

CITY OF DUNDEE

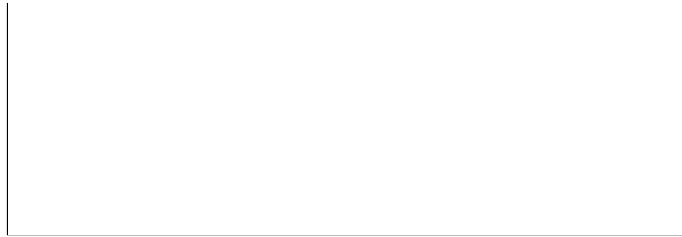
PARKS ADVISORY COMMITTEE MEETING

Dundee Fire Station Committee Meeting

801 N. Highway 99W

Dundee, Oregon 97115

TELECONFERENCED MEETING OPEN TO THE PUBLIC



DECEMBER 7, 2022

7:00 PM

- 1. Call to Order**
- 2. Public Comments**
- 3. Old Business**
 - a. Sander Estate Park development status**
 - b. Tipsu palach restroom project and design**
 - c. Rules and regulation document for city-owned parks**
- 4. New Business**
- 5. Adjournment**

AGENDA REPORT

To: Parks Committee
From: Steve Dahl, City Administrator
Date: December 05, 2022
Reason: Parks Rules and Regulations for the City of Dundee

Background:

At the September 7, 2022, Parks Committee meeting, the committee reviewed rules and regulations for parks and recreation areas for the Chehalem Parks and Recreation District, City of Phoenix, Oregon, Dayton, Oregon, and Yamhill County. As the committee reviewed the different rules and regulations it decided that it wanted to keep the rules like the Chehalem Parks and Recreation District to be consistent with what is currently managed within Dundee,

There are a couple of changes. First, the committee did not feel that was reasonable to stop drinking within the park but wanted to not allow drunken behavior. Second, the committee wanted to encourage polite behavior in the park without specific consequences. I changed that so that if we needed to, we could contact the authorities.

CITY OF DUNDEE, OREGON

GENERAL RULES & REGULATIONS FOR PARKS AND RECREATION AREAS

1. A person or persons shall not use abusive, threatening, boisterous, vile, obscene, or indecent language or gestures.
2. Plants, wildlife, and facilities are to be protected and no person shall deface, destroy, or damage a City Park or Recreation Area.
3. Motorized vehicles are restricted to parking areas.
4. A litter must be placed in the receptacles provided. If receptacles are not available, personal trash shall be removed from the park by individuals.
5. Smoking or Vaping tobacco products or other legal drugs is prohibited in City of Dundee Parks.
6. Person under the influence of alcohol or drugs are prohibited from the City of Dundee Parks and Recreational Areas.
7. No Firearms are allowed on City of Dundee Property.
8. Animals
 - a. No horses or other farm type animals are allowed in the park
 - b. Dog must be always kept on a leash and under the control of the owner
 - c. You must clean up after your dog and dispose of the feces properly.
9. City Park and Recreation areas will be closed between 10:00 pm and 7:00 am.

ENFORCEMENT OF RULES

1. It is the hope that citizens and visitors who use the park and recreation areas within Dundee will respect the areas and the community recreation within. However, if there is an issue City Staff have the right to ask anyone to leave the park or recreation area.
2. Also, the City of Newberg/Dundee Police force has the right and obligation to enforce all rules and Ordinances within the City of Dundee. This can lead to a misdemeanor charge punishable by a fine or jail time.

Chehalem Park & Recreation District
125 S. Elliott Rd. Newberg, OR 97132
503-537-2909
ORS266.450

General Rules & Regulation for CPRD Park & Recreation Areas

1. A person or persons shall not use abusive, threatening, bolsterous, vile, obscene or indecent language or gestures.
2. Plants, wildlife and facilities are to be protected and no person shall deface, destroy or damage a District Park & Recreation Area.
3. Motorized vehicles are restricted to parking areas.
4. All litter must be placed in receptacles provided. If receptacles are not available, personal trash shall be removed from the park.
5. Drinking of alcoholic beverages or use of drugs is prohibited in parks. 6. Park and Recreation areas are closed from 10:00 p.m. through 7:00 a.m. except with written authorization of the District Superintendent.
7. Persons under the influence of alcohol or drugs are prohibited from the park.
8. No smoking or tobacco products allowed around District youth activities and all sport facilities.
9. No firearms are allowed on Park District property.
10. Animals
 1. No horses allowed.
 2. Dogs must be kept on a leash. You must clean up after your dog and dispose of feces properly.

Enforcement of Rules

1. The Superintendent or any employee of the Chehalem Park and Recreation District, and City, County, and State officers are vested with the authority to enforce these rules and regulations.
2. A person shall not interfere with any authorized person in enforcing these rules and regulations.
3. A person shall leave any District Park and Recreation area upon being directed to leave by any employee of the Chehalem Park and Recreation District, or any peace officer.
4. Violation of these rules and regulations is a misdemeanor punishable upon

Phoenix Azn

Colver Park Concession Stand - \$50.00/Day

Includes: Exclusive access, 2 large serving window's with roll-up doors, sink with water, electricity and lighting, refrigerator, microwave. Interior space is 175 square ft. Garbage dumpster available (seasonal)

Colver Park Large Picnic Shelter - \$50.00/4 hours

Capacity: 100

Includes: Exclusive use, 2 small BBQ grills, 4 picnic tables, electricity, lighting, garbage dumpster available (seasonal)

OTHER FEES/DISCOUNTS

Amplified Sound Permit - \$25.00 (non-refundable)

Special Use Permit - Fees to be determined (non-refundable)

Cancellation Fee - \$10.00 (for facility reservations cancelled more than 14 day out)

Half the rental fee (for facility reservations cancelled less than 14 days out)

Impact Fee - \$100.00/hr. may be charged if the facility is left dirty or in disrepair.

Disabled Veteran discount – 50% off reservation fees (proof required)

PARK RULES

These are a sample of some of the City ordinances you will need to pay special attention to. For a complete list, please contact Public Works at 541-535-2226 or visit our website at www.phoenixoregon.gov

- We may have another reservation scheduled immediately after yours. Please abide by your reservation ending time. This allows us time to ensure the facility is ready for the next reservation.
- Alcoholic beverages are prohibited in City Parks.
- Pets must be leashed at all times and the owner's are responsible to clean-up after them.
- City parks are only open from sunrise to sunset, camping is prohibited without prior approval.
- Amplified sound is prohibited without an Amplified Sound Permit.
- Fireworks and open fires are prohibited. BBQ's are allowed in designated areas only.
- Littering of any sort is prohibited, as well as dumping household garbage. If you erect a piñata or place any temporary signs, you are responsible for the cleanup of all associated materials.
- If park features are not reserved (reservations will be posted) all features and facilities are available on a first come, first served basis.
- Reservations are accepted up to 12 months in advance of your arrival date.
- Vehicles must remain on designated roads and parking lots.
- Excavation for any reason is prohibited, including for sign erection, or the installation of anchors.
- All persons using any park will be held responsible for any damage they cause.
- All ordinances of the City of Phoenix shall apply to visitors of City parks.
- Any Person, firm or corporation who violates any municipal code or ordinance shall be guilty of committing an infraction. The penalty for committing an infraction shall be a fine, not to exceed five hundred dollars.
- Special portable devices (i.e. Water Slides, Dunk Tank, and Obstacle Course) are prohibited without approval by Public Works. If approval is granted to bring in special portable devices, it will only be in conjunction with facility reservation and the reserving party shall be required to provide certificate of insurance listing the City of Phoenix, it's council, officers and boards, commissions, agents, volunteers, & employees as additional insured. Applicants may be required at their own expense to retain a commissioned public safety officer and/or liability insurance.

Park Hours: Public Parks are open for the use of the public from 7:00 am until 10:30 pm. No person shall be within a Public Park between 10:30 pm and 7:00 am, except for historical or educational demonstration purposes as determined in advance by City Council.

General Rules of Use:

1. Disorderly conduct, noisy disturbances or disregard for park rules and regulations shall result in removal from the city park by authorized city personnel.
2. No peddling, soliciting or commercial activities are permitted within a public park without prior approval of the City Council or their designee.
3. Possession or use of intoxicating beverages within city parks is expressly prohibited.
4. Park users shall be liable for damages to park grounds or facilities caused by themselves, their children or their pets.
5. No person shall permit any animal, belonging to him or to her, to be in a public park unless the person is in constant control of the animal's behavior. Pets or other animals allowed to run at large or to create a nuisance shall be removed and the owner cited.
6. The person in control of an animal in a public park is responsible to remove any feces within five minutes of the time they are dropped by the animal.
7. No person shall lead, ride or drive any horse or other animal within any Public Park except for historical or educational demonstration purposes as determined in advance by the City Council or their designee.
8. Firearms, other than those permitted by ORS 166.210, B.B. guns, air rifles, knives, other than cooking cutlery and pocket knives in the possession of an adult, slingshots or similar objects capable of inflicting bodily harm shall not be allowed in city parks except as otherwise permitted by City Council or their designee.
9. No person shall build any fire, including fires to cook food, in a public park, except in permanent barbecue stoves or fireplaces maintained by the City, or in propane gas or electric barbecue stoves within 20 feet of the covered eating pavilion located in the NW corner of Courthouse Square Park.
10. Waste disposal fires or uncontained fires of any kind are expressly prohibited.
11. No person may affix any placard, bill, advertisement or poster on trees or plantings, historic objects, playground structures, buildings or any other type of structure within a Public Park. The use of nails, staples, tacks, tape and any other method use to affix objects is strictly prohibited on any part of any structure, historic object, tree or playground equipment within a Public Park.
12. No person shall injure, damage or remove any plant or fixture from Public Parks. No person shall damage, remove or penetrate temporary barriers erected in Public Parks to protect new growth.
13. No person shall pound or drive any type of stake or sharp object into the ground within a Public Park.
14. There is NO driving of any type of vehicle within a Public Park.
15. Smoking and Tobacco use is prohibited on and around all Public parks.
16. The use of metal detectors or similar items requires the permission of the City Manager. Please contact City Hall at 503-864-2221 for more information,

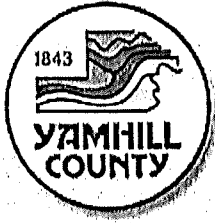
Violations of any provision of Dayton Municipal Code Section 2.10, is a class B violation and is subject to a \$250.00 fine.

QUICKLINKS

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Yamhill County, Oregon

"In the heart of the Willamette Valley"

Published on Yamhill County, Oregon (<https://www.co.yamhill.or.us>)

[Home](#) > General Parks Rules and Regulations

General Parks Rules and Regulations ^[1]

For the safety and enjoyment of all park visitors, Yamhill County Ordinance No. 619 ^[2] includes but is not limited to the following rules of participation and conduct:

1. Yamhill County parks open one hour before sunrise and close one hour after sunset.
2. Overnight camping is not allowed within a park area.
3. No person shall operate a motor vehicle off roads or outside parking areas constructed for motor vehicle use.
4. Pets are not allowed into park area unless the animal is safely contained in a vehicle, or is on a leash not more than 6 feet long and kept under physical control at all time.
5. No person shall bring a horse or other livestock into a park area.
6. No person shall operate a noise-producing instrument in a manner that, in the judgment of the enforcement officer, is disruptive to others.
7. No person shall discharge a firearm, bow and arrow, slingshot, or other weapon within a park area.
8. No person shall start or operate a fire within a park except within park camp stoves or fireplaces provided by the park for such purposes.
9. No person shall deposit waste not generated by park use, including household, commercial or industrial waste or refuse, within waste containers in park area.
10. No person shall mutilate, burn, deface, damage, or remove any property, structure, or facility of any kind within a park area.

Please keep your park system beautiful!

We thank you for your cooperation in assisting us in maintaining a safe, clean and enjoyable environment for everyone who visits our parks.

