

Regional Infrastructure Fund Application

Rec'd Business Oregon
4/30/2018



Deadline: Monday, April 30, 2018, 5:00 pm

For fields to work, first download or save the form to your computer, then open the form.

A. Applicant

Organization Name

City of Eagle Point

Organization Type City

(Identify the ORS under which entity is formed if applicant is an entity other than city or county, such as special district, authority, association, etc.)

Street Address

17 Buchanan Avenue South, Eagle Point OR 97524

Mailing Address

PO BOx 779 Eagle Point OR 97524

Office Phone 541-826-4212

Web URL cityofeaglepoint.org

DUNS Number _____

Federal Tax ID Number 93-6002769

B. Project Contact

Name Maryanne Pitcher

Title Executive Director

Phone 541-690-5356

Email maryanne@buttecreekmill.com

Cell Phone 541-690-5356

C. Final Beneficiary/Recipient

If final beneficiary/recipient is not same as applicant, complete this section.

Organization Name Butte Creek Mill Foundation

Street Address

186 Napa St. Eagle Point OR 97524

Mailing Address

PO Box 957 Eagle Point OR 97524

Office Phone 541-690-5356

Web URL buttecreekmillfoundation.com

Contact Name Maryanne Pitcher

Contact Title Executive Director

Contact Phone 541-690-5356

Contact Email maryanne@buttecreekmill.com

D. Project Overview

Project Name (10 words or less)

To rebuild and restore the Butte Creek Mill and Ice House in a historically accurate manner.

1. Please indicate if the project is **consistent with Business Oregon's strategic plan priorities** listed below. See [Business Oregon's Five Year Strategic Plan](#) to see the agency's priorities.

- Innovate Oregon's Economy
- Grow Small- and Middle-market Companies
- Cultivate Rural Economic Stability
- Advance Economic Opportunity for Underrepresented People
- Ensure an Inclusive, Transparent, and Fiscally Healthy Agency

2. Identify the **Sustainable Community Objectives** addressed by the project.

Sustainable community objectives were adopted by the Oregon State Legislature as part of the Oregon Revised Statutes in the 2001 Legislative Session. Regional Solutions Teams use them as a guide in leveraging investments and achieving multiple project objectives.

Economy

- A resilient economy that provides a diversity of good economic opportunities for all citizens.
- Workers whose knowledge and skills are globally competitive and supported by life-long education.

Community

- Independent and productive citizens.
- Youth who are fully supported by strong families and communities.
- Vital and active downtowns and main streets.
- Efficient development that saves infrastructure investments and natural resources.
- Quality affordable housing that is available to those who need it.

Environment

- Healthy urban and rural watersheds and species abundance and diversity.
- Clean and sufficient water for human and natural use.
- Efficient use and reuse of resources, and the elimination of harmful toxins in the environment.

E. Project Description

Describe the "What" in the space allowed. Provide a brief, 4-5 sentence summary of the project and what the funds would be used for. Include a brief description of the goal and scope of the project, summarizing project implementation (e.g., planned infrastructure or activity).

Funding will support historic preservation, economic development, protect natural resources and educate our future as we rebuild and restore a part of Southern Oregon's history for generations to come. The rebuilding of the Butte Creek Mill and Ice House, will be carried out with the assistance of a skilled group of local craftsman and professionals, an engaged board and the support of the community. The Mill will be returned to fully operational, with a few additions, including a community space, ADA accessibility, a top notch fire suppression system and as an interpretive center, highlighting local history, milling and Native American Culture. All phases of planning, design and construction will have oversight by historic preservationist, George Kramer. These funds specifically will be used for the construction of the Butte Creek Mill. Deconstruction is completed and construction begins next week. Site prep and concrete work will be completed by June and the timber framing will begin on June 1st. The timber frame will be completed by the end of the summer. The walls and roof will be installed in September and October. Then the work inside the Mill will begin including installation of the fire suppression system, electrical and plumbing. The Millwright will reconfigure and assemble the milling equipment in December. The Mill will be operational in January with flour production scheduled to begin in February and our grand opening in March 2019. Once operational the Butte Creek Mill is fully self sustaining with annual gross revenue of \$650,000.

