



# SANDY URBAN RENEWAL BOARD MEETING

Tuesday, September 03, 2024 at 6:00 PM  
Sandy City Hall and via Zoom

## AGENDA

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### TO ATTEND THE MEETING IN-PERSON:

Come to Sandy City Hall (lower parking lot entrance) - 39250 Pioneer Blvd., Sandy, OR 97055

### TO ATTEND THE MEETING ONLINE VIA ZOOM:

Please use this link: <https://us02web.zoom.us/j/89472361559>

Or by phone: (253) 215-8782; Meeting ID: 89472361559

### ROLL CALL

### APPROVAL OF MINUTES

1. [Approval of Minutes](#): August 5, 2024

### NEW BUSINESS

2. [Grandma's House Childcare Tenant Improvement Grant](#)
3. [Mt. Hood Cigar Company Façade Grant](#)

### ADJOURN

Americans with Disabilities Act Notice: Please contact Sandy City Hall, 39250 Pioneer Blvd. Sandy, OR 97055 (Phone: 503-668-5533) at least 48 hours prior to the scheduled meeting time if you need an accommodation to observe and/or participate in this meeting.



# SANDY URBAN RENEWAL BOARD MEETING

Monday, August 05, 2024 at 6:00 PM  
Sandy City Hall and via Zoom

## MINUTES

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### ROLL CALL

#### PRESENT

Chair Stan Pulliam  
Board Member Chris Mayton  
Board Member Laurie Smallwood  
Board Member Rich Sheldon  
Board Member Kathleen Walker  
Board Member Carl Exner  
Board Member Don Hokanson  
Board Member Khrys Jones

### APPROVAL OF MINUTES

1. Approval of Minutes: May 20, 2024

#### **MOTION: Approve the May 20, 2024 minutes**

Motion made by Board Member Sheldon, Seconded by Board Member Jones.

Voting Yea: Chair Pulliam, Board Member Mayton, Board Member Smallwood, Board Member Sheldon, Board Member Walker, Board Member Exner, Board Member Hokanson, Board Member Jones

**MOTION CARRIED: 8-0**

### NEW BUSINESS

2. Intergovernmental Agreement with City of Sandy

The City Manager summarized the staff report, which was included in the agenda packet. It was noticed that the City Attorney's Office had discovered the lack of such an agreement on file, and that completing this agreement is a necessary formality.

**MOTION: Approve the IGA between City of Sandy and Sandy Urban Renewal Agency, as provided in the meeting packet**

Motion made by Board Member Walker, Seconded by Board Member Sheldon.

Voting Yea: Chair Pulliam, Board Member Mayton, Board Member Smallwood, Board Member Sheldon, Board Member Walker, Board Member Exner, Board Member Hokanson, Board Member Jones

**MOTION CARRIED: 8-0**

3. Discussion: Assessing Grant Programs and Urban Renewal Strategic Investments

The City Manager provided introductory remarks, followed by the Mayor who noted that although two grant applications from Grandma's House and Mt. Hood Cigar were ready for Board consideration, it was determined that a discussion was first necessary to deliberate on the best use of urban renewal funds. History and context was provided on the Board's past investments in childcare facilities in Sandy. An overview of the two grant applications was provided. It was also suggested that significant improvement opportunities could be available for the Agency, such as at the Sandy Marketplace shopping center.

Additional Board deliberation ensued on the following issues:

- Recognition that the Grandma's House application was from a well-established business and was consistent with the grant application guidelines, and that as such the Board should review the application
- Suggestion that the Board should receive regular updates on the grant applications currently in process, to allow an opportunity to weigh in and provide direction if necessary
- Additional details of the Grandma's House application, and discussion of previous SURA investments into this business
- Suggestion that the grant programs should be simplified and streamlined
- Suggestion that tenant improvement grants have been successful in the past in generating economic development
- Suggestion that contracts can be written to ensure that assets remain at the property and that the Agency is reimbursed if a business failure occurs
- Concern about the state of the former La Bamba building
- Recognition that large investments are beyond the scope of current grant programs; suggestion that the Agency can act outside those programs
- Importance of ensuring the Agency realizes long-term benefits of its investments
- Discussion of the proposal to provide funding assistance for the demolition of the vacant structure at 38756 Pioneer Blvd; clarification that a business at that location could access the ERUs previously allocated
- Suggestion to prioritize addressing long-term vacant structures generally, and mitigating blight
- Suggestion that the Economic Development Advisory Board could play the initial grant review role previously performed by the grant review committee
- Emphasis that the Agency should ensure that recipient businesses are economically viable
- Concern about certain businesses receiving multiple grants
- Further context surrounding the individual circumstances of recipient businesses
- Emphasis on the importance of fairness to business playing by the rules

- Suggestion that contracts should always be with property owners rather than business owners

It was the consensus of the Board that the grant applications currently in the queue should be brought before the Board for consideration on September 3rd, and that the Agency should expend funds to assist with the demolition of the vacant structure at 38756 Pioneer Blvd.

**MOTION: Authorize staff to execute a contract for the demolition of the vacant structure located at 38756 Pioneer Blvd. in an amount not to exceed \$15,000**

Motion made by Board Member Hokanson, Seconded by Board Member Sheldon.

Voting Yea: Chair Pulliam, Board Member Mayton, Board Member Smallwood, Board Member Sheldon, Board Member Walker, Board Member Exner, Board Member Hokanson, Board Member Jones

**MOTION CARRIED: 8-0**

**ADJOURN**





# STAFF REPORT

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**Meeting Type:** Sandy Urban Renewal Board  
**Meeting Date:** September 3, 2024  
**From:** Kelly O’Neill Jr., Development Services Director  
**Subject:** Grandma’s House Childcare Tenant Improvement (Project #24-001 TI)

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**DECISION TO BE MADE:**

Approve or deny the expenditure of urban renewal funds for tenant improvements for an upgraded playground for Grandma’s House Childcare.

