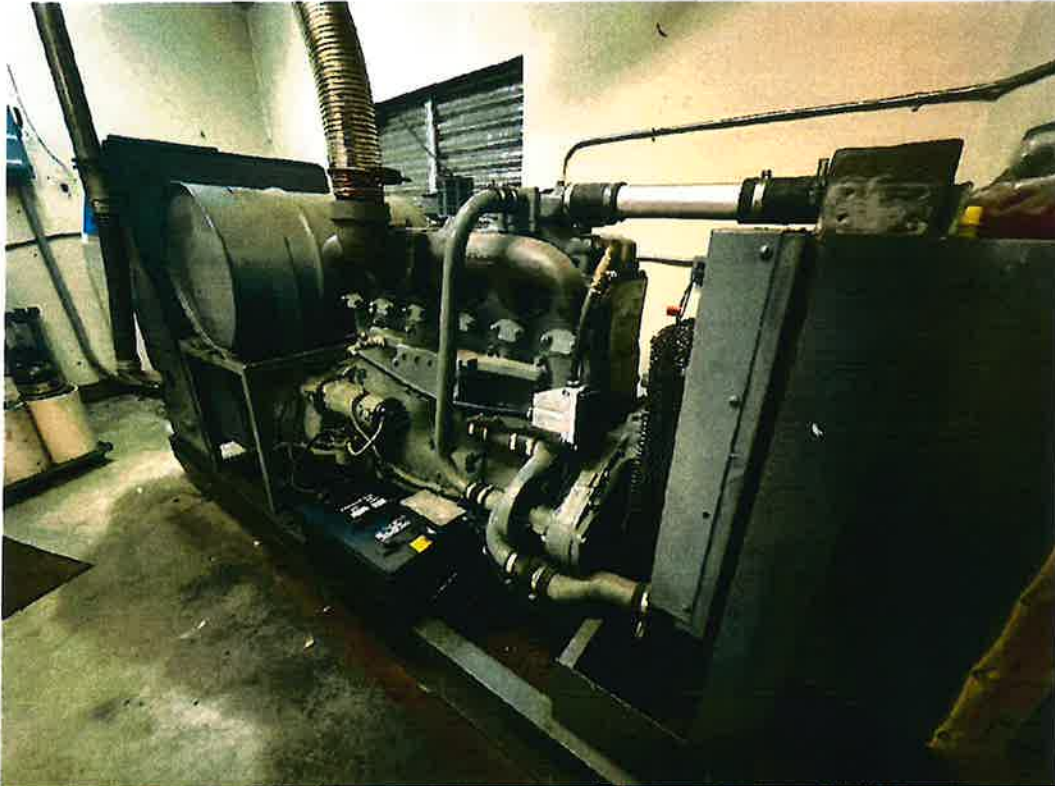
Fire Chief, Tillamook Fire District

**Side view of the current Generator inside Station 71**



**Control Pannel and Wall Side of the current Generator inside Station 71**

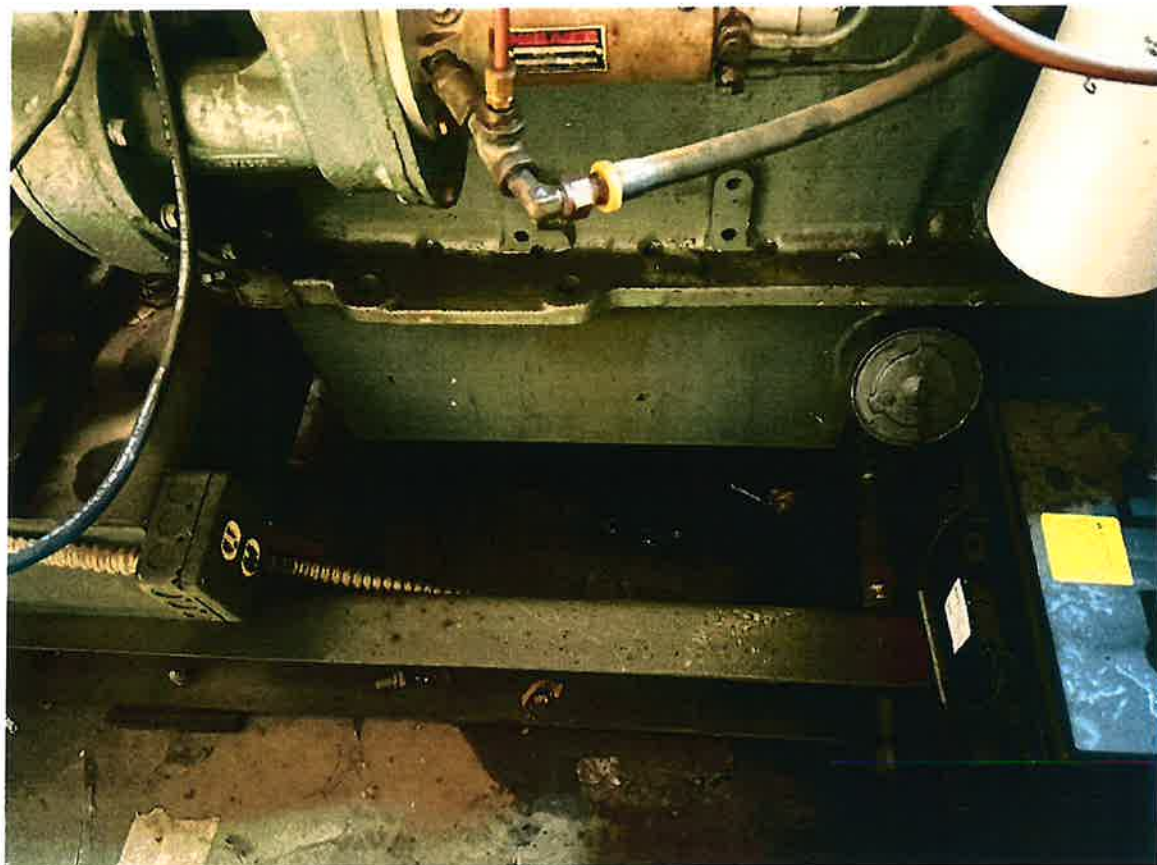
**Engine of the current Generator inside Station 71**



**55 gal Fuel Drum of the current Generator inside Station 71**



**Control Pannel of the current Generator inside Station 71**



**Fuel Leak from the current Generator inside Station 71**

**TURA Proposal and Justification Committee**

**2.**

**Meeting Date:** 02/28/2024

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**Subject:**

Application - Tillamook Vision Center - 2101 5th Street

**Background:**

**Recommendation:**

**Motion:**

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**Attachments**

Application

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## Pre-Application for TURA Assistance

Please review all program guidelines prior to completion of this form in order to select the TURA goals that your project fits. TURA potentially offers grants, loans, combinations of grants and loans, design assistance, and blade sign assistance.

**Date:** 22Feb2024

**1) Applicant:**

Name: Tillamook Office Holdings and Tillamook Vision Center  
Mailing Address: 800 Main Ave Suite A, Tillamook, OR 97141  
Project Address: 2101 5th Street, Tillamook, OR 97141  
Phone: 503-842-5568 Cell Phone: 360-601-2953  
Email address: ljohnson@tillamookvision.com

**2) Property Owner (if not applicant):**

Name: Lee Johnson  
Mailing Address: 800 Main Ave Suite A, Tillamook, OR 97141  
Project Address: same as above  
Phone: same as above Cell Phone: same as above  
Email address: same as above

**3) Anticipated total project costs:** \$ 130,000

**4) Design/Engineering assistance requested?** (Yes) ☐ (No) ☒

**5) Project Summary:** On an attached page, please submit a narrative description of the proposed project.

**6) TURA Objectives:** Please review the **TURA Goals and Objectives** and answer the following questions:

**Please note:** 1) To be considered for funding, projects must meet at least one or more of TURA's objectives. 2) TURA does not expect any given project to meet all of the objectives set forth.

**Does your project meet the objectives of TURA GOAL 1:** "Promote private development to increase the City's economic base"? If so, how? YES, provide vital services to community

**Does your project meet the objectives of TURA GOAL 2:** "Improve and retain existing profitable business"? If so, how? YES, existing business seeking to enhance capacity to serve commun

**Does your project meet the objectives of TURA GOAL 3:** "Provide efficient safe, and effective streets, streetscapes, and open spaces"? If so, how? Add bicycle racks, bench, EV charger

**Does your project meet the objectives of TURA GOAL 4:** "Maintain, remodel, and construct public parks and open spaces, public facilities, and public safety facilities to maintain and enhance safety in the renewal area and increase public utilization of the renewal area"? If so, how? \_\_\_\_\_

**Does your project meet the objectives of TURA GOAL 5:** "Upgrade and Repair Buildings within the existing renewal area"? If so, how? YES, improve aesthetics and renovate existing building for business use

**Does your project meet the objectives of TURA GOAL 6:** "Provide for new housing units that collectively reflect a diversity of housing types, occupancy (rental and owner occupied) and income levels in the city"? If so, how? \_\_\_\_\_

**7) Application Information and Process:**

Funding approval will come from the Board of Directors only after submission of a fully completed application. Funding is issued on a reimbursement basis, to the applicant. Any project renovations begun before formal approval by the Board will not be considered as part of the project.

**8) Other Certification by Applicant:**

The applicant certifies that all information in this pre-application and all information furnished in support of this pre-application is true and complete to the best of the applicant's knowledge. If the applicant is not the owner of the project property, or if the applicable business is a partnership or corporation rather than an individual, the applicant certifies that he/she has the authority to sign and enter into an agreement to perform the renovation work on the property.



Digitally signed by Lee Johnson  
Date: 2024.02.22 14:35:29 -08'00'

22Feb2024

Applicant Signature

Date



Digitally signed by Lee Johnson  
Date: 2024.02.22 14:35:45 -08'00'

22Feb2024

Property Owner Signature

Date

Thank you for submitting this pre-application. This allows TURA to understand the scope of your proposed project and determine the extent of funding that might be available. **A Pre-Application Meeting with the TURA Proposal & Justification Committee and staff will be scheduled as soon as possible.** The intention of the Pre-Application process is to allow TURA to give feedback on whether the project meets the goals and objectives of TURA prior to going through the information gathering required for the actual application. For additional information or questions, please call 503-374-1830.

**Return Completed Application to:** Tillamook Urban Renewal Agency  
210 Laurel Avenue  
Tillamook, OR 97141

FOR OFFICE USE ONLY			
Grant Amount Request	\$	Applicant Contribution	\$
Loan Amount Request	\$	Estimated Start Date	
Combination Request	\$	Estimated End Date	
In-Kind Contribution	\$		
Notes:			



Tillamook Urban Renewal Agency ~ 210 Laurel Avenue ~ Tillamook, Oregon 97141  
- Phone: 503-842-2472 or 503-374-1830 - Fax: 503-842-3445

### Property Owner Consent Form:

I, Lee Johnson ("Property Owner"), certify that I own the property located at 2101 5th Street ("Address") in Tillamook, Oregon and that I have reviewed the application by Tillamook Vision Center ("Applicant") for participation in one of the Tillamook Urban Renewal Agency's Assistance Programs. I understand that the proposal includes the following changes and/or enhancements to my building:

Interior tear-out and remodel to allow business to provide clinical services and retail goods to community. Exterior renovation to improve aesthetics, attract foot traffic and increase local business, and modernize parking by providing EV charging stations.

I fully support this application and further certify that the Applicant holds a valid lease for 60 months, expiring on TBD - lease pending construction.

Signature of Property Owner

22Feb2024

Date

Lee Johnson

Printed Name of Property Owner

800 Main Ave Suite A

Mailing Address of Property Owner

360-601-2953

Telephone Number of Property Owner

Return to:

Tillamook Urban Renewal Agency  
210 Laurel Avenue  
Tillamook, OR 97141  
503-842-2472

Dear Tillamook Urban Renewal,

Thank you so much for considering our application. Tillamook Vision Center has been serving patients on the North Oregon coast for more than 30 years. We are a medical optometry clinic for Tillamook County that otherwise would not have access to specialty eye care. We cover all primary eyecare needs: we manage eye diseases such as glaucoma, diabetes and macular degeneration; we offer both traditional and specialty contact lenses; manage dry eye; give both comprehensive eye health and vision exams. For the past 4 years we have been struggling as our practice has outgrown its current location – and currently serve more people than our location effectively allows due to insufficient space for exam rooms and staffing. As a result, wait times for our services are longer than they should be, and as a result people are unable to receive care. In 2021 we opened a small satellite office in Pacific City to attempt to reduce the patient load in our main Tillamook office, but while the clinic in Pacific City is off to a good start, it has not reduced the patient load in Tillamook appreciably. We purchased the building at 2101 5<sup>th</sup> Street in 2019 as a possible site for future expansion, and as the existing tenants' leases approached expiration and our clinic became busier, we have moved forward with planning to expand and occupy this space.

We sought preliminary bids from multiple contractors in late 2021 preparatory to the expiration of the building's tenants early last year. We have spent the last year going through design and permitting only to come up to serious concerns for budget and cashflow. Between 2021 and now the projected build cost jumped 40%. In the last three months we've changed contractors and completely re-done our design in an effort to bring the project costs down to a more reasonable amount that our bank will fund and our monthly cashflow can support. The interior remodel should now be within our funding and we have started the project.

Projects that we would like help with from TURA:

1. Update signage – Combined quote approx. \$95k
2. Renovate exterior siding and coloring – Combined quote approx. \$95k
3. Repair to gutters and downspouts – Combined quote approx. \$95k
4. Sidewalks – pending bid
5. Replace exterior lighting – pending bid
6. Electric Vehicle chargers – pending bid, in discussion with Justin Aufdermauer

Optional projects that are we would like to complete

7. Window displays
8. Landscaping features
9. Bicycle racks and benches

Projects that we do not need help from TURA but we will be completing:

1. Interior floorplan
2. Update interior lighting
3. Aesthetics: painting, flooring,
4. Adding exam lanes, additional imaging capabilities



We believe this project would meet the following TURA Goals:

Goals 1 and 2:

“Promote private development to increase the City’s economic base.”

“Improve and retain existing profitable business.”

Because eye care is limited on the coast, many Tillamook County residents are either not receiving eyecare, waiting 5-6 weeks for care, or taking their needs outside our county. We hope with our expansion that we will improve our business while increasing the City’s economic base - by employing more members of the community, improving access to services and care, and expanding retail goods in our optical. It would allow us to add two additional exam rooms, allowing two providers to practice simultaneously – something which is extremely difficult in our current limited space. We would be able to hire an additional full-time provider and employ and train support staff from the local community to provide services. We would be able to provide new services in the expanded space which we can’t currently consider, as well as expand retail selection and aesthetics.

Goal 5

“Upgrade and Repair Buildings within the existing renewal area.”

The building at 2101 is in bad need of exterior aesthetic improvement – the siding is aged with flaking paint and several areas of damage, the gutters are damaged and frequently have significant functional issues and need to be replaced. We would like to update the siding of the building, replace the gutters, and remove and adjust some of the surrounding walkways, landscaping, lighting, and façade/doorways. We would like to install Electric Vehicle charging stations in parking lot as well, to modernize the building and provide charging services to clients and the community. This will improve the building’s exterior aesthetic, contributing to the community aesthetic and enable the building to attract more business.

Thank you again for considering supporting our business and our efforts to expand the services available in our community while making our downtown area a more modern and beautiful place for everyone.

Sincerely

Lee Johnson, OD, MS, FAAO  
Owner and Managing Member  
Tillamook Vision Center  
Tillamook Office Holdings

Kristin Johnson, ABOC, CPO  
Office Manager  
Tillamook Vision Center



# **TILLAMOOK VISION CENTER**

**2101 5<sup>th</sup> Avenue  
Tillamook, OR**

## **CLINIC BUILD – SCOPE OF WORK**

**Prepared by Lee Johnson  
Last revised 06Jan2024**

Previous Revisions:

03Jan2024

30Dec2023

#### Change Notes (07 Jan)

- Noted vanity lights for exam rooms over hand-washing stations in items 04.k, 08f, and 10.f (it was already noted for exam room 1)
- Modified 21.i to note use of a hood rather than a ceiling vent, and to note that client will supply
- Added to general note 24.c regarding drywall repair to note also to fill in all excess wall plates when possible
- Figure 24.2 replaced with more extensive figure from electrical summary, with legend, showing locations of vanities and of retail floor fixtures. Also highlighting new drop ceiling area to have canister lights.
- Added figure 24.4 outlining expected receptacle placement.
- Added item 01.p to call out 5 new wall receptacles for placement in new walls on retail floor, which were noted in electrical summary and are shown in figure 24.4 but were not present on 03Jan Revision
- Added lines 12d, 13e, and 23c for installation of hand dryers in each restroom. Noted in electrical summary but were not present in 03Jan revision.

#### Change Notes (03Jan2023)

- Figure 15.1 was accidentally omitted – now included
- Figure 14.1 was labeled incorrectly, has now been corrected
- Figure 13.1 wasn't labeled.
- Wall added to optical to separate existing [23. Bathroom] from [01. Optical]. Wall is to be partial height and braced against bathroom as outlined in 01.m and Figures 01.5 and 01.6.
- Figure 24.3 updated to reflect addition of wall noted above
- 01.n added to address potential re-use or replacement of ceiling grid in optical area.
- Added section 01.o - tech bar from original Emmett Phair plans, with dimensional modifications and removal of integrated electrical and data
- 24.j added to clarify low-voltage work

#### PREVIOUS CHANGE NOTES – things that are different either from (1) previous drafts or (2) the on-site walkthrough/discussion with Rick Shandy in December2023

- 24.e previously stated to match laminate finishes to OLD PLANS, which have Wilsonart “Frosty White 1573-60” listed for countertops (finish PL-1 in plans). We would like to change ALL DESK AND COUNTERS to use Wilsonart “Asian Night 7949-18”. A cost saving alternative similar to this color/pattern is acceptable. We just want the tops to be dark, not white.
- Clarification added to 24.d – current drywall texture in this building needs to be smoother, it is almost popcorn on the walls in many places, it is uneven and doesn't match. Prior to painting we want to make sure all walls get skimmed and have an even consistent texture that is less noticeable.
- Added note to 24.i regarding interior door replacement

- I would really like to move an additional wall to enlarge two exam rooms. This was not discussed during the walkthrough – it is discussed below.
- I added some cabinets to the lab, the provider office, and the checkout office. These weren't discussed during the walkthrough, but they are detailed below.

