1. 2:00 P.M. Agenda

   Documents:

   2021-12-07 Parks And Commons Commission Agenda Revised.pdf

2. 2:00 P.M. Meeting Materials

   Documents:

   2021 OCT FINANCIAL REPORT.pdf
   2021-12 Trails Report.pdf
   LLCM Field Investigation Report.pdf
   Preliminary Pocket Park Project Plan.pdf
   Commons Paint EST0192 Covenant Builders LLC.pdf
   Estimate_1243_From_Searose_Yard__Home_LLC Exterior.pdf
   Estimate_1244_From_Searose_Yard__Home_LLC Interior.pdf
   Request By The SNF To Amend The Intergovernmental Agreement_Bob_Edit_11-23.Pdf

**CITY OF YACHATS**
**PARKS & COMMONS COMMISSION**
**REGULAR MEETING**
**Meeting to be held via ZOOM**
**Tuesday, December 7, 2021 at 2:00pm**

Join Zoom Meeting
https://us02web.zoom.us/j/81851871661
Meeting ID: 818 5187 1661
One tap mobile
+16699006833,,81851871661# US (San Jose) 12532158782,,81851871661# US
+(Tacoma)
Dial by your location
+1 669 900 6833 US (San Jose)
+1 253 215 8782 US (Tacoma)
+1 346 248 7799 US (Houston)
+1 929 205 6099 US (New York)
+1 301 715 8592 US (Washington DC)
+1 312 626 6799 US (Chicago)
Meeting ID: 818 5187 1661
Find your local number: https://us02web.zoom.us/u/kscsdp4tW

## REGULAR MEETING

I. Call meeting to order

II. Correspondence/Communications

III. Reports

1. P&C Financial Report
2. Trails Report and revised IGA
3. Little Log Church
4. Green Space Project

IV. Ongoing Business

1. Commons Painting - Interior & Exterior
2. Commons reopening- Facilities Manager, Events & Groups
3. Pocket Parks
4. Skate Park
5. Commons front landscaping

This meeting is open to the public and all interested persons are invited to attend. This meeting will be audio taped. All items to be considered by the Commission must be submitted to City Hall no later than one week prior to the meeting. Minutes of all public meetings are available for review at City Hall, or on the City website at www.yachatsoregon.org.

In accordance with ORS 192.630, City of Yachats will make a good faith effort to provide accommodations for any person desiring to attend a public meeting, if the request is made at least 48 hours in advance of the meeting time. The meeting room is physically accessible to persons with mobility devices; a sign language or foreign language interpreter may be available, with advance notice. Call City Hall at 541-547-3565 or Oregon Relay 1-800-735-2900 (TDD) two days in advance.

Posted: 12/06/2021

I. New Business

a.

VI. Commons Other Business

a. From Commissioners
b. From Staff
c. For the next agenda

VII. From Floor: Topics not listed on the agenda: 5-minute limitation per person

Next regular meeting: Tuesday, January, 2022, at 2:00 pm via ZOOM

Commission meets the first Tuesday of each month

********NOTICE OF POSSIBLE CITY COUNCIL QUORUM********

This meeting is open to the public and all interested persons are invited to attend. This meeting will be audio taped. All items to be considered by the Commission must be submitted to City Hall no later than one week prior to the meeting. Minutes of all public meetings are available for review at City Hall, or on the City website at www.yachatsoregon.org.

In accordance with ORS 192.630, City of Yachats will make a good faith effort to provide accommodations for any person desiring to attend a public meeting, if the request is made at least 48 hours in advance of the meeting time. The meeting room is physically accessible to persons with mobility devices; a sign language or foreign language interpreter may be available, with advance notice. Call City Hall at 541-547-3565 or Oregon Relay 1-800-735-2900 (TDD) two days in advance.

Posted: 12/06/2021

# Commons 100-1020

Monthly Financial Detail Report
OCTOBER 2021

Printed: 11/13/2021 8:20:16 AM
Period: 04 - 04
Fiscal Year: 2022

| Fund | Dept | Account Number | Description | Budget for Year | Prior Mo Bal | Current Activity | Actual to Date | % of Budget | Notes |
|---|---|---|---|---|---|---|---|---|---|
| 100 | 1020 | 300101 | Beginning Balance | $ 94,199.00 | $ 104,451.04 | $ - | $ 104,451.04 | 110.88% | Beginning Balance - Unaudited |
| 100 | 1020 | 304335 | Rents or Fees | $ 9,000.00 | $ 1,666.00 | $ 418.00 | $ 2,084.00 | 23.16% | |
| 100 | 1020 | 304461 | Rental Income | $ 5,000.00 | $ - | $ - | $ - | 0.00% | |
| 100 | 1020 | 304480 | Gifts/Donations | $ 500.00 | $ 249.00 | $ 1,186.00 | $ 1,435.00 | 287.00% | |
| 100 | 1020 | 314861 | Transfer in General Fund | $ 114,000.00 | $ 28,500.00 | $ - | $ 28,500.00 | 25.00% | Quarterly transfer from 100-1010 |
| 100 | 1020 | 314863 | Transfer in Visitor Amenity | $ 38,000.00 | $ 9,500.00 | $ - | $ 9,500.00 | 25.00% | Quarterly transfer from 100-1045 |
| | | | **REVENUE** | **$ 260,699.00** | **$ 144,366.04** | **$ 1,604.00** | **$ 145,970.04** | **55.99%** | |
| 100 | 1020 | 105110 | Water Lead | $ - | $ - | $ 119.78 | $ 119.78 | 0.00% | |
| 100 | 1020 | 105111 | Wastewater Lead | $ - | $ 35.35 | $ 17.68 | $ 53.03 | 0.00% | |
| 100 | 1020 | 105112 | Field Utility 2 | $ - | $ 332.15 | $ - | $ 332.15 | 0.00% | |
| 100 | 1020 | 105113 | Field Utility 1 | $ - | $ 87.43 | $ - | $ 87.43 | 0.00% | |
| 100 | 1020 | 105114 | Field Utility | $ - | $ 48.51 | $ 24.26 | $ 72.77 | 0.00% | |
| 100 | 1020 | 105140 | Fringe Benefits | $ - | $ 51.39 | $ 16.56 | $ 67.95 | 0.00% | |
| 100 | 1020 | 105141 | Insurance Benefits | $ - | $ 178.42 | $ 54.00 | $ 232.42 | 0.00% | |
| 100 | 1020 | 105142 | Regular PERS System | $ - | $ 96.27 | $ 31.65 | $ 127.92 | 0.00% | |
| | | | **PERSONNEL** | **$ -** | **$ 829.52** | **$ 263.93** | **$ 1,093.45** | **0.00%** | |
| 100 | 1020 | 205222 | Insurance | $ 4,700.00 | $ 4,332.87 | $ - | $ 4,332.87 | 92.19% | Annual Property Liability Renewal FY22 |
| 100 | 1020 | 205240 | Office Materials & Supplies | $ 500.00 | $ 155.23 | $ - | $ 155.23 | 31.05% | |
| 100 | 1020 | 205251 | Telephones/Cell Phones/DSL | $ 1,000.00 | $ 48.05 | $ 50.24 | $ 98.29 | 9.83% | |
| 100 | 1020 | 205252 | Utilities | $ 6,000.00 | $ 996.74 | $ 827.01 | $ 1,823.75 | 30.40% | |
| 100 | 1020 | 205260 | Contract Expense (all Professional, IGA & | $ 20,000.00 | $ - | $ - | $ - | 0.00% | |
| 100 | 1020 | 205317 | Tools and Small Equipment | $ 500.00 | $ - | $ - | $ - | 0.00% | |
| 100 | 1020 | 205330 | Building and Land Maintenance | $ 40,000.00 | $ 605.10 | $ 70.00 | $ 675.10 | 1.69% | |
| 100 | 1020 | 205335 | Custodial Support/Supplies | $ 20,000.00 | $ 3,146.86 | $ 2,997.72 | $ 6,144.58 | 30.72% | |
| 100 | 1020 | 205421 | Parks/Grounds Maintenance | $ - | $ 900.00 | $ 300.00 | $ 1,200.00 | 0.00% | |
| 100 | 1020 | 205474 | Mowing | $ 1,500.00 | $ 488.00 | $ 61.00 | $ 549.00 | 36.60% | |
| 100 | 1020 | 205490 | Material and Services | $ 500.00 | $ 1,277.62 | $ 134.00 | $ 1,411.62 | 282.32% | |
| 100 | 1020 | 208000 | Operating Contingency | $ 10,000.00 | $ - | $ - | $ - | 0.00% | |
| | | | **MATERIALS AND SERVICES** | **$ 104,700.00** | **$ 11,950.47** | **$ 4,439.97** | **$ 16,390.44** | **15.65%** | |
| 100 | 1020 | 217126 | Transfer out Cap Res | $ 10,000.00 | $ 2,500.00 | $ - | $ 2,500.00 | 25.00% | Quarterly transfer to 150-1020 |
| | | | **TRANSFERS** | **$ 10,000.00** | **$ 2,500.00** | **$ -** | **$ 2,500.00** | **25.00%** | |
| | | | **EXPENSE** | **$ 114,700.00** | **$ 15,279.99** | **$ 4,703.90** | **$ 19,983.89** | **17.42%** | |
| | | | **Revenue Total** | $ 260,699.00 | $ 144,366.04 | $ 1,604.00 | $ 145,970.04 | 55.99% | |
| | | | **Expense Total** | $ 114,700.00 | $ 15,279.99 | $ 4,703.90 | $ 19,983.89 | 17.42% | |
| | | | **NET GAIN/(LOSS)** | $ 145,999.00 | $ 129,086.05 | $ (3,099.90) | $ 125,986.15 | 86.29% | |