**BACKGROUND / CONTEXT:**

This tenant improvement grant was requested by the owner of Grandma’s House Childcare, Julie Littlepage. Ms. Littlepage is proposing playground improvements to the [existing childcare facility](#) at 38422 Hood Street. The existing outdoor space has minimal playground equipment and what does exist is plastic residential grade playground equipment which is likely not suitable for heavy usage.

**KEY CONSIDERATIONS / ANALYSIS:**

Playgrounds for childcare facilities are an eligible expense in the [Tenant Improvement Grant Program Guidelines](#) per Section IV. 8. (page 3 under childcare businesses). The proposed improvements include the following:

- Construct a playhouse with a ladder and slide.
- Install monkey bars, balance boards, tic-tac-toe boards, chalkboard, a tunnel, a wall with ropes, and an arched bridge.
- Cut and install tractor tires.
- Install a better sand pit and fill it with additional sand.
- Install a 3-foot fence to separate small children from older children, and a 5-foot fence to separate the playground from utility boxes as required by the State of Oregon.

Three contractors, Mathes Construction, Pro V Construction LLC, and Mt Hood Construction Inc submitted bids for the project. The low bid from Pro V Construction LLC totals \$24,675.00 (Exhibit B).

This site (38422 Hood Street) received a façade improvement grant of \$41,500 and a tenant improvement grant of \$30,000 for the construction of the building. Those two grant awards were applied for in 2020 and were closed in October 2022 with completion of the building. Both of those grants were awarded to the property owner, Richard Minor, not the tenant, Julie Littlepage. Awarding a tenant improvement grant to Grandma’s House Childcare would not violate the grant provision that no property shall receive more than \$60,000 in tenant improvement grant funding within a five (5) year period, as this grant would bring the total to \$42,337.50.

In accordance with the tenant improvement contract, the playground assets will be required to stay with the property even if Grandma’s House Childcare relocates.

**BUDGET IMPACT:**

**\$12,337.50** (50 percent of the total project cost of \$24,675.00)

The biennium budget for 2023-2025 allocated \$400,000 to grant programs. To date, the Sandy Urban Renewal District has allocated the following:

<b>PROJECT</b>	<b>COST</b>
Sandbar BBQ ADA parking	\$9,660.00
Tollgate Inn Covered Structure renderings	\$850.50
Tollgate Inn Covered Structure	\$65,679.66
Tollgate Inn Covered Structure Change Order	\$13,135.94
Sandy Underground TI Grant	\$30,000.00
All County Surveyors Façade Grant	\$40,429.00
Demolition of Pioneer Blvd. Boarding House	\$11,200.00

**TOTAL = \$170,955.10**

**RECOMMENDATION:**

Staff recommend approval of this tenant improvement grant as it creates a more suitable playground for children at Grandma’s House Childcare.

**LIST OF ATTACHMENTS / EXHIBITS:**

Exhibit A. Tenant Improvement Grant Application

Exhibit B. Bids and Supporting Documents, including schematic from Pro V Construction

**EXHIBIT A.**

Item # 2.

Kelly O'Neill &lt;koneill@ci.sandy.or.us&gt;

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**Form submission from: Facade / Tenant Improvement / Covered Structure Grant Application**

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**Sandy Oregon** <sandy-or@municodeweb.com>  
Reply-To: Sandy Oregon <sandy-or@municodeweb.com>  
To: koneill@ci.sandy.or.us

Thu, Apr 4, 2024 at 12:04 PM

Submitted on Thursday, April 4, 2024 - 12:04pm

Submitted by anonymous user: 72.19.46.109

Submitted values are:

First Name Julie  
Last Name Littlepage  
Email Address [Grandmashousesandy@gmail.com](mailto:Grandmashousesandy@gmail.com)  
Company Name Grandmas house  
Phone 5033411940  
Address [38422 Hood street](#)  
City Sandy  
State/Province Oregon  
Zip Code 97055

Are you the Business Owner/Tenant

Please provide information for the building owner: Rick minor

Which City of Sandy grant program are you applying for? Tenant Improvement Program (building interior - childcare business)

Proposed Project Description:

a sensory-friendly playground to offer a variety of equipment designed to stimulate the senses, including sight, sound, smell, touch, balance and proprioception. We have no playground as of today, and would like to add rubber mulch. Even have a storage unit for chalk and bubbles. Be able to provide jump ropes, make a chalkboard wall for the kids, have a tree fort, a rock climbing wall, a dirt area with a diggers, things like logs to jump from log to log, and picnic tables to seat all kids to have lunch outside, would like to offer a shaded or area to go outside in bad weather. Maybe a track to be able to ride bikes outside. Would also like to get soap and hand dryers in each classroom.

Estimated Total Cost of Project: 28,000

Certification I certify to the city of Sandy that ALL of the information contained in the application is true and correct to the best of my knowledge. I acknowledge that the funding source of the Facade Grant program is the City of Sandy's Urban Renewal board and I understand that I must comply with all the regulations of the Urban Renewal Board and the The City of Sandy.