## 24. General Notes

- a. All floor diagrams in this scope are oriented with “north” facing walls on “top”.
- b. New flooring –
  - i. Builder to suggest reasonable flooring allowance for commercial grade LVT or carpet tile and provide suggestions. Previously chosen flooring option (Milliken Quietlife – Folkwood, Antique) sufficient, but alternatives acceptable if potential for significant cost savings
  - ii. Builder/subcontractor to advise flooring orientation and potential locations for transitions – The optical is oriented at 45 deg from the exam rooms and offices. A uniform orientation is likely to result in either the optical looking funny, or the exam rooms looking funny.
- c. Repair any necessary drywall areas. Fill in excess an unnecessary wall plates whenever possible.
- d. Smooth and texture walls for consistency. Current wall texture is way too rough.
- e. Any laminate counters or cabinets to use the following laminate colors:
  - i. Countertops: Wilsonart “ASIAN NIGHT 7949-18”
  - ii. Cabinet fronts: Wilsonart “PHANTOM ECRU 8212K-28”
- f. Replace all light switches with wireless smart switches, Lutron Caseta system.
  - i. Switches supplied by client.
  - ii. Some switches to be consolidated if possible and if not cost prohibitive (noted in notes for room modifications)
- g. FIXTURES
  - i. Reference:  
[https://docs.google.com/spreadsheets/d/1E\\_mmF76STxgX6SYVRwRPzZMCBOtOSOx0NWhD2e6UJIs/edit?usp=sharing](https://docs.google.com/spreadsheets/d/1E_mmF76STxgX6SYVRwRPzZMCBOtOSOx0NWhD2e6UJIs/edit?usp=sharing)
  - ii. Replace all tube fluorescent lights with LED lights. Light fixtures to be acquired by builder.
  - iii. Replace bathroom fixtures as noted in plans below – mirrors and sinks to be acquired by client unless builder advises of need for replacements for cost savings, quality concerns, or need for code / ADA compliance.
- h. All exam rooms are to have a similar layout of 4 dimmable LED canister lights – see OLD Emmett Phair plans pg T-4.1, room 105 (example Figure 24.3, room dimensions vary)
- i. Interior doors to be replaced per fixture/door schedule in 24.g.i
  - i. Contractor to verify doors and swing in above table.
  - ii. Currently planned to use Oregon Door, Whitewash White Birch with Alumitome finish on frames and hardware. We like this aesthetic but are open to an alternative if there is an issue with cost or time.
- j. Client to subcontract data directly.
- k. Client to supply LED Canister lights.
- l. Install new receptacles to ensure room layouts are setup as specified below. Figure 24.4 outlines locations where new receptacles are expected to be needed (based off review of the receptacles currently in each room)

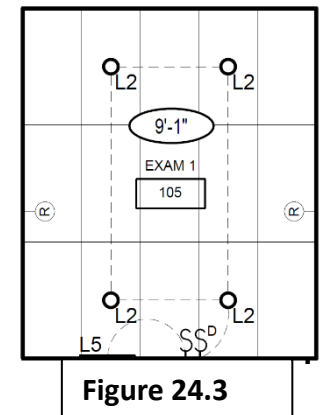
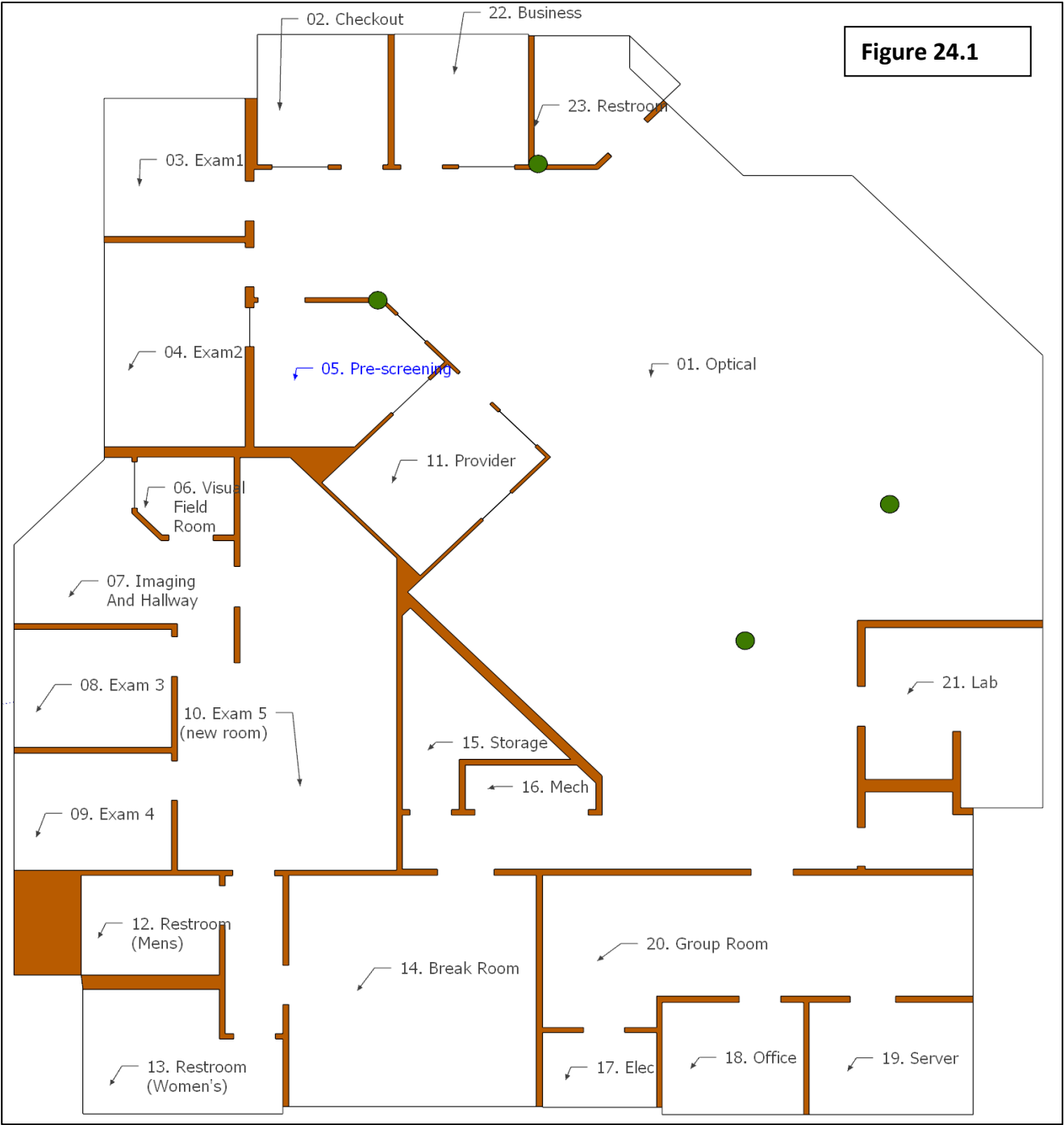


Figure 24.3

Current floorplan

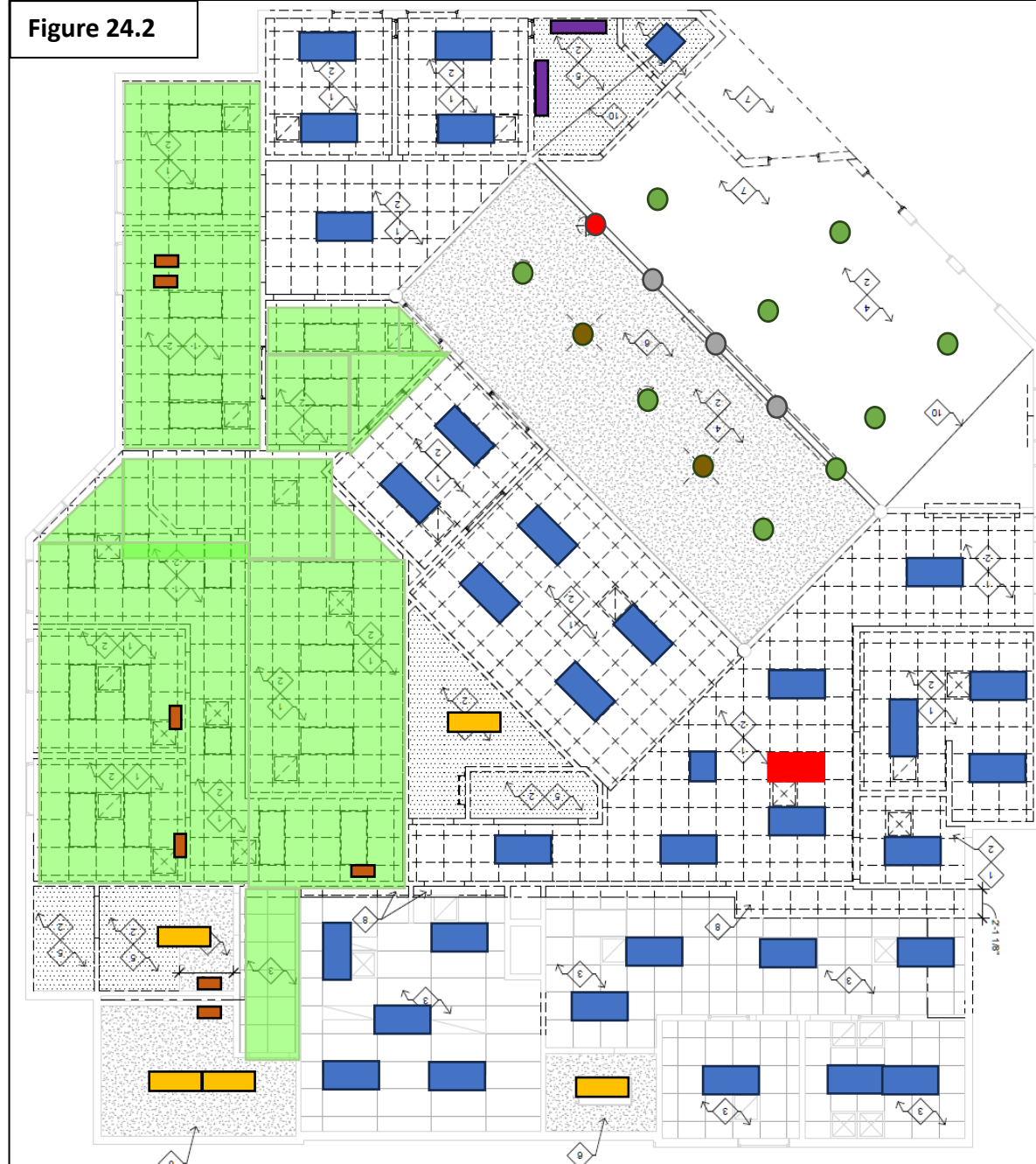


## Light fixtures to replace / install / supply:

### Legend:

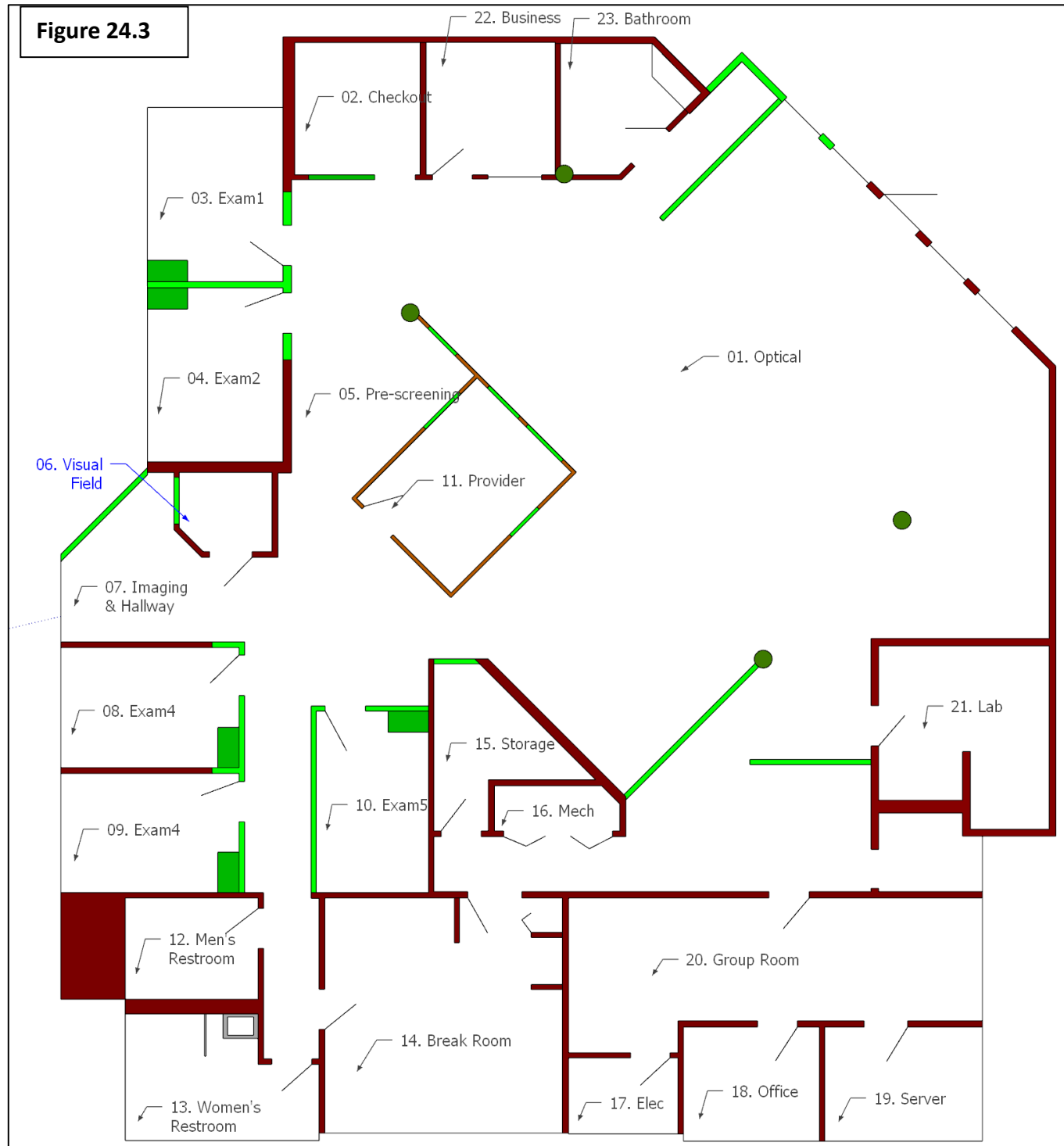
- BLUE – current drop ceiling fixtures
- RED – to be removed
- YELLOW – drywall ceiling fixtures
- ORANGE – small vanity fixtures. Five fixtures in exam rooms are shown in approximate locations – see page 4 for more details.
- PURPLE – long vanity fixtures
- GREEN SHADING – these areas to be replaced with canister fixtures per diagram on page 4
- CIRCLES - retail floor existing fixtures:
  - Green – current light fixtures with power
  - Brown – current fan fixtures with power
  - Grey likely structural boxes without power, will need surface mounted power run to them.
  - RED – possible location of additional surface mounted box on beam (if needed)

Figure 24.2



# Final Floorplan

Figure 24.3



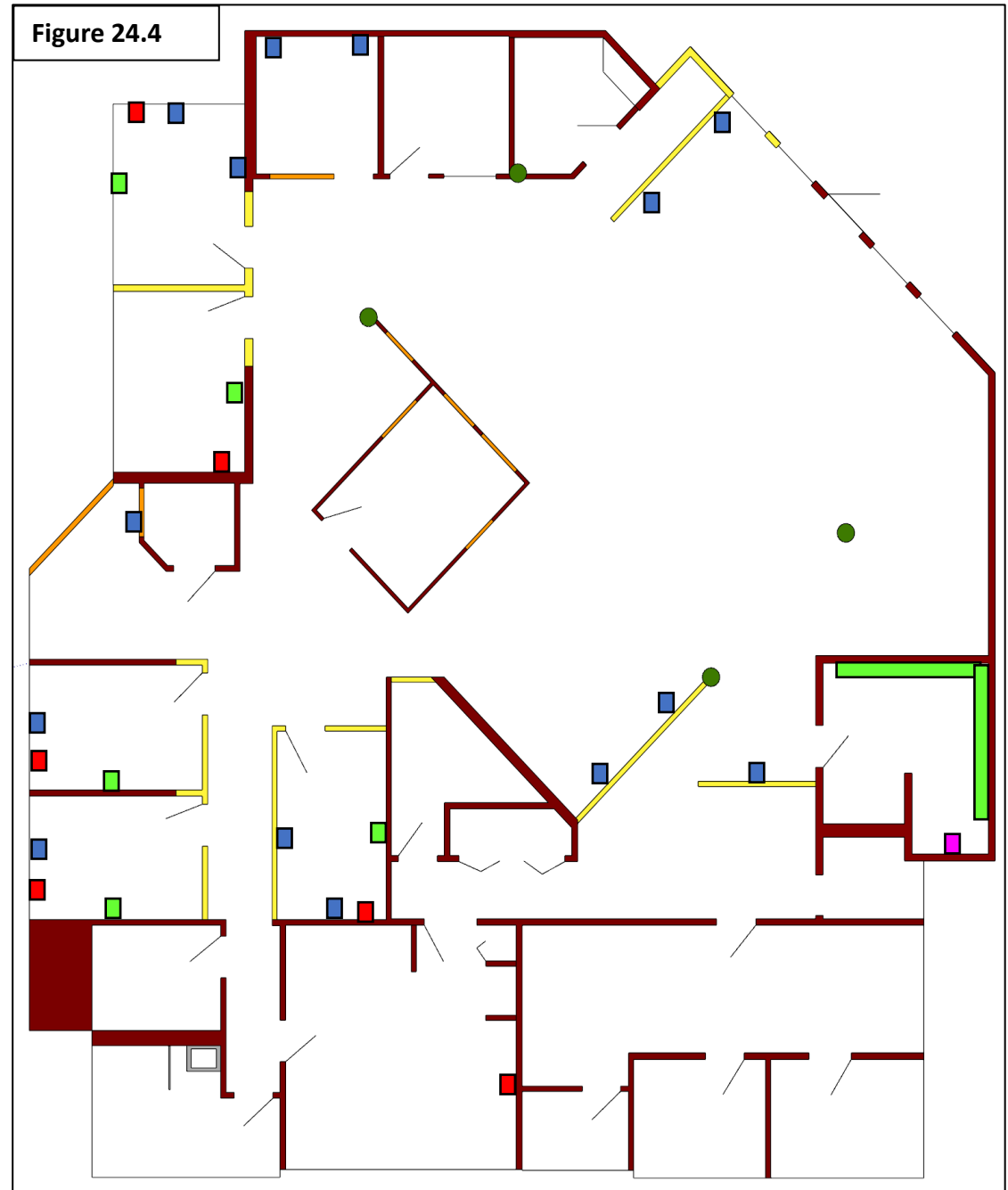
## NEW WALL RECEPTACLES TO INSTALL

Figure shows expected receptacles that need to be installed based on the room layouts that followed, combined with examination of existing receptacles.