Yamhill County, Oregon | [Site Map](#) | [Mobile Site](#) | [Contact](#)

Source URL: <https://www.co.yamhill.or.us/content/general-parks-rules-and-regulations>

Links:

- [1] <https://www.co.yamhill.or.us/content/general-parks-rules-and-regulations>
- [2] <https://www.co.yamhill.or.us/commissioners/ordinances/ORD619.PDF>

AGENDA REPORT

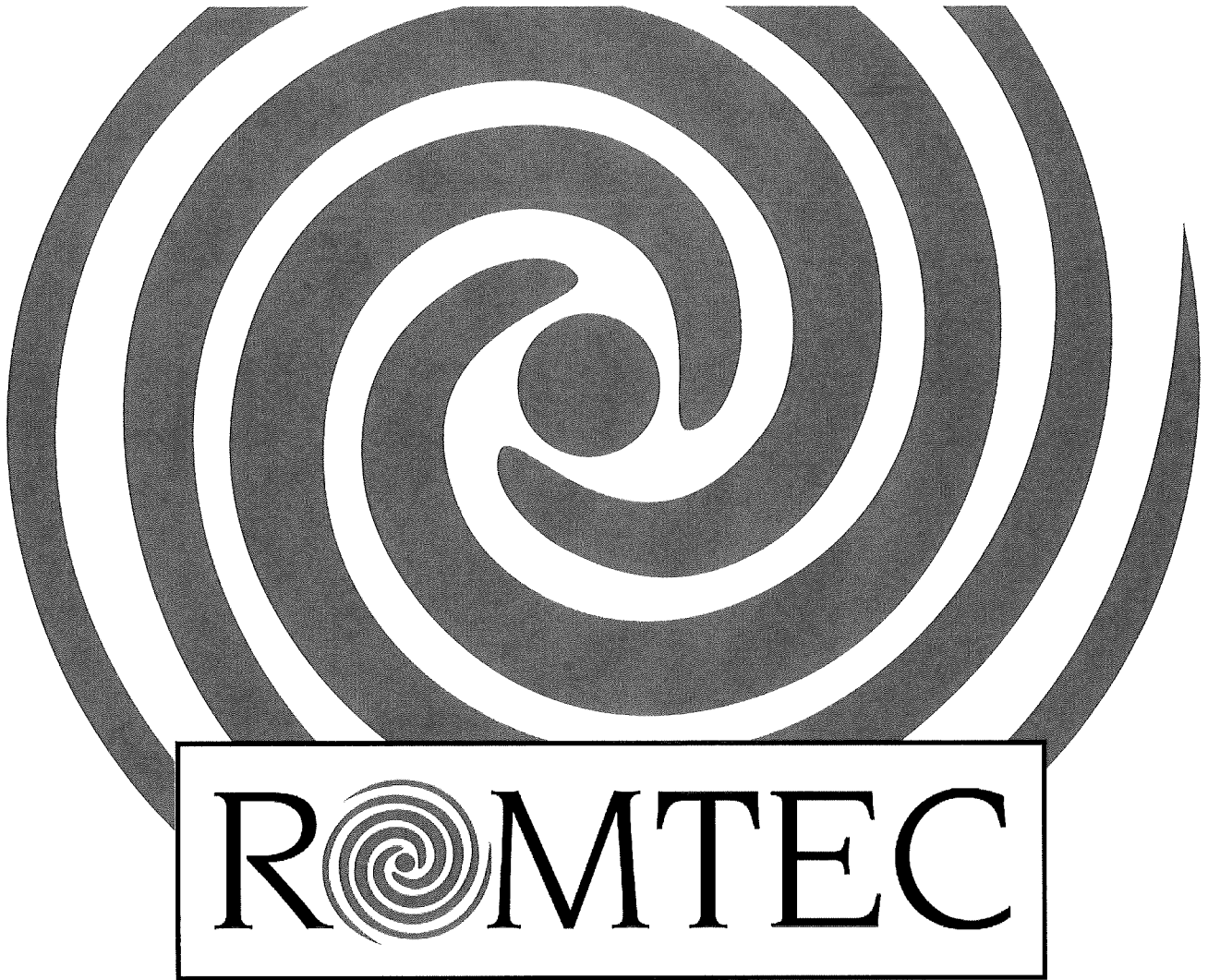
To: Parks Committee
From: Steve Dahl, City Administrator
Date: December 05, 2022
Reason:

Background:

The City of Dundee wishes to have a public restroom in tipsu palach Park. In 2021, I understand that the previous City Administrator contacted multiple architects and was told they had no interest in the project. To move forward he contacted ROMTEC which is a Roseburg, Oregon company that specializes in prefabricated restrooms for a quote. The city used this quote to apply and receive a \$75,000 grant from the State of Oregon Parks Department, \$15,000 from the local Rotary Club, \$80,000 from the City of Dundee Tourism Committee and \$80,000 from Urban Renewal.

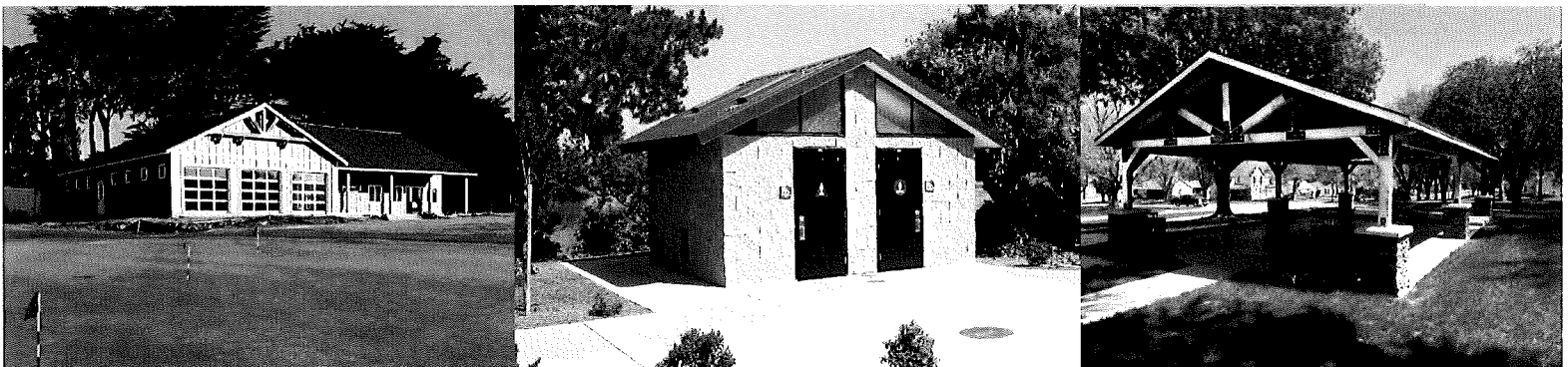
Attached is the bid we received from ROMTEC which we received through a buying service so we can contract with them through the service and not have to go out and get other bids.

Is this what the committee would like to move forward with, or do they wish to try another company or a different plan?



Preliminary Scope of Supply and Services Building Supply and Installation

Project: Alder Street Park
Customer: City of Dundee
Location: Dundee, OR
Date: 11/11/2022



OVERVIEW

The following is a detailed scope of products and services that will be included as part of the Romtec building package and installation services. Romtec's proposal includes the supply and installation of the specified building kits as defined herein (with exclusions noted below).

Romtec's proposal is for the installation of the **Alder Street Park Restroom Building** as defined herein.

See Section 3 below for the scope of supply and services supplied by others that are not supplied by Romtec.

KEY ASSUMPTIONS

Romtec's Installation Quote is based on the following:

1. **Building Construction Timeline.** Romtec's estimated installation time is **2 months**. Romtec's proposal is based on the requirement that the building site(s) be fully prepared and ready by **6/9/2023** for Romtec to begin construction by **7/10/2023**. This proposal is also based on the following milestone dates:
 - a. Purchase Order executed no later than **12/12/2022**
 - b. Any relevant Romtec submittal document(s) approved no later than **3/10/2023**
 - c. Site preparation and relevant Permits completed and delivered to Romtec for review/approval no later than **6/9/2023**
 - d. Romtec site delivery/mobilization to begin no later than **7/10/2023**

Note: Any changes to this schedule caused by others or outside of Romtec's control will result in price changes.

2. **Installation assumes one mobilization.** If Romtec is required to demobilize and remobilize for any reason outside of Romtec's control, it will result in a change order and schedule adjustment.
3. Work Hours are Monday through Saturday 7:00am – 7:00pm.
4. The Romtec Proposal requires a walk through and sign off upon completion of the Installation of the Romtec Building Package. In other words, once Romtec has completed the installation work, the general contractor, owner, and/or their representatives must inspect and confirm the completed installation within a reasonable time.
5. The jobsite is semi-truck accessible.
 1. Freight quotes are valid for 30 days only, after which the price is subject to change without notice.
 2. Romtec bases its freight quote on the optimal minimum number of deliveries. If the customer elects to increase the number of deliveries, it may result in additional freight charges.
6. **Union workers NOT required for Romtec's Installation Scope.**
 1. Prevailing Wage
 2. Compliance with Davis Bacon Act not required

This scope letter will be superseded by the Romtec Scope of Supply, Design and Installation Submittal to be provided to the customer after receipt of contract.

1. Romtec Scope of Supply

1. Engineering Services

Romtec will provide engineering services per the following process outline. Romtec will provide the full Scope of Supply, Design, and Installation Submittal (SSDIS) after receipt of a signed purchase order.

1. Romtec provides the full Scope of Supply, Design, and Installation Submittal package (SSDIS)
 - a. Romtec provides the SSDIS in Romtec's standard electronic submittal format.
 - b. The SSDIS will include the building plan view and elevation drawings, product data sheets, and further details of the Romtec building. The SSDIS supersedes this preliminary scope letter.
2. Customer reviews and comments on the SSDIS
 - a. At this time, the SSDIS should also be provided for review and comment by any other relevant entities, such as an end owner, installer, electrician, utility company, etc.
 - b. The SSDIS typically does not contain final sealed plans and is NOT intended for review by the local building department (or other permitting authority) at this time.
 - c. Customer will have 45 days from purchase order date to approve the SSDIS.
3. Customer Approves the SSDIS and releases Romtec to begin production
 - a. The customer approves the SSDIS and releases Romtec to begin production by signing the Submittal Approval and Notice to Proceed on Production forms included in the SSDIS. Romtec cannot begin production without a signed NTP form.
 - b. The customer's approval of the SSDIS is approval of the general building layout and relevant products/ materials. Romtec will provide sealed plans only AFTER the SSDIS is approved.
 - c. Customer will have a maximum of ninety (90) days from the purchase order date to provide NTP. If the 90-day approval deadline is missed, Romtec reserves the right to update pricing at any time.
4. Romtec provides the Full Sealed Plan Set
 - a. After the customer has approved the SSDIS, Romtec will provide the customer with the Full Sealed Plan Set for review by the local building department (or relevant permitting authority).
 - b. The Full Sealed Plan Set will include all relevant calculations, and all architectural, mechanical, structural, electrical, and plumbing plan sheets stamped by an architect or engineer licensed in the state where the project is located.
 - c. Romtec's standard plan size is 11"x17".
5. The local building department reviews and comments on the Romtec plans
 - a. Romtec will revise and resubmit the Full Sealed Plan Set per comments from the local building department (or relevant permitting authority).
 - b. Romtec includes one revision of the Full Sealed Plan Set in response to building department comments. Any comments that result in revisions of the sealed plans may result in a price increase, especially if they affect items that are already in production.
6. The local building department approves the revised Romtec plans
 - a. Romtec will provide up to two (2) sets of the final, approved, for-construction plans.
 - b. Romtec will complete production/manufacturing of the building package per the final approved plans.
7. Romtec delivers the completed building package and mobilizes for installation
 - a. Romtec will package and palletize the completed building package, and then coordinate with the customer to deliver the package to the jobsite for construction by the Romtec installer.
 - b. Romtec Installer completes installation.
 - c. Romtec's warranty period begins.

2. Structure

The Romtec building package has been quoted with the specific product colors noted below. Changes to these color selections may result in a price increase. Customer to select colors from each manufacturer's specified color chart for block, roofing, steel finishes, etc.

The following items relative to the building structure will be supplied by Romtec.

1. Concrete Masonry Units - CMU
 - a. Exterior walls will be constructed of smooth-face, mortar joint, concrete masonry units (concrete blocks).
 - b. Block color will be **gray**.
2. Exterior walls shall have insulation finished with fiber cement board and batten siding with stone veneer accent siding.
3. Interior wall finish shall be latex epoxy paint in **SW6140 Moderate White**.
4. Interior floor finish will be sealed concrete.
5. Sanitary cove base on interior restroom walls in **White**.
6. Doors, frames and hardware.
 - a. Doors and frames to be powder coated **black**.
 - b. Stainless steel, ball bearing hinges.
 - c. Heavy duty door closers.
 - d. Doors to have stainless steel kick plates and aluminum thresholds and sweeps.
 - e. Mechanical room door to have grade 2, lever lock with latch guard.
 - f. Restroom doors to have interconnected locks with occupancy indicator and one-way deadbolt lock.
7. Roofing materials
 - a. Pre-engineered wood truss roof system with ceiling insulation.
 - b. Rough tex plywood ceiling finish.
 - c. Cantilever roof.
 - d. Skylights shall be 10" solar tube skylights.
 - e. Roofing shall be Fabral, 26-gauge, Horizon 16 standing seam roof panels.

*Note: Roofing color shall be selected by the **owner** from the manufacturer's standard color chart.*

3. Restroom and Plumbing Fixtures

The following fixtures will be supplied by Romtec:

1. Floor mount, china toilets with manual lever chrome flush valves.
2. Wall mount, china sinks with single push button faucets.
3. Wall mount, stainless steel 2-roll toilet paper dispensers.
4. Wall mount, stainless steel automatic soap dispensers.

4. Electrical Fixtures

The following electrical fixtures will be supplied by Romtec:

1. Exterior lighting
 - a. Wall cylinder, LED downlight fixtures.
 - b. Controlled by photocell.
2. Interior lighting
 - a. Recessed, LED canned lighting.
 - b. Restroom lights controlled by motion sensor.
 - c. Mechanical room lights controlled by wall switch
3. Surface mount, wall heater located in the mechanical room only for freeze protection.
4. Mechanical exhaust package with inline fans and mechanical heated intake air.
5. Thru-wall, FastAire hand dryers.
6. Main breaker panel sized for the building components.
 - a. 100 amp, single-phase, indoor.

2. Romtec Fabrication and Installation

The following are included in the fabrication and installation services for all buildings provided by Romtec:

- i. Foundation and Under-slab

Romtec, Inc. | 18240 North Bank Road | Roseburg, OR 97470 | 541-496-3541

Email: sales@romtec.com | www.romtec.com

1. Equipment for excavation of foundation and slab.
2. Installation of forming material for foundation and slab.
3. Installation of Romtec underground utilities, including connection to the site plumbing and electrical utilities within 10' of the building (plumbing and electrical)
4. Backfill of Romtec underground utilities.
5. Placement of rebar.
6. Pouring of foundation slab.
- ii. Masonry Walls
 1. Installation of CMU block
 2. Placement of door frames, windows, and vents within CMU walls (if applicable)
 3. Placement of J-bolts or Glulam Brackets as applicable
- iii. Roof Structure
 1. Carpenters' installation of roof framing
 2. Installation of roofing underlayment
 3. Installation of roofing system
- iv. Interior Finish
 1. Painting of interior walls
 2. Placement of cove base tile (if applicable)
 3. Sealing of all exposed wood
- v. Rough-In Plumbing/Electrical
 1. Installation of drain and vent lines
 2. Installation of water lines
 3. Installation of main breaker panel(s)
- vi. Doors and Hardware
 1. Installation of Doors and hardware
- vii. Installation of Finish Plumbing and Electrical
 1. Installation of plumbing fixtures
 2. Installation of electrical fixtures
- viii. Installation of all other applicable building kit components and fixtures that are supplied by Romtec (e.g. (if applicable), partitions, dispensers, ADA equipment, mirrors, diaper decks, etc.)
- ix. Completion of all applicable building inspections related to Romtec's installation
- x. Demonstration of full function and operation per approved designs and data sheets

3. Owner Responsibilities (By Others)

1. Site Preparation (All Structures)

1. Building Pad

The general contractor will be responsible for preparing the site and building pad prior to Romtec's arrival for installation work. The building pad must be level and compacted to within 6" of the finish floor elevation before Romtec arrives. The pad must be prepared per the requirements of any available geotechnical report.

