

# CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

## Study Session Worksheet

**Presentation Date:** June 5, 2012 **Approx Start Time:** 10:00 a.m. **Approx Length:** 30 Min.

**Presentation Title:** Hoodland Community Center - Update

**Department:** Business and Community Services, County Parks

**Presenters:** Gary Barth, Director, BCS and Laura Zentner, Deputy Director, BCS

**Other Invitees:** Hoodland Women's Club, Dorman Center Tenants

**WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?** Gather input and direction from the Board regarding: (1) a staff recommendation to close the existing Dorman center by mid-September, (2) a draft memorandum of understanding with the Women's Club regarding efforts to construct a new community center, and (3) continued/interim uses at the site.

**EXECUTIVE SUMMARY:** The County Parks Department and the Hoodland Women's Club have been working together to address the need for a new community center to replace the existing Dorman Center. County Parks and the Women's Club last briefed the Board in March 2012. Since that time, several items have been addressed:

- The County has confirmed the findings of the structural engineering analysis that extensive and costly repairs are needed before next winter due to concerns regarding potential structural failure because of snow load, wind force or a seismic event. The County's Building Department concurs with the recommendations.
- The Hoodland Women's Club has indicated that they will be voting on June 5, 2012 to initiate termination of the current lease agreement with the County, effective 30-days after written notice is provided to the Board.
- The County and the Women's Club have developed a non-binding MOU which details the County's and Women's Club intent and responsibilities to move the new community center project forward and also work toward the development of a land lease agreement.
- The County has received inquiries from the current Daycare and Pre-school tenants regarding the possibility of a lease or sale of the existing Dorman Center, the play area, and parking lot. No written proposal has been received. The County Planning Department has been consulted regarding the potential need to pursue a comprehensive plan amendment and re-zone should the county decide to pursue this option. Additionally, local realtors indicate that the market for this type of property in the Hoodland area is very poor at this time.
- The Daycare and Pre-school entities have requested consideration by the County to extend the closure date to such a time as a significant snow load is eminent. Since the Daycare and Pre-school sublease from the Women's Club, the upcoming vote by the Women's Club regarding termination of the master lease will have a more immediate impact on the daycare and pre-school operations than the recommended building closure in the fall.
- County Parks has had discussions with the Oregon Trail School District and the Clackamas County Tourism Department about the possibility of temporary accommodations for the pre-school/daycare program and other displaced tenants/uses of the existing center.

• **FINANCIAL IMPLICATIONS (current year and ongoing):** The County has previously committed a total of \$250,000 of Park Trust Funds toward the new community center, intended as the last piece of the funding effort. A total of \$20,000 has been spent leaving approximately \$230,000 in the project budget. No funding for building maintenance is budgeted for 2012-2013.

**LEGAL/POLICY REQUIREMENTS:** Based on the findings to date, it appears prudent to move forward with a closure of the existing Dorman Center due to the significant public safety and liability concern. County Parks staff, working with County Administration, County Counsel and the Women's Club has developed a draft non-binding MOU for a replacement facility for the Board's consideration.

**PUBLIC/GOVERNMENTAL PARTICIPATION:** County Parks will continue to work with the Hoodland Women's Club, its current and potential tenants, and other interested community members to address the immediate structural concerns and lease provisions regarding the Dorman Center, and also work toward execution and implementation of an MOU to pursue the construction of a new community center.

**OPTIONS:** Regarding the existing Dorman Center, the Board has three basic options: (1) vacate and close the building by mid-September, (2) seek a community partner to undertake the repairs to keep the building open, or (3) lease or sell the building and some or all of the County Park property. Regarding the MOU with the Women's Club, the Board has the option to: (A) execute the current MOU (or some modification thereof), or (B) may choose not to commit to an MOU at this time.

**RECOMMENDATION:** (1) Based on the information on-hand, and the concurrence of the County's Building Department and County Counsel, County Parks staff is recommending that the existing Dorman Center be vacated and closed by mid-September 2012 at the latest. (2) In order to continue to assist with the Women's Club's fundraising efforts, County Parks staff is recommending that the County enter into a non-binding MOU with the Women's Club.