- Blue squares – standard floor height (14)
- Red squares – 18" from ceiling (6)
- Green squares – desk height (5)
- Purple square – isolated GFCI, dedicated breaker (1)
- GREEN RECTANGLES –
  - either plug strip/mold (2) , or multiple outlets along these walls (at least 5 receptacles spaced along each wall).
  - These should all be on their own breaker and should have a GFCI.
- NOTE: I've gone through the building and all other receptacles listed for install in the original scope of work are either 1) already in place or 2) have receptacles close enough that they will serve our needs
- Match remaining wall plates and receptacles to white color

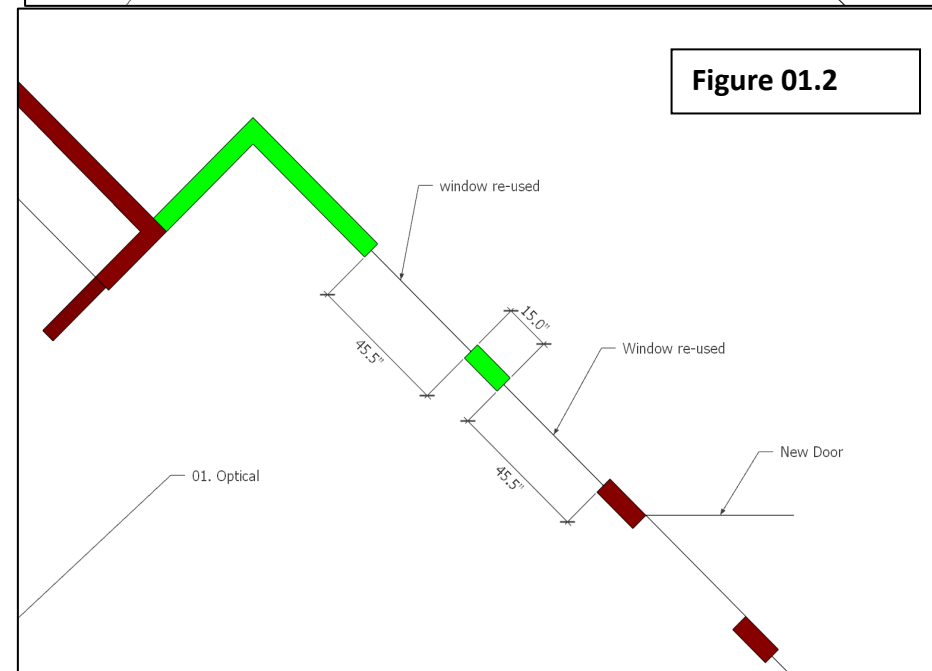
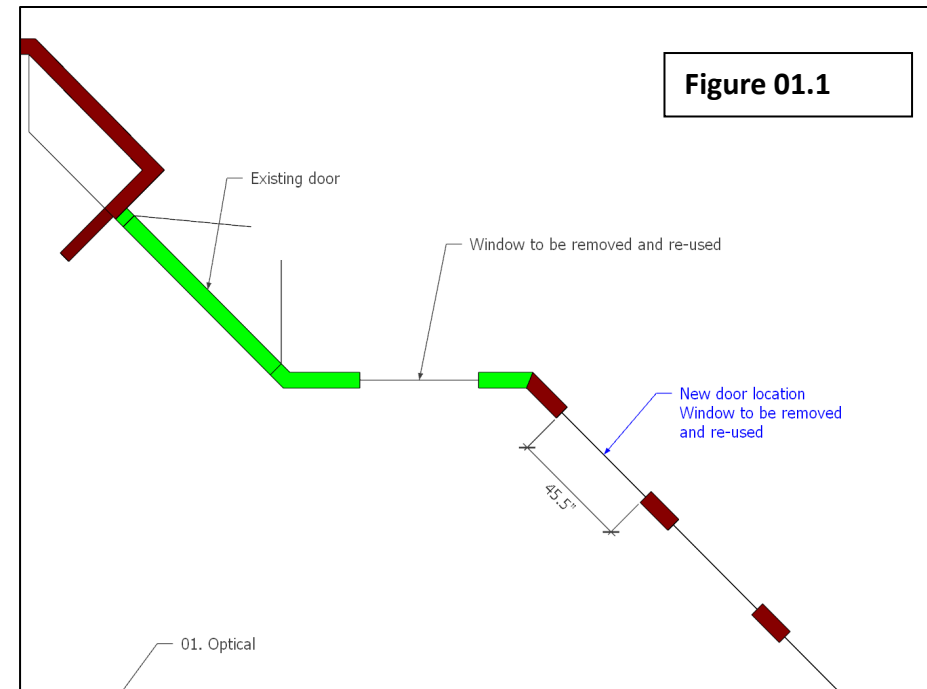
### WALL COLOR NOTE/LEGEND

- Yellow walls are new walls that are being framed.
- Orange walls are openings that are being filled
- Maroon are currently existing walls



## 01. Optical

- a. Move Front door –
  - i. Demo existing door and angled wall (shown in Figure 01.1 in green).
  - ii. Remove windows to re-use as shown in Figure 01.1
  - iii. Frame new exterior walls, with openings for windows, as shown in Figure 01.2 (new walls in green). Repair siding and paint
  - iv. Builder to supply new single storefront RIGHT HAND OUTSWING door (as shown in Figure 01.2). Frame and install in location of current center window bay depicted in Figure 01.1. Door opening measures 45.5 inches – I would prefer to have the largest door we can (I'm not sure what sizes are standard for storefront doors). Builder to advise if there is significant cost savings in choosing a smaller door than 45.5" opening.
  - v. frame opening to make wall flush,
  - vi. move window into new framed portion to make windows symmetrical (two on each side of door)
  - vii. Demo and remove exterior ATM covered area, patch siding with 01.a.iii
- b. Skim coat posts – 4 total - and paint. Shown in pictures 01.2-01.5, 01.8, 01.11, 01.12
- c. Install power outlets in floor: <https://a.co/d/5vDtpYT> or functional equivalent flush-mount combined power/data port with cover. Nickel finish to depend on flooring color. See layout in Figure 01.3, approximate distances from walls may be adjusted as needed, but prefer 9' spaced floor grid as shown. Single extra floor outlet in southern section of optical at tighter 4.5x4.5' spacing as shown
- d. Remove fans and replace light fixtures - contractor to advise on lighting solution. We want to have light fixtures as high as they



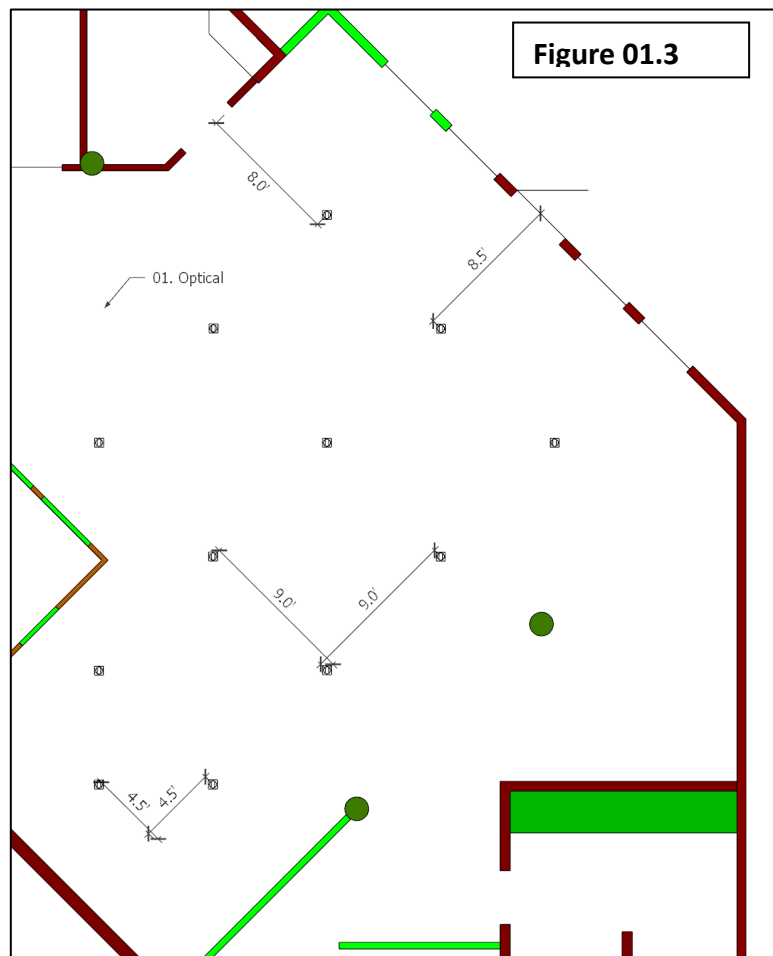


Figure 01.3

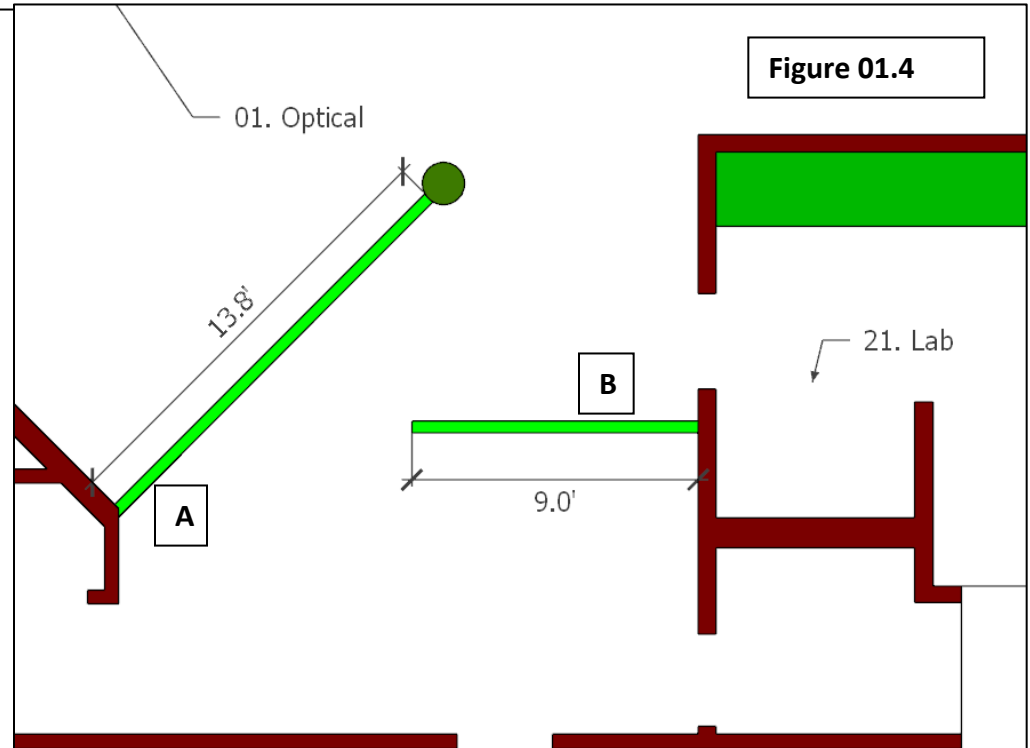


Figure 01.4

can reasonably be to keep the vaulted space open but still light the space well. Current ceiling electrical is shown in pictures 01.9 and 01.10

e. Remove all security cameras as well as large floodlight (see pictures 01.3, 01.9, 01.12)

f. Smooth drywall seams near provider office and tech rooms, remove

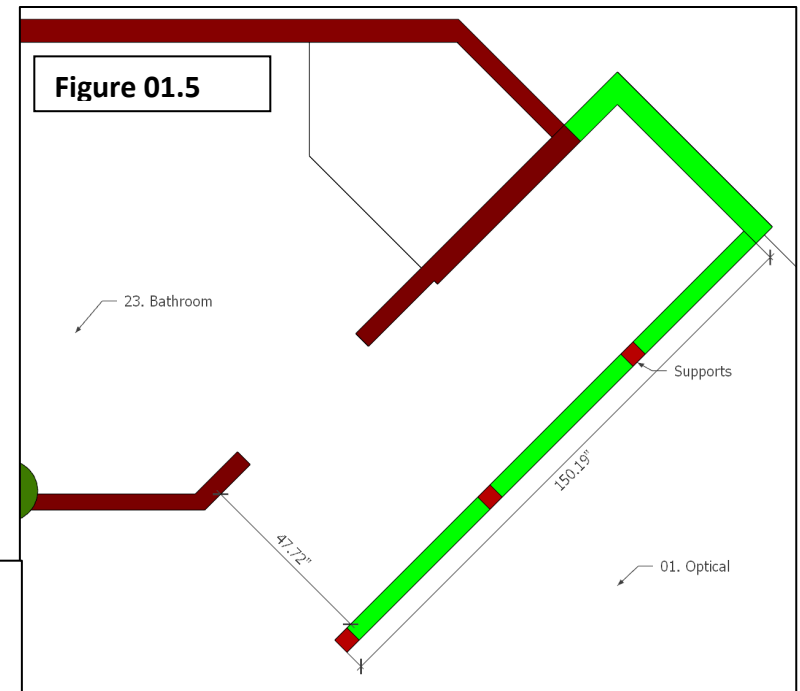
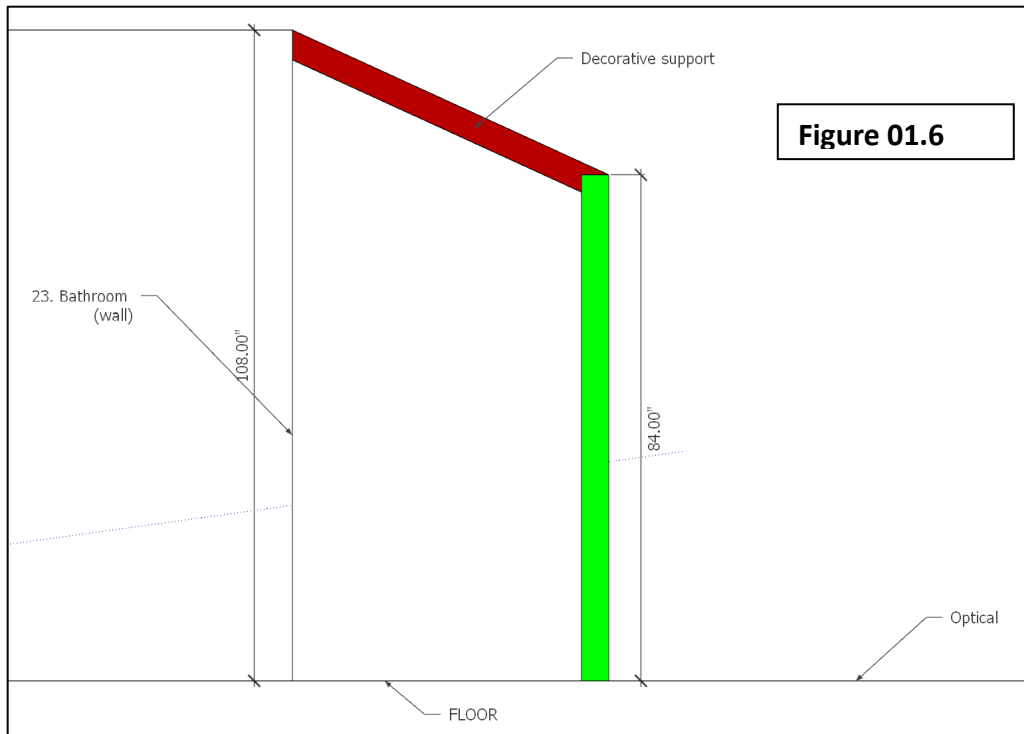
wainscoting (see pictures 01.4 and 01.10)

g. Remove cabinets near lab (see picture 01.11). Move and place in [21. Lab] on north wall (above new countertop)

h. Light switch adjustments if possible:

- i. Far left switch in 4-switch light switch in picture 01.6: currently operates lights in south area of optical as well as in [20. Group Area]. Install new switch in [20. Group Area] and remove them from this switch.
- ii. Consolidate remaining 3 light switches for retail area into TWO light switches (if possible): (general room lights and track lights)
- iii. Light switch from [05. Pre-screening] currently powers lights in norther area of optical – run line from these lights so they are controlled by same switch as in 01.i above