F. Justification

Opportunity/Need—In the space allowed below, describe “Why” the project is needed. Identify the opportunity or need the project seeks to address as well as how it supports the Regional Solutions and Business Oregon priority(ies) (see pages 2-3). Provide data and/or a narrative substantiating the need.

This project will address the need to not only preserve history, but also provide economic vitality to Southern Oregon. Prior to the fire in December of 2015, the Butte Creek Mill was fully operational grossing approximately \$650,000 annually, enough to fully sustain the Mill. Tourists came from far and wide to visit the Mill and nearby covered bridge. Locals brought visiting family and friends to see the living history, an 1872 operational grist mill that is on the National Register. Business owners and community members stocked up on pancake and waffle mix produced at the Mill. Bus loads of students on field trips would arrive weekly to see their wheat turned into flour and maybe something even a little tastier. The Mill was once a driver of the local economy, therefore it is imperative that we restore the Mill to fully operational once again. Eagle Point is a rural community with limited economic development opportunities. The Butte Creek Mill is a business model that has been successful for over 100 years. The community has risen up and contributed almost a half million dollars out of their pockets to see this Mill returned. This is the chance for our local leaders to embrace and reward their efforts. The Butte Creek Mill sits less than a block from the covered bridge and downtown Eagle Point. Its restoration will assist in revitalizing the downtown area of Eagle Point. It also will drive business to the local restaurants and shops in downtown Eagle Point. This project will also create permanent jobs, two will be management level positions with above average starting salaries. These funds will return to the community many times over. This is less a donation and more an investment.

Proposal/Solution—In the space allowed below, describe “How” the project would address the above opportunity/need.

Upon completion of this project in early 2019, the Mill will return to fully operational and likely be more successful due to the changes that are being implemented as part of this project. We have plans for a robust interpretive center that will have curriculum specific to local culture and milling history. We will have a builtin marketing infrastructure and a developing relationship with the various tourism entities, including Travel Oregon. We will use these relationships to capitalize on bringing additional tourism to the area; educational field trips will restart and businesses will once again feel the economic effects of an operation Mill. Our products will return to store shelves and to restaurants, many of whom still list the Butte Creek Mill products on their menus. There is little risk to this project, as this has been a successful business for over 100 years and the team that has been put in place to complete the project are top notch and committed to the success of the this project not just professionally but personally.

3. **Funding Request.** All requests must be in the range of \$50,000 to \$1,000,000.

- a. Funds requested: \$200,000
- b. All projects, but especially those whose project request is over \$200,000, are encouraged to define the minimum funds requested: _____
- c. Describe what phase or portion of the work could be completed with the minimum request, or how the project would be altered to complete the project with the reduced amount:

4. Provide a list of letters that **demonstrate community support** for the project (list name and affiliation of sender). Attach copies of letters to your application (see Attachment D in the List of Attachments).

Name	Affiliation
Representative Greg Walden	United States Congress, House of Representatives
Dan Everhart	Restore Oregon
Colleen Roberts, Et. Al	Jackson County Commissioners

5. Is the project included in any adopted Master Plans or regional or local economic development and/or strategic plans? Yes No

If yes, list them below.

6. Does the project benefit the Oregon economy by generating a net **increase in, or retention of, long-term jobs** (beyond short-term construction jobs) in the region directly impacted by the project?
 Yes No

If yes, complete a., b. & c. below. (If this project advances to the Grant & Loan Review Committee, you may be asked to provide supplemental information.)

- a. Expected number of long-term (non-construction) jobs created or retained as a direct result of the project: 6-10 jobs created 6-10 jobs retained
- b. Expected average annual wage of long-term (non-construction) jobs created or retained:
 \$50,000 (for two management level positions) \$20,000-\$35,000 (customer service and production)
- c. Provide a description of the types of jobs created and/or retained:
 Two management level positions and various customer service and production positions

G. Project Work Plan

List project activity milestones/key tasks with estimated start and completion dates.