# Commons Reserve 150-1020

Monthly Financial Detail Report

OCTOBER 2021

Printed: 11/13/2021 8:20:18 AM

Period 04 - 04

Fiscal Year 2022

| Fund | Dept | Account Number | Description | Budget for Year | Prior Mo Bal | Current Activity | Actual to Date | % of Budget | Notes |
|---|---|---|---|---|---|---|---|---|---|
| 150 | 1020 | 300101 | Beginning Balance | $ 145,449.00 | $ 145,449.02 | $ - | $ 145,449.02 | 100.00% | Beginning Balance - Unaudited |
| 150 | 1020 | 314869 | Transfer in Commons Operations | $ - | $ 2,500.00 | $ - | $ 2,500.00 | 0.00% | Quarterly Transfer from 100-1020 |
| | | | **RESOURCES** | **$ 145,449.00** | **$ 147,949.02** | **$ -** | **$ 147,949.02** | **101.72%** | |
| 150 | 1020 | 105150 | Capitalized Labor | $ 6,000.00 | $ - | $ - | $ - | 0.00% | |
| | | | **PERSONNEL** | **$ 6,000.00** | **$ -** | **$ -** | **$ -** | **0.00%** | |
| 150 | 1020 | 407922 | Capital Outlay - Improvement | $ 60,000.00 | $ - | $ - | $ - | 0.00% | |
| | | | **CAPITAL OUTLAY** | **$ 60,000.00** | **$ -** | **$ -** | **$ -** | **0.00%** | |
| | | | **EXPENSES** | **$ 66,000.00** | **$ -** | **$ -** | **$ -** | **0.00%** | |
| | | | **Resource Total** | **$ 145,449.00** | **$ 147,949.02** | **$ -** | **$ 147,949.02** | **101.72%** | |
| | | | **Expense Total** | **$ 66,000.00** | **$ -** | **$ -** | **$ -** | **0.00%** | |
| | | | **NET GAIN/(LOSS)** | **$ 79,449.00** | **$ 147,949.02** | **$ -** | **$ 147,949.02** | **186.22%** | |

# Little Log Church & Museum 100-1025

## Monthly Financial Detail Report

## OCTOBER 2021

Printed: 11/13/2021 8:20:31 AM
Period 04 - 04
Fiscal Year 2022

| Fund | Dept | Account Number | Description | Budget for Year | Prior Mo Bal | Current Activity | Actual to Date | % of Budget | Notes |
|---|---|---|---|---|---|---|---|---|---|
| 100 | 1025 | 300101 | Beginning Balance | $ 17.00 | $ - | $ - | $ - | 0.00% | Beginning Balance - Unaudited |
| 100 | 1025 | 304335 | Rents or Fees | $ - | $ 115.00 | $ - | $ 115.00 | 0.00% | |
| 100 | 1025 | 314861 | Transfer in General Fund | $ 8,750.00 | $ 2,187.50 | $ - | $ 2,187.50 | 25.00% | Quarterly transfer from 100-1010 |
| 100 | 1025 | 314863 | Transfer in Visitor Amenity | $ 26,250.00 | $ 6,562.50 | $ - | $ 6,562.50 | 25.00% | Quarterly transfer from 100-1045 |
| | | | **REVENUE** | **$ 35,017.00** | **$ 8,865.00** | **$ -** | **$ 8,865.00** | **25.32%** | |
| 100 | 1025 | 205220 | Marketing/Road Sign | $ 200.00 | $ - | $ 188.00 | $ 188.00 | 94.00% | |
| 100 | 1025 | 205222 | Insurance | $ 2,500.00 | $ 2,304.72 | $ - | $ 2,304.72 | 92.19% | Annual Property/Liability Renewal FY22 |
| 100 | 1025 | 205251 | Telephones/Cell Phones/DSL | $ 650.00 | $ 159.84 | $ 53.14 | $ 212.98 | 32.77% | |
| 100 | 1025 | 205252 | Utilities | $ 1,750.00 | $ 188.36 | $ 156.24 | $ 344.60 | 19.69% | |
| 100 | 1025 | 205330 | Building and Land Maintenance | $ 10,000.00 | $ 6,267.00 | $ - | $ 6,267.00 | 62.67% | |
| 100 | 1025 | 205421 | Parks Grounds Maintenance | $ - | $ 900.00 | $ 300.00 | $ 1,200.00 | 0.00% | |
| 100 | 1025 | 205474 | Mowing | $ 600.00 | $ 407.00 | $ 74.00 | $ 481.00 | 80.17% | |
| 100 | 1025 | 205490 | Material and Services | $ 200.00 | $ - | $ - | $ - | 0.00% | |
| | | | **MATERIALS AND SERVICES** | **$ 15,900.00** | **$ 10,226.92** | **$ 771.38** | **$ 10,998.30** | **69.17%** | |
| | | | **EXPENSE** | **$ 15,900.00** | **$ 10,226.92** | **$ 771.38** | **$ 10,998.30** | **69.17%** | |
| | | | **Revenue Total** | **$ 35,017.00** | **$ 8,865.00** | **$ -** | **$ 8,865.00** | **25.32%** | |
| | | | **Expense Total** | **$ 15,900.00** | **$ 10,226.92** | **$ 771.38** | **$ 10,998.30** | **69.17%** | |
| | | | **NET GAIN/(LOSS)** | **$ 19,117.00** | **$ (1,361.92)** | **$ (771.38)** | **$ (2,133.30)** | **-11.16%** | |

# Little Log Church & Museum Reserve 150-1025

Monthly Financial Detail Report

OCTOBER 2021

Printed: 11/13/2021 8:20:10 AM
Period 04 - 04
Fiscal Year 2022

| Fund | Dept | Account Number | Description | Budget for Year | Prior Mo Bal | Current Activity | Actual to Date | % of Budget | |
|---|---|---|---|---|---|---|---|---|---|
| 150 | 1025 | 300101 | Beginning Balance | $ 207,622.00 | $ 208,077.50 | $ - | $ 208,077.50 | 100.22% | Beginning Balance - Unaudited |
| | | | **RESOURCE** | **$ 207,622.00** | **$ 208,077.50** | **$ -** | **$ 208,077.50** | **100.22%** | |
| | | | **Resource Total** | **$ 207,622.00** | **$ 208,077.50** | **$ -** | **$ 208,077.50** | **100.22%** | |
| | | | **Expense Total** | **$ -** | **$ -** | **$ -** | **$ -** | **0.00%** | |
| | | | **NET GAIN/(LOSS)** | **$ 207,622.00** | **$ 208,077.50** | **$ -** | **$ 208,077.50** | **100.22%** | |