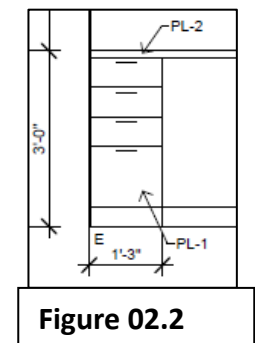
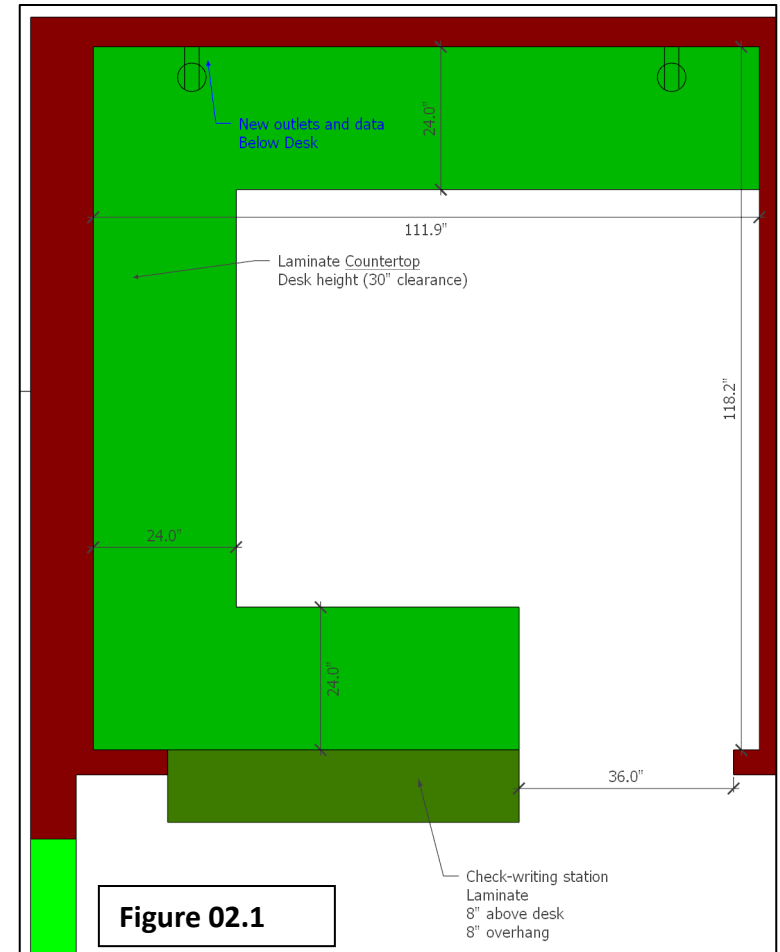
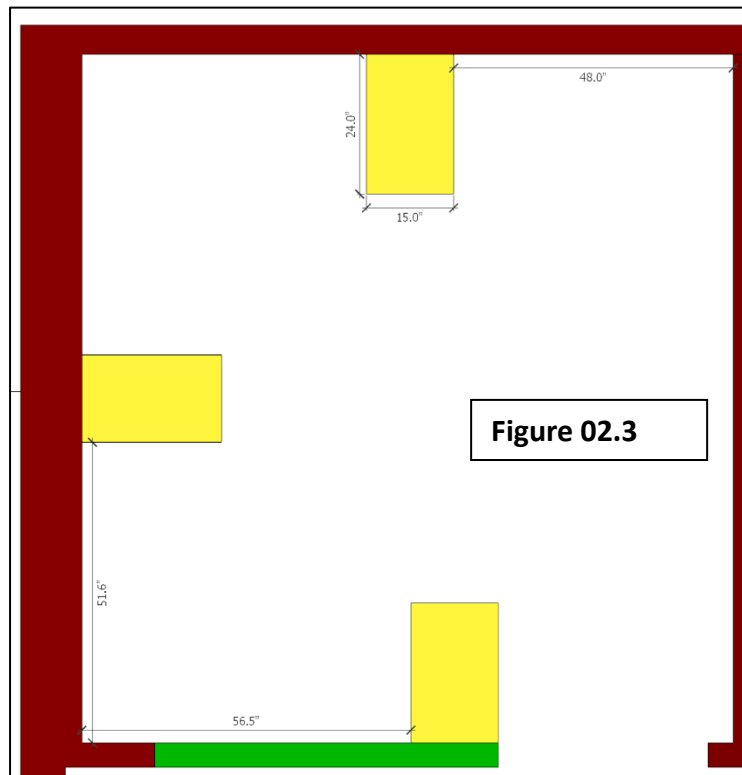
- i. Construct new walls A and B (shown in green in figure 01.4) near lab
- j. Move one 2x4 lights near lab 1 square to W.
- k. remove extra light fixture outside lab in Picture 01.12 as it will be in the way of one of the walls in 01.i above
- l. Replace fluorescent lights with LED panel lights: total of ten 2'x4' drop-ceiling fixtures, one 2'x2' fixture (see Figure 24.2)
- m. Build new partial wall in front of bathroom as shown in Figure 01.5
  - i. Dimensions may be adjusted as advised by builder
  - ii. Wall is to be approx. 7' high as shown in figure 01.6
  - iii. Wall is to be supported by three (3) decorative wooden beams which will brace against wall of bathroom (approx. 9' high). Builder to supply or have build by subcontractor, or advise and client will supply
- n. Re-use / replace ceiling grid as needed.





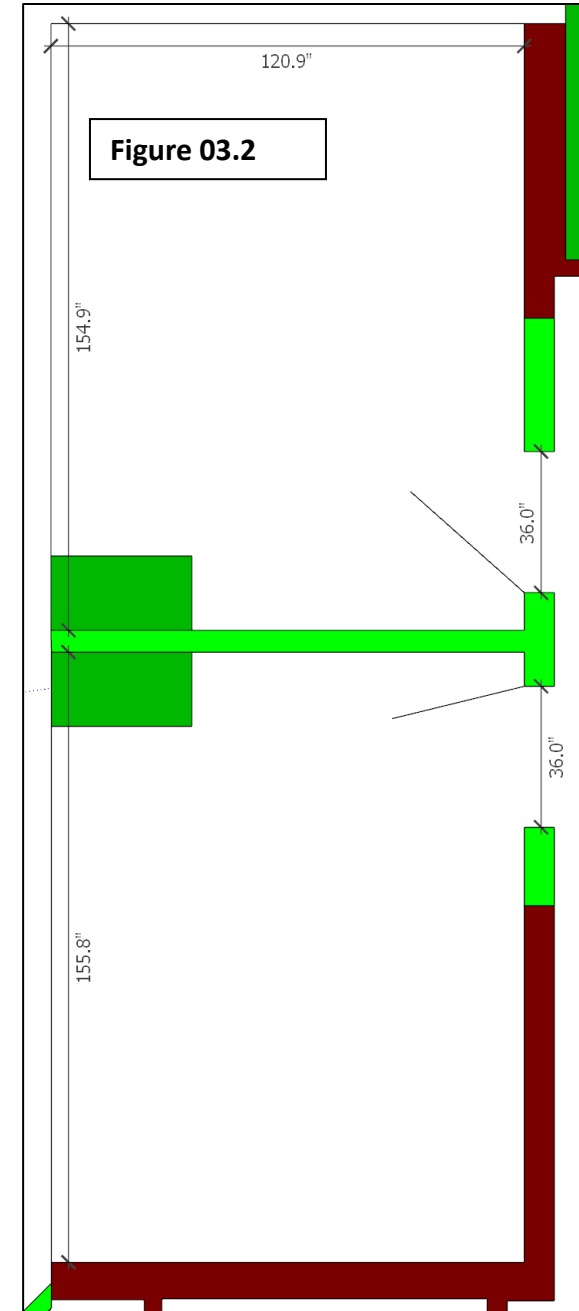
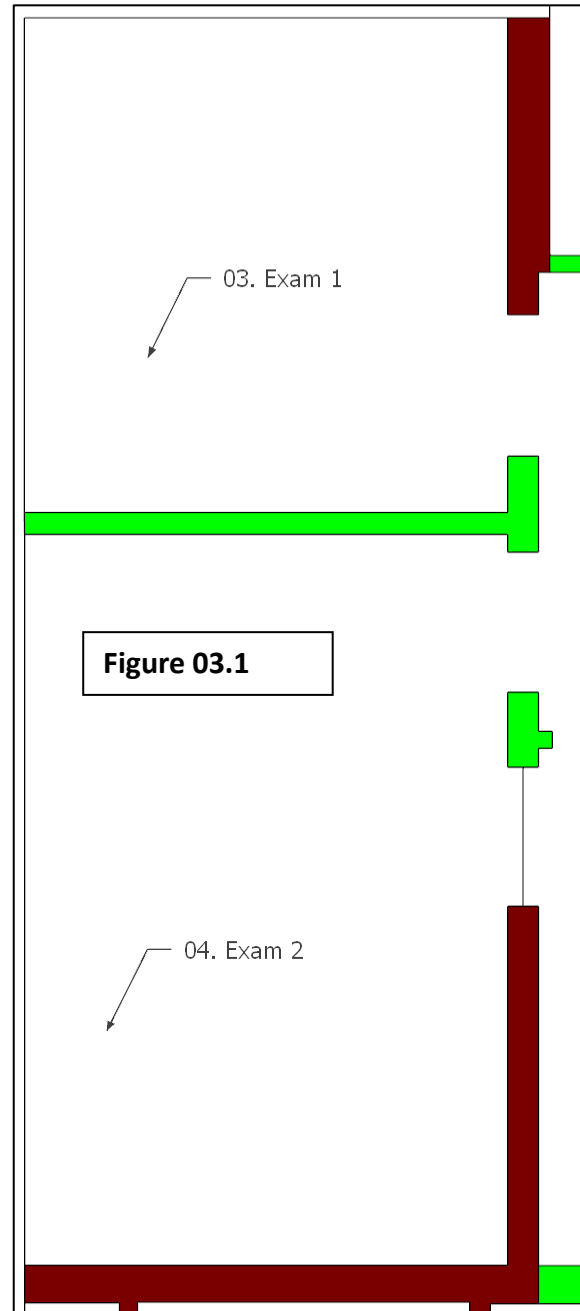
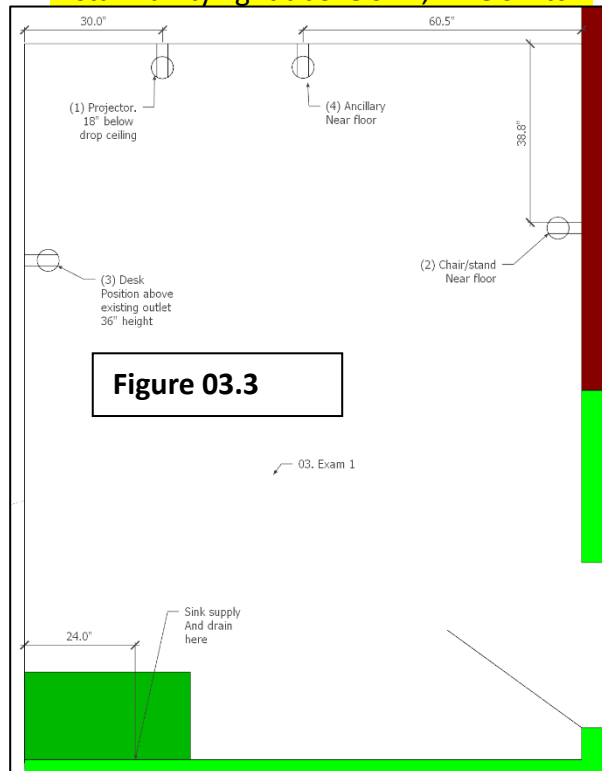
## 02. Checkout Room

- Remove glass and door on south wall of room. Replace with half-wall 38" height.
- Fill glass in East wall (between [02. Checkout] and [22. Business]), shown in Picture 2.4)
- Add two receptacles and two data jacks, one in each N. corner of room as shown in Figure 02.1
- Add laminate desktop around room as shown, with checkwriting station on half-wall
- Builder to supply three 4-drawer base cabinets 15" wide consistent with Emmet Phair Plans, PG T6.2 (copied in Figure 02.2 below). Layout as shown in Figure 02.3 below.
- Counter/cabinet finishes as noted in 24.d
- Replace 2 drop-ceiling light fixtures with LED equivalents per 24.2



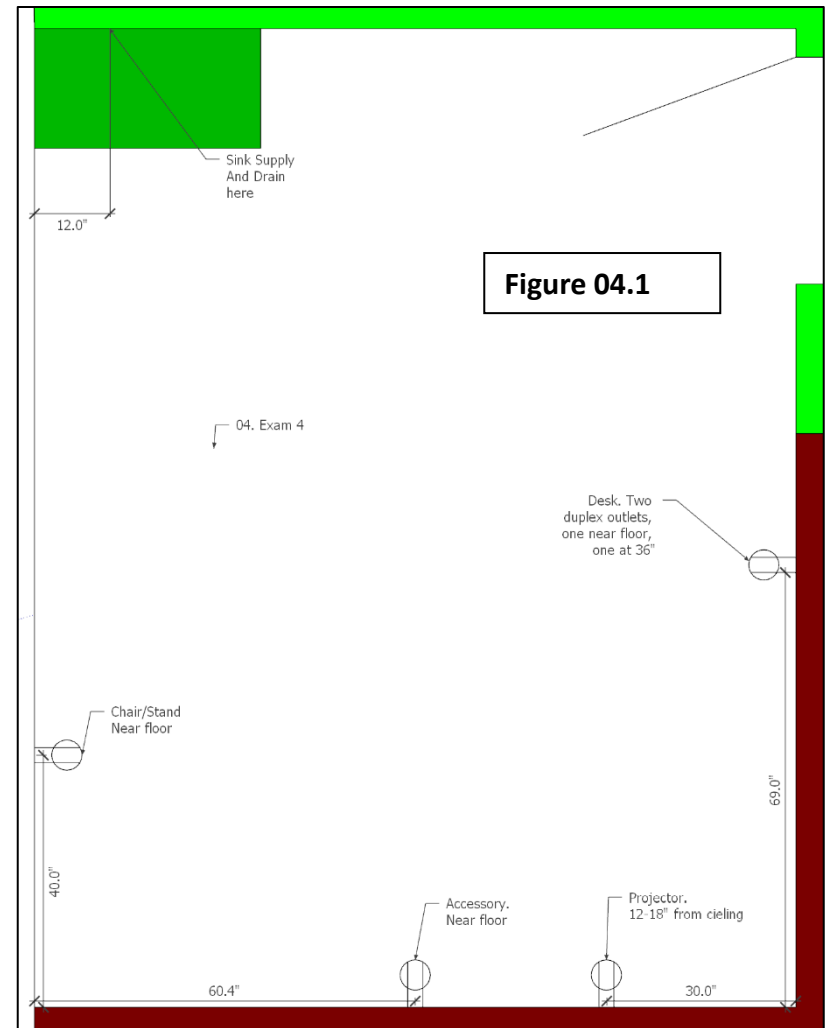
### 03. Exam 1

- Remove door, demo South wall as shown in Figure 03.1 (green wall is to be demolished)
- Build new wall and frame new doorway as shown in Figure 03.2 (green walls are new)
- Plumb sink supply and drain per Figure 03.3
- Add receptacles as detailed in Figure 03.3 for (1) projector screen (2) chair/stand, (3) desk and (4) ancillary. Extra receptacle on N. and S. walls
- Fill in window on West wall (Picture 03.2)
- Replace fluorescent lights w/ 4 dimmable LED canister lights, one in each corner of the room, per 24.f
- Repair/extend/replace drop-ceiling as needed (due to wall move)
- Skim, texture, and paint walls (including wooden wall)
- Install vanity light above sink, wire switch.



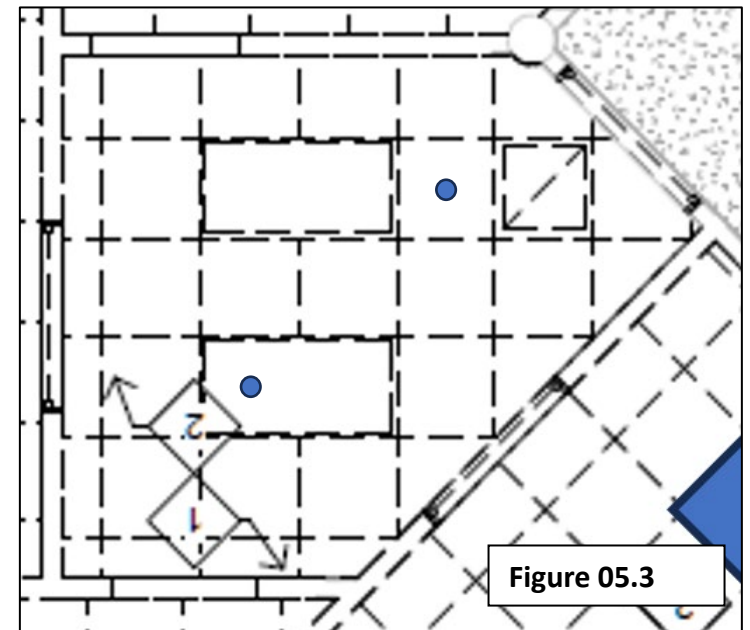
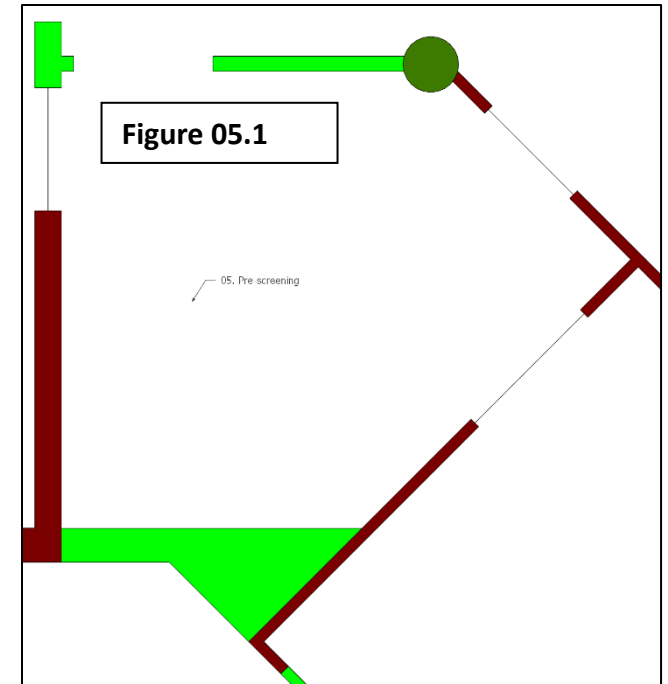
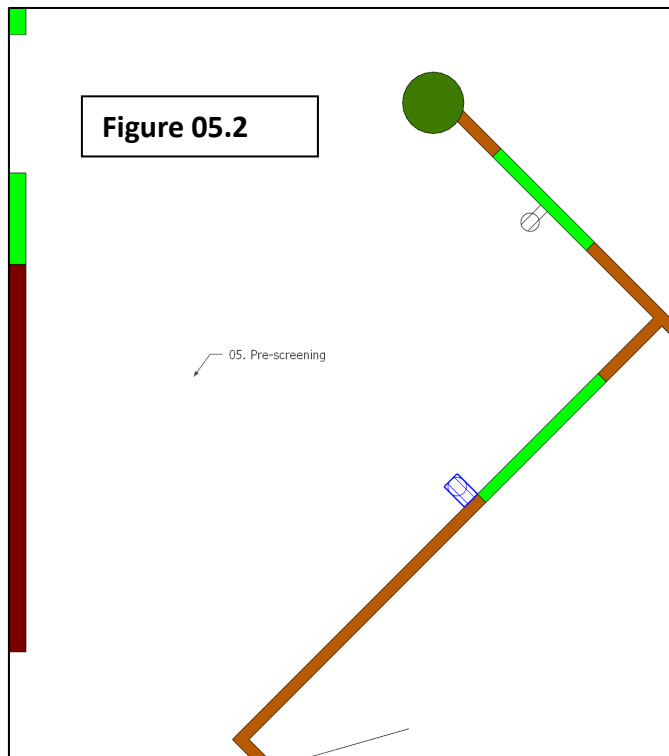
#### 04. Exam 2

