



Head Start of Yamhill County

1006 NE 3rd Street, Suite A

PO Box 1311

McMinnville, OR 97128

Phone: 503.472.2000

Fax: 503.472.6539

www.yamhillheadstart.org

February 16, 2024

Dear Chairs and Members of the Joint Subcommittee on Capital Constructions,

I testified today to request funds through the **HB 5201 Bond Authorization opportunity to support Head Start of Yamhill County's expansion of classrooms for two projects totaling \$626,222**. These projects are necessary to meet the needs of Head Start's full day/ full year care for children in the Dundee and Newberg communities where there is a shortage of this type of care, particularly for children who are at or below 100% of FPG.

The Newberg project ask is just under \$450,000 (\$447,191) for the completion of a project that is underway and funded through federal HS and HSYC dollars to expand our current center that we own/ on land we own. Our Newberg families, many new to the community without extended family nearby, need child care while they work or are in substance use treatment. When the project is finished, HSYC can provide a quality, comprehensive opportunity of 1020 hours annually at our center for the children, and social service, self-sufficiency, and crisis supports for the families. We provide three nutritious meals a day, bus transportation, health screening/ referrals/ follow-up, and transitional support to kindergarten and beyond. For Head Start of Yamhill County to provide the "duration" model of care, we need a classroom for each group of children. We currently serve over 90 children in the two existing classrooms. Not all at once! We have morning and afternoon sessions (different staff), which only allows the preschoolers 4-hour days. The toddlers can only attend twice a week because each group shares one of the Head Start classrooms in the afternoons. More classrooms will help us to serve these children 4 days a week, 6 hours each day, and yearlong.

We sold our Head Start Center in Dayton to the Dayton School District (DSD) for \$830,000 in 2022 after our 20-year lease with them expired in 2020. The sale was delayed due to change in leadership at the DSD and a lag in receiving approval to sell from our federal funder. Our plan was to use the funds to expand our Newberg Center, where the need was (and still is) the greatest. 81% of the Dayton Center had federal interest, so it was a very long and complicated process to obtain permission for the sale, and then to apply the proceeds to a new facilities project. We finally received permission to build with \$830,000 in the bank by late 2023. The project is underway and when finished at the end of June, will have 2 classrooms, a parent room, staff offices, and a playground. Due to the delay of this project and the pandemic, the cost has increased. Without additional funds we won't be able to install our fire or security system \$44,185, playground structure (that we already own) \$40,540, purchase and install fencing and playground surfacing \$31,500, expand and pave the staff parking lot \$105,966, and cover the additional fees related to

This institution is an equal opportunity provider.

the City of Newberg's permitting \$225,000. Without the completion of these final pieces, we will not be able to open the expanded classrooms and serve children. See the attachments including justification of project submitted to and approved by the US Department of Health and Human Services.

The Dundee ask is just over \$179,000 (\$179,031) for our portion of the pre-construction costs for the development of a 2-classroom HSYC center that will be situated on the bottom floor of a 3-story building that will house 4 Newberg-Dundee Habitat for humanity condominiums on land owned by the Newberg United Methodist Church. We are submitting an application through the City of Dundee for a \$1.5 Community Development Block Grant for our portion of the building, but those funds do not cover the pre-construction part of the project needed for the application. This project is the first of its kind in Oregon, the first early learning center that will be located in Dundee, and will serve up to 50 children annually.

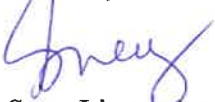
HSYC has always served Dundee families at our Newberg Center. The HSYC-eligible population in Dundee is growing as families move from the Portland metro area for less expensive housing. The Dundee Commons project knew about our mission and needs, and asked us to join their effort to make safe, healthy, affordable housing and quality early learning and care opportunities. The church is providing the land. Habitat is providing much of the building and development expertise (and funding for the condos), and HSYC is partnering with the City of Dundee for the CBDG. Head Start programs are eligible for \$1.5m for projects.

The entire project is estimated to cost \$4.5M. Before HSYC can obtain a CBDG grant, we need to provide some details about the project in the grant application that including surveys, (more) detailed architectural plans, and engineering work related to utilities. Head's Start's share of this is estimated to be \$179,031. See the attachments including plans and a cost estimate.

HSYC is funded by grants from the Oregon Department of Early Learning and Care Oregon Prenatal-to-Five, Oregon Health Authority pass-through Maternal Infant Early Childhood Home Visiting, Oregon Department of Education pass-through Child and Adult care Food Program (USDA), and federal Administration for Children and Families Head Start and Early Head Start funding. To carve \$179,000 out of our current budget would require funder approval and reduction to our service provision.

Thank you for taking testimony today and for considering these requests which are supported by Representative Anna Scharf. Representatives Dave Gombert and Lucetta Elmer have visited our centers and know of the quality of our environments. All three have met many of our families over the years: we will be at the Capital again on February 26th. They have also met our staff: 40% of whom are or have been parents in the program.

Be well,



Suey Linzmeier
Executive Director

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FUNDING FOR HEAD START FACILITIES



In 2024, the Oregon Head Start Association is working to ensure that every eligible family is provided an opportunity to enroll their child in a local Head Start program. In order to do this, we need funding for more classrooms. In 2023, the legislature allocated \$50 million to fund new early childhood classroom space. Funds are not anticipated to be released until much later in 2024 or 2025. Head Start programs need classroom space now, and the need is much greater than \$50 million allocated.

We are asking the legislature to invest **one-time funding** in projects that are ready now, and if funded, could have children in classrooms this fall. We are requesting funding for four projects that total \$2,317,280. In total, we could serve an additional 301 children **every year** with these investments, and provide additional services to families in these communities.

Lake Oswego (Marylhurst Project): The Clackamas County Children’s Commission (ClackCoKids) is working with the Sisters of Holy Names to turn the Mayer Arts Building, located at the old Marylhurst University in Lake Oswego, into an early childhood center. An architect is creating plans and engaging a contractor in the design, timeline and cost for the project. ClackCoKids currently has funding to provide services to at least 36 children ages 3-5 through Oregon Pre-Kindergarten (OPK) programs, as well as an additional 16 infants and toddlers through Early Head Start. The project could serve 20 additional children ages 3-5 and 8 additional children ages 6 weeks-3 years with either subsidies or fee-for-service care, and up to 30 children in after school care. This space could serve a minimum of 110 children needing care in the community. The space could also serve as a place to house foster children, and could serve as a child center for WIC and other critical programs. A 100-unit affordable housing complex, Marylhurst Commons, was recently constructed behind the Mayer Arts Building and two other affordable housing projects are anticipated. Renovations are estimated at \$1,037,058, with an additional \$400,000 needed to create outdoor environments appropriate for early childhood and school-aged populations.

- ***The Oregon Head Start Association is asking for \$1,437,058 to fund the Marylhurst project.***

Redmond (First Street Project): NeighborImpact received a small amount of funding in 2023 to fund the purchase of a modular classroom for the local Head Start’s First Street project. They need \$254,000 to complete the project. This would meet a critical community need



and allow them to serve 16 Early Head Start center-based slots. With funding, the modular could be up and running by June of 2024, filling a critical community need.

- ***The Oregon Head Start Association is asking for \$254,000 to fund the Redmond First Street Project.***



Dundee (Dundee Head Start Commons Project): The Head Start of Yamhill County, Inc. is working with the Newberg Area Habitat for Humanity and the Newberg United Methodist Church to increase affordable housing and early childhood classroom space. The project will develop a 3-story building into four condominiums for low-income families on the top two floors. On the ground level, the project would create a Head Start classroom and an Early Head Start classroom. The total project cost is \$4.5 million. This would allow 18 additional children to participate in a Head Start program and 18 children in a center-based Head Start program. It would allow for an additional 11 children to have home visiting Early Head Start.

- ***The Oregon Head Start Association requests \$179,031 for the Dundee Commons Head Start classrooms Project.***



Newberg (Newberg Center Expansion Completion): The Head Start of Yamhill County, Inc. sold property in Dayton to help fund the expansion of their Newberg Center. This expansion is needed to better accommodate family's needs for full day and full year services. Head Start of Yamhill County owns the land and is working to complete construction. This project has been delayed due to the pandemic's impact on construction and materials. Due to federal funding timelines and limits, the project must be completed by June 30, 2024. This project would serve an additional 36 children in a duration Head Start program offering full-day, full year services and 34 children participating in a part-day program. It would allow for an additional 58 children to participate in Early Head Start.

- ***The Oregon Head Start Association requests \$447,191 to complete the Newberg Center Expansion Completion.***

Head Start Programs Have a Track Record of Success!

Investing in these critical projects would provide classroom space for children this fall, but also for future generations. Facilities funding and classroom space is the most pressing need local Head Start programs face. These investments are one-time investments and will have a significant impact that benefits communities and children.