# Parks & Trails 100-1035

Monthly Financial Detail Report
OCTOBER 2021

Printed: 11/13/2021 8:20:34 AM
Period 04 - 04
Fiscal Year 2022

| Fund | Dept | Account Number | Description | Budget for Year | Prior Mo Bal | Current Activity | Actual to Date | % of Budget | Notes |
|---|---|---|---|---|---|---|---|---|---|
| 100 | 1035 | 300101 | Beginning Balance | $ 147.00 | $ - | $ - | $ - | 0.00% | Beginning Balance - Unaudited |
| 100 | 1035 | 314863 | Transfer in Visitor Amenity | $ 40,000.00 | $ 10,000.00 | $ - | $ 10,000.00 | 25.00% | Quarterly transfer from 100-1045 |
| | | | **REVENUE** | **$ 40,147.00** | **$ 10,000.00** | **$ -** | **$ 10,000.00** | **24.91%** | |
| 100 | 1035 | 105110 | Water Lead | $ - | $ 499.09 | $ 439.19 | $ 938.28 | 0.00% | |
| 100 | 1035 | 105111 | Wastewater Lead | $ - | $ 35.36 | $ 17.68 | $ 53.04 | 0.00% | |
| 100 | 1035 | 105112 | Field Utility 2 | $ - | $ 247.19 | $ 154.50 | $ 401.69 | 0.00% | |
| 100 | 1035 | 105113 | Field Utility 1 | $ - | $ 212.33 | $ - | $ 212.33 | 0.00% | |
| 100 | 1035 | 105114 | Field Utility | $ - | $ 97.02 | $ - | $ 97.02 | 0.00% | |
| 100 | 1035 | 105140 | Fringe Benefits | $ - | $ 111.29 | $ 62.39 | $ 173.68 | 0.00% | |
| 100 | 1035 | 105141 | Insurance Benefits | $ - | $ 410.96 | $ 202.31 | $ 613.27 | 0.00% | |
| 100 | 1035 | 105142 | Regular PERS System | $ - | $ 210.09 | $ 127.42 | $ 337.51 | 0.00% | |
| | | | **PERSONNEL** | **$ -** | **$ 1,823.33** | **$ 1,003.49** | **$ 2,826.82** | **0.00%** | |
| 100 | 1035 | 205222 | Insurance | $ 1,300.00 | $ 1,198.45 | $ - | $ 1,198.45 | 92.19% | Annual Property Liability Renewal FY22 |
| 100 | 1035 | 205224 | Trails Maintenance/Supplies Services | $ 6,500.00 | $ 328.43 | $ - | $ 328.43 | 5.05% | |
| 100 | 1035 | 205230 | Printing (Maps & Signs) | $ 1,800.00 | $ 42.99 | $ - | $ 42.99 | 2.39% | |
| 100 | 1035 | 205252 | Utilities | $ - | $ - | $ 164.31 | $ 164.31 | 0.00% | |
| 100 | 1035 | 205270 | Travel | $ 500.00 | $ - | $ - | $ - | 0.00% | |
| 100 | 1035 | 205317 | Tools and Small Equipment | $ 700.00 | $ - | $ - | $ - | 0.00% | |
| 100 | 1035 | 205330 | Building and Land Maintenance | $ 3,000.00 | $ 329.22 | $ 824.40 | $ 1,153.62 | 38.45% | |
| 100 | 1035 | 205421 | Parks/Grounds Maintenance | $ 1,600.00 | $ 183.52 | $ 132.59 | $ 316.11 | 19.76% | |
| 100 | 1035 | 205440 | Equipment & Furniture | $ 500.00 | $ - | $ - | $ - | 0.00% | |
| 100 | 1035 | 205474 | Mowing | $ 7,500.00 | $ 1,512.00 | $ 327.00 | $ 1,839.00 | 24.52% | |
| 100 | 1035 | 205475 | Tree Removal/Trimming | $ 3,300.00 | $ - | $ - | $ - | 0.00% | |
| 100 | 1035 | 205490 | Material and Services | $ 2,000.00 | $ 78.00 | $ 416.05 | $ 494.05 | 24.70% | |
| | | | **MATERIALS AND SERVICES** | **$ 28,700.00** | **$ 3,672.61** | **$ 1,864.35** | **$ 5,536.96** | **19.29%** | |
| | | | **EXPENSE** | **$ 28,700.00** | **$ 5,495.94** | **$ 2,867.84** | **$ 8,363.78** | **29.14%** | |
| | | | **Resource Total** | **$ 40,147.00** | **$ 10,000.00** | **$ -** | **$ 10,000.00** | **24.91%** | |
| | | | **Expense Total** | **$ 28,700.00** | **$ 5,495.94** | **$ 2,867.84** | **$ 8,363.78** | **29.14%** | |
| | | | **NET GAIN/(LOSS)** | $ 11,447.00 | $ 4,504.06 | $ (2,867.84) | $ 1,636.22 | 14.29% | |

# Parks & Trails Reserve 150-1035

Monthly Financial Detail Report

OCTOBER 2021

Printed: 11/13/2021 8:20:29 AM

Period 04 - 04

Fiscal Year 2022

| Fund | Dept | Account Number | Description | Budget for Year | Prior Mo Bal | Current Activity | Actual to Date | % of Budget | |
|---|---|---|---|---|---|---|---|---|---|
| 150 | 1035 | 300101 | Beginning Balance | $ 103,486.00 | $ 135,155.55 | $ - | $ 135,155.55 | 130.60% | Beginning Balance - Unaudited |
| 150 | 1035 | 304492 | 804 Trail Mitigation | $ 125,000.00 | $ - | $ - | $ - | 0.00% | |
| 150 | 1035 | 314861 | Transfer in General Fund | $ 50,000.00 | $ 12,500.00 | $ - | $ 12,500.00 | 25.00% | |
| 150 | 1035 | 314883 | Transfer in Urban Renewal | $ 44,000.00 | $ 11,000.00 | $ - | $ 11,000.00 | 25.00% | |
| | | | **RESOURCES** | **$ 322,486.00** | **$ 158,655.55** | **$ -** | **$ 158,655.55** | **49.20%** | |
| 150 | 1035 | 105110 | Water Lead | $ - | $ 239.56 | $ - | $ 239.56 | 0.00% | |
| 150 | 1035 | 105140 | Fringe Benefits | $ - | $ 24.47 | $ - | $ 24.47 | 0.00% | |
| 150 | 1035 | 105141 | Insurance Benefits | $ - | $ 79.40 | $ - | $ 79.40 | 0.00% | |
| 150 | 1035 | 105142 | Regular PERS System | $ - | $ 50.31 | $ - | $ 50.31 | 0.00% | |
| | | | **PERSONNEL** | **$ -** | **$ 393.74** | **$ -** | **$ 393.74** | **0.00%** | |
| 150 | 1035 | 407942 | Capital Outlay-Infrastructure | $ 125,000.00 | $ - | $ - | $ - | 0.00% | |
| | | | **CAPITAL OUTLAY** | **$ 125,000.00** | **$ -** | **$ -** | **$ -** | **0.00%** | |
| | | | **EXPENSE** | **$ 125,000.00** | **$ 393.74** | **$ -** | **$ 393.74** | **0.31%** | |
| | | | **Resource Total** | **$ 322,486.00** | **$ 158,655.55** | **$ -** | **$ 158,655.55** | **49.20%** | |
| | | | **Expense Total** | **$ 125,000.00** | **$ 393.74** | **$ -** | **$ 393.74** | **0.31%** | |
| | | | **NET GAIN/(LOSS)** | **$ 197,486.00** | **$ 158,261.81** | **$ -** | **$ 158,261.81** | **80.14%** | |

TRAILS COMMITTEE REPORT – Parks and Commons Commission – December 7, 2021

Work sessions – We continue to have great turnouts for work sessions with 26 volunteers participating on November 20.  We've continue to enjoy having a number of new volunteers join us.

We also appreciate having a quorum of the Parks and Common Commission at almost every work session.

- We added several yards of gravel to the Amanda Trail between Yachats Ocean Road and Windy Way as well as immediately to the S of the driveway at 1010 Highway 101 (former b'n'b).
- We built new steps on an especially slippery portion of the Ya'Xaik Trail and added gravel to some other slippery portions of the trail.
- During each session, a number of volunteers work at removing invasive plants from the Commons Park  as well as from the Whale Park where much pruning is also done.

Ocean View Drive Walkway project – Rick McClung has submitted a request to Civil West Engineering in Newport for a PER, Preliminary Engineering Report, which will provide cost estimates that will facilitate the creation of a budget for this project.  After that, the next step will be submission to the CC for approval.

Aqua Vista Loop South Trail – The new gravel surface has been subjected to some very hard rains and appears to be holding up well.

Marine Drive to Aqua Vista Loop – Immediately after a rain, some puddles appear along portions of the sides of the trail but they tend to disappear relatively quickly.  At some point we may add some more gravel to this portion to create a more pronounced crown in the tread.

Amanda Bridge Project – Drillers are working on finishing abutments and footings, so the contractors can return to erect approach spans, install gabion mesh and back fill, and then erect main cables -- hopefully by the first week of December.  Crew members continue to work on the development of the Gathering Area.

101 delineators – The City has an MOU (Memorandum of Understanding) from ODOT and is waiting for CC approval at its Dec. 2 meeting before signing it.  After that, Rick McClung can select and hire a contractor to install the delineators.

12th Annual Yachats New Year's Day Peace Hike --  Given the ever-shifting impact of **COVID-19** and the absolute need to keep Peace Hike activities safe for all participants, the format will again be a combination of live and virtual experiences with no indoor or large group ceremony.  A map of alternative trails will be handed out on New Year's Day.  Depending on weather, there will be two fires for participants at which to lay sprigs of cedar -- one at the picnic shelter and one at the Amanda G athering Area.   This year's artist is Nora Sherwood who created a magnificent rendering of Amanda.  The "Story of Amanda and the Peace Hike" video developed by the  CTCLUSI will be available online.   Refreshments will be available.

Client: City of Yachats
Project: Little Log Church and Museum Field Investigation
Location: Yachats, Oregon
Project No:

Date: 13 August 2021
Rev: 0

## Field Investigation Report

The project team met on site, Tuesday, 3 August 2021, to investigate the Little Log Church & Museum (LLC&M) building. The project team consisted of Charlie McClain; McClain Construction, Mick Hornbeck; McClain Construction, David Clough; Pioneer Engineering and Larry Thornton; Fresh Aire Engineering.

The original Log Church section was investigated first. Considerable damage from water intrusion and dry rot was encountered. The dry rot in many of the exterior logs was so severe that a screw driver penetrated the entire log until it encountered the interior sheetrock. On the inside, water damage was evident on portions of the hardwood floor, baseboards and on the interior sheetrock.

The dry rot was significant enough that portions of the building had settled and started to twist. The northeast corner of the church is the lowest and the building appears to be settling and twisting from the south west corner where the new museum building is attached. This structural failure is a result of the ongoing log wall, wood sill, and wood foundation deterioration. At this time, no interior damage from the structure movement was seen. With this extent of water intrusion and dry rot, it is expected that there is also a considerable amount of black mold that will be uncovered once any demolition is started.

The original wood windows are also starting to show signs of dry rot. Fortunately the dry rot is in the early stages and the windows can be repaired with epoxy and new wood sills.