- a. Remove glass wall on E. wall (Picture 04.4)
- b. Remove cabinets & desk
- c. Demo. N. Wall & relocate as shown in figures 03.1 and 03.2
- d. Frame new doorway.
- e. Move Thermostat (shown in Picture 04.4) to opposite side of wall [05. Pre-screening]
- f. Floor vent near existing N. wall to be capped (duplicate)
- g. Remove ceiling fan
- h. Plumb sink drain & supply (see Figure 04.1)
- i. Fill windows (qty 3, see Picture 04.2)
- j. Replace fluorescent lights w/ 4 dimmable LED canister lights per 24.f
- k. Install vanity light and switch over sink



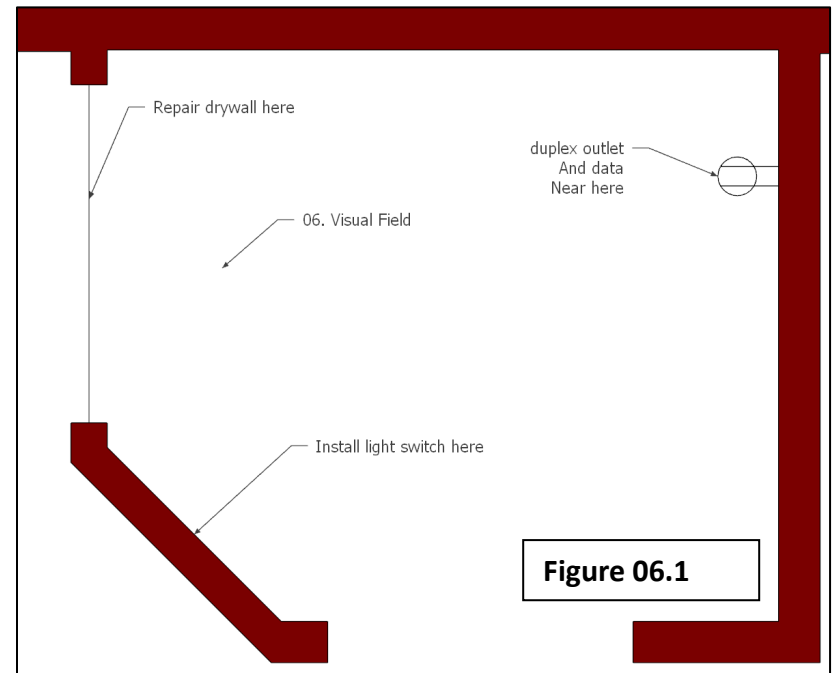
## 05. Pre-screening

- Remove north and south walls highlighted in green in Figure 05.1
- remove and/or fill windows on two east walls (shown in green in Figure 05.2)
- Two new receptacles, one on each E. facing wall, per figure 05.2. Locations shown are approximate. Locate near floor
- Replace tube lights with 2 dimmable LED canister lights as shown in blue on Figure 05.3 (shown overlying existing drop-ceiling pattern)
- Consolidate lights onto single switch.



## 06. Visual Field

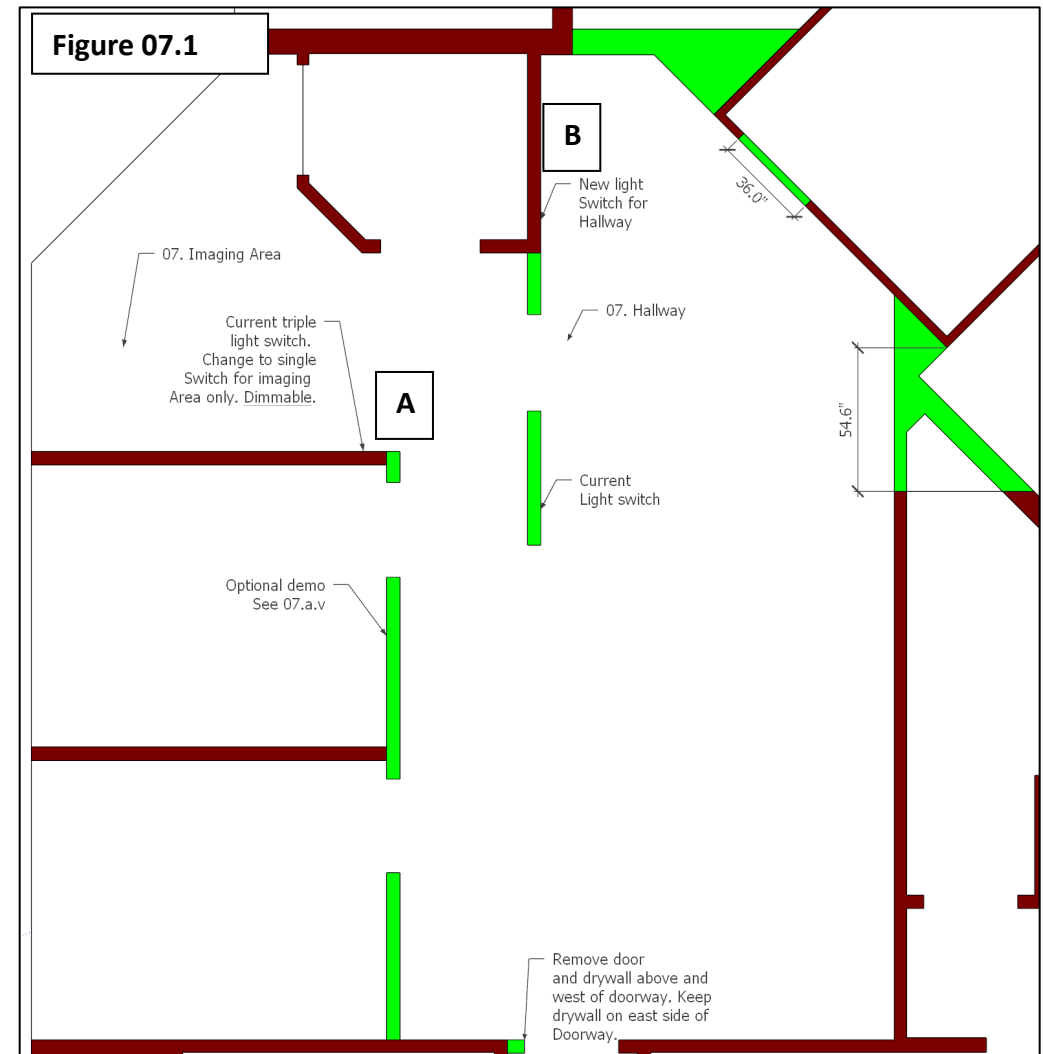
- a. Install light fixture, single Dimmable LED Canister, in center of ceiling or near
- b. Wire light to switch on wall as indicated in Figure 06.1
- c. Install data and receptacle as shown in Figure 06.1
- d. Repair drywall near ceiling as indicated in Figure 06.1 and shown in Picture 06.1



## 07. Imaging and hallway

- a. Demo as shown in green in Figure 07.1
  - i. Remove wall in center of area next to [06. Visual Field], shown in Picture 07.2 and 07.1 and illustrated in Figure 07.1.
  - ii. Remove and open doorway at south end of area as shown Figure 07.1
  - iii. Remove wall to the east as shown to create opening south of [11. Provider], back into [01. Optical]
  - iv. Demo and frame doorway into [11. Provider]
  - v. OPTIONAL DEMO – looking over the final measurements of this space, I would like to extend [08. Exam 3] and [09. Exam 4]. The hallway will be unusually large if we don't, and the exam rooms will be awkwardly small compared to the other three. Given that the rooms are usable, this is not necessary, but it will make the next 1-3 years much more pleasant operating out of these rooms. I'd like to have the estimate run with this done, but I'd like to know how much would be saved if we kept these rooms as-is (if this ends up being more than I'm hoping I'd consider still keeping these rooms as-is).
    1. Demo walls separating hallway from [08. Exam 3] and [09. Exam 4]

- b. Remove all light fixtures in this area and in the adjacent [08. Exam 3] and [09. Exam 4] – all will be replaced by canister lights, either dimmable (in exam rooms and imaging) or non-dimmable (in hallway).
- c. Wire switches for two light switches for hall (non-dimmable) in location B and for and Imaging Area in location A (dimmable)



- d. New walls (shown in green in Figure 07.2):
  - i. Fill/drywall storefront doorway and window shown in Pictures 07.3, 07.4, and 07.5. Illustrated in Figure 07.2.
  - ii. Fill walls to extend [08. Exam 3] and [09. Exam 4] to dimensions shown
  - iii. Enclose space for [10. Exam 5] as shown
  - iv. Enclose north wall of [15. Storage] to create short hallway into [01. Optical]
- e. Add receptacles to
  - i. N. wall of imaging area (near filled storefront door)
  - ii. Outside [10. Exam 5]
- f. Add data to n, e. and s. walls of imaging area, as well as near receptacle in 07.e.ii
- g. Currently has 3-gang light switch, reduce to 1-gang (just for imaging room, dimmer)
- h. Open hallway into optical. Build wall to enclose storage space
- i. New drop ceiling with canister lights, proposed layout in Figure 07.3 to be altered as advised by builder. [06. Visual Field] drop ceiling may be replaced as needed.

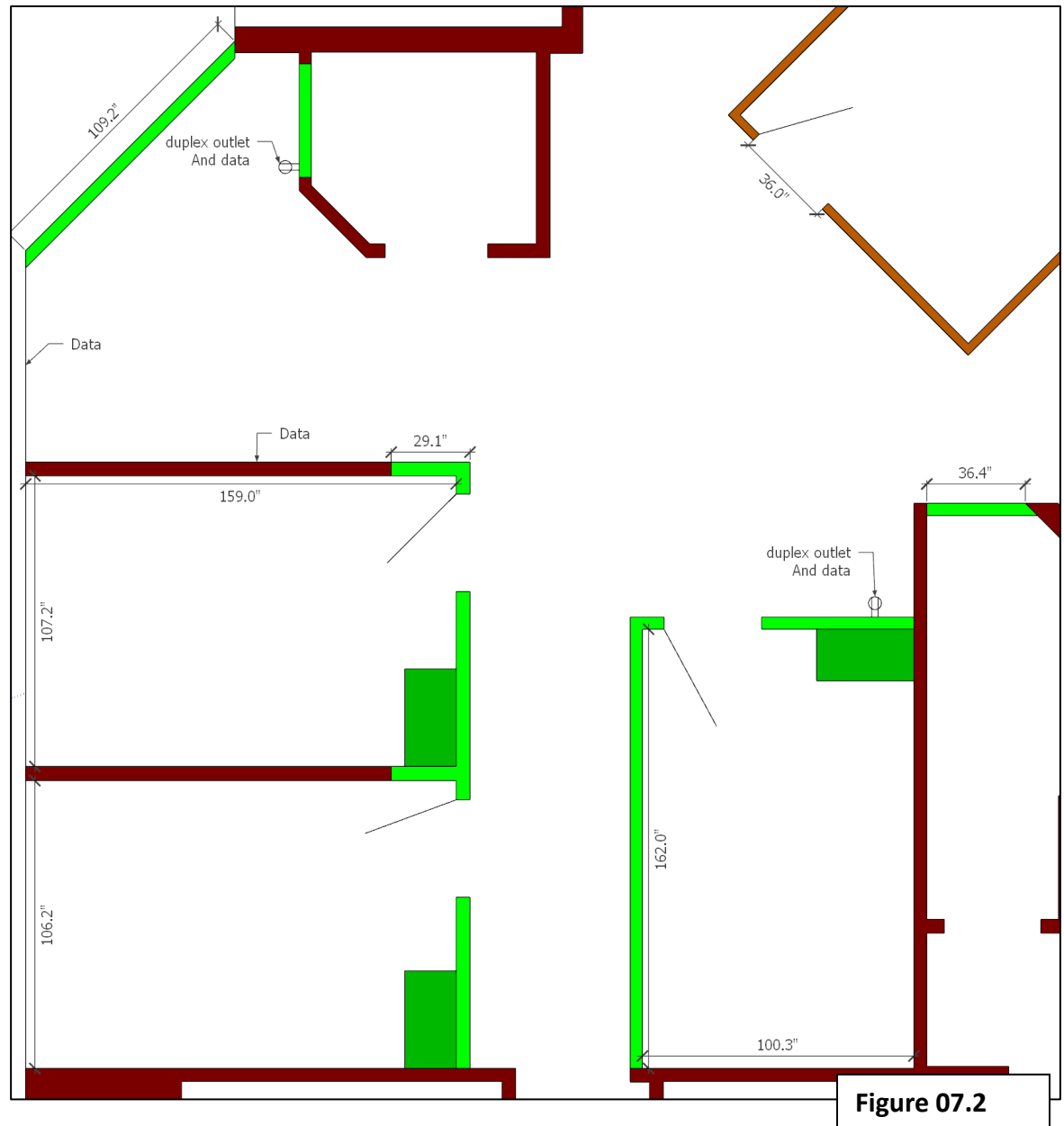
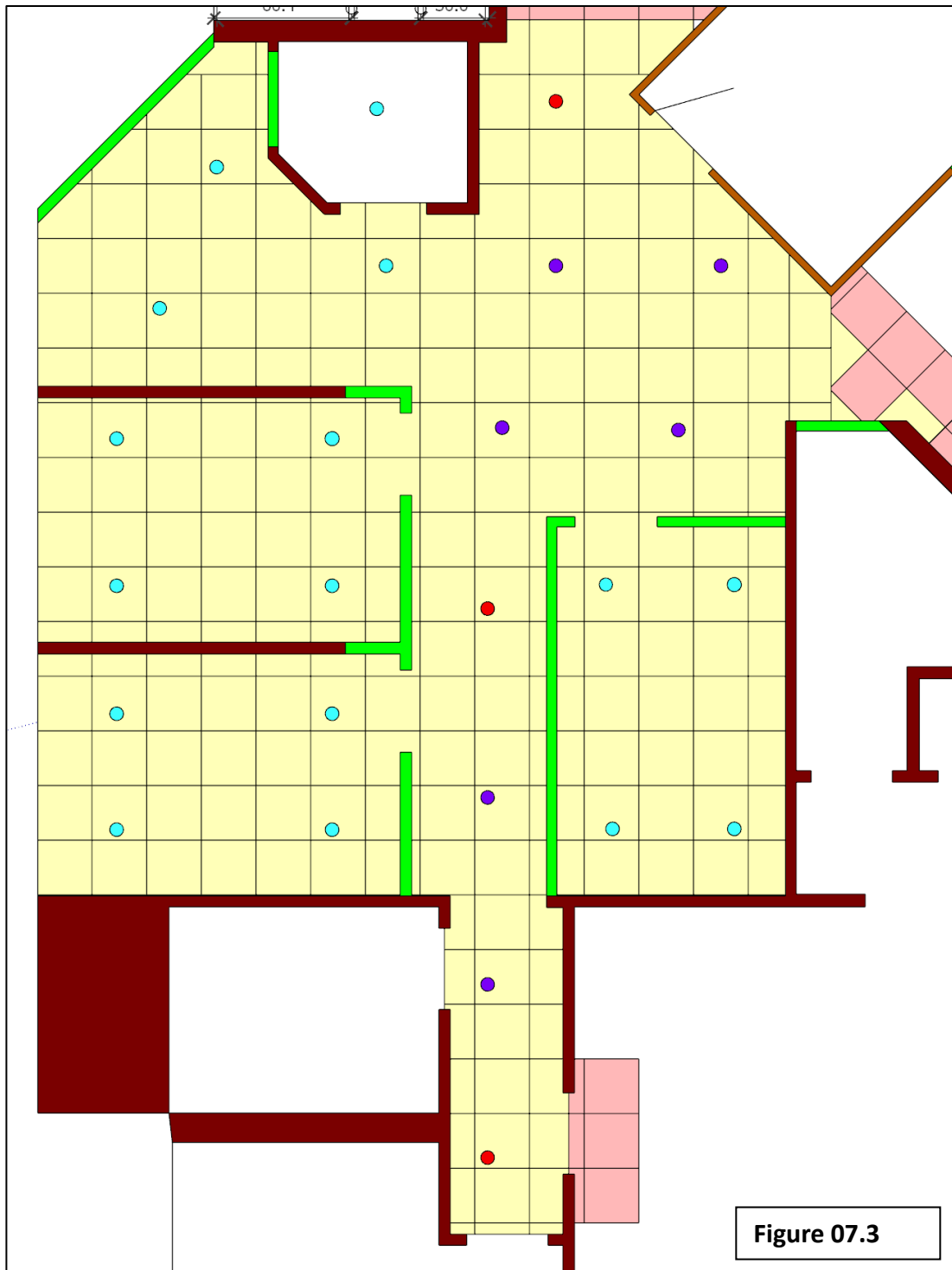


Figure 07.2



- Legend:**
- Pink – existing tiles
  - Yellow – new tiles
  - Blue – dimmable LED fixtures
  - Purple – non-dimmable LED
  - Red – non-dimmable with emergency backup