Note: Any site grading or removal and replacement of fill materials for the building pad must be completed prior to Romtec's arrival. Romtec's installation services do not include excavation beyond what is necessary for forming and pouring the concrete footings and slab.

2. Soil Disposal

Romtec is not disposing of any soils from the site.

3. Surveying and Staking

Romtec is not responsible for any site surveying or staking. Any required surveying and staking related to Romtec's work area must be completed prior to Romtec's arrival

onsite.

2. Utilities (All Structures)

1. Site Utilities

Romtec is excluding the supply and installation of all incoming utilities. Utilities must be in place and available prior to Romtec's arrival onsite. **All utilities must be brought within 10' of the building pad prior to Romtec's arrival.** If the utilities are not in place and ready to use prior to Romtec's arrival, there will be additional charges for any required remobilization.

Note: Romtec has assumed that the site utility sizing matches what is shown on the Romtec plans. Any changes to the site utility sizing must be communicated to Romtec as soon as possible.

2. Electrical Transformers

Romtec is excluding the supply and installation of any required electrical transformers. Any required electrical transformers must be supplied and installed by others. If the electrical transformers are required for Romtec to perform installation work, they must be installed and functioning prior to Romtec's arrival for installation work.

3. Electrical Junction Box

Romtec is excluding the supply of the electrical junction box associated with the Romtec building(s). The junction box must be installed and ready for Romtec's use prior to Romtec's arrival onsite.

4. Other Electrical

Romtec is excluding the supply and installation of any electrical items not shown on the Romtec supplied panel.

5. Water Line Drain Valves and Sewer Line Back Flow Check Valves

Romtec is excluding the supply and installation of any required water line drain valves and/or sewer line backflow check valves.

3. Site Concrete and Landscaping (All Structures)

1. Sidewalks and Sidewalk Approaches

Romtec is excluding the supply and installation of all sidewalks and sidewalk approaches.

2. Landscaping

Romtec is excluding the supply and installation of any landscaping.

4. General Exceptions/Exclusions

1. Unless otherwise stated, Romtec is not proposing to meet any Buy America standard for materials.
2. The following items will be supplied by **others** if applicable:
 1. All Permits related to construction and installation of Romtec Building
 2. Bonding (unless otherwise stated)
 3. Storm water and/or pollution prevention plans
 4. Erosion control plans
 5. Site specific safety plans
 6. Site specific protection plans
 7. Tree protection plans
 8. Site preparation per geotechnical report
 9. Backfill required for all structures
 10. Licensees except for the City Business License
 11. Special inspection services
 12. Rock excavation
 13. Demolition of existing structures
 14. Removal of excavated materials
 15. Site grading or asphalt paving
 16. Masonry pavers
 17. Booster pumps &/or pressure reducing valves
 18. Backflow check valves

- | | |
|---|--------------------------------|
| 19. Fire alarm & fire suppression equipment | 25. Landscaping |
| 20. Irrigation Equipment | 26. Plumbing freeze protection |
| 21. Gutters and downspouts | 27. Site plans |
| 22. Lighting equipment not attached to the building | 28. Sidewalks |
| 23. Electrical transformer(s) | 29. Construction mock-ups |
| 24. Electrical junction box(es) | 30. Construction fencing |
3. To ensure timely delivery of the building package amid ongoing and industry-wide disruptions to shipping, parts/materials availability, and lead times, Romtec reserves the right make equivalent or better substitutions at any time for any components that are not specifically required to match an exact brand/model.
 4. Romtec does not provide LEED/Green submittals as a standard service. Romtec can assist in providing documentation for products that may meet LEED/Green standards, but Romtec does not provide or fill out LEED credit forms. Unless specifically included in Romtec's proposal and quote, Romtec does not supply materials with the intent of meeting LEED standards. Any changes due to LEED or Green building requirements will result in a change order and increased lead times."
 5. All steel fabrication work is performed by qualified fabricators in conformance with engineered drawings. Romtec does not offer third party certification or inspection of steel fabrication work.

Note: Romtec's scope of work is based on acceptance of the terms and conditions of the Romtec quote proposal, which may be attached here or provided separately.

4. Warranty and Limitations

1. Warranty

1. Please review the Romtec warranty by clicking the link below:
<https://romtec.com/wp-content/uploads/2022/03/4.01-Romtec-Warranty-2-28-22.pdf>

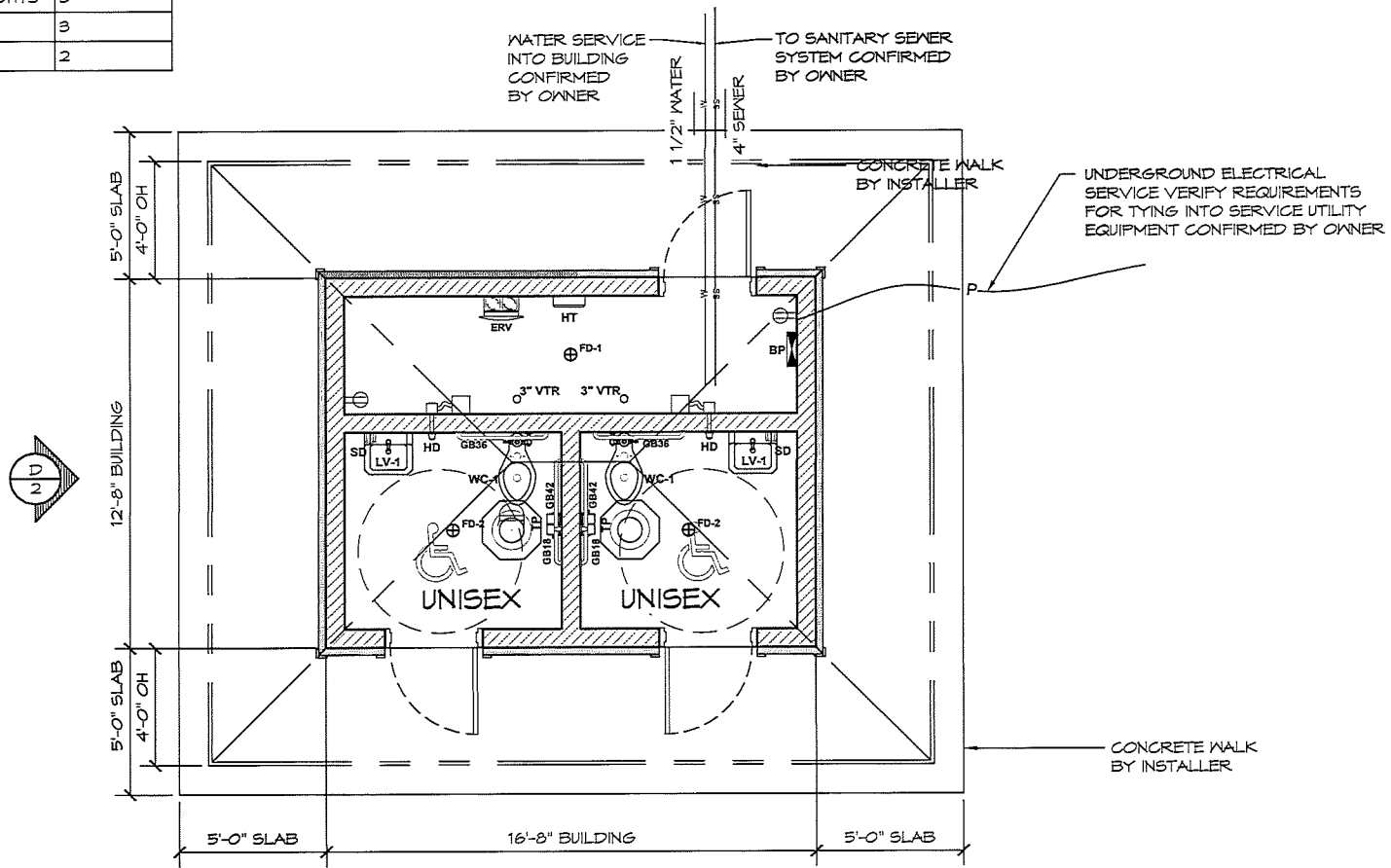
2. Disclaimers

1. Stone and mineral products such as tile, stone veneer, and concrete will all show surface cracks over time due to multiple factors, including building settling, wall movement, environmental conditions, and maintenance/upkeep (or lack thereof). Romtec cannot guarantee that stone products in the building will not eventually crack. Repairing of cracks in stone products is a maintenance issue, not a warranty issue. In other words, stone products in the building may eventually crack, and repair of these cracks is not covered under the Romtec warranty.
2. Romtec passes along the manufacturer's warranty for metal roofing. Most metal roofing manufacturers intend for their roofing to be installed immediately upon delivery from the factory; otherwise, most have special storage requirements to validate their warranty. All project circumstances are different, and because Romtec cannot guarantee that metal roofing is installed within the timeframe allowed from the manufacturer or that the metal roofing will be stored at the jobsite according to the manufacturer's requirements, Romtec does not include metal roofing in the overall Romtec building warranty.
3. Smooth face CMU block can have a significant variation in color and texture and should never be used as an architectural finish. Smooth face CMU block should always be either painted or have siding covering it. Romtec does not guarantee uniform color or texture of block, nor claim that any aspect of block color or texture will remain stable over time.
4. Most HVAC equipment manufacturers (heat pumps, air conditioners, heaters, etc.) require installation by a factory certified technician to engage their warranty. The installer will need to demonstrate installation was completed per manufacturer requirements to make a valid warranty claim for HVAC equipment.

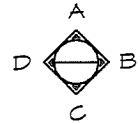
LEGEND		
SYMBOL	DESCRIPTION	AREA/ QUANTITY
	GABLE VENT	4
	2x8 WOOD FILLER WALL	2
	EXTERIOR WALL LIGHTS	3
	INTERIOR CEILING LIGHTS	3
	FLOOR DRAIN	3
	ELECTRICAL OUTLET	2

THESE PLAN VIEW AND ELEVATION DRAWINGS ARE A PRELIMINARY ARCHITECTURAL REPRESENTATION OF THE BUILDING. ALL DIMENSIONS, FEATURES AND COMPONENTS SHOWN ON THESE PRELIMINARY DRAWINGS MAY OR MAY NOT BE PART OF THE QUOTE. PLEASE REFER TO THE "SCOPE OF SUPPLY AND SERVICES" LETTER PROVIDED WITH YOUR QUOTE FOR ROMTEC'S PROPOSED SCOPE OF SUPPLY.

WALL TYPE SCHEDULE	
	8" REINFORCED CONCRETE MASONRY BLOCK WALL WITH MORTAR JOINTS, GROUTED SOLID ALL CELLS RUNNING BOND PATTERN.



1 FLOOR PLAN
SCALE: 1/4" = 1'-0"



ROMTEC
18240 NORTH BANK ROAD - ROSEBURG, OR 97470
(541) 486-3541 FAX (541) 486-6833

PRELIMINARY

PROJECT: CITY OF DUNDEE
ALDER STREET PARK RESTROOM
DUNDEE, OR

PROJECT NO: 1904

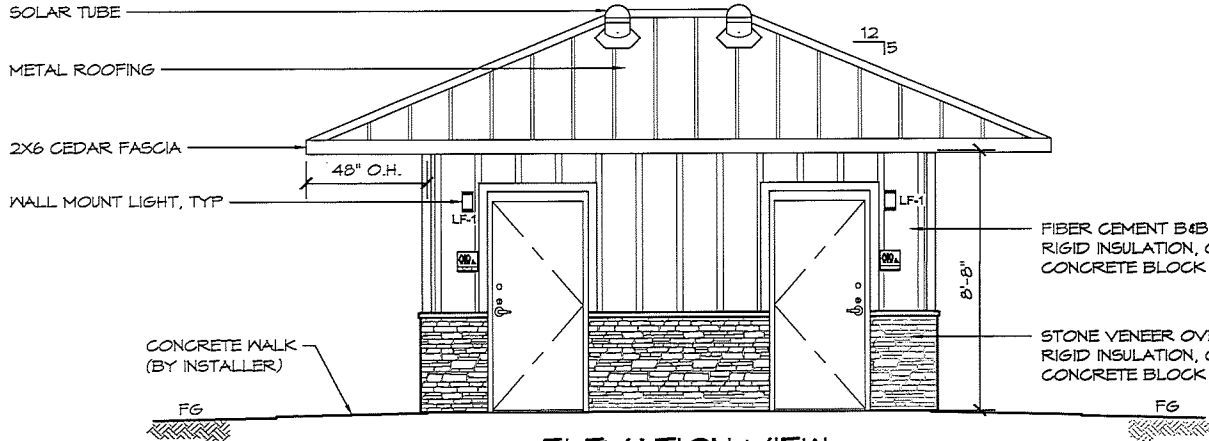
DATE: 11/02/22

REVISIONS

REV.	DATE	BY

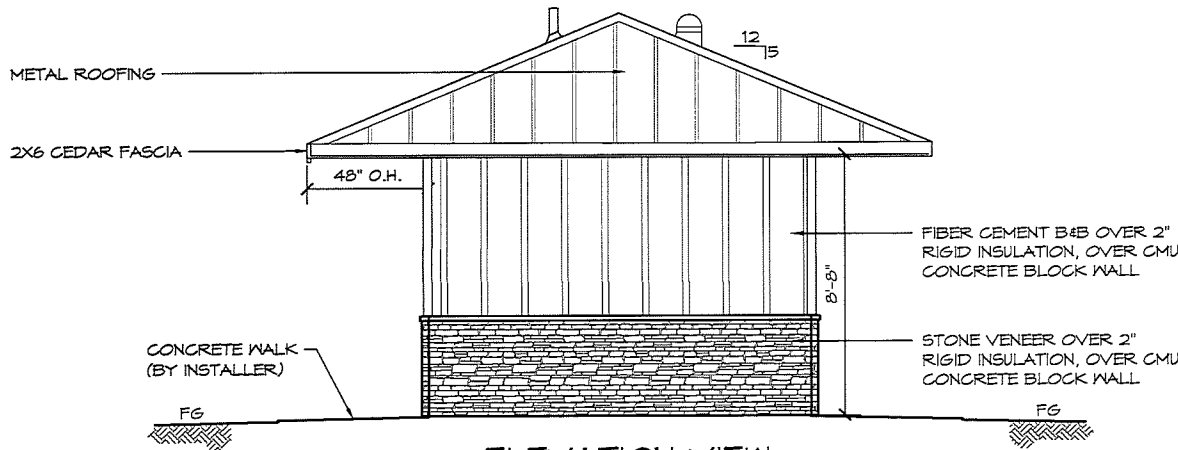
DRAWN BY: RM

SHEET NO. 1



C ELEVATION VIEW
SCALE: 1/4" = 1'-0"