The roof and roof structure were also investigated. The cedar shake roof appeared to have been replaced and is in good shape. From the attic, a small section of the roof structure did have a sign of water intrusion, but is assumed it may have been prior to the roof being replaced. The original board and batten siding in the gable ends was original, except for the south gable. The south gable appears to have been replaced when protective plywood was installed over the deteriorating log walls. The original interior gable walls and attic did not have any evidence of water intrusion.

The added entry structure has logs installed in a vertical configuration and does not appear to have any damage. The entry roof is also in the same good condition as the church roof. However, the exposed bell tower structure is deteriorating and the attachment to the roof is starting to show signs of failure.

The newer Museum section of the building was then investigated. The applied log siding also showed considerable water intrusion and dry rot. At this time, the interior wall structure appears to be protected from the tar paper membrane. The windows are also showing signs of dry rot and mold. The existing cedar roof is deteriorating and should be replaced to prevent water intrusion. The flat roof section has a standing seam metal roof. This roof was not installed with the proper amount of slope for this type of a roof. There is evidence of water not draining properly and portions of the facia and trim starting to rot.

Based on the information gathered, a budget construction estimate has been completed and is attached. The project team recommends the original church portion of the building be addressed immediately. It is also recommended that $10 to $12,000 of the budget construction estimate be spent immediately to temporarily weatherize the building for the winter. This work could be completed in two days. And further damage to the building from water and strong coastal winter winds will cause additional structural damage to the building. Temporary bracing should also be installed to provide additional structural support for the building to withstand the upcoming strong winter wind loads. The bell and exterior bell tower should also be removed and the existing roof patched to prevent any potential winter water damage. The project team believes the temporary weatherization work will prevent any additional damage to the building during the winter season. If the temporary weatherization work is not completed the additional winter weather damage would most likely be severe and would result in significant construction cost increases. Because of the mold and structural integrity of the building, it is recommended that the building be closed until the these repairs can be completed.

The repair work could start in the spring of 2022, when the weather is acceptable to remove and replace the walls. The duration of the construction is expected to be two months. Temporary steel beams will be installed under floor structure to support the building while walls are removed one at a time, maintaining the building's structural rigidity. The existing wall, sill plates and foundation will be completely removed and replaced with a new concrete foundation, sill and wall structure.

Concrete replica logs were estimated but found to be expensive. This solution also has numerous horizontal joints that would require ongoing maintenance to prevent similar failure. The best solution would be replicating the vertical board and batten siding that is currently in the gable ends. The siding would be concrete, requiring very low maintenance and be durable to protect the building from future water damage. This is a proven solution based on the existing board and batten siding performance and the deterioration of the newer Museum simulated log siding.

Previous inspections indicated approximately 10 of the original logs are still intact. These logs could be salvage and a display built to show the original Log Church construction technique. The LLC&M Committee discussed this solution at length and came to the conclusion that replicating the original logs was very sentimental to the history of the building. But because of added construction cost and the on-going maintenance cost, the board and batten system was the best solution.

It is also worth noting that all of the proposed work can be classified as repair work. Therefore, the current building code would not require the LLC&M building to be brought up to the current code requirements. This provides the current project with a considerable cost savings.

At this time, it is also recommended that $130 to $140k be budgeted to repair the Museum portion of the building for the 2023 summer. At this point all of the immediate repair work will be completed and the LLC&M building will be protected. Any additional improvements can then be discussed, budgeted and prioritize accordingly.

Thank you,

Larry Thornton, P.E.
Fresh Aire Engineering, LLC

Attachments:
1. McClain Construction Budget Construction Estimate
2. Pioneer Engineering Site Report

**Project: Yachats Log Church Exterior Restoration**
**Item: Estimate**
**Date: 8/11/21**

McCLAIN CONSTRUCTION LLC

| BASE GMP | | | | | | |
|---|---|---|---|---|---|---|
| SECTION | DESCRIPTION | QTY | UNIT | UNIT COST | ITEM COST | BUDGET |
| | **GENERAL CONDITIONS** | | | | | |
| **01-311** | **Project Engineer** | | | | | **0** |
| | Labor | 0 | HR | $0.00 | 0 | |
| | | | | | | |
| **01-312** | **Project Manager** | | | | | **8,640** |
| | Labor | 108 | HR | $80.00 | 8,640 | |
| | | | | | | |
| **01-313** | **Project Executive** | | | | | **0** |
| | Labor | 0 | HR | $0.00 | 0 | |
| | | | | | | |
| **01-314** | **Superintendent** | | | | | **30,240** |
| | Labor | 432 | HR | $70.00 | 30,240 | |
| | | | | | | |
| **01-315** | **Assistant Superintendent** | | | | | **0** |
| | Labor | 0 | HR | $35.00 | 0 | |
| | | | | | | |
| **01-316** | **Contract Administration** | | | | | **0** |
| | Labor | 0 | HR | $48.00 | 0 | |
| | **GENERAL REQUIREMENTS** | | | | | |
| **PD-659** | **Permit Fees Excluded** | | | | | **0** |
| | Other | 0 | LS | 9,800 | 0 | |
| | | | | | | |
| | **Design Fees Excluded** | | | | | **0** |
| | Other | 0 | LS | 20,000 | 0 | |
| | | | | | | |
| **01-317** | **Housing** | | | | | **22,000** |
| | Other - super and pm housing allowance | 11 | WK | 2000 | 22,000 | |
| | Other - craft labor housing allowance | 0 | DA | 98 | 0 | |
| | | | | | | |
| **01 318** | **Travel and Subsistence** | | | | | **29,827** |
| | Other - flights | 0 | LS | 0 | 0 | |
| | Other - super and pm per diem allowance | 135 | DA | 55 | 7,425 | |
| | Other - craft labor per diem allowance | 135 | DA | 25 | 3,375 | |
| | Other - super and pm vehicle fuel, service, mileage etc. | | DA | 0 | 0 | |
| | Other - All labor vehicle fuel, service, mileage etc. | 23,490 | MILES | 0.81 | 19,027 | |
| | | | | | | |
| **01-319** | **Printing and Shipping** | | | | | **435** |
| | Other | 1 | LS | 435 | 435 | |
| | | | | | | |
| **01-451** | **Material Testing- Excluded** | | | | | **0** |
| | Other | 0 | EA | 500 | 0 | |
| | Other | 0 | EA | 400 | 0 | |
| | | | | | | |
| **01-457** | **Special Inspections - Excluded** | | | | | **0** |
| | Other-structrual | 0 | EA | 600 | 0 | |
| | Other - Soils and Compaction | 0 | EA | 300 | 0 | |
| | | | | | | |
| **01-510** | **Temporary Toilets** | | | | | **344** |
| | Other | 2 | MO | 172 | 344 | |
| | | | | | | |
| **01-511** | **Temporary Power Service** | | | | | **0** |
| | Subcontractor - temporary service/connections spider box | 0 | LS | 1500 | 0 | |
| | Other - service fees | 0 | MO | 0 | 0 | |
| | | | | | | |
| **01-513** | **Temporary Water** | | | | | **0** |
| | Subcontractor - temporary service concrete truck wash area | 0 | LS | 0 | 0 | |
| | Other - service fees | 0 | MO | 0 | 0 | |
| | | | | | | |
| **01-515** | **Temporary Lighting** | | | | | **408** |
| | Other | 6 | WK | 68 | 408 | |
| | | | | | | |
| **01-516** | **Temporary Heating** | | | | | **1,050** |
| | Other | 6 | WK | 175 | 1,050 | |
| | | | | | | |
| **01-521** | **Field Office** | | | | | **0** |
| | Other - use owners space | 0 | MO | 0 | 0 | |