The results of this submission may be viewed at:

<https://www.ci.sandy.or.us/node/11131/submission/21418>

Page No. 1 of 1

**PROPOSAL**

PROPOSAL SUBMITTED TO <u>Mathes Construction</u>		TODAY'S DATE <u>5-1-24</u>	DATE OF PLANS/PAGE #'S <u>5-1-24</u>
PHONE NUMBER	FAX NUMBER	JOB NAME <u>Grandmas house playground</u>	
ADDRESS, CITY, STATE, ZIP		JOB LOCATION <u>Sandy Oregon</u>	

We propose hereby to furnish material and labor necessary for the completion of:

Playground Build

3ft Fence to separate small & little kids

5ft fence to protect utility box.

Sand Box / pit / Cut tractor tires in half

Rope wall with ladder Cargo net double sided

Balance board / 2 chalkboard walls

Play house with slide & ladder 5ft

Pipe ball game

Monkey bars

We propose hereby to furnish material and labor - complete in accordance with above specifications for the sum of:  
Twenty Five thousand dollars (\$ 25,000)

Payment as follows:

All material is guaranteed to be as specified. All work to be completed in a substantial workmanlike manner according to specifications submitted, per standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance. Accounts overdue beyond 30 days of billing will be charged at an interest rate of \_\_\_% per annum. Customer is also liable for an additional \_\_\_% of unpaid balance plus incidental collections costs, including attorney fees. If either party commences legal action to enforce its rights pursuant to this agreement, the prevailing party in said legal action shall be entitled to recover its reasonable attorney's fees and costs of litigation relating to said legal action, as determined by a court of competent jurisdiction.

Authorized Signature [Signature]

Note: this proposal may be withdrawn by us if not accepted within 15 days.

ACCEPTANCE OF PROPOSAL The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature [Signature]  
Signature [Signature]  
Date of Acceptance 5-1-24

# ESTIMATE

**PRO V CONSTRUCTION LLC**  
 38906 Jerger st  
 Sandy, OR 97055

provcons.llc@gmail.com  
 503-349-7057  
 www.pro-v-construction.com

**PRO V CONSTRUCTION**  
 Quality and Integrity

**Amie Vershaw**  
**Bill to**  
 Amie Vershaw  
 38422 hood street  
 sandy, oregon 97055

**Ship to**  
 Amie Vershaw  
 38422 hood street  
 sandy, oregon 97055

**Estimate details**

CCB#: 232664

Estimate no.: 1168  
 Estimate date: 05/06/2024  
 Expiration date: 05/27/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		<b>New construction</b>	<b>PLAYGROUND BUILD</b>	1	\$24,675.00	\$24,675.00

Build the following to create the play ground  
 :play house 5ft off ground with ladder slide roof and both sides sealed off from nieghors  
 :monkey bars custom made to customer specified hieght  
 :tic tac toe board on plastic spinners  
 : arch bridge built to customer size and hieght specs  
 :cut tractor tires and set in circle half moon shape  
 :Balance board built to customer desired hieght and length  
 :pipe ball game on fence line  
 :rising post steps laid out at random  
 :raise sand pit walls and bring in more sand  
 :center structure with ladder slide rock wall rope repell and cargo climb net  
 :double side chalk wall for kids to wright on  
 :3ft fence to seperate little kids from big kids  
 :5 ft fence to protech the utility boxes  
 :Bring in more sand for sand pit

These are the things that will be included in this quote we will have a meeting to do final lav out and design

along with any and all customer input to  
make this the most fun and logistical  
playground for the kids.

Item # 2.

**Total**

**\$24,675.00**

**Note to customer**












If you have any questions please give me a call anytime or i can stop  
by to talk in person.