**ATTACHMENTS:**

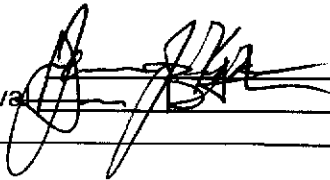
Architectural and Structural Analysis of Dorman Center (Scott-Edwards Architects)  
Draft Memorandum of Understanding with the Hoodland Women's Club

**SUBMITTED BY:**

Division Director/Head Approval \_\_\_\_\_

Department Director/Head Approval \_\_\_\_\_

County Administrator Approval \_\_\_\_\_



For information on this issue or copies of attachments, please contact: Jeroen Kok, County Parks @ 503-742-4421

## **Fiscal Impact Form**

### **RESOURCES:**

Is this item in your current work plan and budget?

- YES  
 NO

**START-UP EXPENSES AND STAFFING (if applicable):** The County has committed a total of \$250,000 in County Park Trust Funds toward the project. Staff time and support is being paid for by the ongoing Parks budget. Approximately \$20,000, of the \$250,000 commitment, has already been spent on consultants.

**ONGOING OPERATING EXPENSES/SAVINGS AND STAFFING (if applicable):** A new community center will eliminate the need for County Parks to spend staff time and resources to maintain the aging Dorman Center.

**ANTICIPATED RESULTS:** Working with the Hoodland Woman's Club, anticipate that fund raising efforts will be successful, and continue to provide assistance and direction in getting the new center constructed and operational. Based on the Board's direction, staff will then implement action on the existing Dorman Center.

**COSTS & BENEFITS:** These will be determined once fund raising efforts are complete.

## MEMORANDUM OF UNDERSTANDING

DATED: May \_\_, 2012 (the "Effective Date")

BETWEEN: CLACKAMAS COUNTY  
Clackamas County Parks & Forests Department  
150 Beaver Creek Road  
Oregon City, Oregon 97045  
("COUNTY")

AND: HOODLAND WOMEN'S CLUB, INC., a nonprofit corporation of the State of Oregon  
25400 East Salmon River Road  
PO Box 52  
Welches, Oregon 97067  
("HWC")

Clackamas County currently owns the Dorman Center, located at 25400 East Salmon River Road in Welches, Oregon which has over time housed a senior center, child care services and other community-oriented activities. The Hoodland Women's Club manages the Dorman Center on behalf of the County through a renewable property management agreement. The County wishes to identify a cost-effective and efficient use of the County's property while supporting needed public services in the Hoodland community. The County has reserved certain County Parks Trust funds to support a new community center building. While co-locating community activities into a single building is seen as desirable, the Dorman Center cannot accommodate these functions and other desired community facilities within the existing structure. The County has conducted a site assessment study to assess site constraints and the upgrades required to meet current codes. The County has also conducted an architectural and structural assessment of the existing Dorman Center building to document its existing condition and identify needed repairs. The HWC has assembled a development team to pursue tenants and fundraising for a new consolidated and expanded community center building.

It is the understanding of the parties to this non-binding Memorandum of Understanding ("MOU") that the Project (as defined below) will include the development of a new community-focused building, associated parking and other improvements which may be necessary to meet code requirements and the conditions of approval issued by the County, on a portion of the Property. HWC's proposal for development of the Hoodland Community Center is summarized as follows: approximately 12,500 square feet building program, including public library, senior center, community/multi-purpose

room with catering kitchen, children's programs, offices, lobby, and parking sufficient for the building tenants (collectively, the "Project"). The project received approval of a Conditional Use Permit (Z0884-06-C), issued by Clackamas County on February 27, 2007. The parties recognize that elements of the Project may evolve, change or be modified as more information about the Property, the area, community needs and the market is developed and assessed. Such changes or modifications shall be subject to applicable County approvals.

The purpose of this MOU is to set forth the agreements and understandings of the parties that will provide the basis for the negotiation of a binding lease agreement (the "Lease") and possibly a disposition and development agreement. It is the intention of the parties that the Lease be consistent with this MOU and set forth the terms and conditions necessary to establish the binding obligations of the parties in connection with the leasing, financing, and development of the Property in order to build the Project and to accomplish COUNTY's and HWC's goals.

NOW, THEREFORE, in consideration of the mutual promises of the parties set forth in this MOU, COUNTY and HWC agree as follows:

#### **AGREEMENT**

##### **SECTION 1. NON-BINDING EFFECT OF MOU**

With the exception of Paragraph 8.5 below, this MOU is not a binding legal document. The parties to this MOU intend and agree to be legally bound solely by Paragraph 8.5 (Exclusivity) of this MOU. This MOU sets forth the preliminary understandings of the parties that form the basis for Negotiations of a Lease, pursuant to Section 3 below.