2023-25 CAPITAL FUNDING REQUEST PROJECT INFORMATION FORM



Legislative Fiscal Office
900 Court St. NE, H-178
Salem, OR 97301

CONTACT INFORMATION FOR RECIPIENT ORGANIZATION

Legal Name Head Start of Yamhill County, Inc

Organization Type Non-Profit Federal Tax ID Number 93-0928640

Address PO Box 1311/ 1006 NE 3rd Street Suite A

City McMinnville State OR Zip Code 97128

Contact Person Suey Linzmeier, Executive Director

Contact Phone (503) 472-2000 Contact Email slinzmeier@yamhillheadstart.org

PROJECT INFORMATION

Project Name Newberg Center Expansion Completion

Project Description

Yamhill County (HSYC) sold its Dayton Center to the Dayton School District to expand our 2-classroom center in Newberg to better accommodate families' needs for full-day/ full-year services. The proceeds of the Dayton Center sale were \$830,000: \$672,300 are federal and \$157,700 are HSYC's. HSYC owns the land which was donated by Ken and Joan Austin. The expansion project has been delayed multiple times primarily due to the pandemic's impact on construction and materials. As a result, the cost of the renovation is now over budget and HSYC does not have the funds to complete the renovation. Due to federal funding time limits, the project must be completed by 6/30/24.

Project Location 2813 Crestview Drive, Newberg, OR 97132

Project Schedule (Please describe the project's readiness, including planned start and end dates and any remaining permits, approvals, or other steps that must be completed prior to beginning.)

The pre-planning application and meeting with the City of Newberg have been completed. The final plans are ready. The playground structure has been purchased and land has been cleared. Groundbreaking will occur in February 2024. Components of the project that need funding include the security/ fire system equipment and installation (\$44,185.00), playground structure installation (\$40,540), fencing (\$26,500), playground surface/ Rextious installation (\$5,000), expansion and pavement of parking lot for staff parking (\$105,966), and additional fees related to permitting (\$225,000). Costs listed in this document are only for the additional costs to complete this project.

PROJECT BUDGET

Estimated Project Cost

Construction/Renovation	_____
Site Improvements	_____ 105,966
Land Acquisition	_____
Architectural and Engineering Fees	_____
Equipment	_____ 44,185
Contingencies	_____
Other Costs (specify) <u>Playground components installation</u>	_____ 72,040
Other Costs (specify) <u>Permitting and fees</u>	_____ 225,000
Estimated Total Project Costs	_____ 447,191

Amount Requested 447,191 **Percent of Total Project Cost** 100%

Type of Funding Requested Lottery Bond - Economic Development

Matching Funds

State Funds (source) _____	_____
Federal Funds (source) _____	_____
Private/Other Grants _____	_____
Donations/Gifts _____	_____
Other Revenues/Financing (source) _____	_____
Other Revenues/Financing (source) _____	_____
Total Matching Funds	_____ 0

OTHER INFORMATION

Grants financed through the issuance of bonds are not available until bonds are sold. Multiple factors impact the timing of sales; however, many sales often occur during the last six months of the biennium (Oregon's biennial budget begins on July 1 of odd-numbered years and runs through June 30 of the next odd-numbered year). Significant decreases in revenues or changes in financial conditions subsequent to authorization may also delay or prevent the issuance of bonds, which means that the approved projects or grants would also be delayed or not funded.

Public works projects, including any project that uses \$750,000 or more of public funds for constructing, reconstructing, painting or performing a major renovation on a road, highway, building, structure or improvement of any type, may be subject prevailing wage requirements. Grant recipients must comply with prevailing wage rate laws and should consult the Oregon Bureau of Labor and Industries to determine whether a project is subject to prevailing wage.

Please return the completed form and any supporting documentation to:

Walt Campbell, Principal Legislative (Bonds) Analyst
walt.campbell@oregonlegislature.gov

Effect of Program Enrollment Services

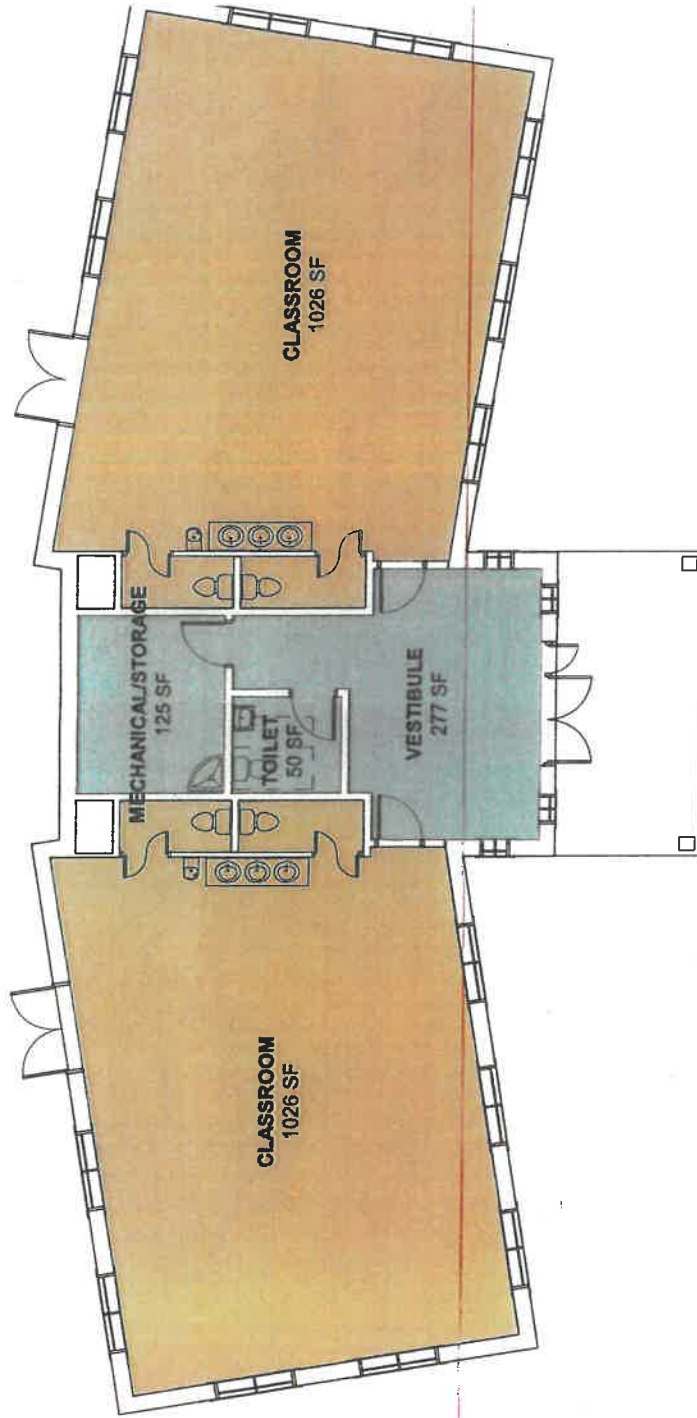
*Submitted to
Adm. Child. & Fam.
March 2023*

At this time, and over the last five years, Head Start of Yamhill County (HSYC) has experienced an expansion in the community of Newberg for all ages of HSYC participants. Before September classes started, 80 Newberg-area children eligible for HS applied! We typically serve at least 20 EHS participants in Newberg. Newberg is the community closest to the Portland Metro area and attracts many families who are unable to afford the higher rents in the Portland Metro area where jobs are higher paying. **Our Newberg Center is no longer adequate to meet the needs of 80 HS families for whom we would like to provide 6-hour classes yearlong and enhanced home-based toddler services.** Additionally, we are considering a Locally Designed Option for toddlers for our next 5-year grant which requires a consistent and appropriate toddler classroom. Currently, we are only able to provide the 80 enrolled HS children with 4-hour/ 4-day a week classes and have located the EHS socializations classrooms at nearby churches. We currently having a waiting list of income-eligible participants in Newberg, and not (yet) any of the other six communities in Yamhill County.

The schedules we could plan with additional space could also support as childcare for families in a community where the availability of childcare is very limited and very expensive. We recognized this need when summer sessions classes were offered, and through the provision of the 6-hour class days the last two years. **If major renovation funding is not approved, we will be unable to offer any services beyond the current 4x 4 options for a maximum of 80 HS children, and this expanding and needy population will not receive services that best fit their circumstances.**

10CH010906 Head Start of Yamhill County Newberg Center Major Renovation- Addition