Expiry  
date

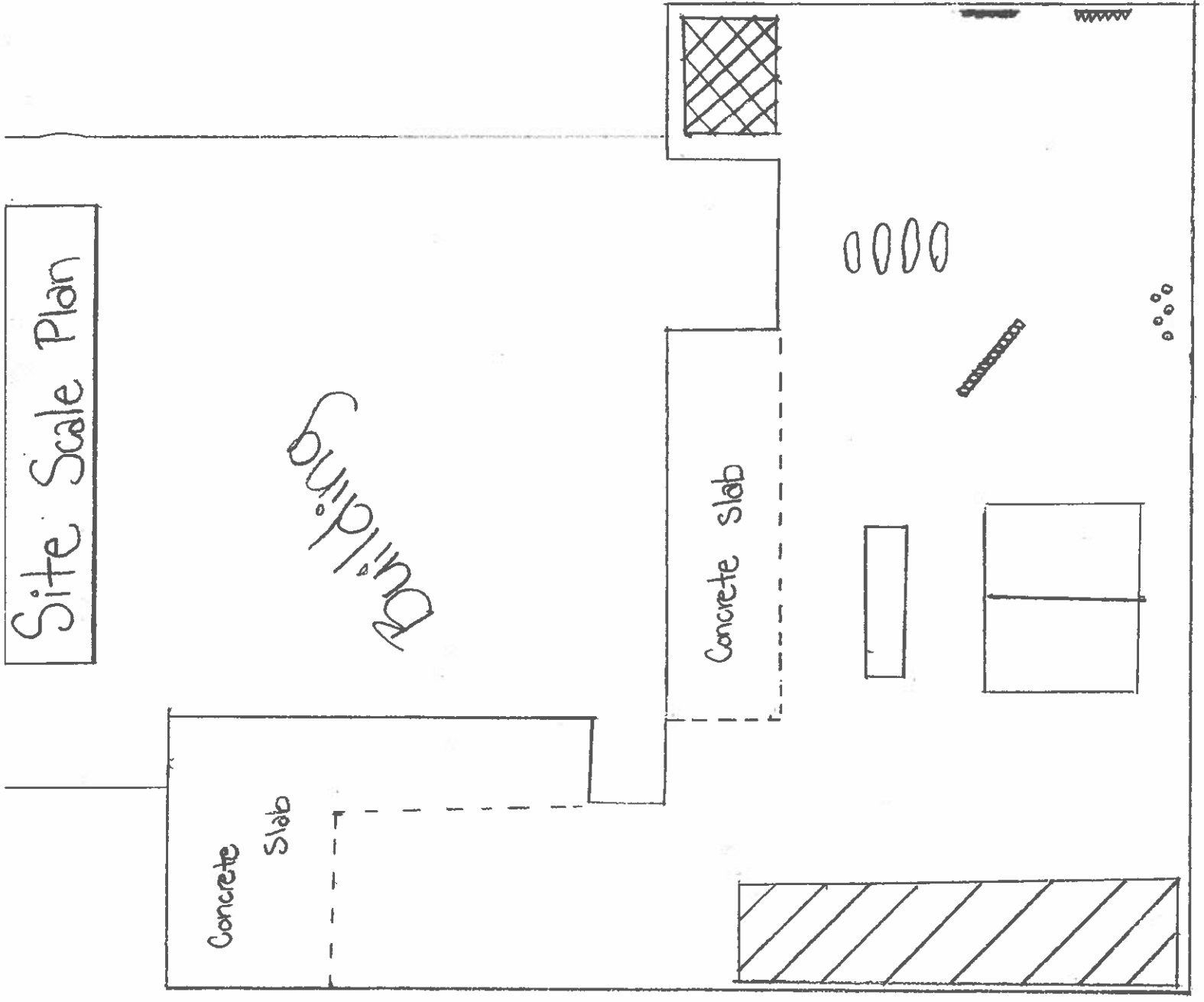
05/27/2024

# Site Scale Plan

## Key

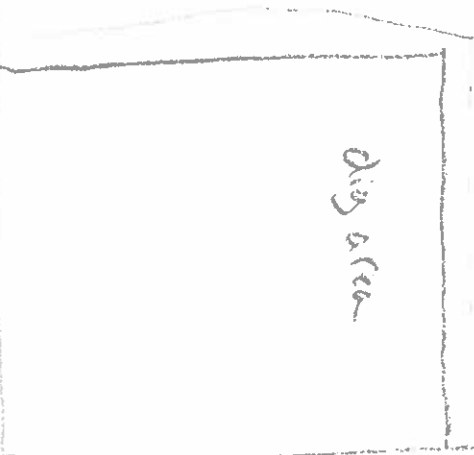
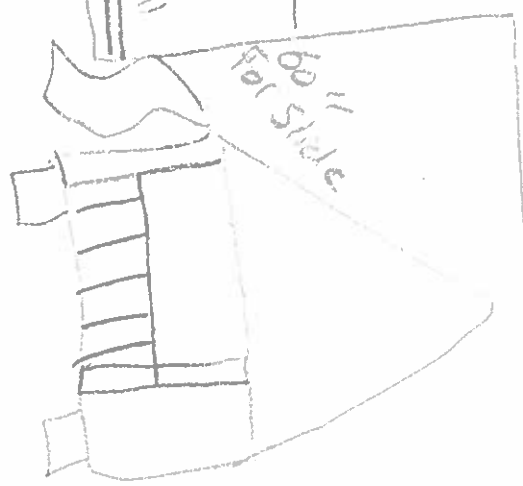
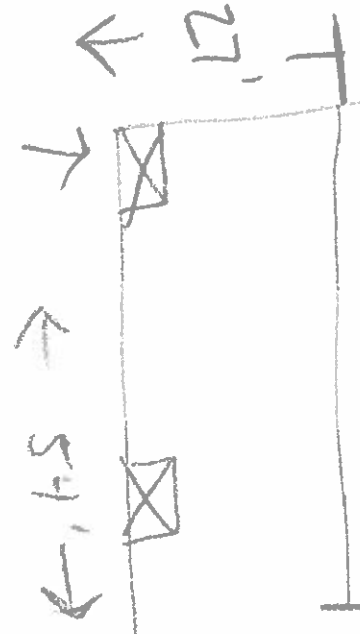
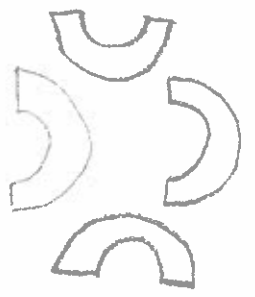
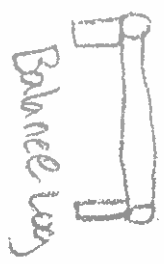
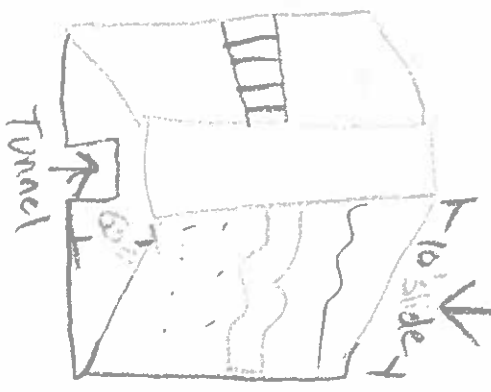
-  Sand pit
-  Tunnel
-  A frame
-  Balance beam
-  Tire
-  Raised Steps
-  Fort
-  Tic Tac Toe
-  Science wall
-  Edge of concrete
-  wall/fence

— | — 1/2 in equals  
4 ft



Science wall

Ball rolling game



TIC TAC TOE



# Mt Hood Construction Inc

**CCB# 248347**

38749 Strawbridge Pkwy  
Sandy, OR 97055  
(971) 221 - 9552



## Bid Proposal

# Grandma's House Playground

**April 22, 2024**

### Overview/Scope

Mt Hood Construction will remove both raised beds in the backyard, and build nine new play structures throughout the backyard. The structures will consist of a free standing tic tac toe board, four half buried tires, a log balance beam, a 8' long 24" diameter culvert tunnel, a fort with a handrailed platform, roof and a slide. A 6' by 24' sand pit dig area, five raised logs for steps, two chalkboard walls, a science wall, and lastly an A frame structure that has a two sided rock wall, a climbing net, a climbing rope, a ladder, platform and a slide.