##### **SECTION 2. TERM OF MOU**

This MOU is effective on the Effective Date and will continue for a period of one year or until terminated by either (a) written notice of termination by a party; or (b) the execution of a Lease between COUNTY and HWC (the "Termination Date"). The term of this MOU may be extended for a period of one year based on the mutual agreement of the parties and subject to the HWC demonstrating substantial progress towards successfully achieving the fundraising goals and other prerequisites to project construction.

##### **SECTION 3. NEGOTIATION OF A LEASE**

During the term of this MOU, HWC and COUNTY will, in good faith, negotiate the terms of the Lease. In those negotiations, each party shall be free, in their respective good faith discretion, to agree or not agree on the proposed terms of the Lease. The parties intend that the Lease will be consistent with this

MOU. However, the County's obligation to consider entering into a lease is subject to the HWC demonstrating substantial progress towards successfully achieving the fundraising goals and other prerequisites to project construction.

## **THE PROPERTY**

**3.1. The Property.** COUNTY owns a 3.96 acre parcel, more particularly described in Exhibit A. The property includes the Dorman Center, paved parking area, a community garden, playground and an undeveloped stand of mature trees.

**3.2. The Lease Area.** The COUNTY and HWC have jointly developed a Community Center Site Concept ("Project") which delineates the Lease Area and is attached as Exhibit B. Development and operation of the Project will occupy approximately \_\_\_\_ acres of the site. The balance of the site will continue to be the responsibility of the County (*Comment: subject to negotiation*).

**3.3. Property Tax Exemption.** As the building owner, the HWC qualifies to pursue a property tax exemption based upon the public nonprofit uses planned for the site.

### **3.4. Execution of the Lease.**

**3.4.1.** The parties understand that in consideration for HWC entering into the Lease, the parties intend to enter into a 55-year ground lease (Lease) at a rate of \$1 per year for the building parking area, community garden and associated activity areas. The Lease will become effective upon: 1) HWC securing sufficient funds, including those to be provided by the County, to pay for all Project costs; and 2) the granting of a building permit, and all other associated permits for the Project. HWC will agree to develop the Property in the manner specified herein, in the Lease, and pursuant to all applicable permits and approvals.

**3.4.2. Maintenance and Operation of the Property pending execution of the Lease.** HWC and the COUNTY agree that, from the date of this MOU until the Lease Date, the terms as set forth in the underlying Property Management Agreement entered into between the parties shall continue and control. (Exhibit X) In addition, the COUNTY represents that during the terms of the MOU it will not enter into any agreement pertaining to the Property regarding the sale, rental, or management of the Property, other than in the normal course of COUNTY's business, without the prior

written consent of HWC, which consent will not be unreasonably withheld, conditioned, or delayed. HWC agrees that COUNTY must maintain flexibility with regard to the operations of the Dorman Center. COUNTY will have the ability, in its sole discretion, to continue operations or shut down and preserve all or part of the Dorman Center.

#### **SECTION 4. COUNTY RESPONSIBILITIES**

- 4.1. Review/approve Project Scope, Budget and Schedule.**
- 4.2. Participate in Contractor Selection Process.** Since public funds will be utilized in the construction of a new community center, COUNTY will participate in and provide support for this process including distribution of information and materials to qualified Contractors.
- 4.3. Participate in Project Design Coordination Meetings.** COUNTY will participate in regular progress meetings to coordinate construction document preparation. COUNTY will approve or disapprove of material changes to the Project described in Exhibit B within \_\_\_\_ days of the date of submission.
- 4.4. Distribute Funds for Project Construction.** COUNTY has designated specific Project Funds to be available for construction of the Project construction expenses. The availability of the COUNTY funds is contingent on HWC's successful completion of its fundraising. COUNTY will not authorize use of Project Funds without written approval from HWC.
- 4.5. Cooperatively Program Site Activities.** Consult and cooperate with HWC in future site activities programming pursuant to the terms of the Lease.
- 4.6. Provide Site Due Diligence Information.** At its own cost, a total of \$\_\_\_\_ will be deducted from the balance of the \$250,000 the COUNTY has dedicated toward the project, COUNTY has caused a Dorman Center Feasibility Study, Site Feasibility Assessment, Site Improvement Cost Estimates and Level 1 Environmental Assessment to be prepared.
- 4.7. Lease Agreement.** Endeavor to enter into a Lease Agreement with HWC consistent with the terms described in this Memorandum of Understanding.
- 4.8. Dorman Center.** Manage community discussions, as needed, related to future use of the Dorman Center.