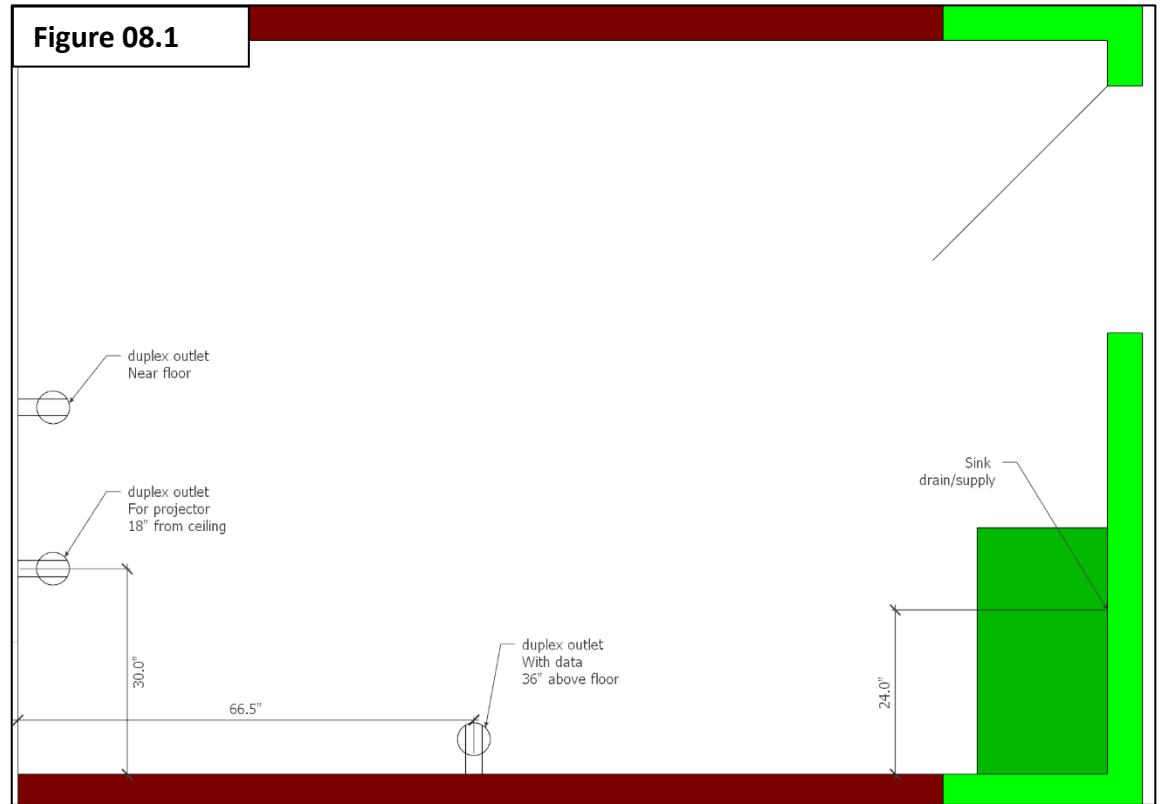
**Figure 07.3**

08. Exam 3

- a. Add new receptacles as shown in Figure 08.1
  - i. W. wall near ceiling for projector
  - ii. W. wall near floor, center of room
  - iii. S. wall, desk height, with data.
- b. Plumb sink on E. wall
- c. Data port on S. wall near desk receptacle
- d. Replace drop ceiling and lights per 07.i, new switch near door
- e. Fill window (see Picture 08.1)
- f. Install vanity light and switch over sink

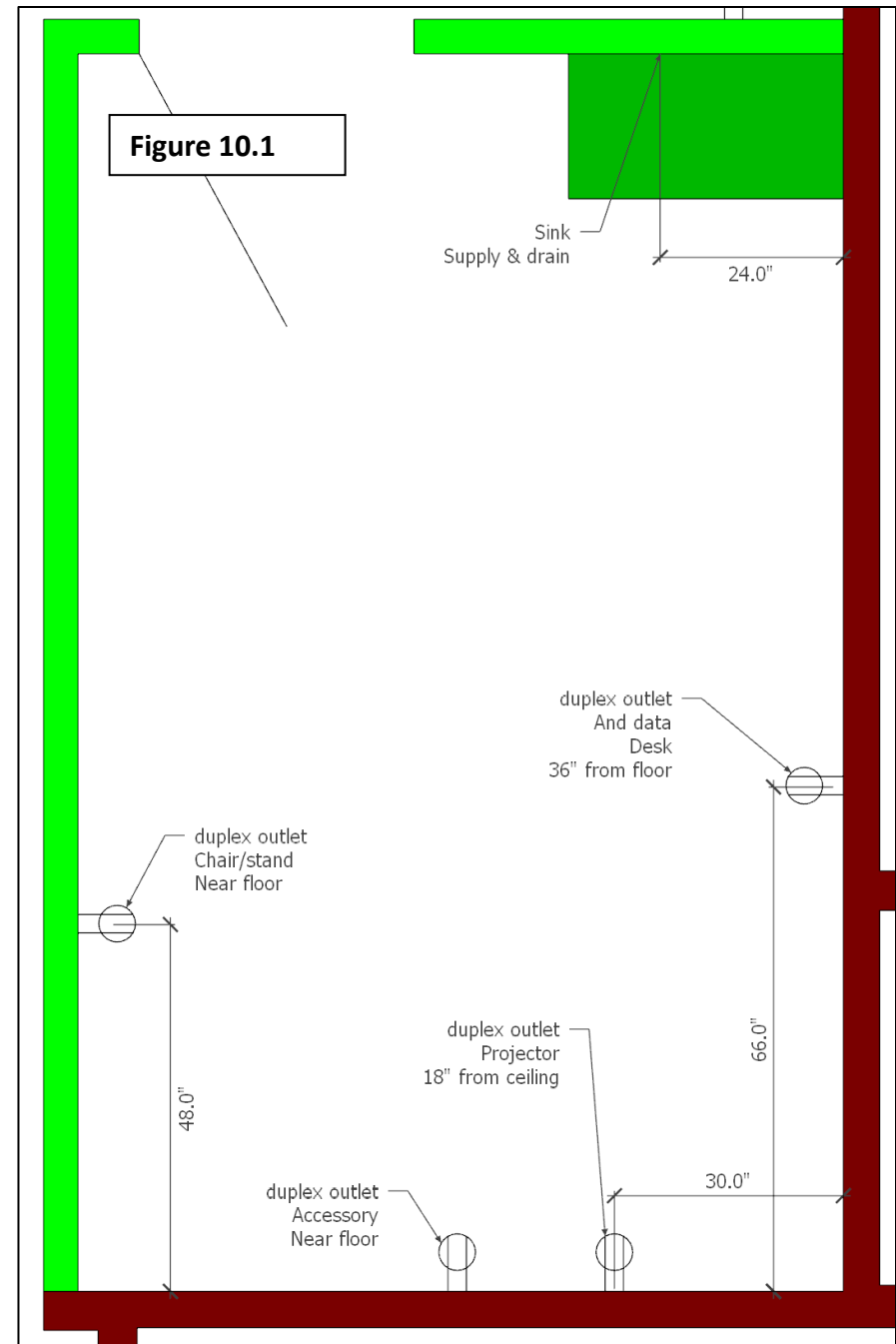
09. Exam 4

- a. Install new receptacles, data, and plumbing similar to [08. Exam 3]



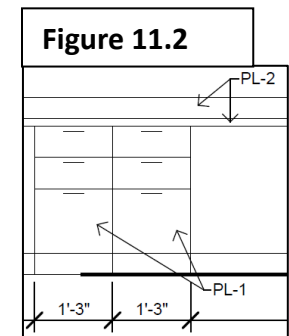
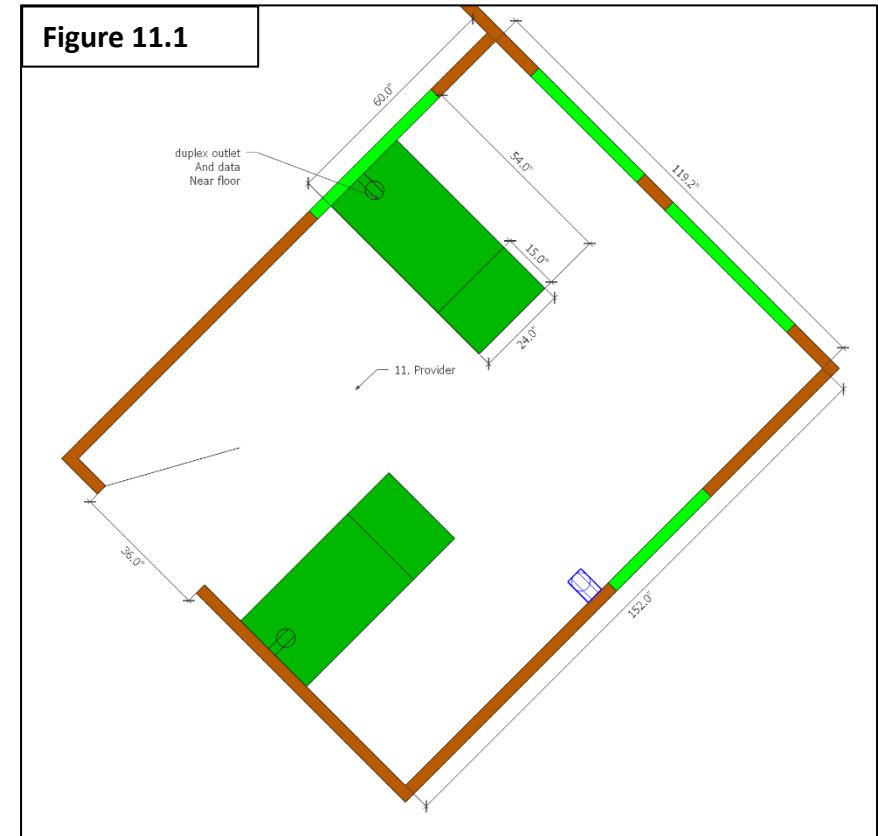
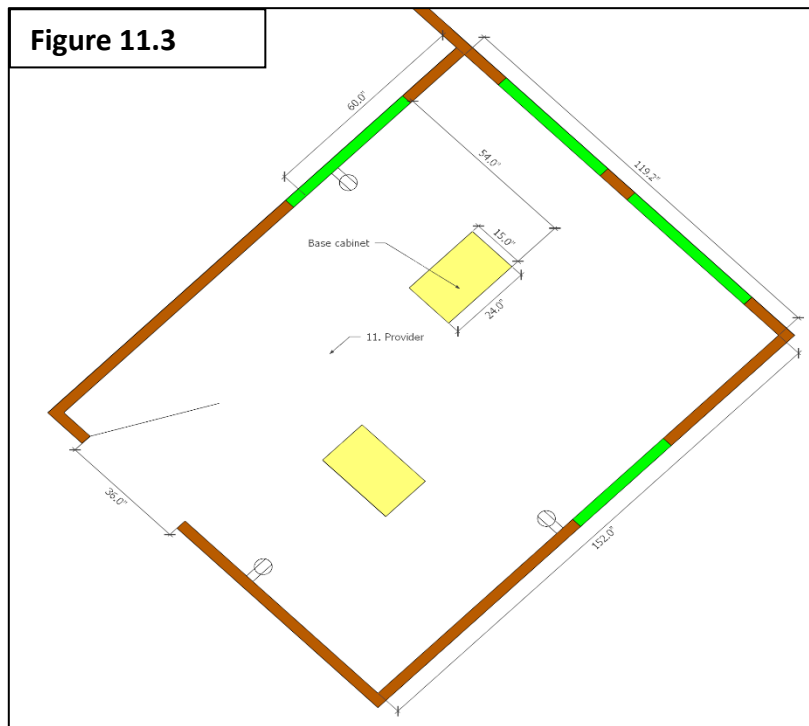
## 10. Exam 5

- a. Build walls and frame door per 07.d.iii
- b. Add new Receptacles as shown in Figure 10.1
  - i. Projector
  - ii. Desk
  - iii. Accessory
  - iv. Chair/stand
- c. Plumb sink on n. wall per Figure 10.1
- d. Data on. E. wall near desk receptacle
- e. Replace drop ceiling and lights per 07.i, new switch near door
- f. Install vanity light over sink with switch



## 11. Provider Office

- a. Fill doorways and windows as shown in Figure 11.1 in green
  - i. NW wall – window
  - ii. NE Wall – glass pane and door
  - iii. SE wall - window
- b. Remove cabinets currently on S. wall, put in [20.
- c. Install door in South wall per 7.a.iv and as shown in Figure 11.1
- d. Install laminate countertop, 30" from floor, as shown in Figure 11.1
- e. Receptacles and data in corners as shown
- f. Builder to supply base cabinets similar to OLD Emmett-Phair plans page T-6.0 (copied in Figure 11.2), layout as shown in Figure 11.3. Finish per 24.e

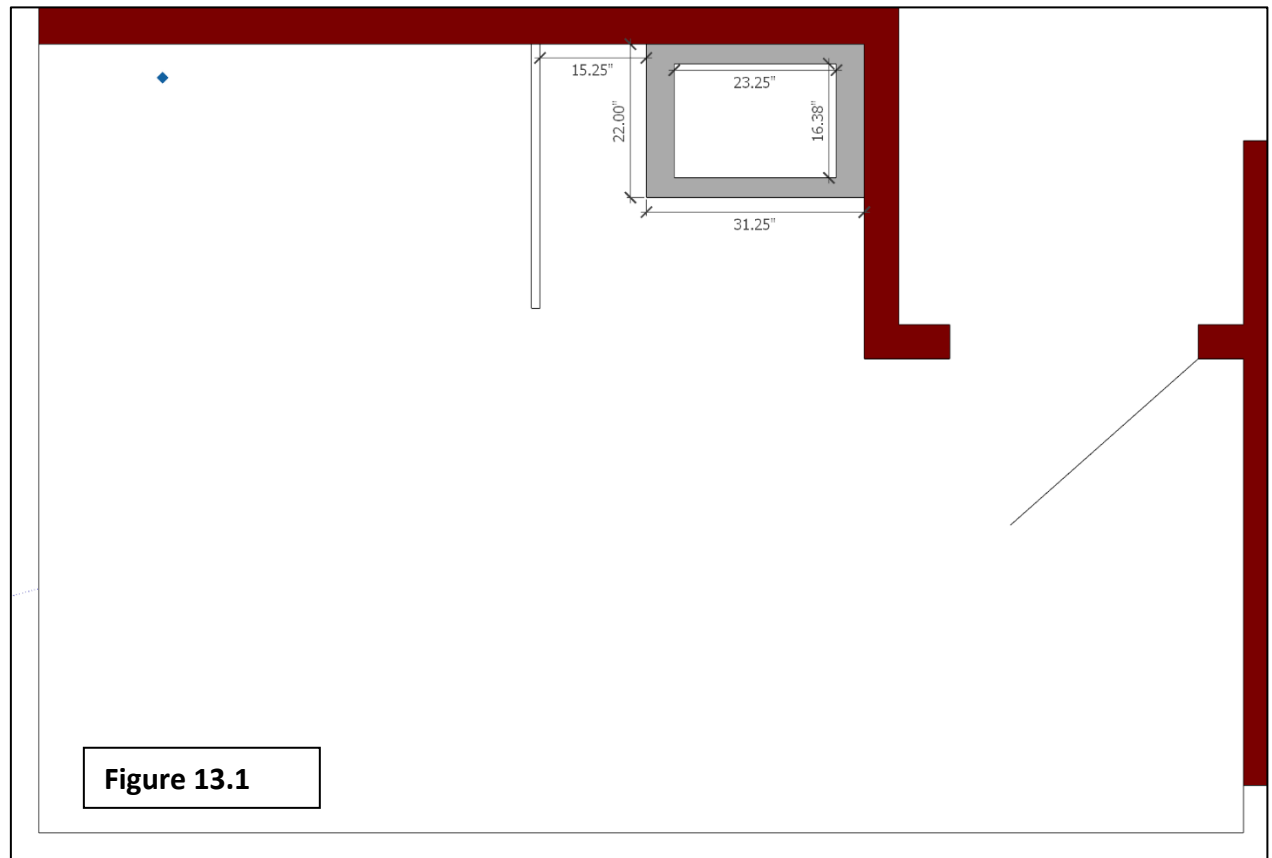


## 12. Men's Bathroom

- a. Lights, flooring, paint/texture, and doors per [24. General Notes]
- b. Replace sink and countertop.
  - i. Countertop to match Laminate finish noted in 24.e.i
  - ii. Sides to match Laminate finish noted in 24.e.ii
  - iii. Builder to supply sink and faucet.
- c. OPTIONAL: replace metal stall walls (builder to offer options)
- d. Supply and install hand dryer

### 13. Women's Bathroom

- a. Lights, flooring, paint/texture, and doors per [24. General Notes]
- b. Replace sink and countertop.
  - i. Sink per fixture schedule, Client to supply.
  - ii. Countertop per dimensions in Figure 13.1. Match style in Picture 24.1. Laminate top and sides per 24.e.i-ii
  - iii. Replace mirror (to match size).
- c. Replace or repaint stall walls, offer color options
- d. Supply and install hand dryer



## 14. Breakroom

- a. Supply and install new light fixtures per 24.f and Figure 24.2. The room currently has 1'x4' lights (see Photo 14.1), we would like 2'x4' LED panels similar to the rest of the building.
- b. Replace drop ceiling tiles (all of them, not just missing ones). Match drop ceiling tiles from rest of clinic. Use existing 2'x4' grid.
- c. Replace exterior window (current window is leaking)
- d. Remove wooden slat wall, or skim coat and paint if easier.
- e. Remove table/counter on E. wall
- f. Install presentation monitor (mount and monitor to be supplied by client) on E. wall.
- g. Replace current laminate countertop and backsplash, match laminate colors per 24.e. Backsplash to match cabinet fronts (light color)
- h. Replace cabinet and drawer FRONTS, match laminate colors per 24.e
- i. Move dishwasher to L. of sink. Move base cabinet L. of sink to current dishwasher location.
- j. Install receptacles per Figure 14.1
- k. Build and install foldable presenter stand (see Figure 14.2). Match top and side laminate finishes to cabinets/counters per 24.e
  - i. NOTE: I assumed ~1.5" thickness material in designing this, but that might be excessive. If the cabinet maker can use thinner material, the dimensions can be adjusted to allow it to be more flush to the wall, but I'd like the top fixed portion to be no less than 3" wide (currently shown as 4", so that a computer mouse can be kept there whenever the presenter standdesk is folded down