| | | | | | | |
|---|---|---|---|---|---|---|
| | Other - mobilization | 0 | EA | 0 | 0 | |
| | | | | | | |
| **01-524** | **Field Storage** | | | | | **0** |
| | Other - use room 120 | 0 | LS | 0 | 0 | |
| | Other - mobilization | 0 | LS | 0 | 0 | |
| | | | | | | |
| **01-528** | **Field Office Supplies** | | | | | **0** |
| | Other | 0 | LS | 500 | 0 | |
| | | | | | | |
| **01-541** | **Safety Requirements** | | | | | **450** |
| | Other - safety equipment | 2 | MO | 150 | 300 | |
| | Other - fire protection devices (Use Owners) | 2 | MO | 75 | 150 | |
| | | | | | | |
| **01-545** | **Scaffolding and Platforms** | | | | | **0** |
| | Labor | 0 | HR | $0.00 | 0 | |
| | Materials | 0 | LS | $0.00 | 0 | |
| | Subcontractor | 0 | LS | $0.00 | 0 | |
| | | | | | | |
| **01-547** | **Temporary Access and Staging** | | | | | **0** |
| | Labor "move material to staging points business in operation | 0 | HR | $0.00 | 0 | |
| | Materials | 0 | LS | 0 | 0 | |
| | Subcontractor | 0 | LS | $0.00 | 0 | |
| | Equipment | 0 | LS | 0 | 0 | |
| | | | | | | |
| **01-548** | **Mobilization** | | | | | **2,698** |
| | Labor | 30 | HR | $89.92 | 2,698 | |
| | Materials | 0 | LS | 50 | 0 | |
| | Subcontractor | 0 | LS | | 0 | |
| | Equipment | 0 | LS | 0 | 0 | |
| | | | | | | |
| **01-549** | **Equipment and Tools** | | | | | **7,600** |
| | Equipment | 1 | LS | 1,500 | 1,500 | |
| | Equipment - rental external | 1.00 | MO | 4,250 | 4,250 | |
| | Labor - mobilization | 0 | LS | 0 | 0 | |
| | Other - fuel, service, etc. | 2.00 | MO | 325 | 650 | |
| | Other Reach Forklift | 1 | LS | 1200 | 1,200 | |
| | | | | | | |
| **01 561** | **Temporary Construction and Protection** | | | | | **5,439** |
| | Labor | 16 | HR | $89.92 | 1,439 | |
| | Materials exterior water protection for winter | 1 | LS | 4,000 | 4,000 | |
| | Subcontractor | 0 | LS | $0.00 | 0 | |
| | Equipment | 0 | LS | 1250 | 0 | |
| | | | | | | |
| **01 564** | **Temporary Fencing** | | | | | **2,712** |
| | Labor | 8 | HR | $89.00 | 712 | |
| | Subcontractor | 200 | EA | 10 | 2,000 | |
| | | | | | | |
| **01 567** | **ADA Signage** | | | | | **0** |
| | Labor | 0 | HR | $55.00 | 0 | |
| | Material | 0 | LS | 400 | 0 | |
| | Other - Striping | 0 | LS | 585 | 0 | |
| | | | | | | |
| **01 569** | **Security Services** | | | | | **300** |
| | Other | 1 | LS | 300 | 300 | |
| | | | | | | |
| **01 740** | **Jobsite Cleaning** | | | | | **3,041** |
| | Labor | 40 | HR | $76.01 | 3,041 | |
| | Materials | 0 | LS | 500 | 0 | |
| | Subcontractor | 0 | LS | $0.00 | 0 | |
| | Equipment | 0 | LS | 0 | 0 | |
| | Other | 0 | LS | 0 | 0 | |
| | | | | | | |
| **01 741** | **Final Cleaning - Excluded** | | | | | **0** |
| | Labor | 0 | HR | | 0 | |
| | Materials | 0 | LS | 0 | 0 | |
| | Subcontractor | 0 | LS | $0.00 | 0 | |
| | Equipment | 0 | LS | 0 | 0 | |
| | Other | 0 | LS | 0 | 0 | |
| | | | | | | |
| **01 74 50** | **Waste Disposal** | | | | | **6,160** |
| | Other - service fees | 1 | LS | $6,160.00 | 6,160 | |
| | | | | | | |
| **01 911** | **Commissioning** | | | | | **0** |
| | Subcontractors | 0 | LS | 0 | 0 | |

## CONSTRUCTION

| | | | | | | |
|---|---|---|---|---|---|---|
| **02 80 20** | **Asbestos Remediation - Excluded** | | | | | **0** |
| | Labor | 0 | HR | $0.00 | 0 | |
| | Materials | 0 | LS | $0.00 | 0 | |

| | | | | | | |
|---|---|---|---|---|---|---|
| | Subcontractor | 0 | LS | $0.00 | 0 | |
| | Equipment | 0 | LS | $0.00 | 0 | |
| | Other | 0 | LS | $0.00 | 0 | |
| | | | | | | |
| **02 41 00** | **Selective Demolition** | | | | | **28,976** |
| | Labor | 240 | HR | $89.92 | 21,581 | |
| | Materials | 1 | LS | $2,395.00 | 2,395 | |
| | Subcontractor | 0 | LS | $0.00 | 0 | |
| | Subcontractor | 0 | LS | $0.00 | 0 | |
| | Other - Remove Bell and Patch Roof | 1 | LS | $5,000.00 | 5,000 | |
| | | | | | | |
| **03 30 00** | **Concrete** | | | | | **66,681** |
| | Labor - Patching | 0 | HR | $0.00 | 0 | |
| | Plumbing trench | 0 | LS | $0.00 | 0 | |
| | Other | 0 | LS | $0.00 | 0 | |
| | Subcontractor - Pour Footings | 1 | LS | $50,359.70 | 50,360 | |
| | Subcontractor - Excavate | 1 | LS | $16,321.21 | 16,321 | |
| | Other | 0 | LS | $0.00 | 0 | |
| | | | | | | |
| **05 50 00** | **Metal Fabrications** | | | | | **0** |
| | Labor | 0 | HR | $60.00 | 0 | |
| | Materials | 0 | EA | $0.00 | 0 | |
| | Other | 0 | LS | $0.00 | 0 | |
| | Other | 0 | LS | $0.00 | 0 | |
| | | | | | | |
| **06 10 00** | **Rough Carpentry** | | | | | **73,140** |
| | Labor | 480 | HR | $89.92 | 43,162 | |
| | Material | 1 | LS | $ 20,684.00 | 20,684 | |
| | Subcontractor | 0 | LS | $0.00 | 0 | |
| | Other - Shoring | 1 | LS | $9,293.72 | 9,294 | |
| | | | | | | |
| **06 20 00** | **Finish Carpentry** | | | | | **18,308** |
| | Labor | 95 | HR | $89.92 | 8,543 | |
| | Materials | 1 | LS | $9,765.00 | 9,765 | |
| | Subcontractor | 0 | LS | $0.00 | 0 | |
| | Equipment | 0 | LS | $0.00 | 0 | |
| | Other | 0 | LS | $0.00 | 0 | |
| | | | | | | |
| **06 41 00** | **Casework** | | | | | **0** |
| | Labor | 0 | HR | $0.00 | 0 | |
| | Materials | 0 | LS | $0.00 | 0 | |
| | Subcontractor | 0 | LS | $0.00 | 0 | |
| | Equipment | 0 | LS | $0.00 | 0 | |
| | Other | 0 | LS | $0.00 | 0 | |
| | | | | | | |
| **07 210** | **Batt Insulation** | | | | | **8,960** |
| | Labor | 0 | HR | $0.00 | 0 | |
| | Materials | 0 | LS | $0.00 | 0 | |
| | Subcontractor | 1 | LS | $8,960.00 | 8,960 | |
| | Equipment | 0 | LS | $0.00 | 0 | |
| | Other - | 0 | LS | $2,050.00 | 0 | |
| | | | | | | |
| **07 410** | **Roofing** | | | | | **2,800** |
| | Labor | 0 | HR | $0.00 | 0 | |
| | Materials | 0 | LS | $0.00 | 0 | |
| | Subcontractor | 0 | LS | $0.00 | 0 | |
| | Equipment | 0 | LS | $0.00 | 0 | |
| | Other-Facia repair | 1 | LS | $ 2,800.00 | 2,800 | |
| | | | | | | |
| **08 71 00** | **Doors and Hardware** | | | | | **0** |
| | Labor | 0 | HR | $55.00 | 0 | |
| | Materials | 0 | EA | $0.00 | 0 | |
| | Subcontractor | 0 | LS | $0.00 | 0 | |
| | Subcontractor | 0 | LS | $0.00 | 0 | |
| | Other | 0 | LS | $0.00 | 0 | |
| | | | | | | |
| **08 80 00** | **Windows** | | | | | **14,995** |
| | Labor | 0 | HR | $0.00 | 0 | |
| | Labor | 0 | HR | $0.00 | 0 | |
| | Materials | 0 | LS | $0.00 | 0 | |
| | Subcontractor | 0 | LS | $0.00 | 0 | |
| | Equipment | 0 | LS | $0.00 | 0 | |
| | Other - New Glazing | 1 | LS | $14,994.98 | 14,995 | |
| | | | | | | |
| **09 29 00** | **Gypsum Wall Board & Metal Framing** | | | | | **20,593** |
| | Labor | 0 | HR | $0.00 | 0 | |
| | Material | 0 | LS | $0.00 | 0 | |
| | Subcontractor | 1 | LS | $20,592.74 | 20,593 | |
| | Other | 0 | LS | $0.00 | 0 | |