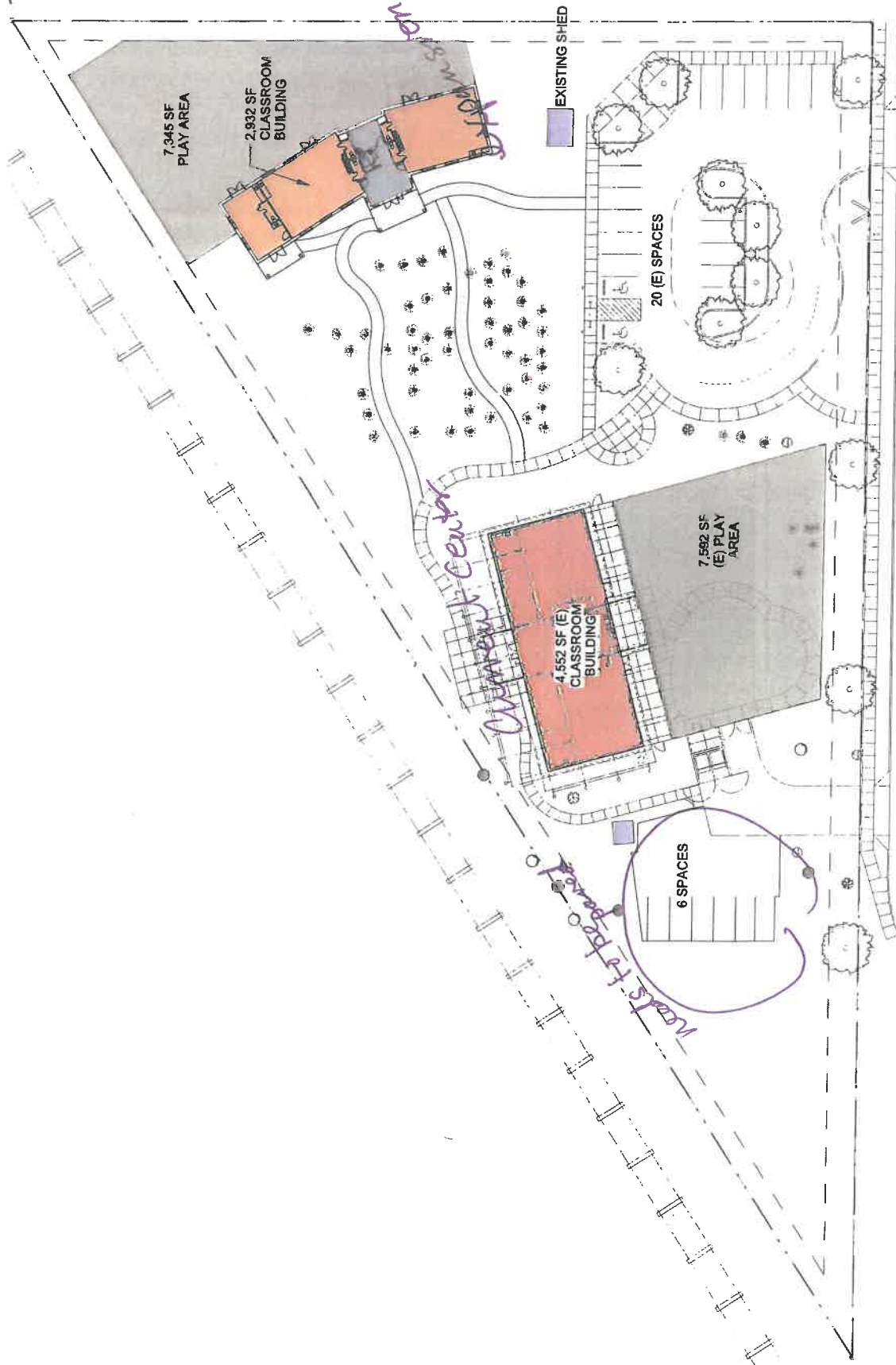
If funding is approved, HSYC will have a greater capacity to serve eligible families in Newberg. Just as importantly, HSYC will continue improving the community we are a part of by assisting in the provision of high-quality educational services to low-income residents.



FLOOR PLAN 1



HEAD START OF YAMHILL COUNTY
22178 100722



SITE PLAN 1A



HEAD START OF YAMHILL COUNTY: NEWBERG
22178 12/01/22



ESTIMATE



Lawson Corp

230 S Park St

Carlton, Oregon 97111

Contact: Ryker Smith

Email: rsmith@lawson-corp.com

Phone: (541) 990-8935

Quote To:

Jerome Blankenship
Head Start of Yamhill
2813 E Crestview Dr.
Newberg, OR 97132

Address:

Phone:

Email:

(503) 472-2000
jblankenship@yamhillheadstart.org

Job Name:

Address:

Date of Plans:

Bid Date:

Version:

Head Start Parking Lot
2813 E Crestview Dr.
Newberg, OR 97132
None Provided
10/31/23
1.0

CCB# 216882

BID#B23128A

ITEM	DESCRIPTION	QUANTITY	UNIT		
GENERAL CONDITIONS					
5	Mobilization	1.00	LS		
GENERAL CONDITIONS TOTAL					8,650.00
EROSION CONTROL					
120	Silt Fence	190.00	LF		
140	Catch Basin Inserts	3.00	EA		
EROSION CONTROL TOTAL					1,457.50
DEMOLITION					
310	Sawcutting	220.00	LF		
320	Remove Timber Edge	135.00	LF		
330	Remove Asphalt Paving	110.00	SF		
340	Remove Tree	1.00	EA		
DEMOLITION TOTAL					3,261.50
EARTHWORK					
510	Strip Vegetation 4"	6.00	CY		
520	Cut to Offhaul	125.00	CY		
EARTHWORK TOTAL					6,722.25
PARKING LOT					
710	Finish Subgrade	3,480.00	SF		
720	Lay Geotextile	3,480.00	SF		
730	Place 6" of 3/4"-0 Aggregate	122.00	TN		
740	Prep for Curb	160.00	LF		

ITEM	DESCRIPTION	QUANTITY	UNIT		
750	Finish Grade for Paving	3,480.00	SF		
760	Pour Curb	160.00	LF		
780	Pave Parking Lot 3"	3,480.00	SF		
PARKING LOT TOTAL					39,421.00
DRIVEWAY REPLACEMENT					
910	Finish Grade for Concrete	111.00	SF		
920	Prep for Curb	4.00	LF		
930	Pour Curb & Gutter	4.00	LF		
940	Pour Back Driveway 6" Reinforced	111.00	SF		
DRIVEWAY REPLACEMENT TOTAL					4,124.00
STORM SEWER					
1103	Remove Asphalt Paving	500.00	SF		
1106	Remove Concrete	111.00	SF		
1110	6" SDR35	68.00	LF		
1120	8" SDR35	102.00	LF		
1130	Lynch Basin	2.00	EA		
1140	Cleanouts	2.00	EA		
1150	Sewer Tie-In	1.00	EA		
1160	Asphalt Trench Patch 3"	500.00	SF		
STORM SEWER TOTAL					39,909.75
FINAL LANDSCAPING					
1310	Seed Disturbed Areas	1.00	LS		
FINAL LANDSCAPING TOTAL					2,420.00
GRAND TOTAL					\$105,966.00

NOTES:

This is a ROM for the facility parking lot on the West side of the property. No plans, specifications, or Geo Reports was provided for this bid. This bid is subject to repricing based off construction issuance of plans before proceeding.

This project was bid on private scale rates.

Exclusions:

Prevailing Wage Rates

Fencing

Electrical

Handrails

Swale Liner

Layout/Survey/digital as-built

Hard Rock/Boulder Excavation

Site Furnishings

Permits including but not limited to building permits, Trade permits, ROW permits.

Hazardous Materials

Contaminated material



BrightSide Electric & Lighting Services, Inc. **Estimate**

and Low Voltage Division

PO Box 930
Carlton, OR 97111

CCB 153860
OR 36-110C

Date
11/27/2023

ELECTRIC & LIGHTING SERVICES, INC.

Name/Address
Yamhill County Head Start PO Box 1311 McMinnville, OR 97128

Site Address
Modular Bldgs.

Project

Description	Qty	Cost	Total
Budget for installation of Access control Stanley panel and door hardware (per entry)		3,260.00	3,260.00
Budget for installation of Intrusion and panic buttons (per Bldg)		4,200.00	4,200.00
Budget for installation of fire panel, Smoke det. , manual pulls and hornstrobes (total for both Bldgs)		15,250.00	15,250.00
Budget for installation of Data& Wifi cabling, patch panel, plates & port hardware (total for both bldgs)		6,000.00	6,000.00
Budget for installation of Cameras, cabling, raceway and recording equipment		6,200.00	6,200.00
Budget for installation of ADA motorized door entry (per entry)		4,100.00	4,100.00
Budget for installation of Door intercom/camera system (per entry)		5,175.00	5,175.00
Budget numbers, Quotes available upon final design			
		Total	\$44,185.00

50% deposit required before work begins & materials are ordered. This price is good for 10 working days. All approvals need to be signed, dated and returned to BrightSide Electric & Lighting Services, Inc.

Installation depends on availability/shipping time of product.
 Progress billing will be done on projects lasting 30 days or more.
 Payment is due on receipt of invoice. A 3% fee will be assessed on all invoices paid by debit or credit card. 1.5% service charge will be added to all invoices over 30 days.
 No retentions are to be withheld from the quotation amount.
 Please note that hidden conditions impact costs. As work continues, should conditions such as these exist and require correction, the costs would be in addition to our base contract quoted herein. Authorization to proceed with any extra work is required by an owner or an owner's representative prior to commencement of work.