THESE PLAN VIEW AND ELEVATION DRAWINGS ARE A PRELIMINARY ARCHITECTURAL REPRESENTATION OF THE BUILDING. ALL DIMENSIONS, FEATURES AND COMPONENTS SHOWN ON THESE PRELIMINARY DRAWINGS MAY OR MAY NOT BE PART OF THE QUOTE. PLEASE REFER TO THE "SCOPE OF SUPPLY AND SERVICES" LETTER PROVIDED WITH YOUR QUOTE FOR ROMTEC'S PROPOSED SCOPE OF SUPPLY.



D ELEVATION VIEW
SCALE: 1/4" = 1'-0"

ROMTEC
18240 NORTH BANK ROAD - ROSEBURG, OR 97470
(503) 465-3581 FAX (503) 465-0883

PRELIMINARY

PROJECT: CITY OF DUNDEE
ALDER STREET PARK RESTROOM
DUNDEE, OR

PROJECT#: 1904

DATE: 11/02/22

REVISIONS

REV.	DATE	BY

DRAWN BY: JRM

SHEET NO. 2



18240 North Bank Rd.
 Roseburg, OR 97470
 P: 541-496-3541
 F: 541-496-0803
 E: service@romtec.com

Date
11/11/2022

PROPOSAL/PO #081721-RMT

Alder Street Park Restroom

Customer: City of Dundee
 Steve Dahl
 PO Box 220
 Dundee, OR 97115



Oregon CCB#: 192589

Quantity	Building Proposal Description	Extended Price
1	Romtec Restroom (2022 w/Options) - "Building Supply ONLY" per Preliminary Romtec Drawings and Scope of Supply & Services dated 11/11/2022	\$ 112,769.16

Sourcewell DISCOUNT: Available only to members of Sourcewell.		5.00%	\$ (5,638.46)
Estimated Freight to: Dundee, OR			\$ 3,137.25
<i>Romtec Restroom "Building Installation" per Preliminary Scope of Supply & Services dated 11/11/2022</i>			<i>\$ 139,430.20</i>
ROMTEC INC. PURCHASE ORDER TOTAL		\$	249,698.15

*Due to recent market volatility and inflation rates, the proposal pricing is valid for thirty (30) days from the proposal date. If the Customer has not returned a signed Purchase Order within thirty (30) days of the proposal date, Romtec, Inc. reserves the right to update the price to reflect cost changes.

*This pricing is based on the understanding that Romtec, Inc. will be released for production within ninety (90) days. If, for any reason, Romtec, Inc. has not received Submittal Approval and Notice to Proceed with Production within ninety (90) days of the Purchase Order date, Romtec, Inc. reserves the right to update the Purchase Order price to reflect inflationary cost changes.

*Sales or use Tax is not included in the above price. Sales or use taxes may be required for your project depending on Nexus requirements.

*Romtec charges 2.75% of total contract value for the bonding rate (if required). Unless specifically stated in the above quote, this amount is not included in the total amount shown, and may be applicable at the time of invoice.

*This proposal includes the design & engineering by Romtec Inc. to produce a complete plan set that will meet the architectural and engineering code required in your state. In some cases local code may vary from typical state requirements and may result in a change in price that could not have been anticipated at time of quote.

*All freight estimates listed above are F.O.B. Roseburg, OR. Freight prepaid and added. Delivery will be in accordance with a mutually agreed upon timeline as stated in the Romtec Inc. Notice to Proceed on Production document.

*Non-Agency orders must be placed on Romtec Inc. purchase order forms.

*Shipping prices are estimates only and are subject to change without notice.

*Quote based on standard design averages, including: roof snowload of 25psf, IBC Seismic Design Category: C, Design Wind Speed: 115 MPH, Allowable Soil Bearing: 1500 psf, Occupancy Type: U, Construction: VB.

*Unless included with this quote, a payment schedule and terms will be established after the signed Purchase Order is received. Romtec Inc. generally requires a deposit payment upon receipt of the signed Submittal Approval & Notice to Proceed on Production document. Any deposit amount will be defined with the forthcoming payment schedule.

*Design Services include Romtec providing one(1) initial unsealed plan set on 11x17 format and one (1) sealed revision in response to reviewing authority comments (excluding Romtec Trads and Originals; Romtec Trads and Originals do not include sealed plans. Sealing of plans for Trads and Original models is only available upon request and may result in additional fees). In any additional revisions, if sealing or changing in plan set size are requested or required, an additional design service will be charged.

*The pricing defined in this proposal is contingent upon the customer signing this form and agreeing to the Romtec terms and conditions defined in this proposal. Any modifications to the terms and conditions defined herein may result in a price increase.

*Romtec's standard insurance coverage document is available upon request. Unless otherwise specifically noted herein, Romtec's standard insurance coverage is accepted by Customer and considered sufficient coverage for all work related to this purchase order. Customer agrees to pay any costs related to additional insurance requirements not specifically noted in this order.

***The above prices, Terms & Conditions are satisfactory and are hereby accepted. Romtec Inc. is authorized to begin work on the Scope of Supply and Design Submittal document, which the customer will review prior to approval and Notice to Proceed on Production. Additionally, the customer will complete and return the Customer & Project Information request as expeditiously as possible so that payment terms, and bonding requirements (if applicable) can be established. The customer understands that by accepting this proposal they are issuing a Purchase Order for the project detailed above, but that production will not begin and delivery or installation dates cannot be established until the customer has granted design approval and notice to proceed on production.**

Customer/Owner Authorized Signature

Date

Romtec Inc. Authorized Signature

Date

Customer/Owner Printed Name

Romtec Inc. Printed Name

Customer/Owner Company



Proposal Terms & Conditions

Romtec, Inc. (ROMTEC) will provide the scope of supply as listed on the purchase order related hereto in accordance with the following terms and conditions:

Terms of Payment

Romtec offers terms upon approved payment bond and credit approval by Romtec's accounting department (to be determined at the time the Purchase Order is finalized and executed). Payments may be by check or wire transfer, Visa, MasterCard, Discover or American Express (a separate fee will be charged for payments exceeding \$20,000 made by credit card and for all COD deliveries). Romtec may agree to accept COD payment by bank certified funds or cashier's check if a carrier selected by Romtec ships materials.

Credit Terms

Upon execution of the Purchase Order agreement, if Customer is not pre-paying 100% of the contract value, Customer shall provide a completed credit application (subject to Romtec's approval) and, if applicable, evidence of payment bond securing Customer's obligation to pay the balance of the purchase price in full. Credit terms are conditional and may be modified subsequently at Romtec's discretion if new information or conditions warrant such modification.

Payment Terms

To be established by Romtec's accounting department after receipt of Customer's credit application.

Deviation From Payment

Time is of the essence with respect to Customer's payment of the purchase price, and timely payment shall not be delayed or excused for any reason. Payment agreement between Customer and other parties, or failure by other parties to pay Customer or perform any agreement with Customer shall not result in delay of payment to ROMTEC. ROMTEC does not accept partial payments, any offsets, and/or retainage against the Purchase Order price. Should Customer not act according to the terms of payment for any reason, the terms granted will be revoked and any remaining goods or services not yet delivered are subject to pre-payment terms whereby payment, in full, is due 10 days prior to delivery. Any amounts not paid when due shall bear interest at the rate of 15 percent per annum or the highest lawful rate applicable, if such rate is less than 15 percent, from the date payment was due. For accounts that are 15 days or more past due, ROMTEC will withhold all warranty service until the account is fully paid and in good standing. This does not in any way toll the warranty period.

Tax

Unless otherwise indicated on the ROMTEC quote or purchase order, any sales, use, consumption, value added or other goods/services based tax imposed by a state; county/local or other agency with jurisdictional authority is excluded from this order. Customer is responsible for remitting any taxes that are applicable.

Change Orders

All Change Orders must be signed by the Customer. Prices stated herein are valid for 30 days from the purchase order date, or two weeks from the purchase order date if unsigned, at which time ROMTEC may adjust its price if cost factors warrant. A change order will apply (charges will vary depending on the circumstances) for the following design/engineering events: (i) incurred costs related to ROMTEC making more than two revisions of plan documents in response to review comments, (ii) incurred costs of "resealing" plan documents, and (iii) incurred costs of changing plan set sizing from the standard 11" x 17" format. Additionally, any modifications (for any reason) to ROMTEC's Scope of Supply & Design Submittal, prior to formal approval, may result in a price adjustment. Any modification to ROMTEC's Scope of Supply & Design Submittal requested or required by Customer for any reason after formal submittal approval shall be performed by ROMTEC at Customer's expense, as follows: (i) Customer shall submit a written description of the modifications to ROMTEC; (ii) within 14 days of receipt of Customer's description, ROMTEC shall provide to Customer a written price quote for the modifications requested; (iii) Customer shall pay the Change Order Invoice to ROMTEC in accordance with payment terms.

Delay of Project

Should progress of the project be delayed so that ROMTEC cannot produce and deliver the goods within six months from the date the purchase order is signed, Customer agrees to reimburse ROMTEC for all design and administrative expenses related to the completion of the Scope of Supply & Design Submittal as compensation for design services rendered. Customer also agrees to immediately pay any expenses related to any Customer authorized procurement or production of items. Additionally, Customer agrees to accept cost increases that may occur during the time the project is delayed.

Terms of Delivery

ROMTEC will not be liable for any delay in the performance of orders or contracts, or in the delivery or shipment of goods, or for any damages suffered by the Customer by reason of such delay, when such delay is beyond ROMTEC's control. Romtec is liable for delivery delays or for risk of loss or damage only while goods are in Romtec's possession. Unless otherwise stated herein, all goods are shipped FOB Roseburg, Oregon (FCA Roseburg, Oregon, for international orders). If goods are at any time shipped by, delivered to, or in the possession of others, the following delivery and handling terms apply:

- (1) All ROMTEC materials, whether palletized or separated from a pallet, must be handled per the instructions detailed in the ROMTEC Scope of Supply & Design Submittal with respect to the specified model of ROMTEC restroom facility or component.
- (2) All material received from, but not manufactured by ROMTEC must be handled per the specific handling instructions of the manufacturer of the material.
- (3) PROPER HANDLING EQUIPMENT, ITS SUPPLY AND OPERATION ARE STRICTLY THE RESPONSIBILITY OF THE CUSTOMER.

Description of Products and Warranty

ROMTEC's Scope of Supply & Design Submittal document (provided subsequent to this order) contains and defines ROMTEC's complete offering of its products and services (as applicable). The Scope of Supply & Design Submittal also defines ROMTEC's Limited One Year Warranty. Warranty terms available prior to the submission of the Scope of Supply & Design Submittal upon request.

Terms of Shipment & Delivery

Unless otherwise specified on the purchase order, ROMTEC may ship goods pursuant to an order at any time after the goods are completed and ready for shipment. Further, unless payment has been made in advance, if a carrier holding a ROMTEC shipment ordered by a Customer is ready to deliver the goods to the Customer, the Customer agrees to accept the goods at the carrier's earliest possible delivery date and time.

Store & Invoice

If Customer delays shipment, regardless of the reason for delay, ROMTEC is permitted to invoice and the Customer agrees to pay ROMTEC under the agreed payment terms, using the date the order was ready for shipment as the invoice date (if prepayment or COD terms apply, payment is due within 7 days from the time of delay). Once the order is invoiced, the materials shall become property of the Customer. Further, ROMTEC may at its sole discretion invoice the Customer for a minimum of \$450 per month for on-site storage. Deliveries that are delayed by the Customer may be canceled by ROMTEC and the goods returned to ROMTEC at ROMTEC's discretion. Any costs or other issues arising from the Customer's act in delaying receipt of ROMTEC's shipments are the complete responsibility of the Customer. The Customer agrees to pay for the complete shipping cost if ROMTEC elects to allow the goods to be returned to ROMTEC or delivered to another Buyer.