## Goals

1. We will demo the existing raised beds
2. Resurrect all nine structures

## Specifications

Mt Hood Construction is not liable for any and all permits or inspections, this bid only consists of removing existing raised beds and building nine play structures. This bid excludes the four tires, logs for balance beam, logs for raised steps as the client is responsible for those materials and any and all painting/staining.

## Cost/ Payment expectations

Total bid for the above work scope will be performed for a total of \$33,020, upon signing and accepting of a contract a down payment of \$10,000 is due. The remainder (\$23,020) will be due upon completion of the above work scope.

Client signature: *Julio Inturpas*

Date: *4/23/24*

Contractor signature: *Node C Barrese*

Date: *04/23/24*





Item # 2.

Tenant  
Improvement  
Grant

Grandma's House  
Childcare

Urban Renewal Board  
September 3, 2024

# Location



# Proposed Improvements

Item # 2.

## Playground Upgrades

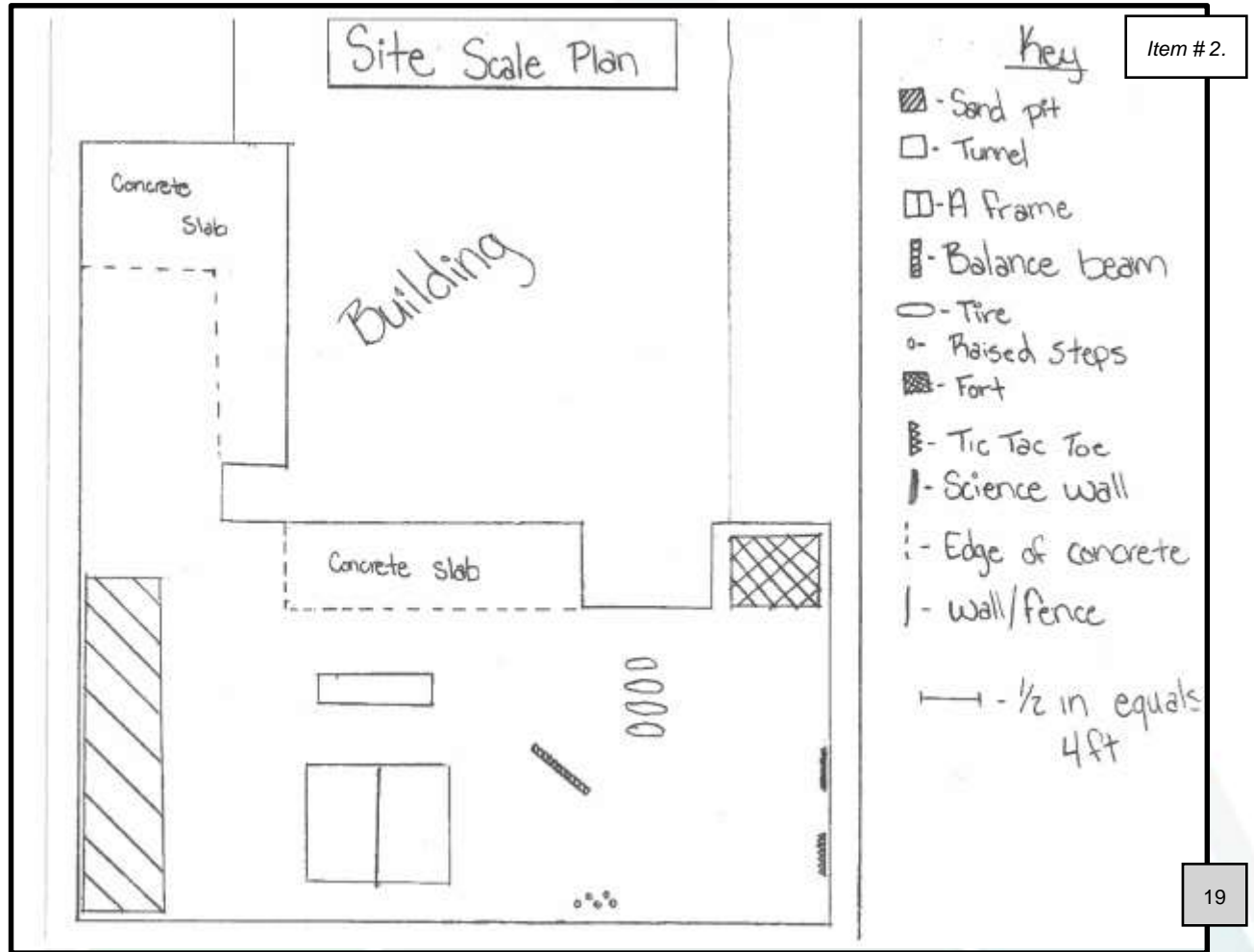
- Construct a playhouse with a ladder and slide.
- Install monkey bars, balance boards, tic-tac-toe boards, chalkboard, a tunnel, a wall with ropes, and an arched bridge.
- Cut and install tractor tires.
- Install a better sand pit and fill it with additional sand.
- Install a 3-foot fence to separate small children from older children, and a 5-foot fence to separate the playground from utility boxes (required by the State of Oregon).