Customer Signature _____

If you have any questions, or require additional information, please do not hesitate to contact me at 971-237-5057 or e-mail me at brad@brightsideinc.net. If this agreement meets with your approval, please sign, date and e-mail or fax back to me at 503-852-9573.
 Sincerely,
 Brad Salter, Integrated Systems Manager

Phone #	Fax #
503 852-7900	503-852-9573

2023-25 CAPITAL FUNDING REQUEST

PROJECT INFORMATION FORM



Legislative Fiscal Office
900 Court St. NE, H-178
Salem, OR 97301

CONTACT INFORMATION FOR RECIPIENT ORGANIZATION

Legal Name Head Start of Yamhill County, Inc

Organization Type Non-Profit Federal Tax ID Number 93-0928640

Address PO Box 1311/ 1006 NE 3rd Street Suite A

City McMinnville State OR Zip Code 97128

Contact Person Suey Linzmeier, Executive Director

Contact Phone (503) 472-2000 Contact Email slinzmeier@yamhillheadstart.org

PROJECT INFORMATION

Project Name Dundee Commons Head Start Classrooms

Project Description

In partnership with the Newberg Area Habitat for Humanity (NAHH) and the Newberg United Methodist Church, Head Start of Yamhill County (HSYC) is involved in a project to develop a 3-story building to house 4 condominiums for low income home owners on the top two floors, and 2 Early Head Start- Head Start classrooms on the ground floor. The total project cost is \$4.5 million.

Project Location Tax Lot 3500 and Tax Lot 3402 (Tax Map 3 3 26 DD) ; 1142 N Hwy 99 W Dundee OR 97115

Project Schedule (Please describe the project's readiness, including planned start and end dates and any remaining permits, approvals, or other steps that must be completed prior to beginning.)

HSYC is working with the City of Dundee and Business Oregon for a Community Development Block Grant (CBDG) to fund \$1.5 million of the cost of HSYC's classrooms. This does not include the costs of the playground completion, nor HSYC's security system. HSYC is funded primarily through the Oregon Department of Early Learning & Care and federal Head Start funds grant funds which do not cover facility renovation or development fees. Until the City of Dundee secures the CBDG funds, HSYC is unable to pay our share of the pre-construction costs due to the constraints of our grant funding. Scott Edwards Architecture, who has worked with HSYC and NAHH on other projects, has completed the preliminary plans and a cost estimate for the pre-application process pro-bono. Note: the remainder of their work will not be pro-bono. The project's pre-application has been submitted to the City of Dundee. HSYC requests our portion of the initial 'soft costs' of the project which include architectural (\$92,094), survey, inspection, and geotechnical consultants (\$8,000), and permitting costs (\$78,937) through the 2023- 25 Capital Funding Request project. This offset will allow us to earmark that \$179,031 of the CBDG for the playground development and security system.

PROJECT BUDGET

Estimated Project Cost

Construction/Renovation	_____
Site Improvements	_____
Land Acquisition	_____
Architectural and Engineering Fees	92,094
Equipment	_____
Contingencies	_____
Other Costs (specify) <u>Survey, Geotech. Consulting</u>	8,000
Other Costs (specify) <u>Permitting</u>	78,937
Estimated Total Project Costs	179,031

Amount Requested _____ **Percent of Total Project Cost** 0%

Type of Funding Requested Lottery Bond - Economic Development

Matching Funds

State Funds (source) _____	_____
Federal Funds (source) _____	_____
Private/Other Grants _____	_____
Donations/Gifts _____	_____
Other Revenues/Financing (source) _____	_____
Other Revenues/Financing (source) _____	_____
Total Matching Funds	0

OTHER INFORMATION

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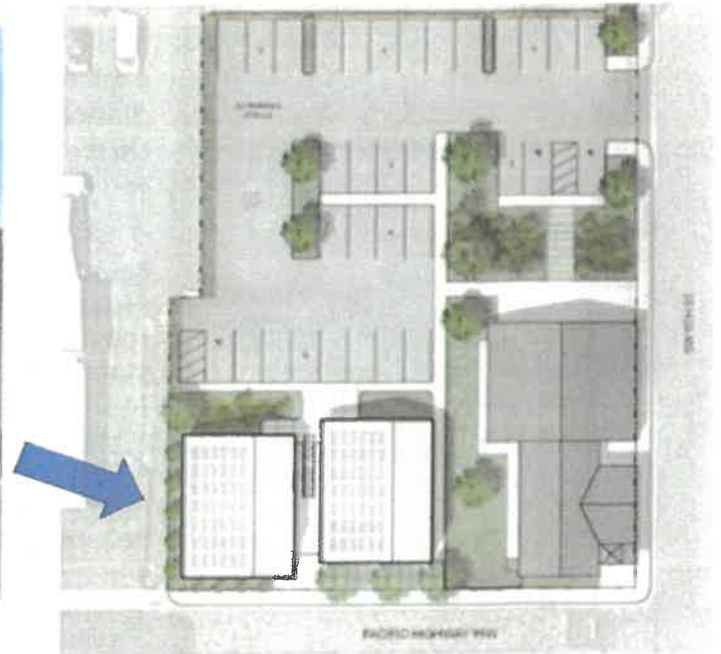
Please return the completed form and any supporting documentation to:

Walt Campbell, Principal Legislative (Bonds) Analyst
walt.campbell@oregonlegislature.gov



DUNDEE COMMONS

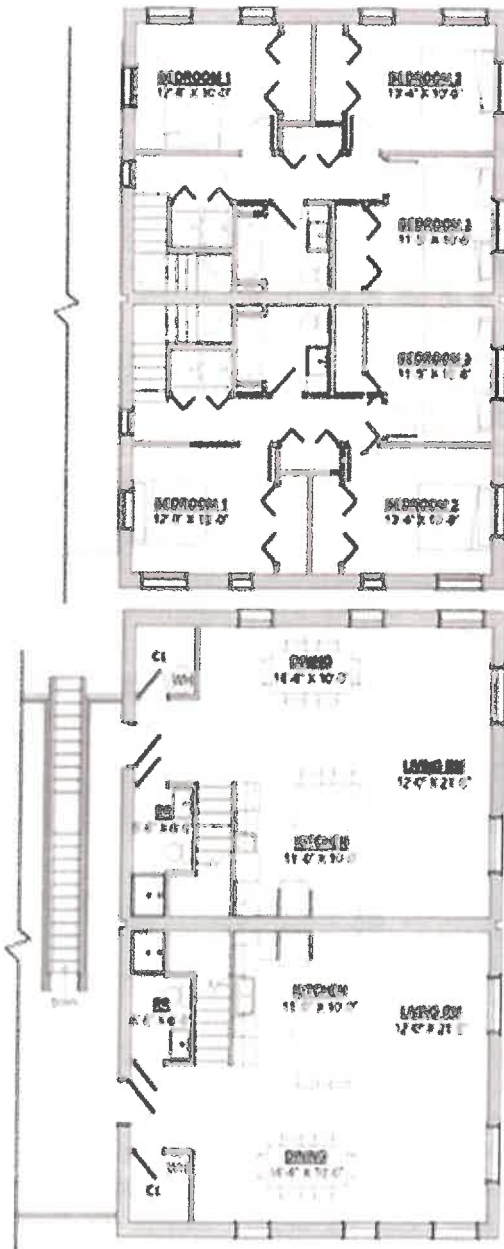
A Partnership of Newberg Area Habitat for Humanity, Head Start of Yamhill County, and Newberg First United Methodist Church



Newberg Area Habitat for Humanity, Head Start of Yamhill County, and Newberg First United Methodist Church are partnering to build affordable housing and early learning programs for children in Dundee. The development will be located at the corner of Hwy 99W and 11th St., between the historical sanctuary and Barn Door Brewery. **We are seeking supporters willing to help ensure the success of this effort!**

Dundee, Oregon, is a vibrant and growing community in Yamhill County. The growth experienced in the past decade and anticipated in the coming years has left two unmet needs: affordable housing and a comprehensive early learning program which includes free preschool and family services for qualifying families. Dundee Commons will be a multi-use building designed to meet those needs.

- Existing unused, dilapidated parsonage and the education building demolished and a 3-story multi-use building constructed in their place.
- 1st floor dedicated to Head Start classrooms, approximately 2700 sq. ft.
- 2nd and 3rd floors to be built as four 2-story affordable homes (3 bed, 2 bath) for Habitat for Humanity partner families.
- Redesigned parking lot and relocation of parking lot entry to improve traffic safety.
- The historic sanctuary/fellowship hall to remain a place of worship & ministry for Dundee faith communities.