Cancellation

Mutual acceptance of the purchase order indicates notice for ROMTEC to proceed with the provision of design services required in completing its Scope of Supply & Design Submittal. Should Customer cancel its purchase order prior, the following fee schedule will take effect:

1. Cancellation after Purchase Order but prior to Submittal Approval: 30% of total contract value due
2. Cancellation after Purchase Order and Submittal Approval but prior to Notice to Proceed on Production: 75% of total contract value due
3. Cancellation after Purchase Order, Submittal Approval, AND Notice to Proceed on Production: 100% of total contract value due

In addition, Customer shall reimburse all expenses related to any Customer authorized procurement or production of items prior to approval of the Scope of Supply & Design Submittal. ROMTEC requires that Customer indicate approval of its supply offering by executing the approval signature page of the Scope of Supply & Design Submittal document and/or a formal Notice to Proceed on Production. Upon granting ROMTEC approval of its Scope of Supply Design Submittal and Notice to Proceed on Production of the building kit package(s), the Customer is waiving any rights to cancel its purchase order. ROMTEC does not accept returns or exchanges.

Contract Documents

Together with this Purchase Order, the following constitute the "Contract Documents" and the entire contract between the parties, either written or oral: (i) ROMTEC's Scope of Supply & Design Submittal, and (ii) Change Order form (if applicable).

Legal Proceedings

If Customer fails to pay any amount when due, and ROMTEC incurs any expenses in pursuit of collection, Customer agrees to pay the reasonable attorney fees and other costs of such collection, regardless of whether litigation is actually commenced.

In any dispute involving the interpretation or enforcement of this agreement or involving issues related to bankruptcy (whether or not such issues relate to the terms of this agreement), the prevailing party shall be entitled to recover from the non-prevailing party reasonable attorney fees, paralegal fees, costs, disbursements, and other expenses incurred by the prevailing party in the dispute, including those arising before and during any trial, arbitration, bankruptcy, or other proceeding, and in any appeal or review thereof. In addition, the amount recoverable by the prevailing party shall include an amount estimated as the fees, costs, disbursements, and other expenses that will be reasonably incurred in collecting a monetary judgment or award, or otherwise enforcing any order, judgment, award, or decree entered in the proceeding.

This agreement shall be interpreted and enforced according to the laws of the state of Oregon. The parties irrevocably submit and consent to the jurisdiction of the circuit courts of the State of Oregon for Douglas County with respect to litigation regarding any dispute, claim or other matter related to this contract.

Controlling Provisions

The terms and conditions of this Purchase Order shall supersede and control any provisions, terms, and conditions contained on any confirmation order, Purchase Order, or other writing the Customer may give or receive, and the rights of the parties shall be governed exclusively by the provisions, terms, and conditions hereof.

Binding Effect

This Purchase Order agreement shall be effective and in force only when signed by Customer and also signed by ROMTEC. ROMTEC must consent to any assignment of this Purchase Order agreement in writing. Subject to any restrictions upon assignment, this Purchase Order agreement shall be binding on and inure to the benefit of the heirs, legal representatives, successors, and assigns of the parties.

Notice

All notices required by this Purchase Order agreement shall be in writing addressed to the party to whom the notice is directed at the address of that party set forth in this Purchase Order agreement and shall be deemed to have been given for all purposes upon receipt when personally delivered; one day after being sent, when sent by recognized overnight courier service; two days after deposit in United States mail, postage prepaid, registered or certified mail; or on the date transmitted by facsimile. Any party may designate a different mailing address or a different person for all future notices by notice given in accordance with this paragraph.

Modification

No modification of this Purchase Order agreement shall be valid unless it is in writing and is signed by all of the parties.

Interpretation

The paragraph headings are for the convenience of the reader only and are not intended to act as a limitation on the scope or meaning of the paragraphs themselves. All parties agree that they have had sufficient opportunity to negotiate these terms and have them reviewed by their counsel of choice. The parties agree that no legal interpretation of these terms should be construed against the drafting party.

Severability

The invalidity of any term or provision of this agreement shall not affect the validity of any other provision.

Waiver

Waiver of any party of strict performance of any provision of this Purchase Order agreement shall not be a waiver of or prejudice any party's right to require strict performance of the same provision in the future or of any other provision.

Force Majeure

Neither party will be liable for any delay or failure in the performance of any obligation under this Agreement or for any loss or damage (including indirect or consequential damage) to the extent that such nonperformance, delay, loss, or damage results from any contingency that is beyond the control of such party, provided such contingency is not caused by the fault or negligence of such party. A contingency for the purposes of this Agreement includes Acts of God, fires, floods, earthquakes, explosions, storms, wars, hostilities, blockades, public disorders, pandemic or other public health emergency, quarantine restrictions, embargoes, strikes, other labor disturbances or down time, unavailability of electronic communication lines or equipment, and compliance with any law, order or control of, or insistence by any governmental or military authority.

Counterparts

This Purchase Order agreement may be executed in multiple counterparts, each of which shall constitute one agreement, even though all parties do not sign the same counterpart.



18240 NORTH BANK ROAD
 ROSEBURG, OR 97470
 Phone: 541/496-3541
 Fax: 541/496-0803

PRELIMINARY INFORMATION

Romtec uses info provided on this form to create customer accounts in Romtec's accounting system. Please fill out the form as completely as possible. Some info may be inapplicable. For example, if Romtec's customer and the overall Project Owner are the same entity, feel free to respond "same as above" in the Project Owner field. Similarly, if Romtec's customer and the Project Prime Contractor are the same entity, feel free to write "same as above" in the Project Prime Contractor field. If the project is not bonded, please write "No bond" in the Project Bond Information field.

Customer/Contractor Information

Company Name: _____ Year Established: _____
 Billing Address: _____ Street Address: _____
 City: _____ State: _____ Zip: _____ Telephone: _____
 Accounts Payable: _____ Telephone: _____ Email: _____

Project Information

Job: _____ Government Agency: _____
 Agency Contract Officer: _____ Telephone: _____
 Job Contact: _____ Telephone: _____
 Job Site Address: _____
 City: _____ State: _____ Zip: _____ Telephone: _____

Project Prime Contractor

Company Name: _____ Year Established: _____
 Billing Address: _____ Street Address: _____
 City: _____ State: _____ Zip: _____ Telephone: _____

Project Owner

Company Name: _____ Year Established: _____
 Billing Address: _____ Street Address: _____
 City: _____ State: _____ Zip: _____ Telephone: _____

Project Bond Information

Insurance Agency: _____ Address: _____ City: _____ State: _____ Zip: _____
 Agents Name: _____ Telephone: _____ Fax: _____
 Bonding Company: _____ Address: _____ City: _____ State: _____ Zip: _____
 Bond No: _____ Underwriter: _____ Telephone: _____ Fax: _____

ROMTEC DESIGN OPTIONS:

(Please select all that apply)

EXTERIOR:

Exterior Siding

- Mortar Joint Split-Face Block
- Dry Stack Split-Face Block
- Mortar Joint Ground-Face Block
- Fiber Cement Board & Batt Siding
- Cedar Board & Batt Siding
- Fiber Cement Lap Siding
- Cedar Lap Siding
- Stucco Siding
- Manufactured Stone Siding
- Natural Stone Siding
- Other (please specify): _____

Wainscot

- NONE
- Fiber Cement Lap Siding Wainscot
- Cedar Lap Siding Wainscot
- Manufactured Stone Siding Wainscot
- Natural Stone Siding Wainscot
- Other (please specify): _____

Roof System

- Glulam Beams with Tongue & Groove Decking
- Truss Roof System
- Truss Roof System (Boxed Soffits)
- Insulated Vaulted Roof System
- Other (please specify): Hip Truss Design

Roofing

- Architectural Composition Roofing
- Metal Roofing (Exposed Fasteners)
- Standing Seam Metal Roofing (Concealed Fasteners)
- Cedar Shake Roofing
- Other (please specify): _____

Roof Extension

- NONE
- Cantilever Roof Extension
- Timber Truss Roof Extension
- Log Truss Roof Extension
- Steel Truss Roof Extension
- Shed Roof for Covered Entry
- Other (please specify): _____

Skylight

- NONE
- 24"x24" Deck Mount Skylight
- 15"x46" Deck Mount Skylight
- 10" Solar Tube Skylight (Truss Roof ONLY)
- Other (please specify): _____

Doors & Frames

- 18ga Honeycomb-Core Steel Door with 16ga Frames
- 16ga Honeycomb-Core Steel Door with 14ga Frames (Hurricane-Rated)
- FRP Door and Frame
- Other (please specify): _____

Door Finish

- Painted (Black)
- Painted (Other)
- Powdercoated (Black)
- Powdercoated (Other)
- Other (please specify): _____

Door Accessories

- Standard Door Closer
- Heavy-Duty Door Closer (Hurricane-Rated)
- Pull/pull handle with Deadbolt Locks
- Lever Locks
- Interconnected Lever Locks with Occupancy Indicator
- Magnetic Locks w/ Programable Timer
- Keypad Locks
- Kickplate
- Threshold
- Sweep
- Other (please specify): _____

Other Exterior Options

- NONE
- Anti-Graffiti Exterior Coating
- Other (please specify): _____

INTERIOR:

Interior Finish Walls

- Latex Epoxy Paint over Block
- Smooth FRP
- Faux Tile FRP
- Tile
- Drywall
- Other (please specify): _____

Interior Finish Floors

- Sealed Concrete
- Latex Epoxy Paint
- Epoxy Floor Coating
- Tile
- Other (please specify): _____

Dispensers/Accessories

- NONE
- Two Roll Dispenser (Stainless Steel, Wall Mount)
- Three Roll Dispenser (Stainless Steel, Wall Mount)
- Soap Dispensers (Stainless Steel, Wall Mount)
- Paper Towel Dispensers (Stainless Steel, Wall Mount)
- Seat Cover Dispensers (Stainless Steel, Wall Mount)
- Sanitary Napkin Receptacle (Stainless Steel, Wall Mount)
- Diaper Deck (Plastic, Wall Mount)
- Diaper Deck (Plastic, Wall Mount, with Stainless Steel Veneer)
- Child Protection Seat (Plastic, Wall Mount)
- Glass Mirror with Stainless Steel Trim
- Polished Stainless Steel Mirror
- Stainless Steel Trash Can
- Other (please specify): _____

PLUMBING:

Fixture Finish

- China
- Stainless Steel

Toilet Mounting Location

- Floor Mount
- Wall Mount

Flush Valves

- Manual Lever, Chrome Flush Valve
- Manual Lever, Chrome & Dual Flush Valve (High & Low Flow)
- Concealed, Hydraulic Valve
- Concealed, Sensor Valve
- Exposed, Sensor Valve
- Low Flow (works with any of the above options)
- Other (please specify): _____

Faucets

- Lever Handle Faucet
- Metered Push-Button Faucet
- Motion Sensor Faucet (Battery Operated)
- Motion Sensor Faucet (Hard Wired)
- Low Flow (works with any of the above options)
- Other (please specify): _____

Utility Sink

- NONE
- 17" Utility Sink & Faucet (Waist Level)
- 24"x24" Mop Sink, Faucet, Holder & Guard (Floor Level)
- Other (please specify): _____

Water Heater

- NONE
- Tank Water Heater (Electric)
- Tank Water Heater (Gas)
- Tankless Water Heater (Electric)
- Tankless Water Heater (Gas)
- Other (please specify): _____

Drinking Fountain (Hi/Lo)

- NONE
- Stainless Steel Drinking Fountain
- Stainless Steel Drinking Fountain w/ Bottle Filler
- Refrigerated Option
- Freeze-Protection Option
- Other (please specify): _____

ELECTRICAL:

Light-External

- Wall Mount LED
- Wall Mount LED Downlight (Meets "Dark Sky" Requirements)
- Wall Mount LED Vandal Resistant
- Other (please specify): _____

Exterior Light Controls

- Photocell
- Timer

Light-Internal

- 48" LED Light
- 48" Vapor Tight LED Light
- Other (please specify): _____

Interior Light Controls

- Switches
- Motion Sensor
- Timer

Breaker Panel

- 100 Amp, 1-Phase Breaker Panel
- 200 Amp, 1-Phase Breaker Panel
- Other (please specify): _____

Hand Dryers

- NONE
- Wall Mount Hand Dryer
- Xlerator Wall Mount Hand Dryer
- Fast Air Thru-Wall Hand Dryer
- Other (please specify): _____

OTHER FEATURES:

Room Ventilation

- Natural Ventilation
- Mechanical Exhaust System

Heating

- NONE
- Wall Heater
- Thru-Wall Heating/Cooling Unit (Individual Room)
- Ductless Heating/Cooling System (multi-indoor unit)
- Other (please specify): _____

Wall Insulation

- NONE
- Interior Wall Insulation (Requires Interior Wall Finish)
- Exterior Wall Insulation (Requires Siding Package)