Activity	Estimated Start Date	Estimated Completion Date
Estimated Project Start Date	12/1/2017	
Deconstruction of the Mill	12/5/2017	12/10/2017
Site Prep Work and Concrete/Foundation Work	5/1/2018	6/1/2018
Timber Frame Construction	6/1/2018	8/31/2018
Walls and Roof Installation	9/1/2018	10/31/2018
Milling Equipment Installation	12/1/2018	12/31/2018
Finish Work and Garden Installation	1/1/2018	2/27/2018
Estimated Project Completion Date		3/1/2018

7. Describe any conditions that may affect the completion of the work plan. If applicable, describe any measures planned to mitigate these conditions.

Falling short on our funding efforts would be a condition that would affect the completion of the work planned. Generally, a project will be further along with fundraising prior to the work being initiated on a capital campaign. However, as time marches on, so does the impact that weather has on the vestiges of the Mill. We do not have the luxury of waiting to start the work of the rebuild and restoration of the Mill. Hence, we have an aggressive fundraising plan including donor solicitation, event planning and grant writing. We are fortunate to have a donor list of our 2500 supporters of the Mill. We are hoping to use this support to seek pledges throughout the year. We are also targeting local businesses and the Southern Oregon community to support the project through naming opportunities and a grant plan to solicit funding from private foundations. We are confident that we will raise the necessary funds. However, if we are unable to raise them quick enough to keep up with construction

H. Project Budget

Budget Line Item Below are general items most used (adjust budget items to suit the project).	Regional Infrastructure Fund	Other Funding	Total
Engineering / Architecture		\$ 48,000	\$ 48,000
Construction	\$ 200,000	\$ 720,611	\$ 920,611
Construction Contingency		\$ 51,381	\$ 51,381
Land Acquisition		\$ 130,000	\$ 130,000
Legal		\$ 1,000	\$ 1,000
Construction Management		\$ 107,000	\$ 107,000
Other Specify		\$ 235,000	\$ 235,000
Other Specify		\$ 113,000	\$ 113,000
Other Specify		\$ 9,008	\$ 9,008
Other Specify		\$ 385,000	\$ 385,000
Totals	\$ 200,000	\$ 1,800,000	\$ 2,000,000

I. Details of Other Funding

Source of Other Funds (see Attachment C requirements in Section L. List of Attachments)	Amount	Status: C-Committed, AS-Application Submitted, AI-Application Invited, PS-Potential Source	Dates Required Funds will be Committed and Available
Donations, In-Kind & Grant Funds-Recvd	\$ 795,000	C	04/30/2018
Pending grant funding	\$ 525,000	AS	
Grant funding in process	\$ 585,000	PS	
Scheduled events	\$ 150,000	PS	
Fundraising	\$ 500,000	PS	
Totals	\$ 2,555,000		

J. Who Prepared the Cost Estimate for the Project?

Name Maryanne Pitcher

Title Executive Director

Company Butte Creek Mill Foundation

Phone Number 541-690-5356

Date of project cost estimate April 25, 2018

8. Does the project budget propose direct project management expenses? Yes No
(Direct project management is defined as expenses that will be incurred that are directly related to and necessary solely to support or manage project activities and are not routine or ongoing expenses of the municipality or expenses for current staff that are already included in the municipality's adopted budget.)

If yes, describe how the direct project management services will be provided:

They will be provided by the general contractor via our construction management/general contractor contract.