# Existing Playground



# Site Changes



# Request

Item # 2.

**\$12,337.50** (50 percent of the total project cost of \$24,675)

The biennium budget for 2023-2025 allocated \$400,000 to grant programs.

To date, the Sandy Urban Renewal Board has allocated \$170,955.10 this biennium so there is **\$229,044.90 remaining**.



# Recommendation

Item # 2.

Staff recommend approval of this tenant improvement grant as it creates a more suitable playground for children at Grandma's House Childcare.



# STAFF REPORT

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**Meeting Type:** Sandy Urban Renewal Board  
**Meeting Date:** September 3, 2024  
**From:** Kelly O’Neill Jr., Development Services Director  
**Subject:** Mt. Hood Cigar Company Façade Grant (Project #23-003 FAC)

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**DECISION TO BE MADE:**

Approve or deny the expenditure of urban renewal funds for a façade grant for a new entryway for Mt. Hood Cigar Company.

**BACKGROUND / CONTEXT:**

This façade improvement grant was requested by the owner of the Mt. Hood Cigar Company, Christopher Bailey. Mr. Bailey is proposing a new entryway to the [existing business](#) at 37333 Highway 26.

**KEY CONSIDERATIONS / ANALYSIS:**

Construction of new entryways are an eligible expense in the [Façade Improvement Grant Program Guidelines](#) per Section IV. 4. The proposed improvement includes the following:

- Install a metal framed glass paneled garage door on the west elevation of the Mount Hood Cigar Company, facing the deck and Kate Schmitz Avenue.

Three contractors, Jack’s Overhead Door Inc., On Point Doors NW, and Oregon City Garage Door submitted bids for the project. The low bid from Oregon City Garage Door totals \$5,250 (Exhibit B).

This site (37333 Highway 26) previously received a façade improvement grant of \$17,205. The previous grant was awarded in 2022 to add an outdoor smoking area to the west side of the building so that customers may enjoy their cigars while remaining at the business. Awarding a façade grant to the Mt. Hood Cigar Company would not violate the grant provision that no property shall receive more than two façade grants within a five (5) year period.

**BUDGET IMPACT:**

**\$4,125** (total project cost is \$5,250)

Per the Façade Improvement Grant Program Guidelines Section V., the Urban Renewal Agency contributes \$4,000 of the first \$5,000 of the project cost, and 50 percent of the next \$45,000.

The biennium budget for 2023-2025 allocated \$400,000 to grant programs. To date, the Sandy Urban Renewal District has allocated the following:

<b>PROJECT</b>	<b>COST</b>
Sandbar BBQ ADA parking	\$9,660.00
Tollgate Inn Covered Structure renderings	\$850.50
Tollgate Inn Covered Structure	\$65,679.66
Tollgate Inn Covered Structure Change Order	\$13,135.94
Sandy Underground TI Grant	\$30,000.00
All County Surveyors Façade Grant	\$40,429.00
Demolition of Pioneer Blvd. Boarding House	\$11,200.00

**TOTAL = \$170,955.10**

**RECOMMENDATION:**

Staff recommend approval of this facade grant as it creates an entryway from the business to the seating area on the west side of the Mt. Hood Cigar Company.

**LIST OF ATTACHMENTS / EXHIBITS:**

Exhibit A. Façade Improvement Grant Application

Exhibit B. Bids from Contractors

Exhibit C. Clopay Garage Door Brochure

Exhibit D. Picture of Door Location at Mt. Hood Cigar Company

**EXHIBIT A.**

Item # 3.

Kelly O'Neill &lt;koneill@ci.sandy.or.us&gt;

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**Form submission from: Facade / Tenant Improvement / Covered Structure Grant Application**

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**Sandy Oregon** <sandy-or@municodeweb.com>  
Reply-To: Sandy Oregon <sandy-or@municodeweb.com>  
To: koneill@ci.sandy.or.us

Tue, Jul 18, 2023 at 6:10 PM

Submitted on Tuesday, July 18, 2023 - 6:10pm

Submitted by anonymous user: 72.107.186.38

Submitted values are:

First Name Chris  
Last Name Bailey  
Email Address [chris@durusllc.com](mailto:chris@durusllc.com)  
Company Name Mt Hood Cigar Co  
Phone 5033205633  
Address [37333 US Highway 26](#)  
City Sandy  
State/Province Oregon  
Zip Code 97055

Are you the Business Owner/Tenant

Please provide information for the building owner:

Remove one section of storefront glass and replace with a glass roll up door for customer access in and out of the store and onto the newly constructed deck.

Which City of Sandy grant program are you applying for? Facade Improvement Program (building exterior - all business types eligible)

Proposed Project Description:

Remove one section of storefront glass and replace with a glass roll up door for customer access in and out of the store and onto the newly constructed deck.

Estimated Total Cost of Project: 10k

Certification I certify to the city of Sandy that ALL of the information contained in the application is true and correct to the best of my knowledge. I acknowledge that the funding source of the Facade Grant program is the City of Sandy's Urban Renewal board and I understand that I must comply with all the regulations of the Urban Renewal Board and the The City of Sandy.

The results of this submission may be viewed at:

<https://www.ci.sandy.or.us/node/11131/submission/20260>



Mailing Address: PO Box 230368  
Tigard OR 97281-0368

PH: 503.639.4440  
CCB #119325  
WA L&I #JACKSOD044RT  
www.jacksoverheaddoor.com

**BID PROPOSAL**

Item # 3.