## SECTION 5. HWC RESPONSIBILITIES

- 5.1. **Finalize Building Program and Project Budget.** HWC has developed a preliminary Project Budget (Exhibit D). The budget is intended to be incorporated into the Contractor selection process. The Project Budget does not reflect prevailing-wage requirements based upon the condition that the programmed public improvement (i.e., library space) is less than 25% of the building square footage. The Project Budget is subject to change based on a number of factors, such as the application of prevailing wage and public contracting requirements to the project. The Building Program is described in Exhibit E.
- 5.2. **Development Team.** HWC will assemble a competent and professional development team capable of completing the Project that will include among others a Project Coordinator, Development Project Manager and a design/construction team.
- 5.3. **Manage Contractor Selection Process.** It is the intention of the parties that HWC will be responsible for managing Contractor selection process including preparation of solicitation documents, process organization and prospective Contractor communications. The parties acknowledge that the provisions of ORS 279A, ORS 279B and ORS 279C *et seq.* Oregon Public Contracting Law may apply to this project.
- 5.4. **Manage Design and Construction Activities.** HWC agrees to manage Contractor design and construction activities. HWC will cause the preparation of construction drawings and related documents and will forward those documents to the County for review at the \_\_\_% and \_\_\_\_% complete milestones.
- 5.5. **Construction Oversight.** HWC agrees to cause the construction of buildings and site improvements substantially consistent with Exhibit B and use best efforts to meet the schedule outlined in this Memorandum of Understanding.
- 5.6. **Building Lease-up.** HWC agrees to manage the tenant lease-up and tenant improvements.
- 5.7. **Building Operation.** HWC will own and manage the Project pursuant to the terms of the Lease.
- 5.8. **Dorman Center.** HWC agrees to cooperate with the COUNTY to integrate Dorman Center structural elements into the project to the greatest extent feasible.



- 5.9. Plans, Drawings and COUNTY Review.** HWC will diligently and timely pursue the design work necessary to construct the Project. The project will be subject to COUNTY review and approval.

## **SECTION 6. JOINT OBLIGATIONS**

- 6.1. In connection with the Project,** HWC and COUNTY agree to jointly undertake the following:
- 6.2. Public Outreach.** Both HWC and COUNTY will work in partnership consistent with COUNTY's public outreach policies to keep identified stakeholder groups informed throughout the design, pre-construction, and construction processes of the Project.
- 6.3. Development of Project Schedule.** HWC and COUNTY agree to work together diligently to develop a Project schedule similar in form to that included in Exhibit F.
- 6.4. Project Team Meetings.** HWC and COUNTY each agree to designate certain individuals of their respective project teams to be part of a "Project Coordination Team." Subject to the availability of COUNTY staff, the Project Coordination Team agrees to meet not less frequently than every other week so as to expeditiously work toward the satisfactory negotiation of the Lease and to move forward toward construction of the Project
- 6.5. Development of Project Financing Plan.** HWC will develop a funding strategy for the Project that includes all financing necessary to complete construction of the Project. The parties understand that private financing in connection with the Project shall be at HWC's discretion. The parties understand that COUNTY's level of financial participation as described in this MOU is contingent upon HWC's successful completion of its fundraising efforts. (Exhibit C).
- 6.6. Project Lease.** COUNTY and HWC agree to negotiate in good faith the terms and conditions for a 55-year Lease agreement at \$1/year payment. The lease shall be automatically renewed for an additional 55 years unless one of the parties provides notice of termination.
- 6.7. Frontage Improvements.** Specific frontage improvements of East Salmon River Road are required as part of the Conditional Use Approval for the Project (Exhibit G).

## **SECTION 7. GENERAL PROVISIONS**

- 7.1. Complete Agreement.** This non-binding MOU constitutes the complete agreement of the parties with respect to the matters covered by this MOU and supersedes and replaces all prior written or oral agreements on the same matters.

**7.2. Amendments.** This MOU may only be amended by a written agreement signed by the parties.

**7.3. Lease Agreement.** The Lease will be a binding agreement between the parties and, if applicable, other governmental entities participating in the Project. The Lease will set out all terms, provisions, rights and performance obligations regarding the development and operation of the Project. As part of, or in association with the Lease, the parties will enter into all such agreements necessary to implement the intent of the Lease, including without limitation conditions precedent to executing a Lease, financing and start of construction. COUNTY will present the Lease for approval to governmental entities holding an approval right over the terms of the Lease. The parties shall complete negotiations and enter into the Lease in accordance with the Project Schedule. COUNTY will generate the initial draft of the Lease.