9. Will the applicant own the facility/improvements once constructed? Yes No

If no, explain:

10. After project completion, who will assume responsibility for the ongoing operations and maintenance of the project?

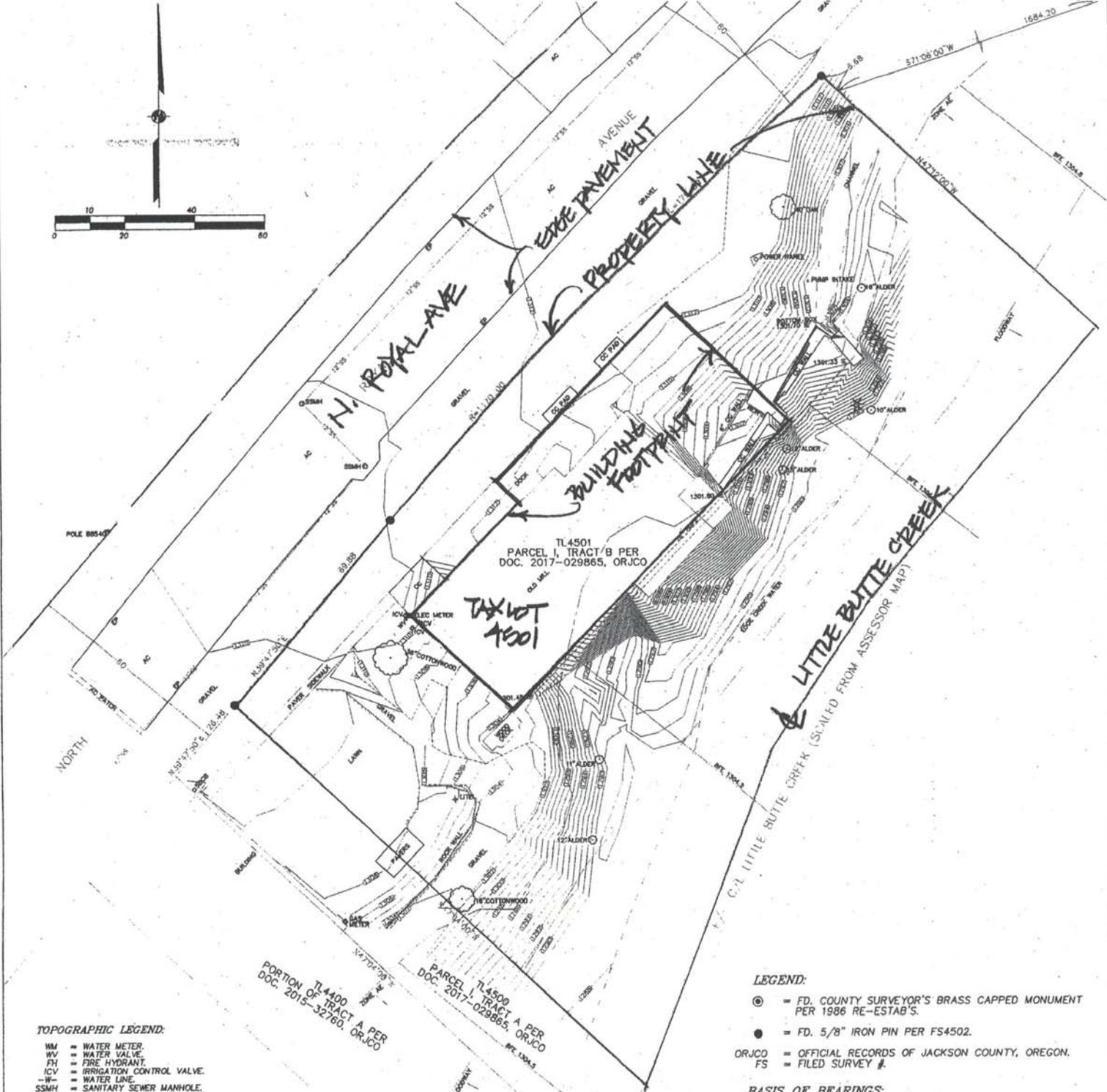
Butte Creek Mill Foundation

11. After project completion, what will be the source(s) of funds for the ongoing operations and maintenance of the project?