Dundee Commons will be a partnership of Newberg Area Habitat for Humanity, Head Start of Yamhill County, and Newberg First United Methodist Church

Newberg Area Habitat for Humanity builds strength, stability, and self-reliance through shelter. The homes they build are: "Decent, safe, and affordable." Habitat does not discriminate on the basis of race, color, national origin, religion, sex, familial status or handicap. [For more information about Habitat, go to: newberghabitat.org.](http://newberghabitat.org)

Head Start of Yamhill County is a comprehensive early learning program which offers free preschool and family services to qualifying expectant moms and families with children ages 0 to 5. Children and families from birth to five are prepared to become lifelong learners in a safe and healthy environment. Families and community are engaged to support and promote the healthy development, school readiness, and well-being of young children and families with young children. [For more information about Head Start, go to: yamhillheadstart.org](http://yamhillheadstart.org)

Newberg First United Methodist Church is a vibrant church that loves God, grows together, and serves others. After a year-long focus on the affordable housing crisis, the congregation is excited to work with Habitat and Head Start to bring this housing and early child learning to Dundee. [For more information about NFUMC, go to: newbergfumc.org.](http://newbergfumc.org)

For further information and to discuss the ways in which you can help make this important development a reality, please contact DundeeCommons@gmail.com

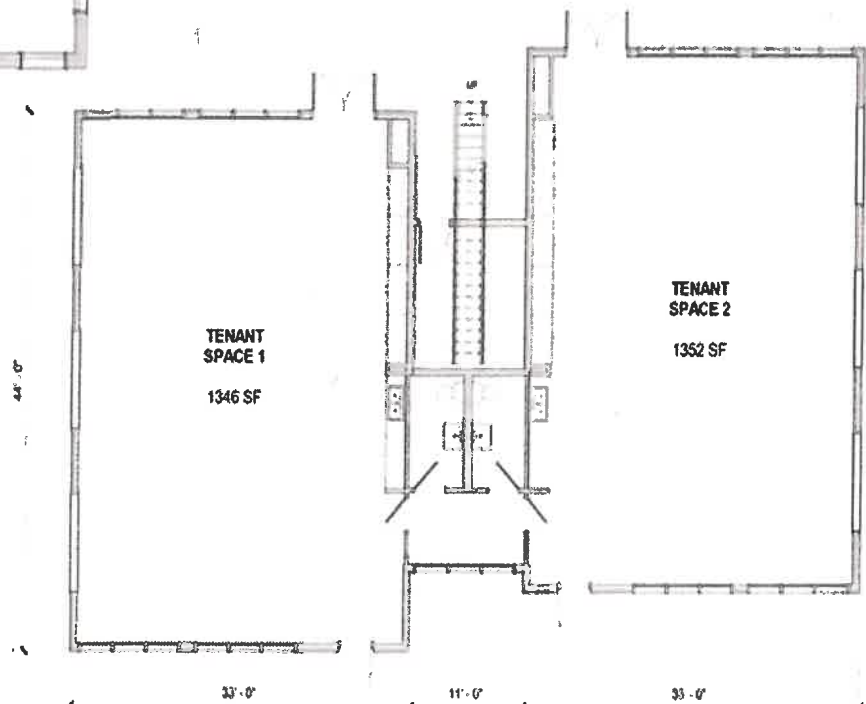
Revised 7/12/2023

Top: Floor 3, upper level of Habitat homes

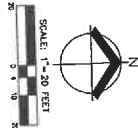
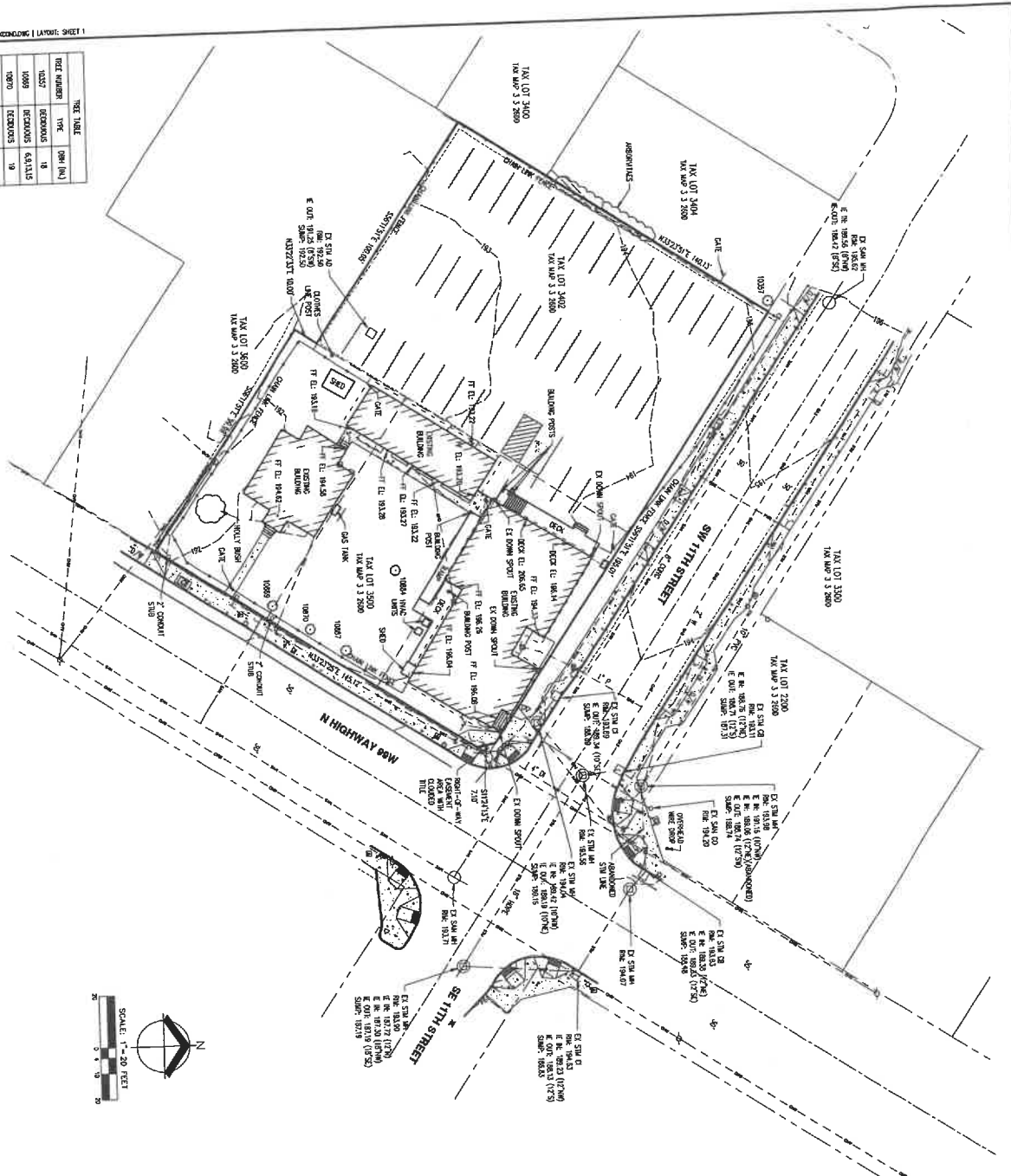
Above: Floor 2, lower level of Habitat homes

Right: spaces for Head Start classrooms

Designs provided by Scott Edwards Architecture and subject to change



HEET NUMBER	TYPE	DATE	BY
10000	EXISTING CONDITIONS	11/11/20	AKS
10001	EXISTING CONDITIONS	06/11/21	AKS
10002	EXISTING CONDITIONS	11/11/20	AKS
10003	EXISTING CONDITIONS	11/11/20	AKS
10004	EXISTING CONDITIONS	11/11/20	AKS
10005	EXISTING CONDITIONS	11/11/20	AKS



EXISTING	EXISTING
EXISTING TREE	STORM DRAIN CLEAN OUT
CONCRETE TIE	STORM DRAIN CATCH BASIN
FIRE HYDRANT	STORM DRAIN ANGLE BRANCH
WATER MAIN	STORM DRAIN MANHOLE
WATER VALVE	DOCK WALK
DOUBLE CHECK VALVE	DOCK WALK
BACKFLOW PREVENTER	DOCK WALK
VALVE	DOCK WALK
SHARPER STREET CLEAN OUT	DOCK WALK
SHARPER STREET MANHOLE	DOCK WALK
STREET LIGHT	DOCK WALK
MANHOLE	DOCK WALK
ROAD-TO-WALK LINE	DOCK WALK
BOUNDARY LINE	DOCK WALK
PROPERTY LINE	DOCK WALK
CONCRETE	DOCK WALK
GRASS	DOCK WALK
EDGE OF PAVEMENT	DOCK WALK
EXISTING	DOCK WALK
FRONT LINE	DOCK WALK
GRASS LINE	DOCK WALK
POWER LINE	DOCK WALK
OVERHEAD WIRE	DOCK WALK
COMMUNICATIONS LINE	DOCK WALK
FEED OFF LINE	DOCK WALK
DOCK LINE	DOCK WALK
STORM DRAIN LINE	DOCK WALK
SHARPER STREET LINE	DOCK WALK
WALK LINE	DOCK WALK
RECORDED WALK LINE	DOCK WALK

- NOTES:**
1. THESE SYMBOLS ARE BASED ON INFORMATION SUPPLIED BY THE CLIENT AND ARE SUBJECT TO VERIFICATION BY THE SURVEYOR. THE SURVEYOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE SURVEYOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.
 2. FIELD WORK WAS CONDUCTED ON 11-11-2021.
 3. VERTICAL CURVE STATIONS ARE BASED ON SEA-LEVEL MEASUREMENTS. VERTICAL CURVE STATIONS ARE BASED ON SEA-LEVEL MEASUREMENTS.
 4. THE CLIENT IS ADVISED THAT THE SURVEYOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE SURVEYOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT.
 5. RECORD DRAWING AND CONSTRUCTION SHALL BE SUBJECT TO APPROVAL BY THE CITY ENGINEER.