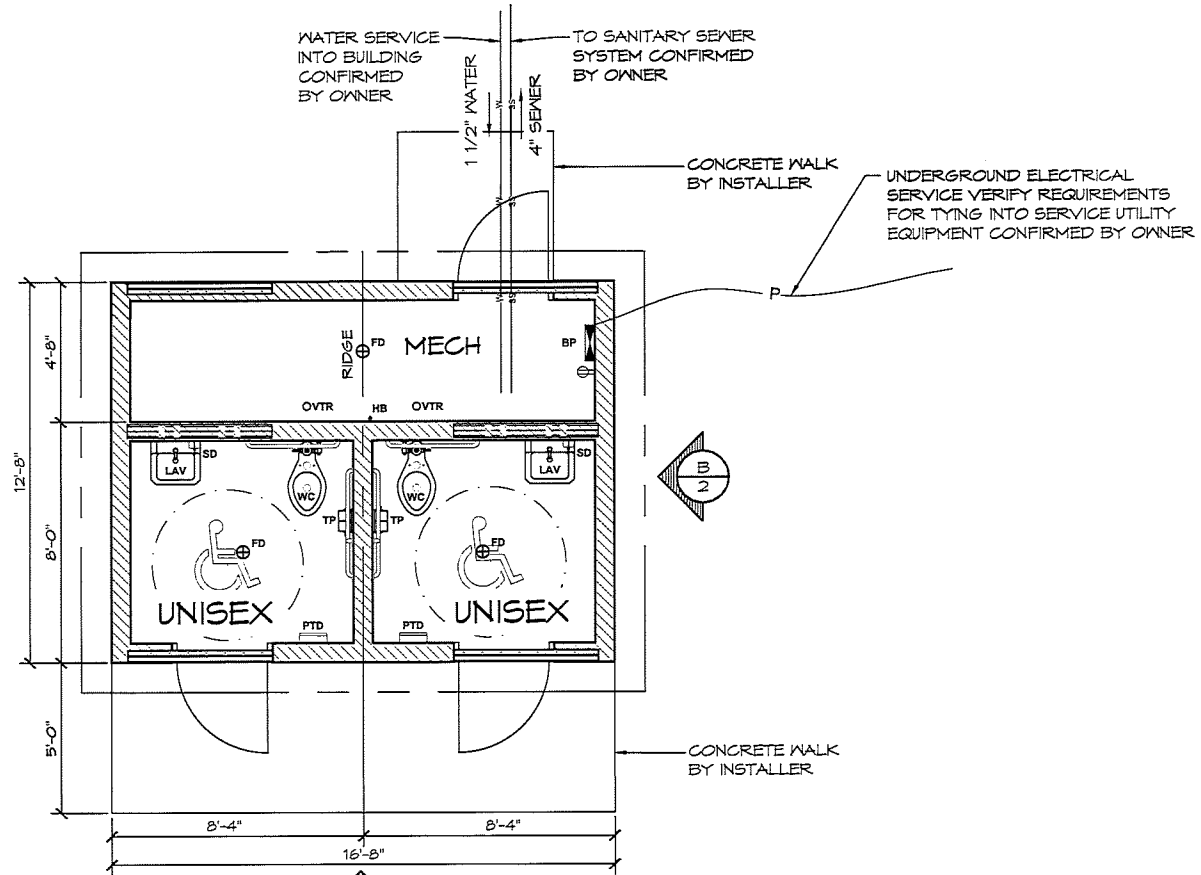
Other

- NONE
- Seasonal Facility (Closed for Winter Months)
- Open Year-Round
- Grid Tie Solar System
- Off-Grid Solar System
- Coastal Upgrade Package
- Eco-Friendly Package
- Vandal Resistant Package
- Tornado Safe Room
- Hurricane Rated
- Flood-Zone (Passive)
- Flood-Zone (Water-Tight)
- Other (please specify): _____

LEGEND		
SYMBOL	DESCRIPTION	AREA/ QUANTITY
	GABLE VENT	4
	2x8 WOOD FILLER WALL	2
	EXTERIOR WALL LIGHTS	3
	INTERIOR CEILING LIGHTS	3
	FLOOR DRAIN	3
	TWO ROLL TP DISPENSER	2
	TOWEL DISPENSER	2
	SOAP DISPENSER	2
	WALL HYDRANT	1
	ELECTRICAL OUTLET	1
	GLU-LAM BEAM	5

WALL TYPE SCHEDULE

8" REINFORCED CONCRETE MASONRY BLOCK WALL WITH MORTAR JOINTS, GROUTED SOLID ALL CELLS RUNNING BOND PATTERN.



THESE PLAN VIEW AND ELEVATION DRAWINGS ARE A PRELIMINARY ARCHITECTURAL REPRESENTATION OF THE BUILDING. ALL DIMENSIONS, FEATURES AND COMPONENTS SHOWN ON THESE PRELIMINARY DRAWINGS MAY OR MAY NOT BE PART OF THE QUOTE. PLEASE REFER TO THE "SCOPE OF SUPPLY AND SERVICES" LETTER PROVIDED WITH YOUR QUOTE FOR ROMTEC'S PROPOSED SCOPE OF SUPPLY.

1 FLOOR PLAN
SCALE: 1/4" = 1'-0"

ROMTEC

18240 NORTH BANK ROAD - ROSEBURG, OR 97470
(541) 695-3541 FAX (541) 695-9603

PRELIMINARY

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PROJECT: 2022 SIERRA II COMPACT 16'-8" W 3'-6" STORAGE/MECH RM
CUSTOMER: XXXX
PROJECT LOCATION: XXXX
DATE: 00/00/11
REVISIONS:
REV. DATE: RF
DRAWN BY: JS
SHEET NO. 1

AGENDA REPORT

TO: PARKS COMMITTEE
FROM: STEVE DAHL, CITY ADMINISTRATOR
SUBJECT: DEVELOPEMENT OF SANDERS ESTATE PARK

BACKGROUND:

The City of Dundee has been working with the Chehalem Parks and Recreation District on the development of Sander Estate Park. The only update I have had is from previous City Administrator Rob Daykin. Attached is the grant that Chehalem Parks and Recreation District went out for and didn't receive and an email talking about the issue. Hopefully someone from CPRD will be at the meeting and can fill us in on the latest developments.

CPRD did NOT get the full funding requested (\$750,000) from the State Parks Local Government Grant, but instead were offered \$170,000, presumably the difference between available funding for the large grant program this cycle and the aggregate award to the other grant applicants. This is common, CPRD was the next project in line just below the available funding and was offered the lesser amount to still complete the project as presented. If CPRD is not accepted, the offer would pass to the next ranked project and so forth. It appears CPRD will accept the lesser amount and not wait until next year's cycle to try again for the full \$750,000. In the report to the Board for the Oct 27 meeting Don proposed accepting the lesser amount and augmenting it with \$370,000 in park SDCs for a total of \$545,000. Then the intent appears to make an application to State Parks for a Land & Water Conservation Fund grant using the \$545,000 for the required 50% match, to then have \$1,090,000 for a total project budget. The application deadline for LWCF is November 1 (cutting it close, but what else is new) with rankings and award in March 2023.

Don also told the Board in the report that they should start the project (I assume he means the non-recreation components, such as the required public improvements) prior to waiting for full funding from the grants and that to discuss with the City of Dundee its willingness to participate financially. The Council has indicated its willingness, but there has not been detailed discussion on that issue (Mayor Russ even suggested helping out with the water feature to ensure Dundee gets what it wants, but I do not think that will be a concern since we still have significant leverage with use of urban renewal) An example on how Dundee may leverage urban renewal is with the requirement to underground existing overhead lines adjacent to the subject property. The tricky part is there are 3 houses on the opposite side of the street that are connected to those overhead lines and to continue the underground all of the way to the houses will require work on private property outside of the urban renewal area. That is where Dundee can negotiate that CPRD covers the cost of undergrounding on the private properties as a cost of receiving urban renewal support. Another similar issue with the requirement to improve the existing substandard parking area across the street from the subject property located in Billick Park. It is outside of the urban renewal area, so I do not see funding that improvement directly, however, in any agreement I was planning to request additional dedication of ROW on that side of Fifth Street to accommodate a sidewalk, currently there is only about feet of ROW behind the curb on that side. While

Sander Estate Park - Application #8612

LGGP Development Application

Project Information

Project Name

* Sander Estate Park

Brief Project Description

* Sander Estate Park development - parking and lighting, irrigation, pathways, playground, splashpad and water feature,

Project Start Date

* 01/03/2023



Project End Date

* 12/29/2023



Site Name

* Sander Estate Park

Site City/Town/Area

* Dundee OR

Site County

* Unknown

Baker

Benton

Clackamas

Clatsop

Columbia

Coos

Crook

Curry

Deschutes

Douglas

Gilliam

Grant

Harney

Hood River

Jackson

Jefferson

Josephine

Klamath

Lake

Lane

Lincoln

Linn

Malheur

Marion

Morrow

Multnomah

Polk

Sherman

Tillamook

Umatilla

Union

Wallowa

Wasco

Washington

Wheeler

Yamhill

Site Description

Site Acreage

* 6.7

Find Lat/Lng

Latitude

45.28036932213117*

Longitude

*
-123.01173269748688

Contact Information

Applicant

Chehalem Park & Recreation District

Project Contact

*
Kat Ricker

Address

Kat Ricker
125 S. Elliott Road
Newberg, OR 97132

Reimbursement Contact

Financial Information



Financial fields are updated once you have filled out your Project Budget Worksheet and clicked the 'Save Application' Button.

Requested Amount

*
\$750,000.00

Match Amount

*
\$1,485,000.00

Total Project Cost

*
\$2,235,000.00

Grant %

33.557046979865774 %

Match %

66.44295302013423 %

Project Budget Worksheet

Project Budget Worksheet

Project Budget Worksheet

Pathways- 26000 sq. ft. concrete, 3500 sq. ft. decomposed granite	\$200,000.00
Splash Pad and Water feature	\$540,000.00
Value of Property Used as Match (2016 Appraisal Update)	\$1,145,000.00
Parking-asphalt, ADA curb ramp, curb and gutter, striping, wheel stops, stormwater treatment and overflow, lighting	\$200,000.00
Playground and surfacing	\$150,000.00

Source of Funding Worksheet

Value of Property Used as Match (2016 Appraisal Update) (Donated Property)	\$1,145,000.00
Parking-asphalt, ADA curb ramp, curb and gutter, striping, wheel stops, stormwater treatment and overflow, lighting (SDC)	\$200,000.00
Playground and surfacing ()	\$140,000.00

Total Project Cost

\$2,235,000.00

Total Match from Sponsor

\$1,485,000.00

Grant Funds Requested

\$750,000.00

Supplemental Information

A. PROJECT NARRATIVE (Please limit each answer to 400 words or less.)

1. What will this project do? Describe all elements of the project. What new facilities will be constructed? What existing facilities will be renovated or removed? Describe present development on the site and how the proposed project fits in with current and future development. *

This idyllic family-farm property is located centrally to City of Dundee municipalities - city hall, the post office, and elementary school. The proposed project will transform it into a 6.7-acre public outdoor park and recreation area that is open and accessible to the public, featuring scenic walkways, gardens with benches, picnic and play areas, restrooms, lighted parking, and some indoor facilities, to be dedicated to public recreation purposes. CPRD and the City of Dundee have been working together for five years to take advantage of an amazing opportunity to shape its own destination estate-style community park, carrying into the future the spirit of agricultural family heritage of Willamette Valley through modernizing, landscaping, and transforming a legacy gift family hazelnut and berry family farm into an open, outdoor gathering place that will serve as respite to the local community as well as draw visitors for its easy, smooth walkways, beautiful, varied gardens with park benches, children's play features including a splashpad, and events and activities to be staged in the barn and house. Acquisition was achieved in large part through a legacy gift donation, thus CPRD acted immediately to accept this donation and begin processes for public visioning, design, and planning, together with the benefactor, municipal partners, and the public, and is

nearing the stage for development to begin. The masterplan is before City of Dundee now. The current state of the site is a mostly retired orchard with a few large, mature oak and walnut trees. CPRD maintains the grass and has removed a number of aged trees. Outdoor amenities to be developed are to include well-landscaped walkways and multiple, themed garden plots (akin to Oregon Gardens in Silverton) to include an aesthetic water feature, a children's playground and children's splashpad, a picnic shelter, two restrooms, and a lighted parking lot with curbs. Necessary street improvements will include crosswalks and street improvements (stormwater facilities, sidewalk, waterline, undergrounding utilities, and street lighting). Please note that associated building costs are excluded from this application, in keeping with grant rules. While this acquisition is intended to be used primarily for outdoor recreation purposes for the public-at-large, the property already included a residential house with attached garage, and a two-story stand-alone "barn" suitable to multiple public recreational purposes. Improvements to these are not included in this grant application, nor are the costs of new construction (of a reception hall, restrooms and storage shelter). In the current interim preceding development, public recreation on the property has included a small, outdoor local market series and opportunities for the public to walk and sit in nature settings for pleasure.

2. Why is this project a priority? What needs will be met by this project? How will these needs be met? *

This project satisfies number of SCORP priorities; in summary, it meets community needs and desires (as collected from public surveys and meetings) for walking and sitting for pleasure, picnicking, sightseeing, playing on a playground, playing in a splashpad, gazing at and staging photograph portraits in front of a water feature. This is a priority due to the nature of the legacy bequeathment of the property and CPRD's commitment to doing everything possible in order to break ground during the lifetime of the benefactor. Note: Indoor facilities already developed include a house and barn, to be opened to the public for small gatherings and meetings, recreational activities and events, and a possible interpretive center documenting the agricultural history of the property and its economic and cultural significance to the community. Building improvements in the masterplan include a new reception hall, restroom and storage structure, and new and reconnection of existing home utilities. The location of this property is directly adjacent to a CPRD Dundee Billick Park, which features ballfields, tennis courts, and open areas for the public; therefore, it is the vision of CPRD to develop the project property to complement this property, thus expanding the public outdoor recreational land overall, and to provide additional recreational opportunities and features which are distinctly different from the existing park. (CPRD has begun joining use of the two properties by, for instance, locating public parking at Dundee Billick Park, for attendees of the market event which was staged on the Sander property.) In the current interim preceding development, public recreation on the property has included a small, outdoor local market series and opportunities for the public to walk and sit in nature settings for pleasure.