Revenue from operation of the Butte Creek Mill. Based on prior years, it is expected to be about \$650,000.

12. Is the applicant (and final beneficiary/recipient) current on all taxes, fees, and debt payments?
 Yes No

If no, explain:



TOPOGRAPHIC LEGEND:

- WM = WATER METER
- WV = WATER VALVE
- FH = FIRE HYDRANT
- ICV = IRRIGATION CONTROL VALVE
- W = WATER LINE
- SSMH = SANITARY SEWER MANHOLE
- SSCO = SANITARY SEWER CLEANOUT
- SS = SANITARY SEWER LINE
- SSL = SANITARY SEWER LATERAL
- GM = GAS METER
- GV = GAS VALVE
- G = GAS LINE
- TEL PED = TELEPHONE PEDESTAL
- T = TELEPHONE LINE
- CATV PED = CABLE TV PEDESTAL
- TV = TELEVISION LINE
- OP = OVERHEAD POWER LINE
- UHP = UNDERGROUND POWER LINE
- OU = OVERHEAD UTILITY LINES
- SDCI = STORM DRAIN CURB INLET
- SDMH = STORM DRAIN MANHOLE
- SDGI = STORM DRAIN GUTTER INLET
- SDCB = STORM DRAIN CATCH BASIN
- SD = STORM DRAIN LINE
- C&G = CURB & GUTTER
- VC = VERTICAL CURB
- SW = SIDEWALK
- DW = DRIVEWAY
- AC = ASPHALT CONCRETE
- EP = EDGE OF PAVEMENT
- ER = EDGE OF GRAVEL ROAD
- CC = CONCRETE
- RCP = REINFORCED CONCRETE PIPE
- CMP = CORRUGATED METAL PIPE
- HDPE = HIGH DENSITY POLYETHYLENE PIPE
- E = INVERT ELEVATION

LEGEND:

- ⊙ = FD. COUNTY SURVEYOR'S BRASS CAPPED MONUMENT PER 1986 RE-ESTAB'S.
- = FD. 5/8" IRON PIN PER FS4502.
- ORJCO = OFFICIAL RECORDS OF JACKSON COUNTY, OREGON.
- FS = FILED SURVEY #.

BASIS OF BEARINGS:

SURVEY NO. 4502

UNIT OF MEASUREMENT = FEET

SCALE: 1" = 20'

ELEVATION DATUM:

NAVD1988

EFFECTIVE FIRM:

41029C1781G DATED JANUARY 19, 2018
 ZONE AE & FLOODWAY LINES SCALED FROM FIRM.
 BFE'S INTERPOLATED FROM 2018 JACKSON COUNTY FIS.

REGISTERED PROFESSIONAL LAND SURVEYOR
James E. Hibbs
 OREGON
 JULY 17, 1986
 JAMES E. HIBBS
 2234
 RENEWAL DATE: 6-30-19

TITLE: TOPOGRAPHIC SURVEY
 ASSESSOR'S MAP # 361W03AA TL'S 4500 & 4501
 FOR: DAN HORTON
 PO BOX 682
 EAGLE POINT, OR 97524

L.J. FRIAR & ASSOCIATES P.C.
 CONSULTING LAND SURVEYORS
 P.O. Box 1247, Medford, OR 97533
 Phone: (541) 752-7782
 Email: lfriar@friar.net

DATE	31 JAN 2018
SCALE	1 inch = 20 feet
DRAWN BY:	JCH
CHEK BY:	
ORIGIN:	
ROTATION:	0°
	JCH 17205PM
Sheet 1 of 1.	

Regional Infrastructure Fund Application



Deadline: Monday, April 30, 2018, 5:00 pm

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A. Applicant

Organization Name

Josephine County

Organization Type County

(Identify the ORS under which entity is formed if applicant is an entity other than city or county, such as special district, authority, association, etc.)