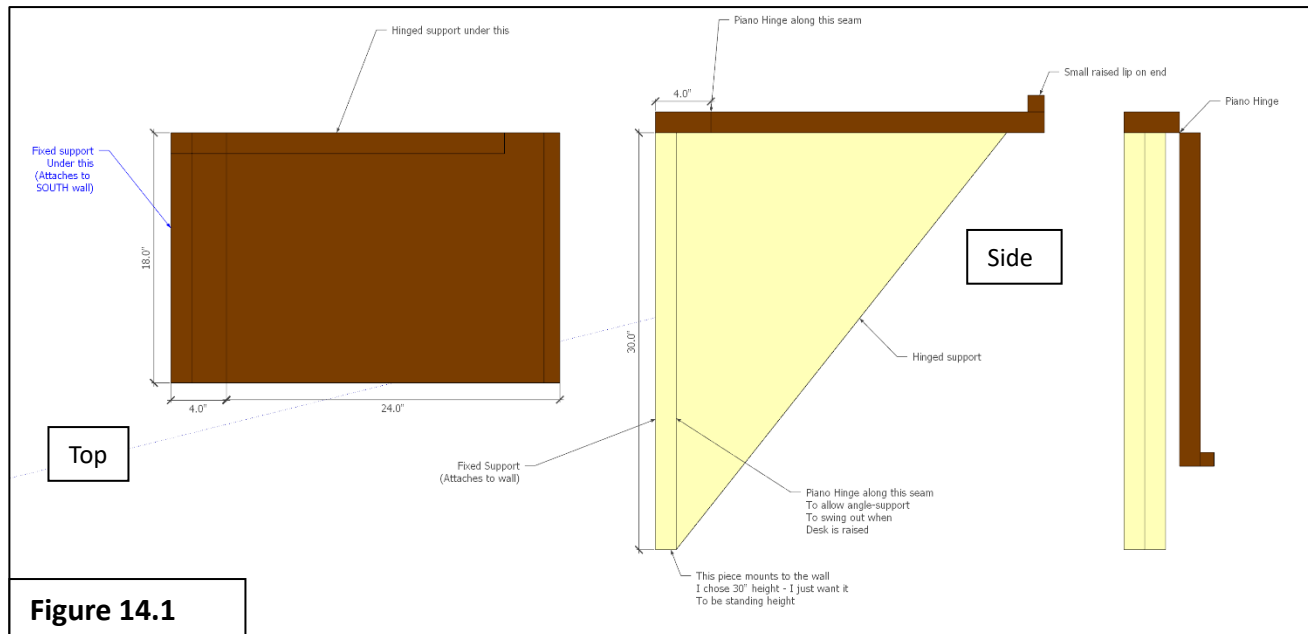


Figure 14.1

15. Storage

- a. Close off north wall per 7.d.iv
- b. Lights, flooring, and doors, and paint/texture per [24. General Notes]
- c. Place utility shelves in E. angled corner (Figure 15.1). Similar spacing, appearance, and material to existing (Picture 15.1)

16. Mechanical - No changes other than doors

17. Electrical – Lights, flooring, and doors per [24. General Notes]

18. Office – Lights, flooring, and doors, and paint/texture per [24. General Notes]

19. Server

- a. Lights, flooring, and doors per [24. General Notes]
- b. Move Large Shelves

20. Group Room

- a. Lights, flooring, and doors per [24. General Notes]

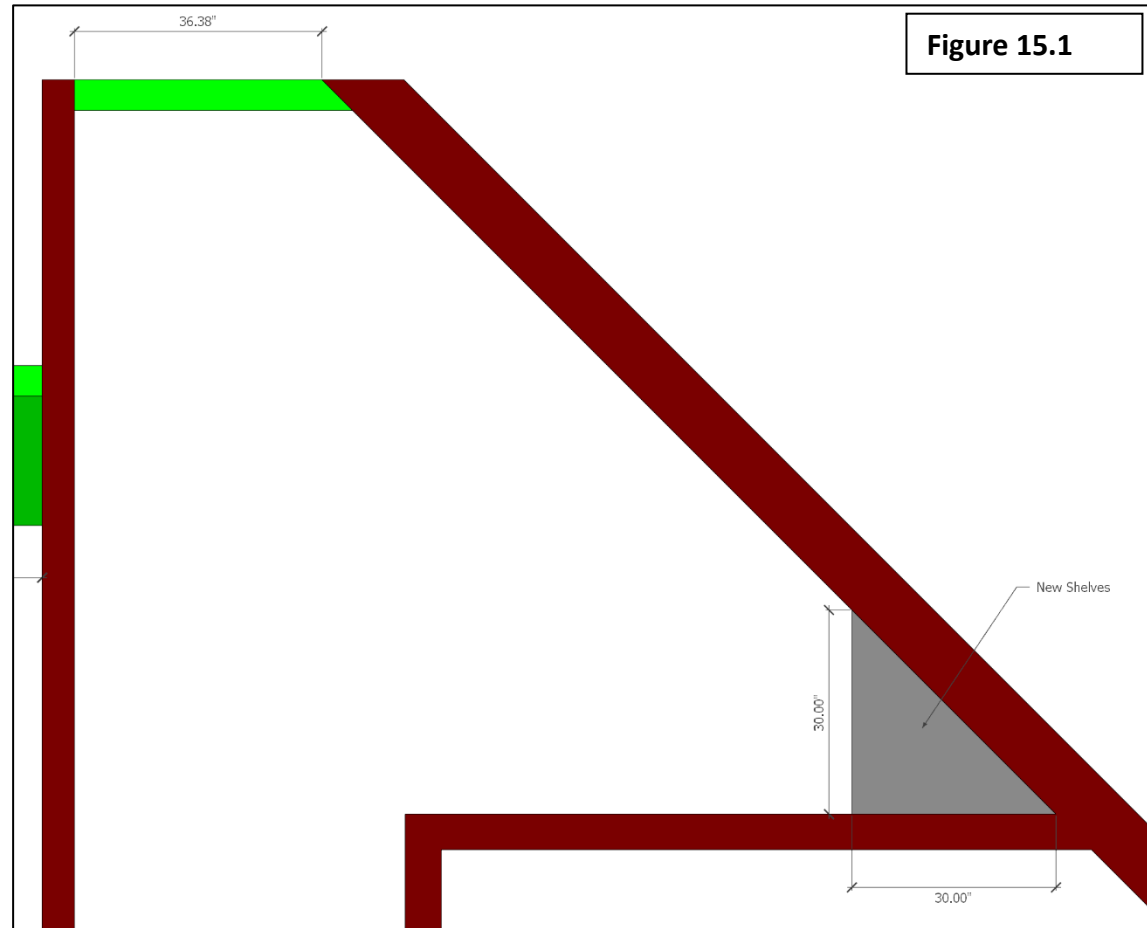
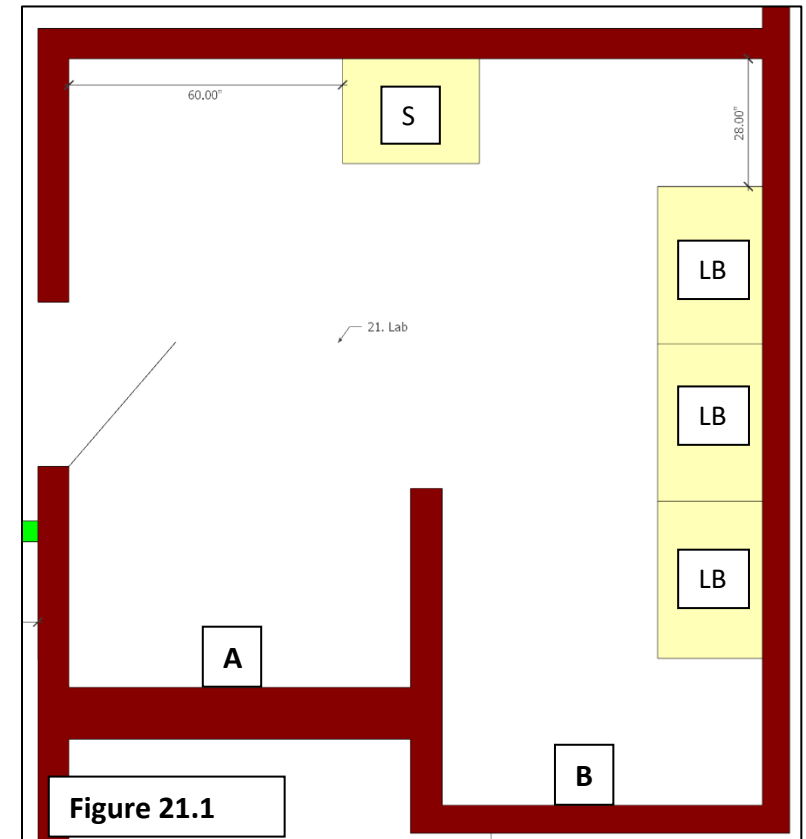
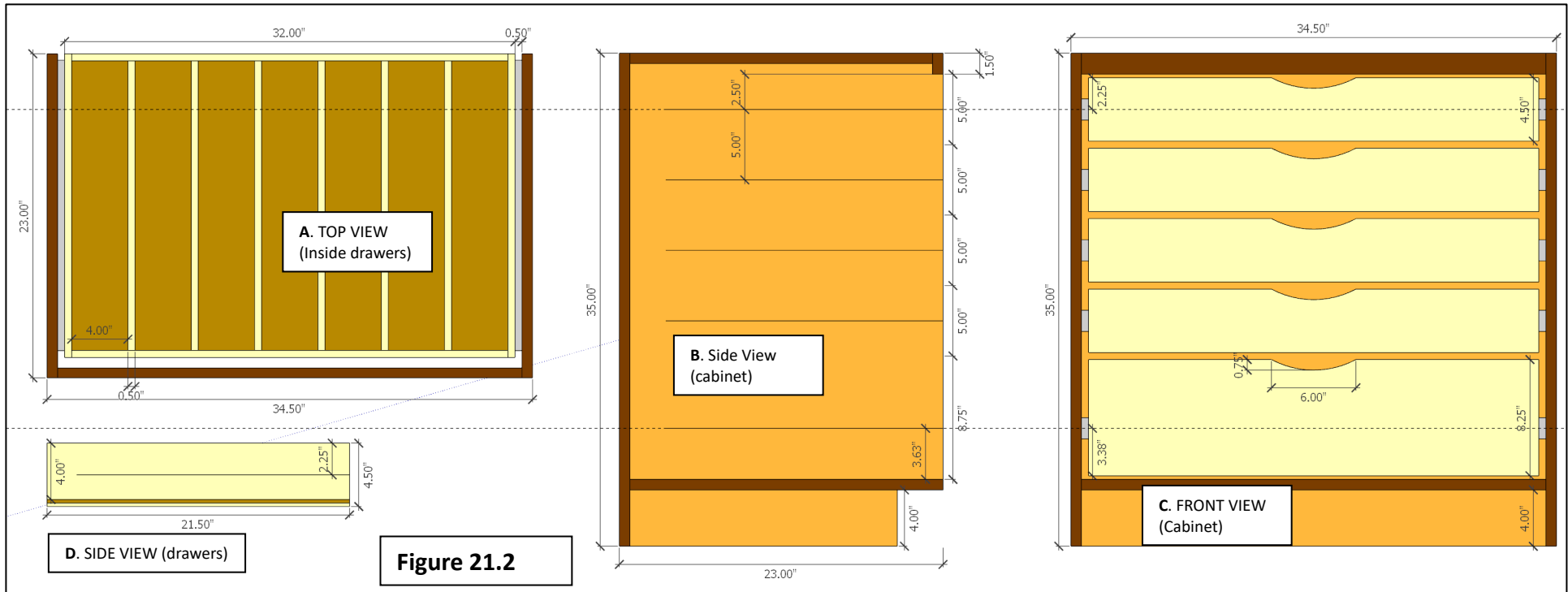


Figure 15.1

## 21. Lab

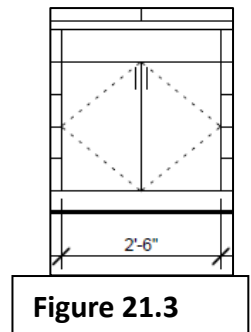
- a. Remove excess upper electrical fixtures on exterior E. wall (see Picture 21.1). Also remove wall mount shelves on N. and W. walls
- b. Move LARGE removable shelving units (see Picture 21.2), currently in location A in Figure 21.1. Place in [19. Server].
- c. Move smaller shelves (see Picture 21.3) to space where LARGE removable shelving units are currently placed
- d. Build three (3) Lens Bank Cabinets (LB) per Figure 21.2 and install per Figure 21.1
  - i. These cabinets are specifically for holding lens blank stock (Picture 21.9)
  - ii. The top FOUR drawers need to have dividers as shown in Figure 21.1. Make the inner dividers removable.
  - iii. Drawer sides and dividers to be made from  $\frac{1}{2}$ " plywood/substrate
  - iv. Drawer bottoms to be made from  $\frac{1}{4}$ " plywood
  - v. Cabinet Box sides, bottom, backs, and tops to be made from  $\frac{3}{4}$ " substrate.
  - vi. Cabinet top doesn't need to extend all the way to the back of the cabinet as shown, just far enough to give structural support
  - vii. Use full-extension drawer slides (similar to <https://a.co/d/OXRqic9>).
  - viii. Bottom drawer is for general storage and depth is less critical than the above drawers
  - ix. Assumed 4" toe kick. This can be adjusted slightly if needed. TOE KICK IS NOT SHOWN IN FIGURE 21.2 – PLEASE STILL PUT ONE ON.