**7.4. Negotiations Processes, Principles, and Protocols.**

No agreement shall be deemed effective until duly authorized by all governmental entities required by law and by all signatories to such agreements.

**7.4.1.** To the extent that HWC would like to obtain confidential treatment of written materials during the course of negotiations, it may: (1) make copies available for COUNTY's inspection only, but not copying; or (2) enclose such materials in an envelope sealed and marked "Confidential" and deliver it to the COUNTY Office of the General Counsel. COUNTY does not guarantee confidentiality. In the event that COUNTY may be required to share information considered by HWC to be confidential, COUNTY shall notify HWC prior to making such information available.

**7.5. Exclusivity.** This MOU shall be effective when executed by both parties. HWC, or its designated representative, will retain the exclusive right to negotiate a Lease with COUNTY, and COUNTY will be bound to refrain from negotiating with other parties for development of the Property, until the Termination Date (the "Exclusivity Period"). The Exclusivity Period may be extended by mutual agreement implemented through an amendment of this MOU, or terminated earlier in accordance with Paragraph 7.10 below.

**7.6. Non-Binding Agreement.** Except for the exclusivity provision in Paragraph 7.5 above, this MOU is a statement of the current intent of the parties, and does not create a binding

agreement between the parties and may not be relied upon as a basis for contract by estoppel or serve as the basis for a claim based on detrimental reliance or any other theory. The parties understand that, with the exception of Paragraph 7.5 above, no party shall be bound until the Lease has been negotiated, executed, delivered, and approved by HWC and COUNTY.

**7.7. COUNTY Approvals.** HWC agrees to submit the Project drawings and plans to COUNTY for design review approval at all phases of the Project, including construction HWC will also include COUNTY in the distribution of design documents for their review. The Project will be subject to the COUNTY's regular review processes.

**7.8. Notices.** All notices required by, or relating to, this MOU or the Property will be in writing, and sent by personal delivery, by overnight delivery, or by facsimile with a telephonic confirmation of receipt. Notices shall be effective when delivered by personal delivery, overnight delivery, or facsimile transmission.

Correspondence concerning the Project shall be addressed to:

For COUNTY:

Jeroen Kok, Manager  
Clackamas County Parks & Forest Division  
150 Beavercreek Road  
Oregon City, OR 97045  
Phone: 503-742-4421  
FAX: 503-742-4420  
Email: JKok@clackamas.us

For HWC:

Hoodland Women's Club  
ATTN: Marilan Anderson  
768699 E Fairview Ave  
PO Box 1047  
Welches, OR 97067  
Email:

**7.9. Authorization.** HWC will obtain all approvals required by law, bylaws, operating agreements, and pertinent corporate documents in order to enter into this MOU.

**7.10. Termination.** Either party may terminate this MOU (the "Terminating Party") in writing stating the reasons for such termination. In the event of termination each party shall be solely responsible for its own expenses incurred during the term of the MOU. Unless terminated earlier in accordance with this Agreement, or extended by mutual agreement by the parties, this MOU shall automatically terminate, without any further action by either party, on the Termination Date.

**7.11. DISCLAIMER OF CONSEQUENTIAL DAMAGES.** IN NO EVENT SHALL ANY PARTY BE LIABLE TO THE OTHER PARTY HERETO FOR ANY LOST OR PROSPECTIVE PROFITS OR ANY OTHER SPECIAL, PUNITIVE, EXEMPLARY, CONSEQUENTIAL, INCIDENTAL OR INDIRECT LOSSES OR DAMAGES (IN TORT, CONTRACT OR OTHERWISE) UNDER OR IN RESPECT OF THIS AGREEMENT OR FOR ANY FAILURE OF PERFORMANCE RELATED HERETO HOWSOEVER CAUSED, WHETHER OR NOT ARISING FROM SUCH PARTY'S SOLE, JOINT OR CONCURRENT NEGLIGENCE.

**7.12. Time is of the Essence.** Time is of the essence in the performance of each and every provision of this MOU.

**7.13. Exhibits.** The following exhibits are incorporated herein by this reference and made a part of this MOU:

- Exhibit A Site Survey/Property Map
- Exhibit B Site Concept (*prepared by HHPR*)
- Exhibit D Project Budget
- Exhibit E Building Program & Pro Forma
- Exhibit F Project Schedule
- Exhibit G Conditions of Approval Conditional Use Permit (Z0884-06-C),
- Exhibit H Property Management Agreement

IN WITNESS WHEREOF, the parties have executed this MOU to be effective on the Effective Date.