Street Address

500 NW 6th Street - department 4
Grants Pass, OR 97526

Mailing Address

500 NW 6th Street - department 4
Grants Pass, OR 97526

Office Phone 541-474-5221

Web URL http://www.co.josephine.or.us

DUNS Number _____

Federal Tax ID Number 93-6002300

B. Project Contact

Name Arthur O'Hare

Title Finance Director

Phone 541-474-5222

Email aohare@co.josephine.or.us

Cell Phone _____

C. Final Beneficiary/Recipient

If final beneficiary/recipient is not same as applicant, complete this section.

Organization Name Friends of the Oregon Caves and Chateau

Street Address

120 Wimer Street
Ashland, OR 97520

Mailing Address

P.O. Box 2195
Grants Pass, OR 97526

Office Phone 541-944-1139

Web URL https://www.friendsOCAC.org

Contact Name Sue Densmore

Contact Title Executive Director

Contact Phone 541-944-1139

Contact Email Densmore@mind.net

D. Project Overview

Project Name (10 words or less)

Restoration - Historic Guide Dormitory, Oregon Caves National Monument and Preserve

1. Please indicate if the project is **consistent with Business Oregon's strategic plan priorities** listed below. See [Business Oregon's Five Year Strategic Plan](#) to see the agency's priorities.

- Innovate Oregon's Economy
- Grow Small- and Middle-market Companies
- Cultivate Rural Economic Stability
- Advance Economic Opportunity for Underrepresented People
- Ensure an Inclusive, Transparent, and Fiscally Healthy Agency

2. Identify the **Sustainable Community Objectives** addressed by the project.

Sustainable community objectives were adopted by the Oregon State Legislature as part of the Oregon Revised Statutes in the 2001 Legislative Session. Regional Solutions Teams use them as a guide in leveraging investments and achieving multiple project objectives.

Economy

- A resilient economy that provides a diversity of good economic opportunities for all citizens.
- Workers whose knowledge and skills are globally competitive and supported by life-long education.

Community

- Independent and productive citizens.
- Youth who are fully supported by strong families and communities.
- Vital and active downtowns and main streets.
- Efficient development that saves infrastructure investments and natural resources.
- Quality affordable housing that is available to those who need it.

Environment

- Healthy urban and rural watersheds and species abundance and diversity.
- Clean and sufficient water for human and natural use.
- Efficient use and reuse of resources, and the elimination of harmful toxins in the environment.

E. Project Description

Describe the "What" in the space allowed. Provide a brief, 4-5 sentence summary of the project and what the funds would be used for. Include a brief description of the goal and scope of the project, summarizing project implementation (e.g., planned infrastructure or activity).

The Historic Guide Dormitory at the Oregon Caves National Monument and Preserve (OCNMP) is currently closed and in need of restoration. The NPS engaged Leavengood Architects, A.I.A. to complete a site visit and scoping report, which includes a site evaluation, as build drawings, two proposed options for restoration and a cost estimate. The NPS has completed the recommended work to create a necessary hillside retaining wall. The next step is to repair the foundation, shore up the understructure and replace the windows. The restoration of this building will contribute to the economic value of the OCNMP by adding the flexibility of 36 additional bunk-style lodging vof overnight guests. This additional lodging could also be used by the Concessionaire, select NPS staff housing, and would contribute to increased programming as this style of lodging has been requested by visitors for reunions, clubs business retreats, summer camps and similar group events. This project will significantly benefit from the NPS's already scheduled restoration of the Oregon Caves Chateau which is immediately adjacent.

F. Justification

Opportunity/Need—In the space allowed below, describe “Why” the project is needed. Identify the opportunity or need the project seeks to address as well as how it supports the Regional Solutions and Business Oregon priority(ies) (see pages 2-3). Provide data and/or a narrative substantiating the need.