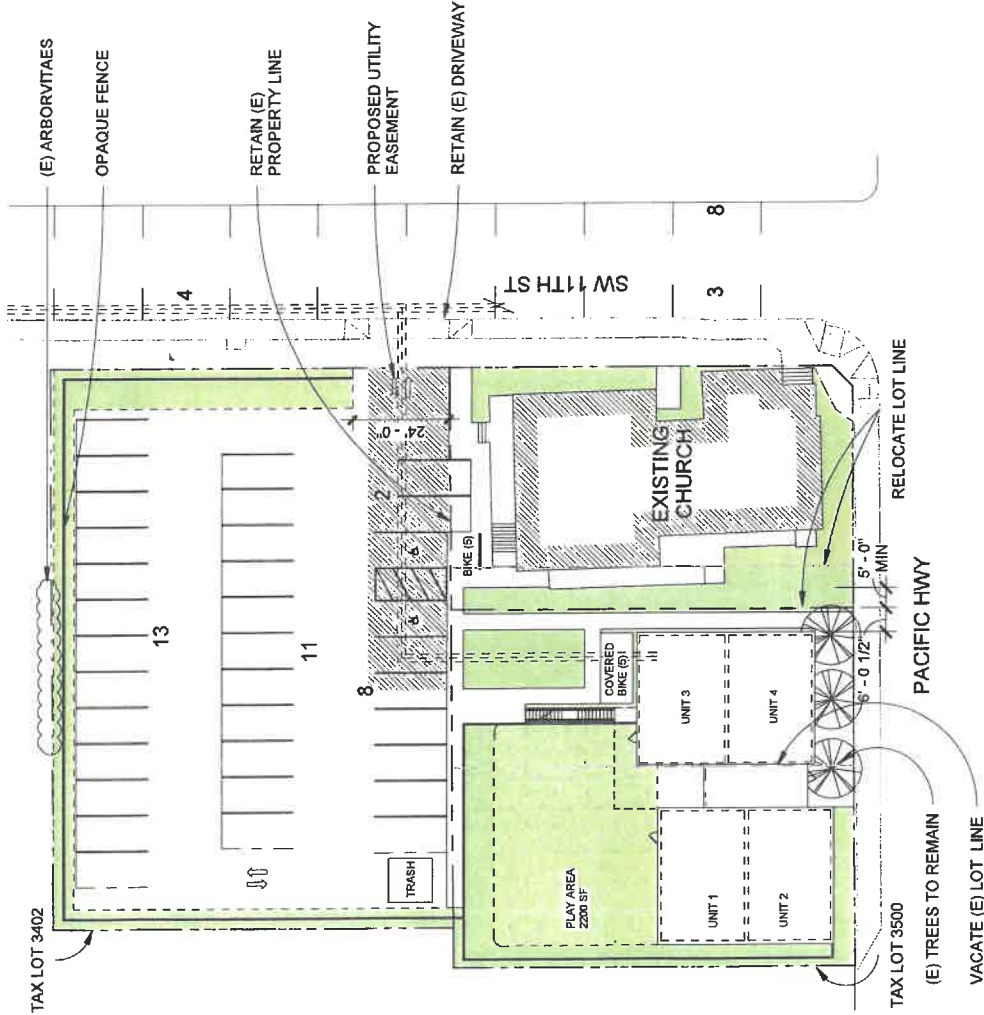
REGISTERED PROFESSIONAL LAND SURVEYOR
AKS ENGINEERING & FORESTRY, LLC
 2777 NW COLO DR, STE 150
 DUNDEE, OR 97115
 541.317.8429
 WWW.AKS-ENG.COM

AKS
 ENGINEERING • SURVEYING • NATURAL RESOURCES
 FORESTRY • PLANNING • LANDSCAPE ARCHITECTURE

EXISTING CONDITIONS PLAN

1142 HWY 99W
CITY OF DUNDEE
 TAX LOTS 3402 & 3500

OR
 JOB NUMBER: 10760
 SHEET: C001



ZONING REQUIREMENTS

MIN LOT AREA:	REQUIRED 5,000 SF	PROVIDED 14,015 SF (TAX LOT 3402) 15,000 SF (TAX LOT 3500)
SETBACKS:		
FRONT SETBACK:	5'-0" MIN (ABUTTING HWY 99), 15'-0" MAX LANDSCAPING REQUIRED IN FRONT SETBACKS PROVIDED	5'-0" MIN, 11'-6" MAX
SIDE SETBACK:	0'-0"	5'-0"
REAR SETBACK:	20'-0" (ADJOINING R-3 ZONE)	NO STRUCTURE WITHIN 20'-0"
LANDSCAPING:		
MINIMUM LANDSCAPE:	10% GROSS AREA	1,870 SF = 13% (TAX LOT 3402) 3,410 SF + 2,200 SF PLAY AREA = 5,610 SF = 37% (TAX LOT 3500)

VEHICLE PARKING:	25 SPACES*
CHURCH	4 SPACES*
CHILD CARE	6 SPACES
MULTIFAMILY	
TOTAL	35 SPACES

INCLUDES 2 ACCESSIBLE SPACES
34 SPACES (COMBINED USES)
INCLUDES 2 ACCESSIBLE SPACES

*IF CHURCH AND CHILD CARE USES ARE ALLOWED TO SHARE PARKING (4 SPACES), THEN TOTAL REQUIRED PARKING IS REDUCED TO 31 SPACES.

ON-STREET PARKING: N/A 15 SPACES @ SW 11TH AVE ASSUMED

BICYCLE PARKING: 7 SPACES 10 SPACES

HABITAT FOR HUMANITY

SITE PLAN - OPTION 1

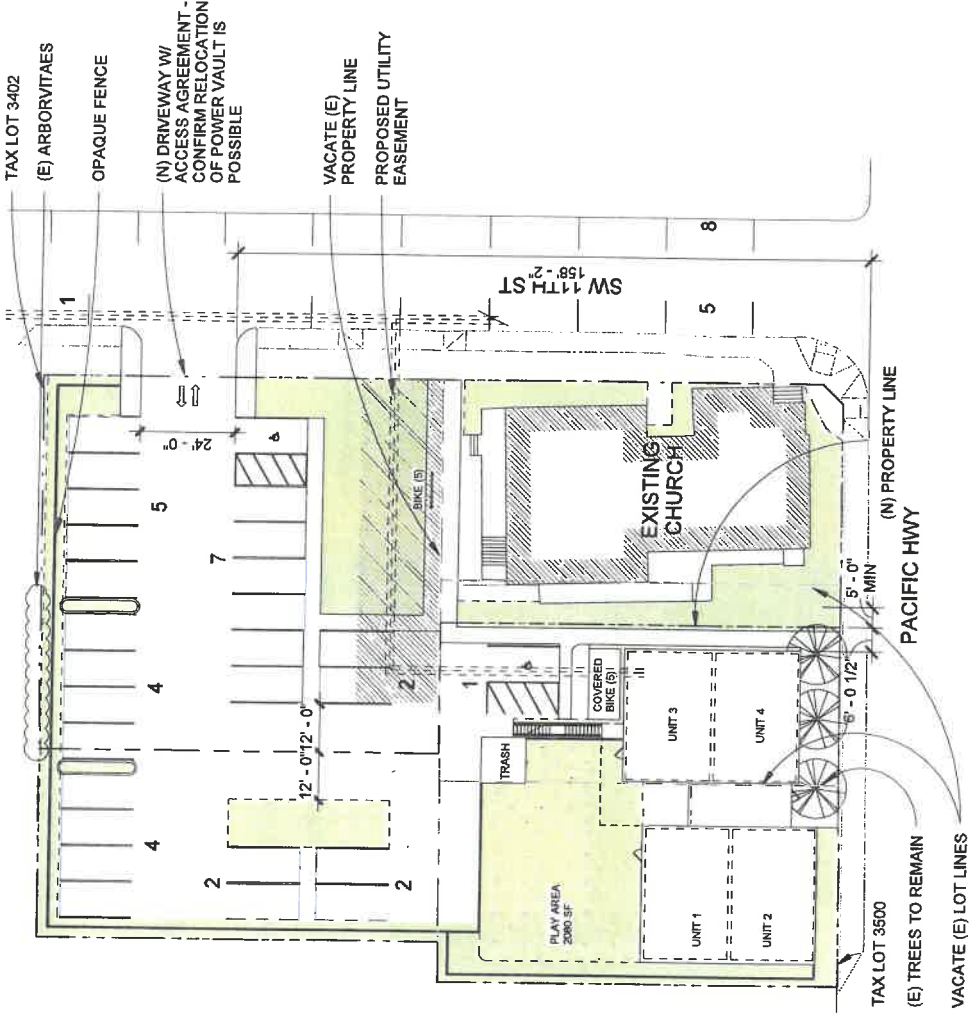
1142 N HIGHWAY 99W
 12.22.2023 | JOB # 21195



1" = 30'-0"