HWC:

By: \_\_\_\_\_

Name:

Title:

CLACKAMAS COUNTY:

By: \_\_\_\_\_

Name:

Title:

Approved as to form:

\_\_\_\_\_

**EXHIBIT A – Site Survey**

**EXHIBIT B – Site Concept – The Project**

**Exhibit D – Project Budget**

**Exhibit E -- Building Program & Pro Forma**

**Exhibit F – Hoodland Community Center Site Analysis**



**Hoodland Community Center - Architectural/Structural Analysis**  
March 12, 2012

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**Project Info**

Architect: Scott | Edwards Architecture, LLP  
2525 E. Burnside St.  
Portland, OR 97212  
Ph: 503.226.3616  
Attn: Kelly Edwards, AIA

Structural: Harper Houf Peterson Righellis, Inc.  
205 SE Spkane Street, Suite 200  
Portland, OR 97202  
Attn: Steve Entenman, PE, SE

Project Location: Hoodland Community Center (aka Dorman Center)  
25400 E. Salmon River Road  
Welches, OR 97067

Client: Clackamas County Parks and Forest  
150 Beaver Creek Road  
Oregon City, OR 97045  
Attn: Jeroen Kok, Clackamas County Parks Manager





## **Executive Summary**

To facilitate the planning process for a new community center to be located nearby, Clackamas County Parks Department requested an assessment and analysis of potential future uses for the existing community center structure. The existing building, known as the Dorman Center, was constructed by Clackamas County in the mid 1960's. The 'A'-frame type structure has approximately 5,200 square feet of ground floor area and 2,900 s.f. of second floor space. Constructed of wood, the main structural system consists of site-built, clear span, round log timber frames with solid laminated 2x4 roof decking. Built essentially as a braced frame structure, exterior walls are non-bearing providing weather enclosure only. Lateral bracing is provided by extension of the roof truss top chord member to grade (A-frame) and, in the longitudinal direction, by steel rod X-bracing. Siding and roofing are hand split cedar shakes.

Subject to moderately severe weather at this location, the building has survived fairly well for its age. However, certain characteristics of the original construction together with building systems reaching their effective life are requiring frequent repair and increasing maintenance.

### **Methodology:**

With the exception of general screw-driver probing for dry-rot at column bases, this assessment was accomplished by non-destructive visual observation by the architect and structural engineer during a reconnaissance visit to the site. Mr. Doug Garfield, maintenance coordinator for Clackamas County, provided past maintenance documents from his file as well as first hand knowledge of the building's maintenance history and discussion with the building's users.

### **Structural Integrity:**

Of particular concern is the condition of the wood log structural members - see photo 05. Large splits have occurred over time, purportedly widening recently, which may be compromising their structural integrity - see photos 03 & 04. Additionally, dryrot and termite damage was evident in several locations. Based on our observation, we feel the structure is stable for a non-loaded condition but, have indicated structural repair is necessary before next year's snow season.

### **Additional Testing:**

Additional, more invasive testing of structural members to ascertain the full extent of potential moisture and pest damage is recommended. This can most effectively be accomplished with a construction contractor's assistance during initial phases of repair work.

**Option 1** of this analysis will prioritize major and minor repairs that are needed immediately or within the next 5 - 10 years in order to keep the building in serviceable condition for its current use and ongoing maintenance to a minimum. Occupant comfort or energy conservation upgrades were outside the scope of this analysis but, may want to be considered if occupancy is anticipated for the longer duration.

**Option 2** will examine the building's potential to be converted to an open air pavilion by eliminating all walls, the second floor and all interior fixtures and equipment. The pavilion will include a bare slab-on-grade and maintain the stone chimney structure (without a working fireplace). The sprinkler system will be maintained but the service riser is recommended to be relocated from its current location. Security lighting and limited power will also be provided.

**Hoodland Community Center - Architectural/Structural Analysis**  
March 12, 2012

**Option 3** will de-construct the building to grade and salvage several building components including rock veneer, interior pine paneling, 2x4 roof decking boards and some miscellaneous framing lumber pieces. Some log timber pieces may also be salvageable however, the structural analysis revealed substantial splitting in some timbers and potential internal carpenter ant damage that may render them impractical for future use in other than a decorative capacity.