DATE	ESTIMATE #
12/18/2023	42499

**ESTIMATED BY DON BURGOYNE**

MAILING ADDRESS

Durus Construction LLC  
15806 Upper Boones Ferry Rd  
Lake Oswego, OR 97035-4066

SO #				
A _____	B _____	C _____	D _____	E _____
F _____	G _____	H _____	I _____	J _____
K _____	L _____	M _____	N _____	O _____

ATTN: Chris Bailey	PH: 503-320-5633
EMAIL: chris@durusllc.com	CUSTOMER PO #

	TOTAL
Project: Sandy door install	
SUPPLY AND INSTALL:	
- (1) 6'5" x 8' Aluminum Fullview sectional door by Wayne Dalton model KAL	
- Clear anodized finish	
- 1/2" Insulated tempered glass all sections	
- Insulated stiles and rails	
- 2" Track with max high lift	
- Inside slide locks	
- PVC head and jamb seals	
- Manual push up operation	
ALL FRAMING AND BACKING NEEDED TO BE BY OTHERS	
Total	6,350.00

NOTE: Attached Terms & Conditions page must be signed and returned with acceptance of Bid Proposal.	<b>Total</b> <b>\$6,350.00</b>
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**PLEASE NOTE THE FOLLOWING EXCLUSIONS:**

Any and all low or high voltage electrical wiring and/or connections. Bonds, Permits, Fees, Engineering, Structural Mods. PLEASE NOTE: Mfg's standard warranty on all products & 1 Year warranty on Workmanship. Work area needs to be ready for install and clear of all obstructions prior to mobilization. Customer may be charged for wait time and/or additional trips if the project is impeded. All scheduling will be dependent on actual lead times involved w/ordering the materials. Assumes adequate clearances for all doors, operators, and hardware to be installed w/o mods to standard equip. and/or bldg, Electrical Conduits, Plumbing/Fire Sprinklers. Assumes adequate structural backing to attach doors. New Construction. No existing Door Removal is included.

Accepted by: \_\_\_\_\_ Date: \_\_\_\_\_



**ON POINT DOORS NW, LLC**  
COMMERCIAL & RESIDENTIAL GARAGE DOORS

# On Point Doors NW, LLC

PO Box 906 | Sandy, Oregon 97055  
5038942600 | info@onpointdoors.com | www.onpointdoors.com

## Estimate #175

Sent on	Jun 11, 2024
<b>Total</b>	<b>\$7,950.00</b>

**RECIPIENT:**

**Chris Bailey**  
37333 U.S. 26  
Sandy, Oregon 97055

Product/Service	Description	Total
Clopay Model 904U	<p>Furnish and Install:</p> <p>(1) One 6'-4" x 7'-10" Clopay Model 904U. Clear Aluminum Anodized Frames with Insulated Tempered Glass. 2" Reverse Angle Track with 30" of Straight Incline High Lift and Manual Operation.</p> <p>Price Includes the removal of the existing glass aluminum storefront.</p> <p>Exclusions:</p> <p>Excludes all framing / preparations for door installation. (EX. Wood Framing and furring of existing steel post to be flush with opposite side of opening.)</p>	\$7,950.00

**Total** **\$7,950.00**

This estimate is valid for the next 30 days, after which values may be subject to change. Price includes removal and disposal of existing door if applicable. Power outlets for garage door opener installations to be provided by others.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_



Oregon City Garage Door, LLC  
 16000 SE Evelyn St.  
 Clackamas, OR 97015  
 (503) 632-3070  
 oregoncitygaragedoor.com

Estimate 53820370  
 Estimate Date 4/10/2024

Item # 3.

**Billing Address**  
 MT Hood Cigar  
 37333 U.S. 26  
 Sandy, OR 97055 USA

**Job Address**  
 MT Hood Cigar  
 37333 U.S. 26  
 Sandy, OR 97055 USA

**Description of work**

Mt Hood Cigar  
 Chris Bailey  
 chris@durusllc.com

Task #	Description	Quantity	Your Price	Total
Clopay Commercial	~~~~Full View Door~~~~  ----Supply And Install---- 6'-2" X 8'-0" Clopay Model 904U -Insulated Full View Commercial Sectional Door - All Sections Full View - Color   Black Anodized Acid Etch - Glass   1/8" Clear Tempered - Track   2" Reverse Angle, 28" Of Hi Lift   Straight Incline - Counterbalance   Standard 10,000 Cycle Springs - Seal   Reverse Angle Jamb Seal - Lock   Interior Slide Lock - Operation   Manual Hand Push Up ----- *** All Framing And Drywall By Others***  *** All Orders Require A 75% Deposit***  *** Eta From Manufacturer Is 4-6 Weeks*** -----	1.00	\$3,750.00	\$3,750.00
Materials - Garage Doors	----Framing And Drywall By Others----	1.00	\$1,500.00	\$1,500.00

<b>Sub-Total</b>	\$5,250.00
<b>Tax</b>	\$0.00
<b>Total Due</b>	<u>\$5,250.00</u>
<b>Deposit/Downpayment</b>	\$0.00

Thank you for your business, we appreciate it very much!

I authorize the aforementioned work in the amount of {authorized amount} to be performed in accordance with the {terms} terms and conditions of the company.

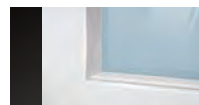


# CLOPAY COMMERCIAL – MODELS 904, 904U architectural series



## ALUMINUM FULL-VIEW DOORS

Clopay's Model 904 showcases a sleek design with fewer lines and angles to its appearance. With equal stile spacing, rail and stile profiles are more proportional to each other. This design provides an aesthetically pleasing appearance making it ideal in applications such as restaurants, auto dealerships and fire stations. In addition to these features, Model 904U features Intellicore® polyurethane insulated rails and stiles.