**Scott
 Edwards
 Architecture**



ZONING REQUIREMENTS

MIN LOT AREA:	REQUIRED	PROVIDED
5,000 SF	5,000 SF	15,360 SF (TAX LOT 3402) 13,655 SF (TAX LOT 3500)
SETBACKS:		
FRONT SETBACK:	5'-0" MIN (ABUTTING HWY 99), 15'-0" MAX	5'-0" MIN, 11'-6" MAX
SIDE SETBACK:	LANDSCAPING REQUIRED IN FRONT SETBACKS PROVIDED	5'-0"
REAR SETBACK:	20'-0" (ADJOINING R-3 ZONE)	NO STRUCTURE WITHIN 20'-0"
LANDSCAPING:		
MINIMUM LANDSCAPE:	10% GROSS AREA	3,900 SF = 25% (TAX LOT 3402) 2,255 SF + 2,080 SF PLAY AREA = 4,335 SF = 32% (TAX LOT 3500)
VEHICLE PARKING:		
CHURCH	25 SPACES*	
CHILDCARE	4 SPACES*	
MULTIFAMILY	6 SPACES*	
TOTAL	35 SPACES	27 SPACES (COMBINED USES) INCLUDES 2 ACCESSIBLE SPACES

*IF CHURCH AND CHILDCARE USES ARE ALLOWED TO SHARE PARKING (4 SPACES), THEN TOTAL REQUIRED PARKING IS REDUCED TO 31 SPACES.

ON-STREET PARKING: N/A
 BICYCLE PARKING: 7 SPACES
 14 SPACES @ SW 11TH AVE ASSUMED
 10 SPACES

HABITAT FOR HUMANITY

SITE PLAN - OPTION 2

1142 N HIGHWAY 99W
 12.22.2023 | JOB # 21195



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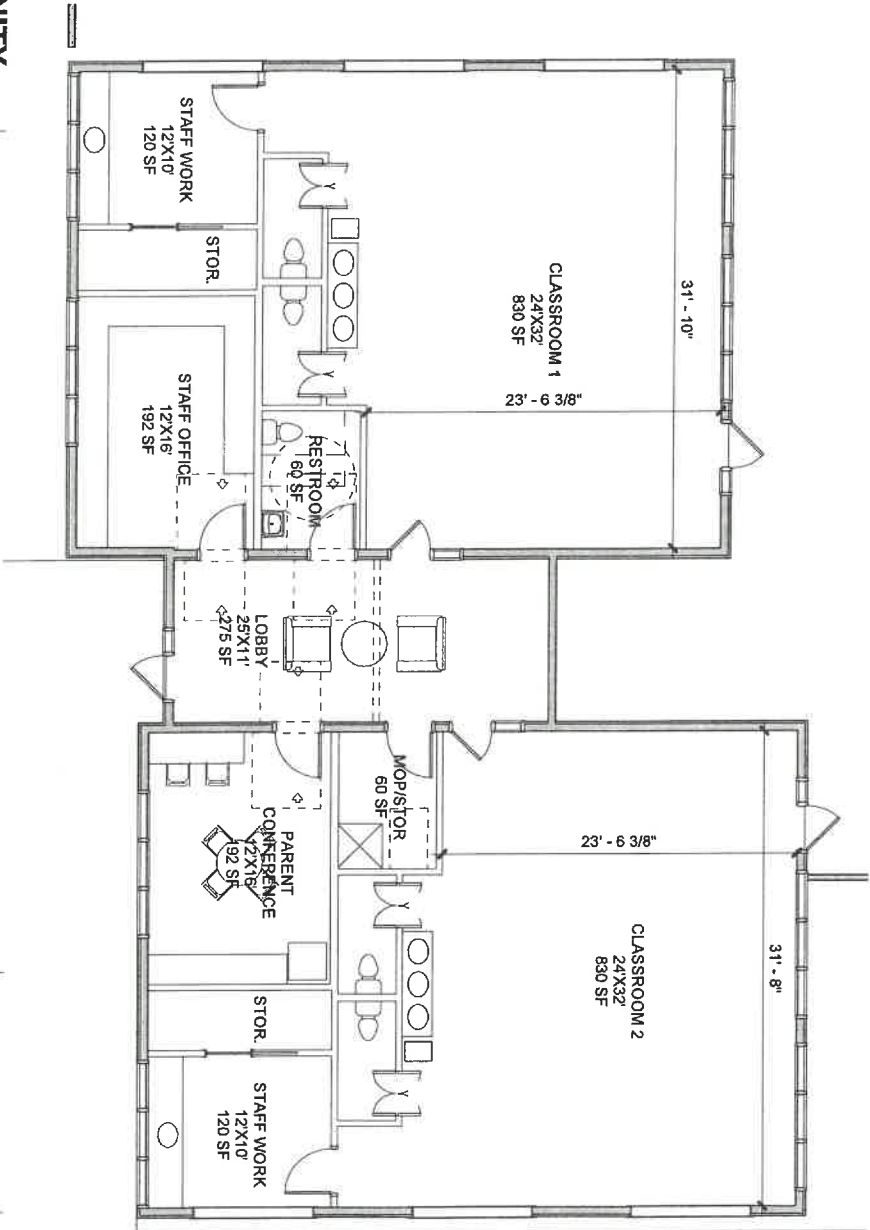
1" = 30'-0"

HABITAT FOR HUMANITY

1142 N HIGHWAY 99W
12.22.2023 | JOB # 21195

FIRST FLOOR PLAN

Head Start Classrooms



1/8" = 1'-0"