**Cost Estimates:**

Estimates indicate 2012 dollars and include a factor for contractor's profit, overhead and general conditions. A 10% contingency factor is included to address potential undiscovered issues. Soft cost estimates include additional inspection and invasive testing services, engineering and permit fees.

**Development Option 1**    Repair and Maintenance 5-10 year

Based on visual assessment and structural analysis, the following repair items are recommended and given a priority:

- 'U' (Urgent) indicating work should be done within next 6 months. (*Prior to next snow season*)
- 'H' (High) indicating work should be done within next 12 months.
- 'M' (Mid-level) indicating work should be done within next 1-3 years.
- 'L' (Low-level) indicating work should be done within next 3-5 years.

The total cost of each priority are listed herein - numbers have been rounded for simplicity. An itemized breakdown of costs are found in Section IV. Some items needing repair are impractical to completely replace, a maintenance budget has been estimated in lieu of complete system replacement.

Site:

- |    |  |   |   |
|----|--|---|---|
| 1. | Trim landscaping and ensure positive slope away from building. | U |   |
| 2. | Termite Control Treatment. (Last treatment within 5 years)     |   | M |
| 3. | Clean (4) existing drywells and repair.                        | U |   |

Structural:        (See Project Drawings, Section III for details.)

- |    |   |   |   |
|----|---|---|---|
| 1. | Shim wood frame timbers at exterior concrete thrust blocks. | U |   |
| 2. | Strengthen connector plates.                                |   | H |
| 3. | Replace dry-rot timbers.                                    | U |   |
| 4. | Steel band split timbers.                                   | U |   |
| 5. | Brace end wall center timber.                               |   | H |

Roof:

- |    |  |  |   |
|----|--|--|---|
| 1. | Tear off existing shakes, new 30# felt, new roofing. (90 squares)                |  | M |
|    | opt-A    Fire retardant cedar shakes   |  |   |
|    | opt-B:  30 year composition asphalt shingle                                      |  |   |
| 2. | Repair existing 1.5" rigid insulation and skip board dryrot (assume 10% of area) |  | M |
|    | (The laminated 2x4 roof deck is assumed okay)                                    |  |   |
| 3. | New flashing, gutters and down spouts.   |  | H |
| 4. | Add cap flashing to exposed timber frames (See Section III, detail A1)           |  | H |
| 5. | Power wash and seal existing rock chimney and timber thrust blocks.              |  | M |
| 6. | Replace existing damaged soffits w/ plywood siding (200 s.f.)                    |  | L |

Exterior Walls:

- |    |  |  |   |
|----|--|--|---|
| 1. | Repair dryrot sill plates and sheathing up 12". (10% of perimeter = 50 lf) |  | M |
| 2. | Repair sidewall shakes at sheathing repair. (50 sf)                        |  | M |
| 3. | Replace all joint sealants at windows, doors and joints.                   |  | H |
| 4. | Prep, seal, paint all windows and doors.                                   |  | H |
| 5. | Prep & paint structural timbers (ext. only) (hi quality elastomeric)       |  | H |
| 6. | Power wash and oil seal all sidewall shakes.                               |  | L |

Window & Doors:

- |    |  |  |   |
|----|--|--|---|
| 1. | Replace all exterior wood doors with new HM door and frame and hardware.       |  | L |
| 2. | Replace existing windows w/ pre-manufactured wood units. (Assume 40 @ 30"x36") |  | L |

**Hoodland Community Center - Architectural/Structural Analysis**  
 March 12, 2012

**HVAC:**

- 1. Building has (2) good unit heaters. Assume yearly maintenance of (\$1k.) H
- 2. Building has (4) small gas wall furnaces. Assume replace (4). L

**Plumbing:**

- 1. Water line leaks. Assume average yearly maintenance of (\$4k / year.) H
- 2. Re-route exterior plumbing. M
- 3. General repair of HW lines. H
- 4. Urinal flush valve replace (x3) M