This restoration of this currently unused space offers a very valuable opportunity to increase the capacity of the OCNMP. As one of the largest employers in rural Josephine County - an area of high unemployment and intergenerational poverty - the NPS offers 75 year round and seasonal jobs and the concessionaire another 45. The restoration of the Guide Dormitory would allow the OCNMP to offer more flexible lodging year round. At this time the Cave Tour season runs from March through November with the main lodge, the Oregon Caves Chateau, open only from May through October. The Guide Dormitory could be more easily opened when the main lodge is closed. Also, the Friends of the Oregon Caves and Chateau have just completed the restoration of the former staff Cafeteria - including a commercial kitchen - which could be opened when the Guide Dormitory is open off-season to serve meals. These two facilities will extend the season and offer lodging and meals from March to May and from September to November. This also puts an already existing facility back into use and saves an original infrastructure investment. Another benefit, if this restoration was completed in 2019, the facility could open in 2020 possibly before or at least in time- when the full historic restoration, including Life Safety and Accessibility upgrades of the National Historic Lodge - the 23 room - Oregon Caves Chateau is completed.

Proposal/Solution—In the space allowed below, describe “How” the project would address the above opportunity/need.

If the Friends can gain funding for this restoration in 2019, we have the opportunity to work with the National Trust for Historic Preservation (Hands-On-Preservation-Experience) HOPE Crew which would be the first HOPE project in Oregon. HOPE would work in cooperation with the University of Oregon and their Preservation program to engage a preservation advisor and craft experts and post a crew of 10 - 15 individuals on the project for 6-8 weeks. The HOPE crew trains young people in preservation crafts while helping to protect historic cultural sites on public lands. The Trust partners with the Corps Network, an association of 127 youth and service corps operating in all states which is a direct descendant of the Depression Era Civilian Conservation Corps. Each year, youth corps collectively engage over 27,000 corps members and provide 13.5 million hours of service, focused on youth corps skills training on preservation projects. This is an area of interest to youth corps because their graduates can find higher paying jobs when they have preservation craft skills. Corps members are aged 16 - 25, include many returning veterans; 53% are people of color and 61% come from families living in poverty. Many youth corps members join the National Park Service, for example, to continue their service to public lands. Others join trade apprenticeship programs. Some are college bound.

3. **Funding Request.** All requests must be in the range of \$50,000 to \$1,000,000.

- a. Funds requested: \$ 300,000 _____
- b. All projects, but especially those whose project request is over \$200,000, are encouraged to define the minimum funds requested: \$ 150,000 _____
- c. Describe what phase or portion of the work could be completed with the minimum request, or how the project would be altered to complete the project with the reduced amount:
We would complete the foundation work, not the window replacement and additional carpentry. _____

4. Provide a list of letters that **demonstrate community support** for the project (list name and affiliation of sender). Attach copies of letters to your application (see Attachment D in the List of Attachments).

Name

Affiliation

Vicki Snitzler

Superintendent - Oregon Caves National Monument and Preserve

5. Is the project included in any adopted Master Plans or regional or local economic development and/or strategic plans? Yes No

If yes, list them below.

NPS/Friends of the Oregon Caves and Chateau - General Agreement, the 20/20 Strategic Plan - Illinois Valley

6. Does the project benefit the Oregon economy by generating a net **increase in, or retention of, long-term jobs** (beyond short-term construction jobs) in the region directly impacted by the project?
 Yes No

If yes, complete a., b. & c. below. (If this project advances to the Grant & Loan Review Committee, you may be asked to provide supplemental information.)

- a. Expected number of long-term (non-construction) jobs created or retained as a direct result of the project: 4 jobs created 4 jobs retained
- b. Expected average annual wage of long-term (non-construction) jobs created or retained: 30,000,
- c. Provide a description of the types of jobs created and/or retained:
 Program Manager, Camp Manager, Cook, Kitchen Manager

G. Project Work Plan

List project activity milestones/key tasks with estimated start and completion dates.