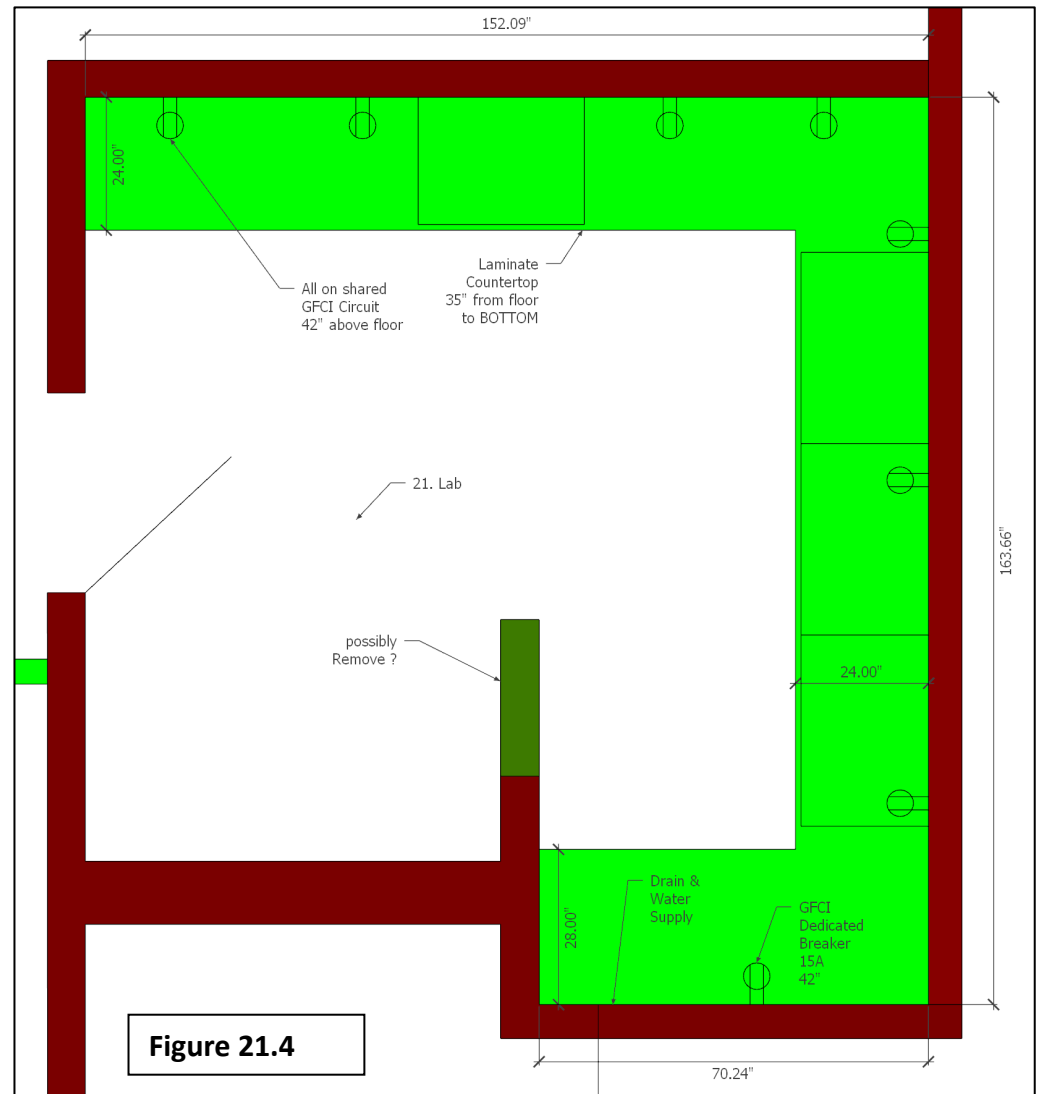
**Figure 21.2**

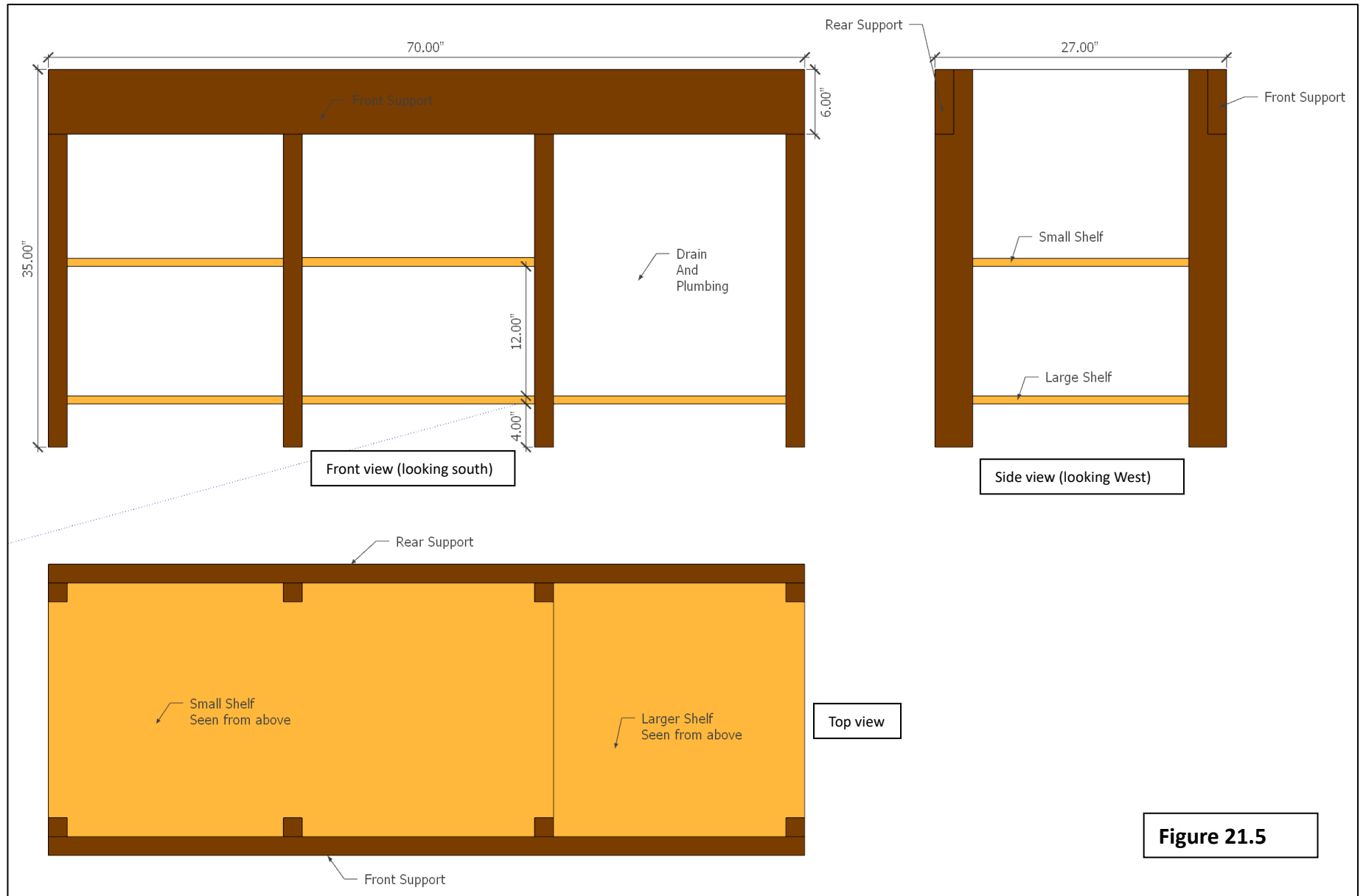
- x. Sides and front finish with laminate as outlined in 24.e.ii. Drawers and drawer fronts may be finished grade  $\frac{1}{2}$  plywood and painted if simpler than providing in matching laminate
- e. Build and install Sink Base Cabinet (S) placed as shown in Figure 21.1. A simple two door basic sink cabinet design will suffice similar to Figure 21.3, match height to lens bank cabinets. Laminate as outlined in 24.e.ii
- f. Build and install support shelves in Location “B” in Figure 21.1 (under Edger). Build as shown in Figure 21.5
  - i. This is to support a lens Edger, which is large and heavy (the counter depth is non-standard 28” in this corner, to accommodate
  - ii. Because it’s heavy, I’ve used thicker substrate for the supports.
  - iii. I’d love to have laminate color matching on the supports (I.e. 24.e.ii), but weight and strength is most important. We currently have our countertop braced with a 2x4 (I made the supports that thickness in Figure 21.5)
  - iv. Install two shelves.  $\frac{3}{4}$ ” Utility grade plywood is sufficient. The upper/smaller shelf needs to be shorter (it doesn’t extend fully west) – this is to accommodate plumbing and a large bucket for collecting sediment from the edger)
- g. Install countertops – approx. 35” from floor to BOTTOM of counter, layout as shown in Figure 21.4
  - i. Sink supplied by client: <https://a.co/d/0HvY3gN>
  - ii. Faucet supplied by client: <https://a.co/d/aF7Zrbg>
- h. Install receptacles per Figure 21.4



**Figure 21.3**

- i. Exact location does not matter, we just need easy access to a receptacle all around the room, above the counters.
- ii. Another good option would be hard wiring and mounting power strips along the wall (something like this: <https://a.co/d/09qgzgv>)
- i. Install vent HOOD fan to exterior over edger – ~~location and switch to be determined by builder~~ over edger.
  - i. Example: <https://a.co/d/4vthRow>
  - ii. Builder to advise if higher air flow or alternate design recommended or required
  - iii. Hood and vent cap to be supplied by client





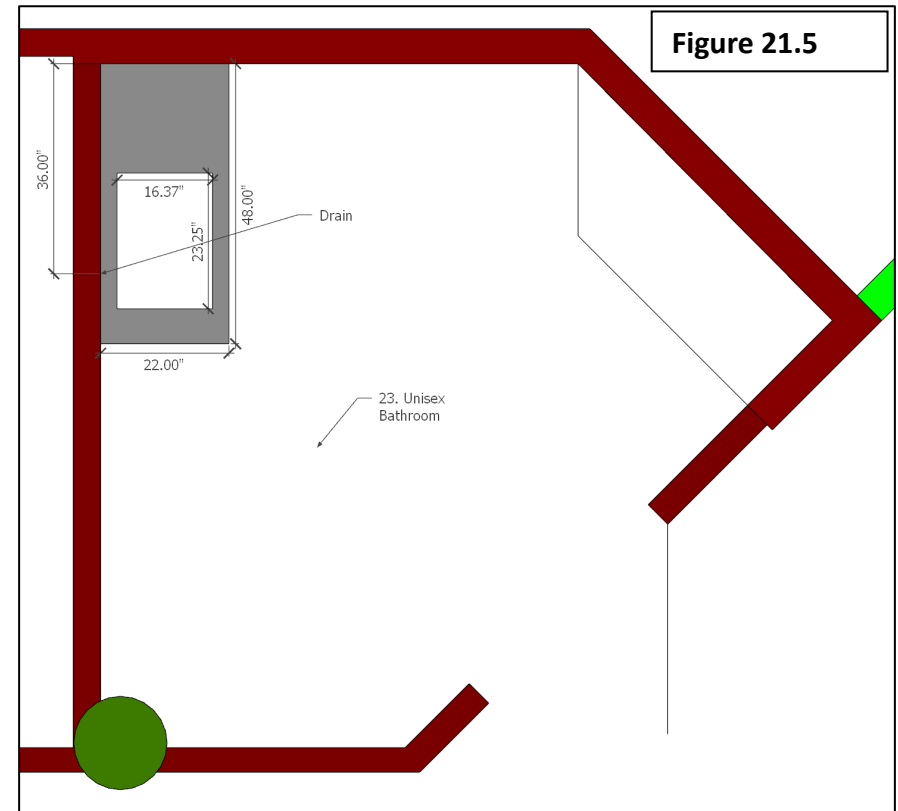
**Figure 21.5**

22. Business Office –

- a. Lights, flooring, paint/texture, and doors per [24. General Notes]
- b. Fill glass in West wall (see 02.b, glass between [02. Checkout] and [22. Business]), shown in Picture 2.4)

23. Unisex Restroom

- a. Replace current light fixtures (Picture 24.1) with LONG LED vanity fixtures listed in 24.g.i, or alternate if advisable.
- b. Replace sink & faucet – match other restroom sink style similar to Picture 24.1 but with Laminate colors from 24.e
- c. Supply and install hand dryer





# Estimate

Date: February 15, 2024

**Building Dental Offices LLC**  
**89656 Halliburton Ln**  
**Bandon Or. 97411**  
**(541)252-3355**  
[jscott@BuildingDentalOffices.com](mailto:jscott@BuildingDentalOffices.com)  
Oregon Lic #245603


**Project Name:**

**Estimator:**

<b>Estimate#24-25</b> 2101 5 <sup>th</sup> Street Tillamook Or. 97141	<b>Siding Estimate</b>	<b>Adam Bennett</b>
---	------------------------	---------------------

**Description**

<b>Hardie Lap Siding</b> 5" Color Plus on entire building and the monument sign	<b>\$49,800</b>
<b>Hardie Panel</b> front brow accent and gable ends	<b>\$7,300</b>
<b>Hardie Trim</b> 5/4x4 1 1/4" X 4" corner trim	<b>\$3,110</b>
<b>WRB Hydrocap</b> Tyvek rain screen	<b>\$9,300</b>
<b>Flashing and Fasteners</b> Stainless Steel	<b>\$1,140</b>
<b>Cedar Entry and Soffit</b> at entry and the entry soffit	<b>\$9,500</b>
<b>General Conditions</b> Equipment, Demolition of existing siding and waste removal.	<b>\$7,100</b>
<b>Overhead</b>	<b>\$8,150</b>
	<b>Total \$95,400</b>
<b>Add option #1: Gutters</b>	<b>Add \$5,650</b>

<b>***'Exhibit "A"</b> <b>WOODPECKER ROOFING &amp; REMODEL LLC</b> 4630 3rd St, Unit B Tillamook OR, 97141 <b>OFFICE: 503-354-7437</b> WA: WOODPRL824L1 OR: CCB 225783 woodpeckerinfo9@gmail.com <a href="http://woodpeckerroofingandremodel.com">woodpeckerroofingandremodel.com</a>		 <b>Woodpecker</b> <b>ROOFING &amp; REMODEL LLC.</b> Roofing, Siding, Decks and much more!		<b>DESCRIPTION OF SERVICE. PROPOSAL MAY BE WITHDRAWN BY WOODPECKER ROOFING IF NOT ACCEPTED WITHIN 30 DAYS FROM ITS ORIGINAL QUOTED DATE.</b>	
				<b>Date:</b>	2/21/2024
				<b>Estimator :</b>	JOSE
				<b>Customer ID :</b>	NA
<b>Name (Owner's):</b>		<b>Property Address:</b>		<b>Contact Information:</b>	
Lee Johnson		2101 5th St Tillamook OR 97141		<b>Email:</b>	ljohnson@tillamookvision.com
				<b>Phone:</b>	503-746-1458
<b>OPTIONS</b>	<b>Siding Type:</b>	<b>INCLUDED</b>	<b>Underlayment:</b>	<b>INCLUDED</b>	<b>Siding Sheathing:</b>
	Lap Siding HZ10 - 6.25"	Y	Weather Smart Drainable		1/2" CDX Plywood
	Lap Siding HZ10 - 7.25"	Y	Drainable Hydrogap		
Y	Lap Siding HZ10 - 8.25"				
<b>COLOR</b>				\$__ per additional CDX plywood sheet	
<b>Work to be performed on: (Y) Main Building ( ) Detached Garage ( ) Shed</b>					
Completely Remove (1 ) layers of existing siding material to bare wood sheathing. Note: Removal and disposal of additional layers of existing siding materials will be an additional cost of \$__ per square (100sq ft.) per layer.					
<b>INCLUDED</b>	<b>Trim HZ10:</b>	<b>INCLUDED</b>	<b>Window Flashing:</b>	<b>WARRANTY:</b> Woodpecker Roofing & Remodel LLC warrants your new siding system for a <b>3 year</b> protection period starting from the project completion date. Warranty protection covers only installation defects and will be performed by Woodpecker Roofing & Remodel at no additional cost to customer. Warranty is transferable once.	
Y	3.5"		HydroGap 2.5"		
	5.5"		HydroGap 4"		
	7.25"	Y	HydroGap 6"		
	9.25"		HydroGap 9"		
	11.25"				
		<b>INCLUDED</b>		<b>Windows:</b> If windows are not to be replaced, we will not remove windows. If windows need to be removed because of pre-existing structural conditions, the house had too many extra layers or any other pre-existing reason, we will do our best to remove it carefully but if the window is damaged we are not responsible for its replacement.	
<b>INCLUDED</b>	<b>Soffit:</b>				
Y	Vertical Siding 4x8				
	Solid 12"x12'				
	Solid 16"x12'				
	Solid 24"x8'				
	Vented 12"x12'				
	Vented 16"x12'				
	Vented 24"x8'				
		<b>Structural Issues:</b> Woodpecker Roofing & Remodel is not responsible for pre-existing or hidden site conditions that are discovered after the removal of the existing siding system. Woodpecker Roofing & Remodel is not responsible for structural issues and shall not be held as a liability for the failure of the structure to support materials, equipment, ice snow and water; whether it occurred before, during or after the siding project. Woodpecker Roofing is not responsible for interior damage resulting from structural deficiencies as described above. <b>Additional Work:</b> Any additional repairs required beyond the description service indicated in this agreement will be completed as an addendum signed by both the property owner and Woodpecker Roofing & Remodel LLC.			
<b>INCLUDED</b>	<b>Metal:</b>				
Y	Z-Metal 3"x3/8"	<b>Terms and Conditions:</b> Woodpecker Roofing & Remodel will complete all services described above in a workmanlike manner according to standard practices. All job related debris will be removed from job site,waste receptacle, clean work area and run magnetic rollers over work area when done. Woodpecker Roofing & Remodel will provide all necessary equipment required for proper installtion of service indicated above, Woodpecker Roofing & Remodel is not responsible for providing labor equipment that will be used for anything other than what was already agreed on by property owner as decribed above.			
	Z-Metal 3"x1"	<b>Satellite Dish:</b> Woodpecker Roofing will remove any existing satellite dish antenna from siding. It is highly recommended that customers have service provider re-install to the side of the house or fascia board. Due to technical considerations Woodpecker Roofing & Remodel LLC is not responsible for alignment of dish satellite.			
	Z-Metal 3"x1-1/4"				
	Z-Metal 3"x1-1/2"				
<b>Special Instructions: If plywood needs to be installed for sheathing, a fee of \$105 per plywood sheet will apply. Plywood fee subject to change due to high demand and constant increase in price by suppliers.</b>					
<b>FEES &amp; SERVICE:</b>				<b>SUBTOTAL</b>	
Approx 1000 sq ft of New Cedar Shingle & Approx 4700Sq ft ColorPlus Lap Siding (\$93,584.56)				<b>DEPOSIT</b>	
Approx 235 ft 6k Gutters & 80ft Downspouts (WHITE) - \$4,710.00					
				<b>TAX</b>	
				<b>BALANCE</b>	
<b>We offer financing!</b>					
For additional information please contact us at: 503-354-7437					



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ESTIMATE



Howie Do Construction CCB# 245690

407-310-0661 info@howiedoconstruction.com

800-440-0661

Phone: (971) 320-0661

Email: info@howiedoconstruction.com (mailto:howiedoconstruction@gmail.com)

Estimate #

313

Date

02/03/2024

Description	Total
Siding Cost	\$63,360.00
Siding Cost/Sq ft	
Includes cost of siding material, and labor.	
Labor	\$48,000.00
Total Labor Costs	
Labor costs for demolition of fascia's, corner boards, concrete, gutters, and obstructions. Labor costs also include the installation of new fascia's, framing, soffit materials, window trim, corner boards, and concrete.	
Material Costs	\$19,000.00
Building Lumber (Lumber, sheathing and etc.)	
Concrete	
Ship-lap soffit materials	
Corner Boards	
Trim	
Fascia's	

Flashing  
Siding flash cards  
Stain (for soffit)  
Paint (for trim unless Azek is used)  
Caulking  
Fastners (Screws, nails, bolts, and etc)

\*If costs of materials is less than expected the remaining invoice will be comped to reflect the difference. Minus the contractors 25% markup.

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Rain Gutter	\$6,000.00
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Gutter and downspout water system.

Sub costs

\*If costs of sub is less than expected, the contractor will comp the remaining invoice to reflect the difference. Minus the contractors 25% markup.

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Debris removal	\$1,300.00
----------------	------------

Removal of debris by dumpster rental, or dump trailer.

\*If costs of sub is less than expected, the contractor will comp the remaining invoice to reflect the difference. Minus the contractors 25% markup.

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Porta Potty Rental	\$350.00
--------------------	----------

1 month Porta Potty rental.

\*If project succeeds a month, the contractor will cover the additional costs.

\*If contractor and crew can use facilities in building, the firm will forego the porta potty rental.

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Equipment Rental	\$3,000.00
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Heavy Equipment rental fee.

Jackhammer  
Scaffolding system and etc.

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Equipment Allowance	\$650.00
---------------------	----------

Equipment allowance.

\*If contractor doesn't utilize all of the allowance, contractor will comp the remaining invoice to reflect the difference.

---

<b>Subtotal</b>	\$141,660.00
<b>Total</b>	<b>\$141,660.00</b>

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**Notes:**

This estimate is for the following:

Demolition of fascia boards  
Demolition of corner boards  
Demolition of existing siding  
Demolition of concrete slab/sidewalk  
Demolition of affected metal roof flashing  
Demolition of existing soffit  
Demolition of any obstruction in way of proper installation  
Installation of fascia's  
Installation of corner boards  
Installation of trim  
Installation of furr strips  
Installation of house wrap  
Installation of siding on entire main structure and shed  
Installation of affected metal roof flashing  
Installation of needed concrete for proper framing  
Installation of proper sheathing where needed  
Installation of wood framing for desired enclosures  
Installation of gutter system (gutters/downspouts)  
Installation of shiplap soffit  
Paint application if wood trim/fascia's installed

\*If the labor or material costs is less than expected, the contractor will comp the remaining invoice to reflect the difference.  
Minus contractors 25% markup.

\*Any unforeseen issues that are not apart of signed scope of work or any additionally requested work will be subject to a change order.

\*All work done by contractor will carry a 5 year craftsmanship warranty, along with the manufacturers warranty.

\*All work done by contractor and his subs will be code compliant.

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By signing this document, the customer agrees to the services and conditions outlined in this document.

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Tillamook Office Holdings LLC