| | | | | | | |
|---|---|---|---|---|---|---|
| | | | | | | |
| 09 51 00 | **Hard-Lid Ceiling** | | | | | **0** |
| | Labor | 0 | HR | $0.00 | 0 | |
| | Materials | 0 | LS | $0.00 | 0 | |
| | Subcontractor | 0 | LS | $0.00 | 0 | |
| | Equipment | 0 | LS | $0.00 | 0 | |
| | Other - misc patching | 0 | LS | $0.00 | 0 | |
| | | | | | | |
| 09 64 00 | **Flooring** | | | | | **5,000** |
| | Labor | 0 | HR | $55.00 | 0 | |
| | Materials | 0 | LS | $0.00 | 0 | |
| | Subcontractor | 0 | LS | $0.00 | 0 | |
| | Other - misc repair | 1 | LS | $5,000.00 | 5,000 | |
| | | | | | | |
| 09 90 00 | **Painting** | | | | | **10,644** |
| | Labor | 0 | HR | $0.00 | 0 | |
| | Materials | 0 | LS | $0.00 | 0 | |
| | Subcontractor | 1 | LS | $10,643.63 | 10,644 | |
| | Other | 0 | LS | $0.00 | 0 | |
| | Other | 0 | LS | $0.00 | 0 | |
| | | | | | | |
| 10 28 00 | **Restroom Accessories Included in plumbing** | | | | | **0** |
| | Labor | 0 | HR | $55.00 | 0 | |
| | Materials | 0 | EA | $0.00 | 0 | |
| | Subcontractor | 0 | LS | $0.00 | 0 | |
| | Equipment | 0 | LS | $0.00 | 0 | |
| | Other | 0 | LS | $0.00 | 0 | |
| | | | | | | |
| 12 21 13 | **Gutters/ Downspouts - Storm Fndtn Drains** | | | | | **3,440** |
| | Labor | 0 | HR | $0.00 | 0 | |
| | Materials | 0 | LS | $0.00 | 0 | |
| | Subcontractor | 1 | LS | $3,440.00 | 3,440 | |
| | Equipment | 0 | LS | $0.00 | 0 | |
| | Other | 0 | LS | $0.00 | 0 | |
| | | | | | | |
| 21 05 00 | **Fire Suppression - Excluded** | | | | | **0** |
| | Labor | 0 | HR | $0.00 | 0 | |
| | Materials | 0 | LS | $0.00 | 0 | |
| | Subcontractor | 0 | LS | $0.00 | 0 | |
| | Equipment | 0 | LS | $0.00 | 0 | |
| | Other "knox Box and Caps" | 0 | LS | $0.00 | 0 | |
| | | | | | | |
| 22 05 00 | **Plumbing** | | | | | **0** |
| | Labor | 0 | HR | $0.00 | 0 | |
| | Other | 0 | EA | $0.00 | 0 | |
| | Subcontractor | 0 | LS | $ - | 0 | |
| | Other- | 0 | LS | $ - | 0 | |
| | Other - | 0 | LS | $ - | 0 | |
| | Other - | 0 | LS | $ - | 0 | |
| | | | | | | |
| 23 05 00 | **Mechanical - Excluded** | | | | | **0** |
| | Labor | 0 | HR | $0.00 | 0 | |
| | Materials | 0 | LS | $0.00 | 0 | |
| | Subcontractor | 0 | LS | $0.00 | 0 | |
| | Equipment | 0 | LS | $0.00 | 0 | |
| | Other | 0 | LS | $0.00 | 0 | |
| | | | | | | |
| 26 05 00 | **Electrical** | | | | | **3,200** |
| | Labor | 0 | HR | $0.00 | 0 | |
| | Materials | 0 | LS | $0.00 | 0 | |
| | Subcontractor Safe off misc reapair | 1 | LS | $3,200.00 | 3,200 | |
| | Equipment | 0 | LS | $0.00 | 0 | |
| | Other | 0 | LS | $0.00 | 0 | |
| | | | | | | |
| 31 00 00 | **Site work included in Concrete** | | | | | **0** |
| | Earth Moving/ Site Clearing | 0 | LS | $0.00 | 0 | |
| | South Footing | 0 | LS | $0.00 | 0 | |
| | Piped Utilities | 0 | LS | $0.00 | 0 | |
| | Striping and Signage | 0 | LS | $0.00 | 0 | |
| | Fencing and Gates | 0 | LS | $0.00 | 0 | |
| | Planting and Landscaping | 0 | LS | $0.00 | 0 | |
| | | | | | **SUB-TOTAL =** | **378,079** |

**CONTINGENCIES**

| | | | | | | |
|---|---|---|---|---|---|---|
| 70-106 | **Contractor Contingency** | | | | | **26,466** |
| | Other | 7.00% | PCT | 378,079 | 26,466 | |

| | | | | | | |
|---|---|---|---|---|---|---|
| | | | | | | |
| **70-108** | **Design Development Contingency** | | | | | **0** |
| | Other | 0.00% | PCT | 0 | 0 | |
| | | | | | | |

**SUB-TOTAL =** **26,466**

## INSURANCE & SURETY

| | | | | | | |
|---|---|---|---|---|---|---|
| **01-321** | **CPL Insurance** | | | | | **957** |
| | Other | 0.253% | PCT | 378,079 | 957 | |
| | | | | | | |
| **01-322** | **COC Property Insurance** | | | | | **0** |
| | Other | 0.0000% | PCT | 378,079 | 0 | |
| | | | | | | |
| **01-323** | **CGL Insurance** | | | | | **1,890** |
| | Other | 0.500% | PCT | 378,079 | 1,890 | |
| | | | | | | |
| **01-324** | **Surety Bonds Excluded** | | | | | **0** |
| | Other | 0.000% | PCT | 0 | 0 | |
| | | | | | | |

**SUB-TOTAL =** **2,847**

| | | | | | | |
|---|---|---|---|---|---|---|
| | | | | | | |
| **72-107** | **CM/GC Fee** | | | | | **30,246** |
| | Other | 8.0000% | PCT | 378,079 | 30,246 | |
| | | | | | | |

**SUB-TOTAL =** **30,246**

**CONSTRUCTION GRAND TOTAL =** **$437,638**

*Budget excludes special inspections, permitting fees,surety bonds,soil report

From: **David Clough** <David@pioneerengr.com>
Date: Tue, Aug 10, 2021 at 4:50 PM
Subject: Little Log Church & Museum
To: Charlie McClain <charlie@mcclainconstruct.com>

Charlie,

During the initial site visit to the "Little Log Church & Museum" at 328 West 3rd Street in Yachats Oregon, the following building conditions were observed:

- Roof – No signs of substantial damage
- Walls – Substantial rot was found in several locations, likely due to years of insufficient maintenance.
- Foundation – Building appears to be shifting likely due to water damage and rot.

The 2018 IEBC and Chapter 34 of the OSSC will require some sort of evaluation by the engineer to confirm any initial observations prior to any design work. This evaluation would consist of some level of assessment of the building, either through in person observation by the engineer of record, or if acceptable to the building official, we may be able to evaluate remotely through some combination of video and/or picture documentation. In addition, during the site visit it was mentioned that there was previous evaluation done on this structure. It would be helpful in our evaluation to have a copy of those evaluations for review. This could save time and reduce cost of our evaluation by helping to identify issues that were observed by previous design professionals.

After review of the 2018 IEBC and Chapter 34 of OSSC it appears repairs can be limited to the systems that are damaged. Based on that assumption along with the initial observations we believe, pending the engineer evaluation, we could justify the damage is limited to the walls and the wood foundation system, therefore we can limit the repairs to replacing those systems while leaving the roof system in place as it is now. This would be accomplished by providing temporary shoring at the building interior, while the exterior walls are re-built and connected to the new foundation and existing roof.

Thanks,


## David Clough

**Project/Design Manager | Pioneer Engineering LLC**

200 E 11th Ave Suite 270, Eugene, OR 97401

Office: (541) 746-5841 /Mobile: (541) 610-6113| david@pioneerengr.com

www.pioneerengr.com

Pocket Park Plan - C:\Users\cberd\OneDrive\Documents\City of Yachats\Pocket Park Plan.pod *

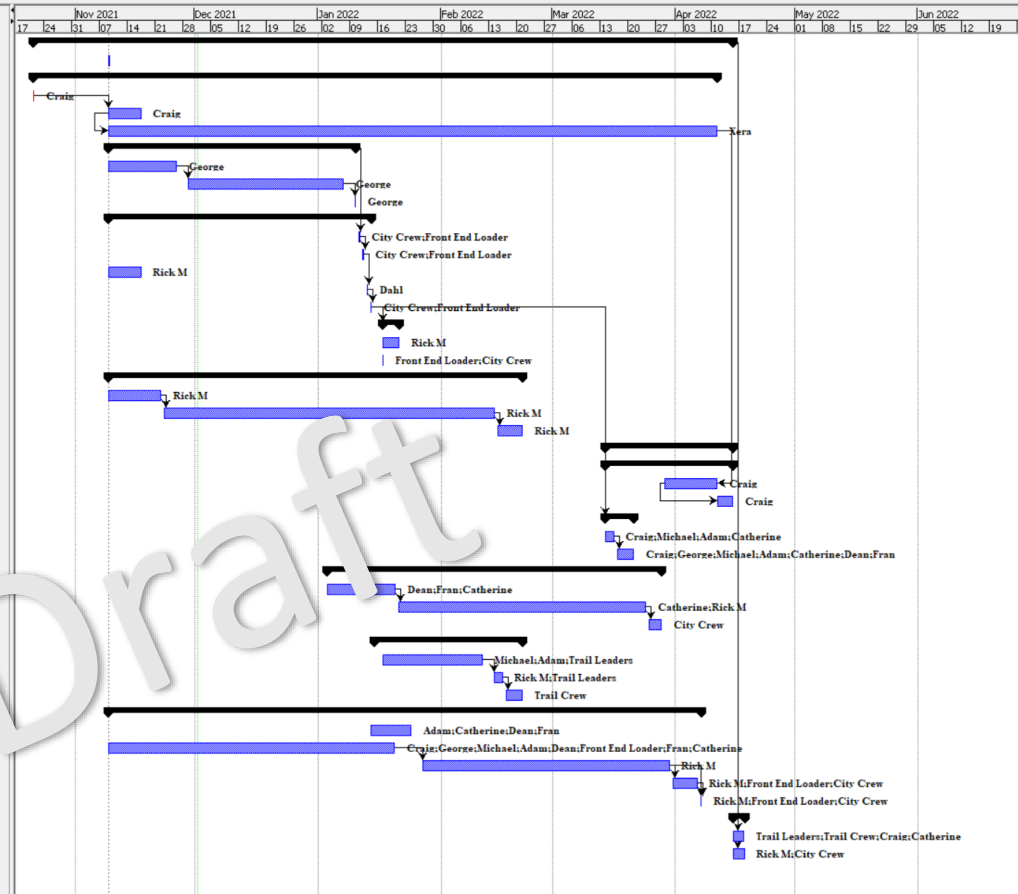
ProjectLibre

File | Task | Resource | View

Pocket Park Plan

Gantt | Network | WBS | Task Usage | Zoom In | Zoom Out — Views
Paste | Copy | Cut — Clipboard
Insert | Delete | Indent | Outdent | Link | Unlink | Information | Calendar | Notes | Assign Resources | Save Baseline | Clear Baseline | Find | Scroll To Task | Update — Task