Frame Detail



Section Joint Seal



Reinforcing Fin (where applicable)

Model 904U\*

Model 904

\*Model 904U R-value 3.8 with clear insulated glass

[clopaycommercial.com](http://clopaycommercial.com)



# OPTIONS

Item # 3.

## PANEL OPTIONS

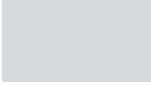


Aluminum Full-View

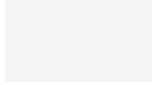


Solid Aluminum

## FRAME/SOLID PANEL COLOR OPTIONS



Clear Aluminum (Anodized)



Standard White (Painted)



Bronze (Painted)



Chocolate (Painted)



Bronze (Anodized)\*



Black (Anodized)\*



Dark Bronze (Anodized)\*

\*Additional cost and lead time may apply. The use of "Bronze (Painted)" is recommended due to slight color variation that may occur during the anodizing process.

## CUSTOM PAINT OPTIONS

Color Blast® finish paint system or RAL Powder Coating give you thousands of color options for endless upgrades. See your Clopay Dealer for details.



Model 904U not available with RAL Powder Coat finish.



## GLASS/PANEL OPTIONS



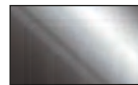
Clear Glass



Gray Tinted Glass



Bronze Tinted Glass



Mirrored Glass\*



Obscure Glass



Clear Laminate Impact Rated Glass+



White Laminate Glass\*



Black Laminate Glass\*



Frosted Glass



Frosted Acrylic



Clear Acrylic



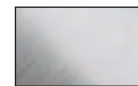
White Acrylic



Clear Polycarbonate



Bronze Polycarbonate



Solid Aluminum Panel (Color-matched)

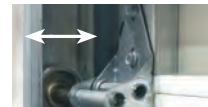
\*Glass/acrylic panels may be combined with aluminum panels. Custom glass and colors available.  
+5/16" clear, white, gray and bronze laminate impact rated glass is available only on 904W8/904UW8.

## PERFORMANCE OPTIONS

### HEAVY-DUTY HARDWARE



Double-end Hinge



3" Track



High Performance Hardware

### SPECIALTY PRODUCTS



Center Mullions



Exhaust Port

### OPTIONAL WARRANTY

Extended 8-year hardware warranty includes upgraded industrial hardware. Upgraded hardware includes 3" track and rollers, 11 gauge hinges, heavy duty brackets, solid shaft and more.



### WINDCODE®



Design pressures (DP) up to 52 PSF depending on configuration. Models tested 50% greater than DP.

### STANDARD SPECIFICATIONS

Max Width	24'2" (Maximum width for Model 904U is 20'2")
Max Height	20'0"
Exterior/Interior Panel Thickness	2-1/8"
Insulation	Intellicore® polyurethane (Model 904U)
R-Value*	3.8 (Model 904U with clear insulated glass)
U-Factor	0.86 (Model 904U with clear insulated glass)
Air Infiltration Rate	0.15cfm/ft²
End Stile Thickness	4.5" wide single up to 14'2" 6.5" wide double over 14'2"
Emboss	Recessed panel with smooth surface
Panel Style	Full-view or solid aluminum panel
Section Construction	6063-T5 extruded aluminum alloy

Window Style	Full-view
Glass	DSB glass, tempered glass, acrylic, thicknesses of 1/8", 1/4" and 1/2"
Solid Panels	Insulated and non-insulated aluminum panels
Wind Load	Impact rated (W8 only)
Joint Seal	Yes
Springs	10,000 cycle springs Galvanized aircraft cable with minimum 7:1 safety factor
Tracks	2" angle mount track with standard lift 3" track where applicable
Hardware	TPE astragal in corrosion-resistant retainer Steel step plate and lift handle Inside slide lock for increased security
Warranty	Standard Paint – 5 Years Material and Workmanship – 1 Year Color Blast® finish – 5 Years Hardware – 1 Year

\*Calculated door section R-value is in accordance with DASMA TDS-163.



For more information on these and other Clopay products, visit [clopaycommercial.com](http://clopaycommercial.com). Architects and specifiers, visit [architectdoorhelp.com](http://architectdoorhelp.com).



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CMDC-904-19\_REV0124

## Exhibit D

### 23-003 FAC Mt Hood Cigar rollup door





Facade  
Improvement  
Grant

Mt. Hood Cigar

Urban Renewal Board  
September 3, 2024



# Location



# Proposed Improvements

Item # 3.

## Exterior Building Upgrades

- Install a metal framed glass paneled garage door on the west elevation of the Mount Hood Cigar Company, facing the deck and Kate Schmitz Avenue.

Proposed  
Door Type



Item # 3.



Proposed  
Location



# Request

Item # 3.

**\$4,125** (total project cost is \$5,250) - Per the Façade Improvement Grant Program Guidelines Section V., the Urban Renewal Agency contributes \$4,000 of the first \$5,000 of the project cost, and 50 percent of the next \$45,000.

The biennium budget for 2023-2025 allocated \$400,000 to grant programs.

To date, the Sandy Urban Renewal Board has allocated \$170,955.10 this biennium so there is **\$229,044.90 remaining**.



# Recommendation

Item # 3.

Staff recommend approval of this facade grant as it creates an entryway from the business to the seating area on the west side of the Mt. Hood Cigar Company.