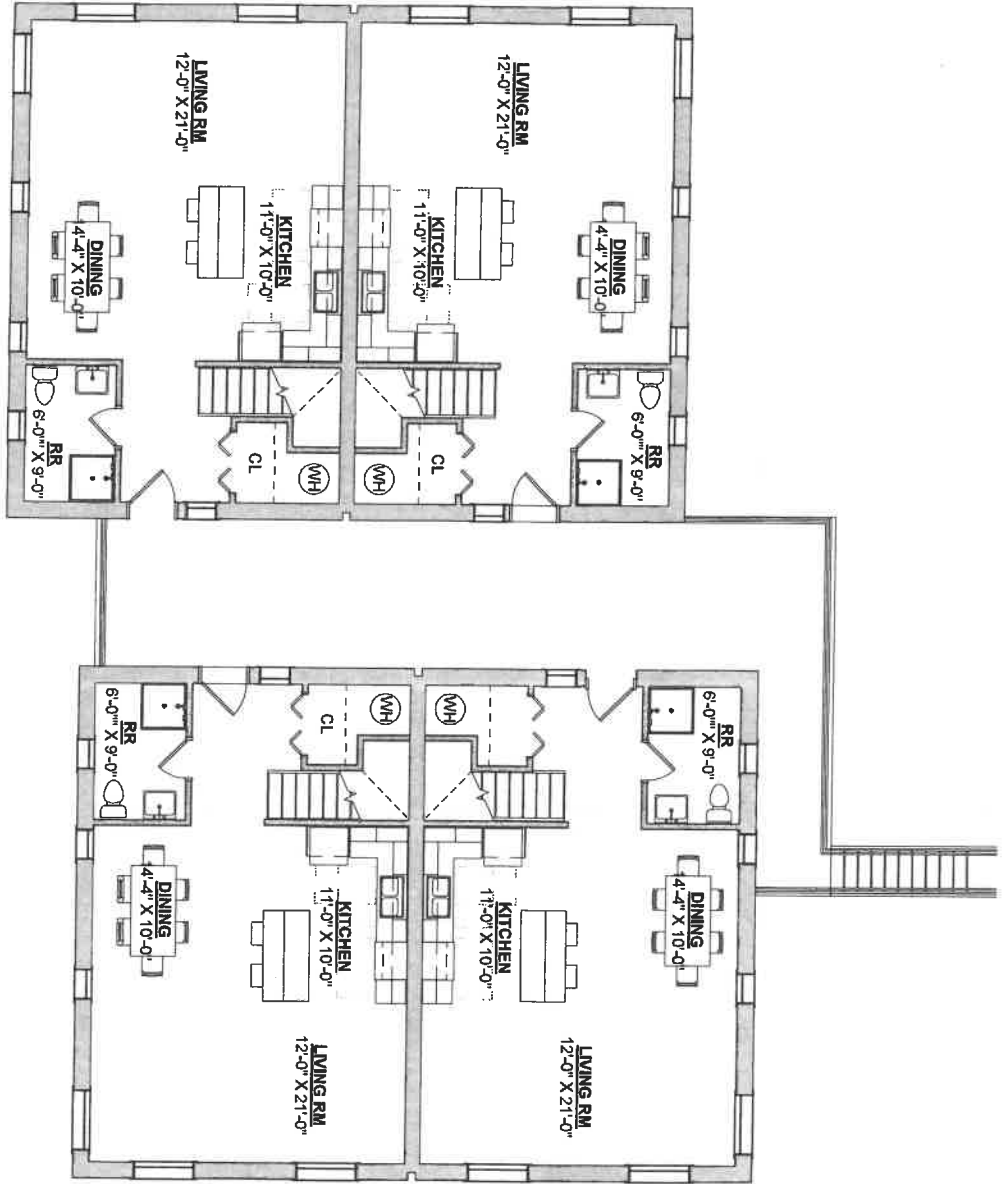


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HABITAT FOR HUMANITY

1142 N HIGHWAY 99W
12.22.2023 | JOB # 21195

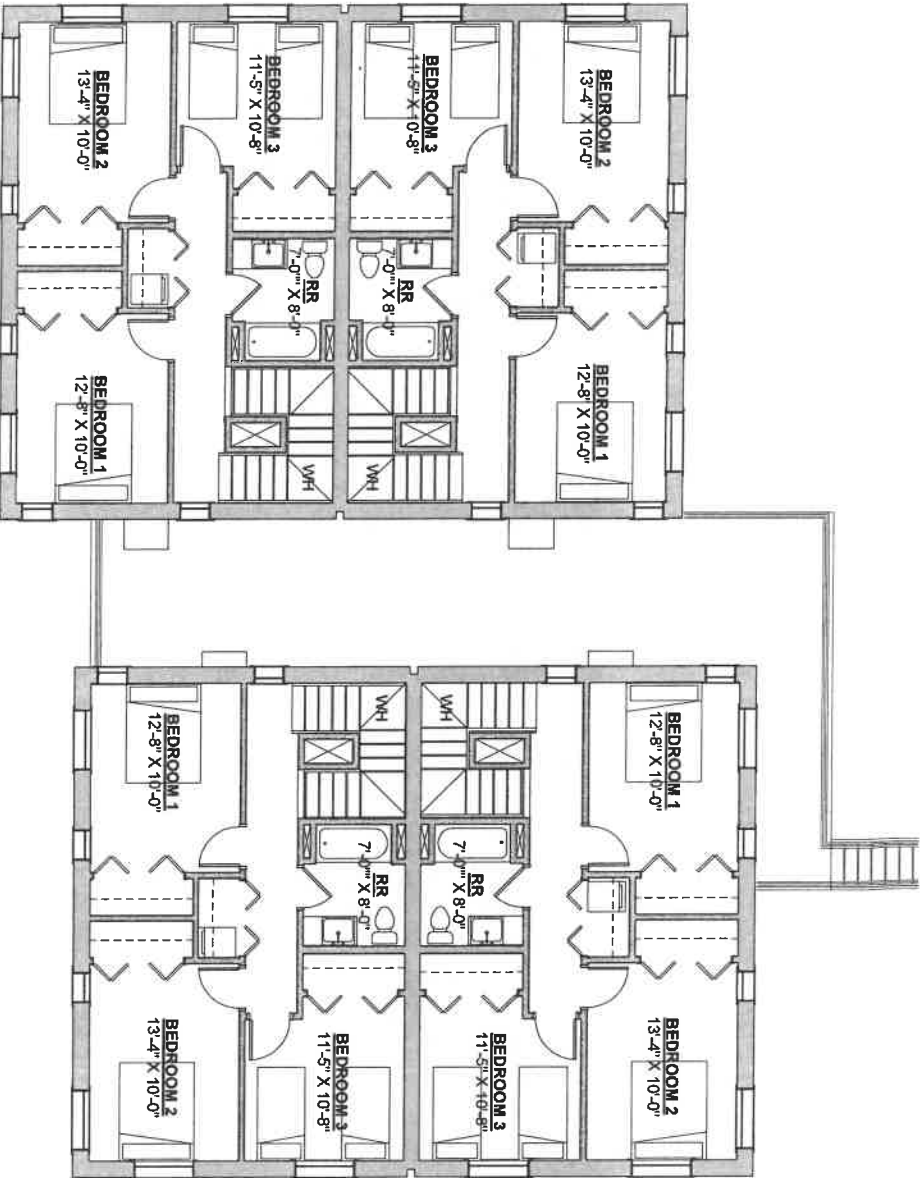
SECOND FLOOR PLAN



1/8" = 1'-0"



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HABITAT FOR HUMANITY

THIRD FLOOR PLAN

1142 N HIGHWAY 99W
 12.14.2023 | JOB # 21195



1/8" = 1'-0"



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 Edwards
 Architecture



Exterior Renderings

Habitat for Humanity
1142 N Highway 99W, Dundee, OR 97115
Project #21195 12.22.2023

Habitat for Humanity
 4 townhomes + Commerical
 June 27, 2023



Site

Site area	28,400
Parking	32
Units	2

Building - wood framed

Floor 1	3,000
Floor 2	2,625
Floor 3	2,485
Subtotal	8,110

Unit Size	1280
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		\$/sf (low)	\$/sf (high)	2022 - Estimated Cost (low)	2022- Estimated Cost (high)	2023 - Estimated Cost (Bremik)
Hard Costs	Area					
Building	8,110 SF	\$250	\$290	\$ 2,027,500	\$ 2,351,900	\$ 2,995,180
Site Work	24,530 SF	\$18	\$22	\$ 441,540	\$ 539,660	\$ 451,008
Right of Way Improvements						
HWY 99	105	\$190	\$225	\$19,950	\$ 23,625	\$ 21,788
SW 11th	150	\$190	\$225	\$28,500	\$ 33,750	\$ 31,125
Subtotal				\$2,517,490	\$2,948,935	\$3,499,101
Contingency, Bond, Markup				\$ 201,399	\$ 235,915	\$ 447,771
Total (hard costs)				\$2,718,889	\$3,184,850	\$3,946,872

Soft Costs

Architectural	5.0%	\$ 135,944	\$ 159,242	\$ 197,344
Civil / Landscape	1.0%	\$ 27,189	\$ 31,848	\$ 39,469
Structural	1.0%	\$ 27,189	\$ 31,848	\$ 39,469
M/E/P (Design Build)	0.00%	\$ -	\$ -	\$ -
Subtotal design fees	7.00%	\$ 190,322	\$ 222,939	\$ 276,281

Consultants (by owner)

Geotechnical	\$ 8,000	\$ 10,000	\$ 10,000
Special Inspections	\$ 4,000	\$ 6,000	\$ 6,000
Survey	\$ 6,000	\$ 8,000	\$ 8,000
Subtotal consultants	\$ 18,000	\$ 24,000	\$ 24,000

Permitting /SDC

Estimate	6%	\$ 163,133	\$ 191,091	\$ 236,812
Subtotal permits		\$ 163,133	\$ 191,091	\$ 236,812
Subtotal - soft costs		\$371,456	\$438,030	\$537,093
Contingency	10%	\$ 37,146	\$ 43,803	\$ 53,709
Total (soft costs)		\$408,601	\$481,834	\$590,803

Total Project Estimated Cost		\$3,127,490	\$3,666,683	\$4,537,674
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Habitat For Humanity Newberg

Item	Description	Amount	Comments
Division 1	General Conditions	\$ 314,750	Based on 9 months of construction
Division 2	Existing Conditions & Site Logistics	\$ 105,859	
Division 3	Concrete	\$ 82,325	No foundations. Structure on SOG.
Division 4	Masonry	\$ 6,120	Assumed trash enclosure
Division 5	Metal Fabrications	\$ 44,350	Misc. Metals and railing at stair & level 2
Division 6	Wood & Plastics	\$ 1,054,748	Wood framing, cabinets, siding
Division 7	Thermal & Moisture Protection	\$ 164,491	
Division 8	Openings	\$ 207,270	Doors, windows, glazing
Division 9	Finishes	\$ 381,988	Drywall, paint, flooring
Division 10	Specialties	\$ 37,200	
Division 11	Equipment	\$ 21,240	Unit appliances.
Division 12	Furnishings	\$ 10,680	Blinds
Division 13	Special Construction	\$ -	
Division 14	Hoisting	\$ -	
Division 21	Fire Sprinklers	\$ 52,530	
Division 22	Plumbing	\$ 81,600	
Division 23	HVAC	\$ 100,000	
Division 26	Electrical	\$ 268,350	Includes site
Division 27	Low Voltage	\$ 31,180	
Division 31	Sitework, Utilities & landscape	\$ 382,658	
Grand Subtotal		\$ 3,446,188	
	Estimating/Contractor Contingency	\$ 172,309	
	Overhead & Mark-up	\$ 180,925	
	Liability Insurance	\$ 50,152	
	Builder's Risk	\$ -	To be carried by owner
	Subcontractor Bond	\$ -	None included at this time
	Corporate Activities Tax	\$ 15,398	
	Inflation (carried by Owner)	\$ -	To be carried by owner
	Performance Bond	\$ 28,987	
TOTAL		\$ 3,893,960	
Cost per gsf		\$ 381.76	

Exclusions and Clarifications:

- Building Permits & Plan Check Fees
- Testing & Special Inspections
- System Development Charges
- Rock or Contaminated Soil Excavation
- Unforeseen Site Conditions
- Skylights
- Overhead Power Line Relocation
- Plan and specification printing costs
- Costs for LEED certification and commissioning
- OCIP/CCIP wrap insurance premiums and deductibles
- Construction Excise Tax
- Fireproofing (intumescent or spray-applied)

This estimate is conceptual in nature and should not be considered a guaranteed sum.