| | | Name | Duration | Start | Finish | Predecessors | Resource Names |
|---|---|---|---|---|---|---|---|
| 1 | | **Total Project** | 126.75 day... | **10/21/21 8:00 AM** | **4/15/22 3:00 PM** | | |
| 2 | | City Council Approval | 1 day | 11/9/21 8:00 AM | 11/9/21 5:00 PM | | |
| 3 | | **Plant Order** | 123 days? | **10/21/21 8:00 AM** | **4/11/22 5:00 PM** | | |
| 4 | | Measure and Design | 1 day? | 10/21/21 8:00 AM | 10/21/21 5:00 PM | | Craig |
| 5 | | Create Plant List and ord | 7 days | 11/9/21 8:00 AM | 11/17/21 5:00 PM | 4 | Craig |
| 6 | | Grow Plants | 110 days | 11/9/21 8:00 AM | 4/11/22 5:00 PM | 5SS | Xera |
| 7 | | **SHPO** | 45 days? | **11/9/21 8:00 AM** | **1/10/22 5:00 PM** | | |
| 8 | | Prepare SHPO Applicatior | 14 days | 11/9/21 8:00 AM | 11/26/21 5:00 PM | | George |
| 9 | | SHPO Application | 30 days | 11/29/21 8:00 AM | 1/7/22 5:00 PM | 8 | George |
| 10 | | SHPO Approval | 1 day? | 1/10/22 8:00 AM | 1/10/22 5:00 PM | 9 | George |
| 11 | | **Site Preparation** | 49 days? | **11/9/21 8:00 AM** | **1/14/22 5:00 PM** | | |
| 12 | | Scrape and Grade S Park | 1 day | 1/11/22 8:00 AM | 1/11/22 5:00 PM | 7 | City Crew;Front End Loader |
| 13 | | Scrape and Grade N Park | 1 day | 1/12/22 8:00 AM | 1/12/22 5:00 PM | 12 | City Crew;Front End Loader |
| 14 | | Order Soil | 7 days | 11/9/21 8:00 AM | 11/17/21 5:00 PM | | Rick M |
| 15 | | Soil Deliver | 1 day? | 1/13/22 8:00 AM | 1/13/22 5:00 PM | 13 | Dahl |
| 16 | | Spread Soil | 1 day | 1/14/22 8:00 AM | 1/14/22 5:00 PM | 15 | City Crew;Front End Loader |
| 17 | | **Rock Demarcation** | 5 days | **1/17/22 8:00 AM** | **1/21/22 5:00 PM** | **16** | |
| 18 | | Order Rock S Park | 5 days | 1/17/22 8:00 AM | 1/21/22 5:00 PM | | Rick M |
| 19 | | Install Rock S Park | 1 day | 1/17/22 8:00 AM | 1/17/22 5:00 PM | | Front End Loader;City Crew |
| 20 | | **Remove Electric Pole** | 75 days | **11/9/21 8:00 AM** | **2/21/22 5:00 PM** | | |
| 21 | | Request/Work with Utility | 10 days | 11/9/21 8:00 AM | 11/22/21 5:00 PM | | Rick M |
| 22 | | Work Order for Utility Cre | 60 days | 11/23/21 8:00 AM | 2/14/22 5:00 PM | 21 | Rick M |
| 23 | | Schedule and do Work | 5 days | 2/15/22 8:00 AM | 2/21/22 5:00 PM | 22 | Rick M |
| 24 | | **Planting** | 24.75 days | **3/14/22 8:00 AM** | **4/15/22 3:00 PM** | | |
| 25 | | **Rent Van** | 24.75 days | **3/14/22 8:00 AM** | **4/15/22 3:00 PM** | | **Craig** |
| 26 | | Reserve Van | 10 days | 3/29/22 8:00 AM | 4/11/22 5:00 PM | 6FF | Craig |
| 27 | | Pickup at Xera | 4 days | 4/11/22 3:00 PM | 4/15/22 3:00 PM | 26SS | Craig |
| 28 | | **Plant Preparation** | 6 days | **3/14/22 8:00 AM** | **3/21/22 5:00 PM** | **16** | |
| 29 | | String Layout to Plan | 3 days | 3/14/22 8:00 AM | 3/16/22 5:00 PM | | Craig;Michael;Adam;Catherine |
| 30 | | Plant Plants | 3 days | 3/17/22 8:00 AM | 3/21/22 5:00 PM | 29 | Craig;George;Michael;Adam... |
| 31 | | **Signage** | 61 days | **1/3/22 8:00 AM** | **3/28/22 5:00 PM** | | |
| 32 | | Decide What, Where, Ho | 14 days | 1/3/22 8:00 AM | 1/20/22 5:00 PM | | Dean;Fran;Catherine |
| 33 | | Orderand Manufacture | 45 days | 1/21/22 8:00 AM | 3/24/22 5:00 PM | 32 | Catherine;Rick M |
| 34 | | Install Signs | 2 days | 3/25/22 8:00 AM | 3/28/22 5:00 PM | 33 | City Crew |
| 35 | | **Trails** | 26 days | **1/15/22 8:00 AM** | **2/21/22 5:00 PM** | | |
| 36 | | Design and Layout | 20 days | 1/15/22 8:00 AM | 2/11/22 5:00 PM | | Michael;Adam;Trail Leade |
| 37 | | Collect Material | 3 days | 2/14/22 8:00 AM | 2/16/22 5:00 PM | 36 | Rick M;Trail Leaders |
| 38 | | Install | 3 days | 2/17/22 8:00 AM | 2/21/22 5:00 PM | 37 | Trail Crew |
| 39 | | **Benches** | 108 days? | **11/9/21 8:00 AM** | **4/7/22 5:00 PM** | | |
| 40 | | Specify Benches | 7 days | 1/14/22 8:00 AM | 1/24/22 5:00 PM | | Adam;Catherine;Dean;Fran |
| 41 | | Solicit Bench Funding | 52.5 days | 11/9/21 8:00 AM | 1/20/22 1:00 PM | | Craig;George;Michael;Adam... |
| 42 | | Order Benches | 45 days | 1/27/22 8:00 AM | 3/30/22 5:00 PM | 41 | Rick M |
| 43 | | Prepare Pads | 5 days | 3/31/22 8:00 AM | 4/6/22 5:00 PM | 42 | Rick M;Front End Loader;Cit... |
| 44 | | Install Benches | 1 day? | 4/7/22 8:00 AM | 4/7/22 5:00 PM | 43;42 | Rick M;Front End Loader;Cit... |
| 45 | | **Maintenance** | 1 day? | **4/15/22 3:00 PM** | **4/18/22 3:00 PM** | | |
| 46 | | Weeding | 0.5 days? | 4/15/22 3:00 PM | 4/18/22 10:00 AM | 1 | Trail Leaders;Trail Crew;Cra... |
| 47 | | Watering | 1 day? | 4/15/22 3:00 PM | 4/18/22 3:00 PM | 1 | Rick M;City Crew |



ESTIMATE
EST0192

DATE
11/24/2021

TOTAL
USD $53,878.00

## Covenant Builders LLC

Joshua Feist
PO Box 1056
Yachats, OR
97498
5753616075
covenantbuildersllc2020@gmail.com

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TO

## City Of Yachats

citycoordinator@yachatsmail.org

| DESCRIPTION | RATE | QTY | AMOUNT |
|---|---|---|---|
| Commons Building Interior Painting<br>441 Hwy 101 N, Yachats OR, 97498<br><br>9,210 FT² total floor space. Up to 3 colors per area (walls/ceilings/trim). We will follow the existing patterns with a new color scheme in all areas listed.<br><br>The National average for painting is approximately $3.50/FT² of floor space for walls that average 8 feet tall and it goes up when adding trim, ceilings, doors, cabinets, etc..<br><br>The majority of the building consists of 5,810 FT² of floor space. All with 12 ft walls(50% more coverage than average), with trim and ceilings. The price for these areas will be set at $6.00/FT². This is the case throughout all of the areas that are to be painted, except 2 rooms. The Theatre/Multipurpose Room and The Preschool Room.<br><br>5,810 FT² x $6.00 = $34,860 | $34,860.00 | 1 | $34,860.00 |
| The Theatre room(2,440FT²) the walls are 16 ft tall. However, 50% is covered with a wall padding that runs along the entire wall at a height of 8 ft and there is no trim or baseboards. However, the ceiling is still 16 feet high and will require ladders and scaffolding. For this reason this room will be priced separately as we will either be painting less surface area or working to remove and prepare the entire wall for painting. As such the price for painting only the 8 foot portion and the ceiling will be set at 5.00/FT²**.<br><br>**NOTE: if the padding on the walls in the Theatre do end up getting removed and the walls prepared and painted this price will increase significantly. | $12,200.00 | 1 | $12,200.00 |

| DESCRIPTION | RATE | QTY | AMOUNT |
|---|---|---|---|
| 2,440 FT² x $5.00** = $12,200 | | | |
| The pre school room(960FT²) will also be priced separately because we are only painting the ceiling and doing some minor sanding and cabinet repairs. The price for this room will be set at $2/FT²<br><br>960 FT² x $2 = $1,920 | $1,920.00 | 1 | $1,920.00 |
| Labor and materials cost = $48,980<br><br>Profit/Overhead 10% = $4,898<br><br>Total cost: $53,878<br><br>Time 4-6 weeks<br><br>Able to schedule for Dec-Jan<br><br>50% is due upfront and the remaining balance is due upon completion of work listed. | $4,898.00 | 1 | $4,898.00 |

| | |
|---|---|
| **SUBTOTAL** | $53,878.00 |
| **TAX (20%)** | $0.00 |
| **TOTAL** | USD $53,878.00 |

We thank you for your consideration, business and for the opportunity.