**Elec:**

- 1. Assume yearly maintenance: (Assume \$1k/year) H

**Equip:**

- 1. Replace commercial Dishwasher w/ booster. L

**Development Option 1 cost estimate:**

<b>Urgent Priority (0-6mo)</b>	<b>\$ 51,800</b>	
Soft Costs 20%	<b>10,000</b>	
Advanced testing	<b>5,000</b>	
Subtotal	<b>\$ 66,800</b>	
<b>High Priority (6mo-1yr)</b>	<b>\$ 34,700</b>	
Soft Costs 20%	<b>7,000</b>	
Subtotal	<b>\$ 41,700</b>	
<b>Medium Priority (1-3 yrs)</b>	<b>\$107,600 (shakes)</b>	<b>\$ 95,600 (comp)</b>
Soft Costs 20%	<b>21,400</b>	<b>20,000</b>
Subtotal	<b>\$129,000</b>	<b>\$115,600</b>
<b>Low Priority (3-5 yrs)</b>	<b>\$ 65,500</b>	
Soft Costs 20%	<b>13,000</b>	
	<b>\$ 78,500</b>	
<b>Total:</b>	<b>\$316,000</b>	<b>\$302,600</b>

- (1) One year maintenance has been included in the above totals. We anticipate normal on-going maintenance will continue on the order of: \$ 5-6,000 / year
- (2) Soft Costs: Engineering, permits, inspections in addition to hard cost estimates anticipated at approximately 20% of construction value.

**Development Option 2** Convert to Open Air Pavilion

Site:

1. Same as option 1.

Structural: (See Project Drawings, Section III for details.)

1. Provide uplift clips at roof.
2. Provide collector strut at long walls between braced frames.
3. Increase diagonal bracing at existing braced bays.
4. Provide bottom chord bracing at truss frames.
5. Provide all structural items under Development option 1.

Roof:

1. Same as option 1 except demo soffits in lieu of repair.

Exterior Walls:

1. Prep & paint structural timbers (int. & ext. only) (hi quality elastomeric).

Demo:

1. Demo all exterior and interior walls except stone clad walls.
2. Demo 2<sup>nd</sup> floor structure.
3. Strip all floor finishes and grind clean entire slab.
4. Remove all fixtures, furniture and equipment.
5. Demo HVAC system(s).

De-construct and salvage for reuse:

1. 1x8 pine board paneling: 5,500 sf - 25% damage = 4,150 sf (bf).

Plumbing:

1. Demo all interior plumbing. Cap utilities below grade and patch slab.
2. Relocate sprinkler riser from grid 1A to stone rooms grid 5B. (branch system remains)

Electrical:

1. Demo all of the existing system. Provide new main panel in new location to run house lights and a few convenience outlets.
2. Assume 3 high intensity security light fixtures x 9 bays = 27 fixtures.

Paint:

1. Paint all sprinkler piping.

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**Development Option 2 cost estimate:**

Urgent Priority (0-6mo)	\$229,500	
Soft Costs 20%	46,000	
Advanced testing	<u>5,000</u>	
Subtotal	\$280,500	
 Medium Priority (1-3 yrs)	 \$ 94,000 (shakes)	 \$ 82,000 (comp)
Soft Costs 20%	<u>18,000</u>	<u>17,000</u>
Subtotal	\$112,000	\$ 99,000
 Market Value of salvaged paneling:	 < 12,500 >	 < 12,500 >
 Total:	 \$380,000	 \$367,000

- (1) One year maintenance has been included in the above totals. We anticipate normal on-going maintenance will continue on the order of: \$1,500-2,500 / year
- (2) Soft Costs: Engineering, permits, inspections in addition to hard cost estimates anticipated at approximately 20% of construction value.

**Development Option 3** De-construct building as required to salvage certain items.

De-construct and salvage for reuse:

1. 1x8 pine board paneling: 5,500 sf - 25% damage = 4,150 sf (bf)
2. Rock from Chimney. (3-4" thick rock grouted to CMU)  
Assume 3,260 sf - 30% damage = 2,200 sf.
3. Rough sawn 2x4. (laminated roof deck)  
Assume 8,950 sf x 4" thick = 35,000 bf - 25% damage = 26,000 bf.
4. 2x4 interior wall framing.
5. 2<sup>nd</sup> floor 2x12 framing. (Assume 2,800 sf of 2<sup>nd</sup> floor area)

Demo:

1. After deconstruction of above, demo entire building including slab and foundations.

<b>Development Option 3 cost estimate:</b>	<b>\$ 140,000</b>
<b>Soft Costs 15%</b>	<b>20,000</b>
<b>Market value of salvaged:</b>	
Paneling	( 12,500)
Rock	( 20,000)
2x4 decking	( 10,000)
Misc. framing	<u>( 4,500)</u>
<b>Net Total:</b>	<b>\$ 113,000</b>

- (1) No maintenance required.
- (2) **Soft Costs: Engineering, permits, inspections in addition to hard cost estimates anticipated at approximately 15% of construction value.**