3. Who will do the project work? Who will provide project supervision? *

The work to date has included the Dundee Parks Advisory Committee, Citizens of Dundee, City of Dundee, Chehalem Park & Recreation District staff, Jan Sander, John Kester, Greg Mears, Terra Calc Land Surveying, Scott Edwards Architecture, Lango Hanson, Parker Houf Peterson Righellis Inc., Cost analysis based on Schematic Design by DCW Cost Management. Project: Traditional low bid, minimum of (5) qualified General Contractors for Competitive bid pricing. Work also performed by CPRD staff. Utilities-PGE, North West Natural Gas, City of Dundee

4. Who and how many people will benefit from this project? *

Our total service area includes a population of 27,405; that breaks down to Dundee 3,285 Newberg 24,120 (Figures based on 2020 census). Note: This property was donated to CPRD with the express intention of it being shaped in response to the recreational desires of the community of Dundee; as such, its main service area by design is the city of Dundee, and the visioning process has been conducted hand-in-hand with City of Dundee. However, this proposed project will become a community park, and like all CPRD parks, it will be open and promoted for use by all residents of our District (which includes Dundee and Newberg) plus visitors. The expectation for the project is that development will create a highly desirable park which will draw visitors from the region and beyond, potentially to enjoy a garden-style walking and relaxing respite for easy outdoor recreation, and to stage events and portrait photography.

B. CONSISTENCY With STATEWIDE PRIORITIES - SCORP Criteria (0-20 points)

1. Does the project meet needs identified in the Oregon Public Provider Survey, and if so, which needs are addressed? (See Table 12.1, page 216 of the 2019-23 SCORP) If the project does not address any of these needs,

enter N/A. *

1. Community trail systems - Walking paths throughout property are a main feature.
2. Children's playgrounds and play areas built with manufactured structures - This will include a playground and a splashpad.
3. Trails connected to public lands - Walking paths will feed to CPRD Dundee-Billick Park and its walking paths, directly across the street.
4. Restrooms - Yes
5. Day-use hiking trails - Day use, flat walking paths
6. Interpretive displays - Yes, in gardens and allusions to agricultural history of the property
7. Picnic areas and shelters for small visitor groups - Yes
8. Connecting trails into larger trail systems - All trails and walking paths within our CPRD become part of Chehalem Heritage Trails system.
9. Picnicking/day use and facilities - Yes

2. Does the project meet needs identified in the Oregon Resident Survey, and if so, which needs are addressed? (See Table 12.2, page 216 of the 2019-23 SCORP) If the project does not address any of these needs, enter N/A.

- * The project will provide dirt or soft surface walking paths which wind through the gardens or other areas of interest.
2. Two restrooms
 3. Children's playground, splashpad; either natural, and/or nature-style, TBD
 4. Nature and wildlife viewing areas will be provided in several diverse, themed floral gardens - e.g. PNW native plants, heritage/family plants, pollinators, native edibles, Japanese. Wildlife anticipated to include birds, squirrels, insects, and related wildlife, including local deer and rabbits.

C. CONSISTENCY with STATEWIDE ISSUES - SCORP Criteria (0-10 points)

To what extent does the project address ONE or MORE of the following four Statewide Issues identified in the 2019-2023 SCORP?

1. Aging Population - Does the project meet outdoor recreation needs of an Aging population, and if so, what needs are addressed? (See Tables 12.3-12.8, page 216-218 of the 2019-23 SCORP) If question is not relevant, enter N/A. *

While this location is not identified in SCORP, it does meet the following needs: 1. More (two) restrooms 2. Picnic areas and shelters for small visitor groups 3. Places and benches to observe nature in gardens

2. Diverse Population - Does the project meet outdoor recreation needs of an increasingly Diverse population, and if so, what needs are addressed? (See Table 12.9-12.14, page 219-221 of the 2019-23 SCORP) If question is not relevant, enter N/A. *

Newberg is identified as Asian population being high priority in UGB: 1. Providing more free-of-charge recreation opportunities 2. Developing walking trails closer to home 3. Developing parks closer to home 4. More places and benches to observe nature and others 5. More (two) restrooms 6. Additional lighting 7. Paved/hard surface walking paths, plus dirt/soft surface walking areas

3. Families with Children - Does the project meet outdoor recreation needs of Families with Children, and if so, what needs are addressed? (See Table 12.15-12.17, page 221-222 of the 2019-23 SCORP) If question is not relevant, enter N/A. *

Newberg is identified as Families with Children as a high priority in UGBs: 2. Providing more free-of-charge recreation opportunities 3. More playground, either natural, and/or nature-style, TBD Developing walking trails closer to home 4. Developing parks closer to home 5. More places and benches to observe nature and others 6. More (two) restrooms 7. Additional lighting 8. Paved/hard surface walking paths 9. Picnic areas and shelters for small visitor groups

4. Low-Income Population - Does the project meet outdoor recreation needs of a Low-Income population, and if so, what needs are addressed? (See Table 12.18-12.20, page 222-23 of the 2019-23 SCORP) If question is not relevant, enter N/A. *

While this location is not identified in SCORP, it does meet the following needs: 1. Providing more free-of-charge recreation opportunities 2. More playground, either natural, and/or nature-style, TBD 3. Developing walking trails closer to home 4. Developing parks closer to home 5. More places and benches to observe nature and others 6. More (two) restrooms 7. Additional lighting 8. Paved/hard surface walking paths 9. Picnic areas and shelters for small visitor groups

D. LOCAL NEEDS AND BENEFITS - SCORP Criteria (0-25 points)

1. Is your project in a CLOSE-TO-HOME area located within an urban growth boundary (UGB), unincorporated community boundary, or in a DISPERSED AREA located outside of these boundaries? Select from DROP-DOWN menu. A map clearly identifying the project location and UGB, or unincorporated community boundary drawn on it, must be uploaded in the attachments section of this application. *

CLOSE TO HOME

2. Please identify how the project satisfies local, State or county level needs by using AT LEAST ONE of the following FOUR priority local public planning processes (a-d). In addition to the following categories, you may use the parkland mapping website to conduct a ½ mile service area analysis to provide a visual representation of the need for this project.

a) Public Recreation Provider Identified Need - Does the project address county-level needs identified by the Public Recreation Provider Survey beginning on page 224 in the SCORP? (See Tables 12.21-12.56) If so, enter which priority or priorities are identified for the project county. Please use either the Close-to-Home Priorities or Dispersed Area Priorities, not both. *

) In 2018 Public meetings were held for the purpose of identifying features that could be included in the Sander Estate Park development. The top 2 items on the Publics opinion were the Nature playground and water feature/splash pad. Sander Estate will provide an all-inclusive (7000 sq. ft.) nature playground area featuring natural as well as structured playground equipment within a bordered boundary. A Public restroom will be included with a natural water feature and splash pad area on site connected by a trail network within the park and exiting the park through a crosswalk to an already existing park containing a trail system of its own.

b) Oregon Resident Identified Need - Does the project address State-wide level needs identified by the Oregon Resident Survey included on page 230 in the SCORP? If so, enter which priority or priorities are identified. (See Tables 12.57-12.60) *

The 6.7-acre Sander Estate Park with its elongated nature and elevation changes provide opportunity for a series of varied spaces that take advantage of the unique aspects of the site. The upper and lower areas of the Park are connected by a primary and secondary path that wind broadly through the site which provide users with a variety of trail opportunities and take advantage of views of the park and beyond. A series of garden spaces provided throughout the park, create a variety of nature and wildlife viewpoints. Picnic tables and bench seating are located along the pathways. A nature playground, Water feature/splash pad are centrally located. A picnic shelter and restrooms are located adjacent to the water feature, creating nodes of gathering areas.

c) Local Planning - To what extent does the project satisfy priority needs, as identified in a current local planning document (park and recreation master plan, city or county comprehensive plan, trails master plan, transportation system plan or bicycle and pedestrian plan)? *

To meet current and future use, the Sander Estate is included in the assessment of land desirable for open space within the urban growth boundary. City policies and standards support the acquisition of scenic easements and park sites in advance of actual need to assure the availability of adequate, properly located sites. The proposed development is consistent with this objective and is a compatible allowed use within the zone. Scenic views of the Cascades and the Willamette Valley described

in the Comprehensive Plan visible from the residential areas on the hillside, will be preserved for public access and appreciation along the western edge of the park. Dundee agricultural history is preserved by retaining the existing family homestead and barn as living reminders to be utilized as educational and community spaces affording connection to a history that continues to be erased by time and development. The proposed landscape on the site is designed to actively engage visitors with historical agricultural produce in the form of edible plantings, while creating areas that highlight native plants that may have been onsite prior to the settlement of Dundee. Storm water onsite will be captured into planters. In support of the Dundee Transportation System Plan, dedications will be made along 5th street and on both west and east edges of the site to provide for potential future Local II roadway connection of 5th Street to Graystone Place and 7th Street respectively for improved local access. Limited entrances into the proposed park are located for site parking efficiency, visibility, and are far from intersections. Right of way dedication and street improvements along 5th Street will connect an existing sidewalk which stops at the east end of the site in the commercial zone. New crosswalks will tie both sides of 5th together to create safe pedestrian and bicycle routes between facilities. The Sander Estate Park is in keeping with the stated goals and objectives of the Dundee Parks and Open Space Plan. It complements Dundee's unique rural character while keeping pace with the growth of the City. It contributes to the growing network of interconnected pedestrian walkways and greenways with minimal impediment by motorized traffic, and provides recreational opportunities integrated into neighborhood centers and into Downtown. Sander Estate Park development meets all standards as set forth in the Dundee Development Code. The proposed Sander Estate Park supports The published document "Park, Recreation and leisure Facilities Site Planning, 2005".

d) Public Involvement Effort - If the project is not included in a current local planning document, describe the public involvement effort that led to the identification of the priority project including citizen involvement through public workshops, public meetings, surveys, and local citizen advisory committees during the project's planning process. *

Since longtime Dundee resident Jan Sander transferred her legacy family property to CPRD in 2017 with the instruction that it be used as the community of Dundee wishes, CPRD and City of Dundee have partnered to solicit and collect community desires for the future of this property. This vigorous community feedback has served as the foundation of the proposed architectural plan which has been submitted to City of Dundee and is currently under review. Community support has been actively engaged and demonstrated ever since: • The first public meeting on the future of Sander Estate took place in April of 2018; 38 attended, mostly neighbors. Substantial discussion provided a lengthy list of ideas for the property. These ideas were then compiled into a survey for refinement; this survey was administered in October of 2018 by City of Dundee to the residents of Dundee (CPRD helped promote the survey to the rest of the District, which includes Newberg.). • The City of Dundee Parks Committee reviewed these survey responses and discussed the property at its regularly scheduled January 2019 meeting, and provided resulting recommendations to CPRD. CPRD Board of Directors subsequently authorized hiring of SEA Scott Edwards Architecture for design services. • CPRD held two community meetings: in November (24 attended) and December of 2020 (15 attended, including City of Dundee Administrator (manager)). Additional written comments were submitted by the public and collected by CPRD as well. • A public hearing took place in September of 2021.

E. PHYSICAL ACTIVITY BENEFITS (0-5 points):

1. Does the project meet physical activity needs identified in the 2019-23 SCORP, and if so, which needs are addressed? See Tables 12.61-12.63 on page 231 of the SCORP. In addition to the Tables, the parkland mapping tool can be used to identify body weight index high priority areas. If your project is in a high-priority area, please identify if the project satisfies one of the four physical activity priorities included in Table 12.61. *

Walking trails or paths. More parks closer to where I live. Trails or paths that lead to parks. Bicycle trails or paths.

F. NEED for MAJOR REHABILITATION (0-5 points):

1. MAJOR REHABILITATION projects involve the restoration or partial reconstruction of eligible recreation areas and facilities. If the project includes major rehabilitation, please check all that apply: *

a) Please list the specific facilities that are in need of rehabilitation. Upload photos in the Attachments tab showing the facilities in need of rehabilitation. *

N/A

b) If only part of the project is rehabilitation, approximately what percentage of the project is rehabilitation? *

N/A

G. ACCESSIBILITY ACCOMMODATIONS (0-5 points)

1. Does the project meet statewide accessibility needs identified in Table 12.64 on page 231 of the SCORP, and if so, what needs are addressed? *

More accessible paved trails More benches along trails Rehabilitation of a recreation area or facility which does not meet access requirements of the ADA More accessible parking Public transportation to parks

2. Does the project meet statewide accessibility needs for certain demographic groups identified in Table 12.65 on page 232 of the SCORP, and if so, what needs are addressed? *

Young Old Population Rehabilitation of a recreation area or facility which does not meet access requirements of the ADA More accessible parking More benches along trails More accessible restrooms Middle Old Population More safe walking areas (free of fall risk) More benches / places to sit Public transportation to parks: Note, public bus transit may use parking lot; TBD Allow electric mobility devices on trails Latino Population Rehabilitation of a recreation area or facility which does not meet access requirements of the ADA More benches along trails More accessible parking Asian Population (This applies to our project) More benches / places to sit Easier trails More information about accessible facilities Families With Children More accessible paved trails More accessible parking Accessibility education for staff and visitors More accessible playground facilities Low-Income Population More benches along trails More accessible paved trails More accessible restrooms Rehabilitation of a recreation area or facility which does not meet access requirements of the ADA Public transportation to parks

H. UNIVERSAL DESIGN CONCEPTS / INCLUSIVE OUTDOOR RECREATION (0-5 points)

1. Universal design attempts to meet the needs of all people, and includes those of all ages, physical abilities, sensory abilities and cognitive skills. It includes the use of integrated and mainstream products, environmental features and services, without the need for adaptation or specialized design. Please describe how your project goes beyond the Americans with Disabilities Act (ADA) and strives to incorporate Universal Design concepts. Please show evidence that the project design has considered cognitive, vision, hearing, social, and other kinds of disabilities. *

The site will be fully accessible including play and picnicking areas, existing buildings and restrooms, and is designed to prioritize the health, safety, and welfare of all users. Amenities to inform the public on site and building history and support spaces for cultural activities are provided. All elements have been designed to enjoy the inherent beauty of Dundee with careful planning of accessible pathways linking distant views and outdoor rooms. The design pays particular attention to environmentally and place sensitive design through native, edible and flowering plantings scattered throughout the park which contribute to the biodiversity and sensory stimulation of the users. The Plantings support a diversity of wildlife habitat for users to view and hear. Children's play areas and water features have been designed with sensory perception as an element of design. The Sander Estate Park will provide space and activities to promote a healthy lifestyle that contribute to a healthy and supportive society.