**Searose Yard & Home LLC**
PO Box 40
Yachats, OR  97498 US
+1 5415472430
sea@searosehome.com

**ADDRESS**
Yachats Commons
City of Yachats
441 Hwy 101
Yachats, OR  97498

**Estimate 1243**

**DATE** 11/15/2021

| DESCRIPTION | QTY | RATE | AMOUNT |
|---|---|---|---|
| Exterior Painting: properly prep and paint siding, soffits, fascia, trim and masonry at the Yachats Commons. Replace missing hardiplank siding on the south west side of building. Caulk exposed nail heads on the west side of building with polyurethane caulking. Prep and paint 12 exterior door metal doors (inside and out). Remove and haul away old gutters. Includes lead paint containment (lead paint found in peeling paint of eves and fascia). Clean up and haul away debris. | 1 | 28,500.00 | 28,500.00 |

TOTAL **$28,500.00**

Accepted By

Accepted Date

NOTE: THIS ESTIMATE IS GOOD FOR 14 DAYS AND IS SUBJECT TO CHANGE DUE TO MATERIAL AVAILABILITY AND PRICE FLUCTUATION .

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441 Hwy 101
Yachats, OR  97498

## Estimate 1244

**DATE** 11/16/2021

| DESCRIPTION | QTY | RATE | AMOUNT |
|---|---|---|---|
| Interior Painting: prep and paint walls, ceiling, trim and built in shelving units in all common area rooms at the Yachats Commons including gym, hallways, kitchen, Rm# 1, 3, 7, 8 & YYFAP stairwell. This estimate excludes: 1st office by front entry door, backstage and hall to stage area, gym and cleaning storage rooms and closets, old city offices (YYFAP) and pre-school ceiling as well as basement). Detach and reset pictures and artwork back on walls. Clean up and haul away debris | 1 | 38,400.00 | 38,400.00 |

TOTAL **$38,400.00**

Accepted By

Accepted Date

NOTE: THIS ESTIMATE IS GOOD FOR 14 DAYS AND IS SUBJECT TO CHANGE DUE TO MATERIAL AVAILABILITY AND PRICE FLUCTUATION .

**Resolution: Parks and Commons Commission supports the amendment to the IGA between the Siuslaw National Forest (SNF) and City of Yachats to extend the City's responsibility for the Ya'Xaik Trail 100 yards north and for the Trails Committee to help build and maintain that extension.**

Michele Holman, SNF Waldport Ranger District, is working to solve a long-standing set of issues involving public use of the road that serves as Andreea Ghetie's driveway and also links the Starr Creek trail to the Ya'Xaik Trail and town. This road is easement on SNF property and has been used by the public for over 50 years. Ghetie has had issues with loose dogs and the unfamiliar public leaving the SNF property and trespassing on her private property.

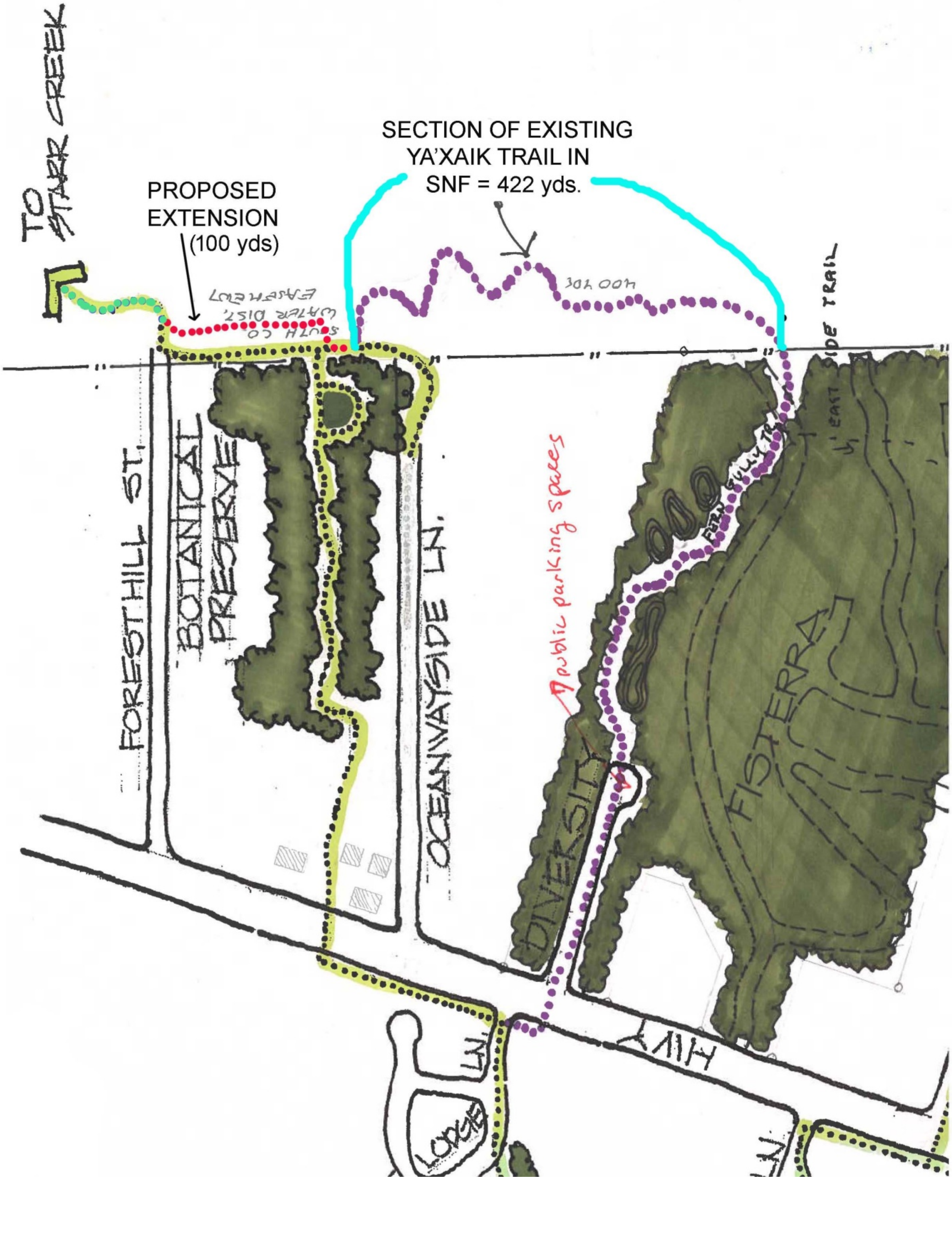
SNF is proposing to build approximately 100 yards of new trail to the east of the existing easement/driveway and requests help from the Yachats Trails crew to build it and to maintain it in the future. The City would also accept liability for that 100 yards as it has for the existing 422 yards of the Ya'Xaik Trail that are in the SNF. Katherine Guenther, City Manager ad-hoc and Planner, who is very familiar with the city's liability insurance, said the increase will be minimal.

If this is approved by the Commission and City Council, SNF is willing to pay for surveying, building the trail, making changes to the IGA, and covering all NEPA-related expenses.

Trails leadership supports helping to build and maintain this new section. This effort by Michele is unprecedented; City support for this amendment to the existing IGA will be a goodwill gesture that will further enhance its relationship with SNF. (Please see map.)

**Resolution: Parks and Commons Commission encourages the Trails Committee to ask Michele Holman for permission to survey and build approximately 100 feet of new trail through the portion of SNF between the Ya'Xaik Trail and nearby Fire District Property.**

In case of an emergency that closes Highway 101, pedestrian access to and from the Fire Department from both the north and the south will be critical. The Ya'Xaik Trail is the only developed route that goes near the Fire Department on its east side. Since the Ya'Xaik Trail and the Fire Department property are not contiguous, the proposed short section of trail will complete a safe route.



TO STARR CREEK
PROPOSED EXTENSION
(100 yds)
SECTION OF EXISTING
YA'XAIK TRAIL IN
SNF = 422 yds.
FOREST HILL ST.
BOTANICAL PRESERVE
OCEANWAYSIDE LN.
public parking spaces
DIVERSITY
FISTERRA
HWY
LODGE LN.