2. For acquisition projects where development of out-door recreation facilities is planned at a future date, please describe how your project will be planned to go beyond ADA requirements and incorporate Universal Design

concepts and design considerations. *

N/A

I. BICYCLE AND PEDESTRIAN TRAIL PROJECTS (0-5 points)

1. Non-Motorized Trail Connectivity involves linking neighborhood, community and regional trails; connecting community parks and other public recreational facilities; connecting parks to supporting facilities; connecting neighboring communities; and providing alternative transportation routes. To what extent does the project address non-motorized trail connectivity? *

Walking paths are pedestrian-friendly and open to casual bicycling, scooters, etc. All trails and walking paths within our CPRD become part of Chehalem Heritage Trails system, a proposed 80+-mile trails network linking Newberg to Dundee, and to trails systems beyond Yamhill County. Bicyclists and pedestrians will immediately connect from Sander Estate to Dundee-Billick Park, and are then in close proximity to the pending (Completion anticipated in spring 2024) Newberg-Dundee Bypass Trail, similarly paved and designed.

J. COMMUNITY SUPPORT (0-5 points)

1. To what extent can you demonstrate community support for the project? Can you provide letters of support, advisory committee meeting notes and/or survey analysis? If yes, please include supporting documentation with this application. *

Since longtime Dundee resident Jan Sander transferred her legacy family property to CPRD in 2017 with the instruction that it be used as the community of Dundee wishes, CPRD and City of Dundee have partnered to solicit and collect community desires for the future of this property. This vigorous community feedback has served as the foundation of the proposed architectural plan which has been submitted to City of Dundee and is currently under review. Community support has been actively engaged and demonstrated ever since: • The first public meeting on the future of Sander Estate took place in April of 2018; 38 attended, mostly neighbors. Substantial discussion provided a lengthy list of ideas for the property. These ideas were then compiled into a survey for refinement; this survey was administered in October of 2018 by City of Dundee to the residents of Dundee (CPRD helped promote the survey to the rest of the District, which includes Newberg.). • The City of Dundee Parks Committee reviewed these survey responses and discussed the property at its regularly scheduled January 2019 meeting, and provided resulting recommendations to CPRD. CPRD Board of Directors subsequently authorized hiring of SEA Scott Edwards Architecture for design services. • CPRD held two community meetings: in November (24 attended) and December of 2020 (15 attended, including City of Dundee Administrator (manager)). Additional written comments were submitted by the public and collected by CPRD as well. • A public hearing took place in September of 2021.

K. FINANCIAL COMMITMENT (0-10 points)

1. What is the source of local matching funds for the project? A Resolution to Apply must be submitted with this application to indicate a commitment of local match funding for the project. *

The appraised value of the Sander Estate Property (\$1,145,000,) donated Dec 2016 in its entirety to Chehalem Park & Recreation District. The CPRD Board of Directors is committed to this as a priority project. Total Cost of the project (minimum Development) excluding restoration of exterior facilities, new site Buildings or features is estimated at \$3,100,000. Minimum Development • On site mass grading and utilities • All pathways and Pads for future Par course, benches, picnic tables and picnic shelter • Parking lot, asphalt, curbs, striping and soil • Parking lot lighting • Park lighting • Prepare all planting and stormwater facilities • Soil prep and amendments, plants and planting • Site irrigation

2. Project applicants are encouraged to develop project applications involving partnerships with other agencies or organizations. To what extent does the project involve partnerships with other agencies or groups? Are donations and/or funding from other agencies or groups secured? *

Partnering with City of Dundee has thus far been in outreach, publicity, and preapplication discussions. CPRD has already contributed \$500,000 toward the 50/50 purchase-donation agreement which resulted in this property acquisition. CPRD has committed to the remaining local match, anticipating this will be appropriated from CPRD's System Development Charges (SDCs) Fund. Outside of this grant application, no additional donations have been sought from other agencies or groups at this time.

3. Other than this grant application, to what extent has funding been secured or committed to complete the project? *

CPRD has already accepted the property donation valuation of \$500,000 toward the 50/50 purchase-donation agreement which resulted in this property acquisition. CPRD has committed to the remaining local match, anticipating this will be appropriated from CPRD's System Development Charges (SDCs) Fund.

REMINDER: Please Limit Answers to Each Question to 400 Words or Less.

L. SUSTAINABILITY (0-5 points)

1. Describe how sustainability was considered in the intent, strategies, and long-term management plans for the proposed project. Examples may include but are not limited to: sustainable design methods; projects that will have a minimal impact on the surrounding ecosystem; projects that will result in user protection of natural resources such as water quality/conservation, plant conservation, wildlife conservation, energy conservation, pollution control and environmental protection and restoration. *

Sander Estate Park has been designed to work with the natural lay of the land for efficiency and sustainability. All elements have been designed to enjoy the inherent beauty of Dundee but also to simplify maintenance and be as flexible in use seasonally and over time for the changing needs of the community. Plans include the retention of native topsoil, on-site stormwater retention areas (native plants) and in parking and along the roadside and sidewalk, bioswales throughout the site to preserve soils and water-wise irrigation. It will add thousands of native and drought tolerant trees and shrubs and grasses to the parkland which will encourage the enhancement of the wildlife population along with oxygen production. Exclusive use of LED lighting and natural lighting will be incorporated throughout the site for parking and lighting requirements and energy conservation.

M. DIVERSITY, EQUITY and INCLUSION (0-5 points)

1. Diversity, equity, and inclusion strategies guide organizations to address inequity in the communities they serve, ensure diverse representation in the planning and decision-making process, and promote welcoming environments for all visitors, employees, and volunteers. If your organization has an inclusion strategy or is working towards an inclusion strategy, describe that here. If applicable, describe your organization's diversity, equity, and inclusion strategy as it relates to this project. Upload supporting documentation if applicable. *

Outreach: CPRD has engaged in an inclusive messaging campaign since 2021 with the message, "All are welcome." This visible messaging campaign will appear on the grounds of this property.

N. ACCESSIBILITY COMPLIANCE

1. Does your agency have a board or city council adopted/approved ADA Transition Plan? *

Chehalem Park and Recreation District Complies with current ADA Standards on any new projects and all renovations to our Facilities and have since the introduction of those Standards.

2. How will your proposed project meet current ADA accessibility standards? To what extent will this project involve consultation with building officials, contractors or companies required to know and apply ADA requirements?

* Current ADA Accessibility Standards have been at the front of the park design process since the gracious donation of the land from Jan Sander and her request for the Sander Estate Park to be fully accessible to all. We have made our priorities clear to Architects, Landscape Designers and Engineers for their design concept plans and have followed through during the process. We have engaged with the City of Dundee Planning and will have accessibility a requirement when the project goes out to bid.

3. If the answers to question 1. is no, the applicant should conduct an ADA Site Evaluation for the project. An ADA Site Evaluation should identify and propose how to fix problems that prevent people with disabilities from gaining equal access to sites and activities. To review and access ADA evaluation tools, see the ADA Resources included with this Application. Has an ADA Site Evaluation been completed for this project? *

N/A

O. READINESS TO PROCEED

1. Have you submitted a signed Land Use Compatibility Statement with this application? *

Land use was approved for the Sander Estate Master plan (TYPE III review) by the Dundee City Council and signed by the Mayor in September of 2021 with conditions that we submit a TYPE 1 Checklist Review for approval with those conditions remedied and shown on the revised Park Masterplan before final approval for permitting of the Sander Estate Park. Conditions include: various easements for right of ways, enhanced water feature design, relocation of landscaping, driveway realignment, location of cross walks into the neighboring Park/School and Street Improvements with Utility undergrounding (before the park opens). We are currently working toward that goal.

2. Have you submitted construction or concept plans with this application? *

Yes; to be revised as noted above.

3. List required permits and status of permit applications for the project (i.e. Corps of Engineers, Division of State Land, Building Permits, etc.). Describe any possible delays or challenges that could occur in receiving permits. *

DQ 1200-C, Grading Permit, Public Improvement Permit, Plumbing and Electrical Permit
Permits issued. No delays expected.

No

4. If this project is selected for funding, what will be the next step in the process? E.g. pursue construction drawings, apply for permits, solicit bids, etc. *

. If this project is selected for funding the next steps in the process would be to have the Easements legally documented for the ROW requirements, full design of the Water Feature with public input, Revise the Masterplan showing the conditions remedied for TYPE I Checklist Review approval, Construction Drawings, Bid Documents, Permitting, Solicitation for bids and Construction.

P. ACTIVE AND PAST GRANTS PERFORMANCE

1. Describe your performance and compliance with all active and past OPRD grant awards. *

Friends' Park has been the last grant Chehalem Park & Recreation District received in 2018. It has been in progress since July 2019 and has been extended several times due to Covid. The work now has been completed and will be submitted as complete by April 6th, 2022. All other Grants have been completed as of this time. LG18-015 Friends Park 2018 \$287,000.00 Active LG17-019 Pool Park Playground Project 2017 \$40,189.00 Inactive LGP0371 WALTER

SCHAAD PARK	2011	\$172,539.00	Inactive LGP0298	Herbert Hoover Playground	2008	\$50,000.00	
Inactive LGP0212	Tom Gall Park Development	2006	\$213,238.00	Inactive OP2343	Jaquith Park Tennis Courts	1990	\$40,664.00
Inactive OP2064	Dundee Park Development - Phase 2	1986	\$34,131.00	Inactive OP2061	Jaquith Park Development - Phase II	1986	\$59,186.00
Inactive OP2029	Dundee Park Development - Phase 1	1985	\$58,393.00	Inactive OP2000	Jaquith Park Acquisition	1984	\$46,991.00
Inactive OP1856	Memorial Park Play Area	1983	\$4,068.00	Inactive OP1704	College Park Development	1981	\$7,776.00
Inactive OP1560	Jaquith Park Acquisition	1979	\$76,500.00	Inactive OP1073	Ewing Young Acquisition	1977	\$29,488.00
Inactive OP1312	Crabtree Park Development - Phase IV	1977	\$36,108.00	Inactive OP1311	Pool Park Irrigation	1977	\$5,750.00
Inactive OP1026	Memorial Park Walkway	1976	\$4,644.00	Inactive OP1028	Hoover Park Lighting	1976	\$1,709.00
Inactive OP775	Crabtree Park Well	1975	\$6,378.00	Inactive OP448	Chehalem Pool Park - Development	1971	\$9,244.00
Inactive OP217	Crabtree Park	1969	\$5,000.00	Inactive OP271	Memorial Park (Newberg) - Development	1969	\$750.00

17 of 17 Required Attachments

✓ Construction Drawings/Design Plan or Restoration Work Plan

Construction Drawings/Design Plan or Restoration Work Plan pdf

Construction Drawings/Design Plan pdf

✓ Environmental Checklist - Completed

Environmental Checklist - Completed pdf

✓ Land Use Compatibility Statement (LUCS) - Completed

Land Use Compatibility Statement (LUCS) - Completed pdf

✓ Letters of Support

Jeanette Adlong, Dundee City Councilor & Parks Advisory Committee pdf

Jill Bilka, CHT Chairperson, Dundee Parks Committee, Hike it Baby, Dundee resident pdf

Steve Dahl, City of Dundee Administrator (Manager) pdf

Casey Kulla, Yamhill County Commissioner pdf

Rick Rogers, City of Newberg Mayor pdf

✓ Map - Location / Vicinity

Sander Estate Park pdf

✓ Map - Park Boundary

Map - Park Boundary jpg

✓ Map - Project Area

Map - Project Area jpg

Map - Project Area kmz

- ✓ Map - Site Map / Site Plan

Map - Site Map / Site Plan pdf

Site Plan pdf

- ✓ Map - Urban Growth Boundary

Map - Urban Growth Boundary jpg

- ✓ Other

 - City of Dundee Master Plan approval letter pdf
 - Logo featuring barn, for a simple outdoor market held on the property. jpg
 - Settlement Statement pdf
 - 2016 Appraisal pdf
 - Gift Agreement pdf
 - Sales Agreement pdf

- ✓ Photos

 - Photo of Barn (Not a rehab item, simply an interesting element on the property; featured in our logo for the property, for your reference.) jpg

- ✓ Property Deed or Easement or Lease Agreement

 - Appraisal pdf
 - 2017 Property Deed pdf
 - Warranty Deed pdf

- ✓ Resolution to Apply for a Grant - Completed

Resolution 030122 pdf

- ✓ SHPO Clearance From - Completed

SHPO Clearance From - Completed pdf

- ✓ SHPO Map: 7.5 min. USGS Topo Map or 1 Sq. Mile Map

SHPO Map: 7.5 min. USGS Topo Map or 1 Sq. Mile Map jpg

- ✓ SHPO Submittal Form - Completed

SHPO Submittal Form - Completed pdf

- ✓ State Agency Review Form - Completed

SAR DSL pdf

14 Files

Environmental Checklist Packet - Blank

LGGP Manual

ADA Quick Reference Guide - Camping

ADA Quick Reference Guide - General

ADA Quick Reference Guide - Parking

ADA Quick Reference Guide - Restrooms and Showers

ADA Site Evaluation Tools

Land Use Compatibility Statement (LUCS) - Blank

Parkland Mapping Tool

Resolution to Apply for a Grant - Blank Form

SHPO Clearance Form (Built environment assessment) - Blank

SHPO Submittal Form (Archaeological assessment) - Blank

2019-23 Oregon SCORP

2013-2017 SCORP Apdx A - Planning Guide