Activity	Estimated Start Date	Estimated Completion Date
Estimated Project Start Date		
Planning	07/18/2018	
Retaining Wall	05/12/2017	06/15/2018
Foundation Work - HOPE crew on site	06/06/2019	07/06/2019
Windows and interior upgrades	07/06/2019	08/20/2019
Exterior upgrades, stairs and ramps	08/20/2019	05/05/2020
Restrooms/Public Areas/ and Interior Finishes	08/20/2019	05/05/2020
Estimated Project Completion Date		05/05/2020

7. Describe any conditions that may affect the completion of the work plan. If applicable, describe any measures planned to mitigate these conditions.

The NPS will continue to work on the restoration as they have staff available and weather permitting during the 2018 season.

H. Project Budget

Budget Line Item Below are general items most used (adjust budget items to suit the project).	Regional Infrastructure Fund	Other Funding	Total
Engineering / Architecture		\$ 75,000	\$ 75,000
Construction - Foundation/Windows/interior	\$ 250,000	\$ 500,000	\$ 750,000
Construction Contingency		\$ 110,000	\$ 110,000
Land Acquisition			\$ 0
Legal			\$ 0
Construction Management	\$ 50,000		\$ 50,000
Other Interior restoration/ bathrooms/kitchen		\$ 250,000	\$ 250,000
Other Exterior restoration/staircases		\$ 250,000	\$ 250,000
Other Furniture and furnishings		\$ 100,000	\$ 100,000
Other Lounge		\$ 50,000	\$ 50,000
Totals	\$ 300,000	\$ 1,335,000	\$ 1,635,000

I. Details of Other Funding

Source of Other Funds (see Attachment C requirements in Section L. List of Attachments)	Amount	Status: C-Committed, AS-Application Submitted, AI-Application Invited, PS-Potential Source	Dates Required Funds will be Committed and Available
NPS - Inkind	\$ 335,000	PS	
Friends - Grants and donations	\$ 1,000,000	PS	
Totals	\$ 1,335,000		

J. Who Prepared the Cost Estimate for the Project?

Name Sue Densmore

Title Executive Director

Company Friends of the Oregon Caves and Chateau

Phone Number 541-944-1139

Date of project cost estimate 04/30/2018

8. Does the project budget propose direct project management expenses? Yes No
(Direct project management is defined as expenses that will be incurred that are directly related to and necessary solely to support or manage project activities and are not routine or ongoing expenses of the municipality or expenses for current staff that are already included in the municipality's adopted budget.)

If yes, describe how the direct project management services will be provided:

This project is a partnership between the Friends and and the NPS. The Friends offering direct project management.

9. Will the applicant own the facility/improvements once constructed? Yes No

If no, explain:

This facility is owned by the National Park Service. The Friends hold a general agreement to assist with upgrades.

10. After project completion, who will assume responsibility for the ongoing operations and maintenance of the project?

The NPS with assistance from concessioner and the Friends as needed.

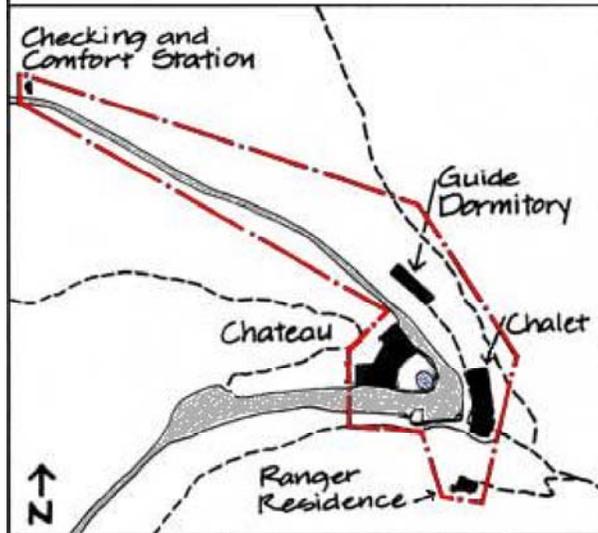
11. After project completion, what will be the source(s) of funds for the ongoing operations and maintenance of the project?

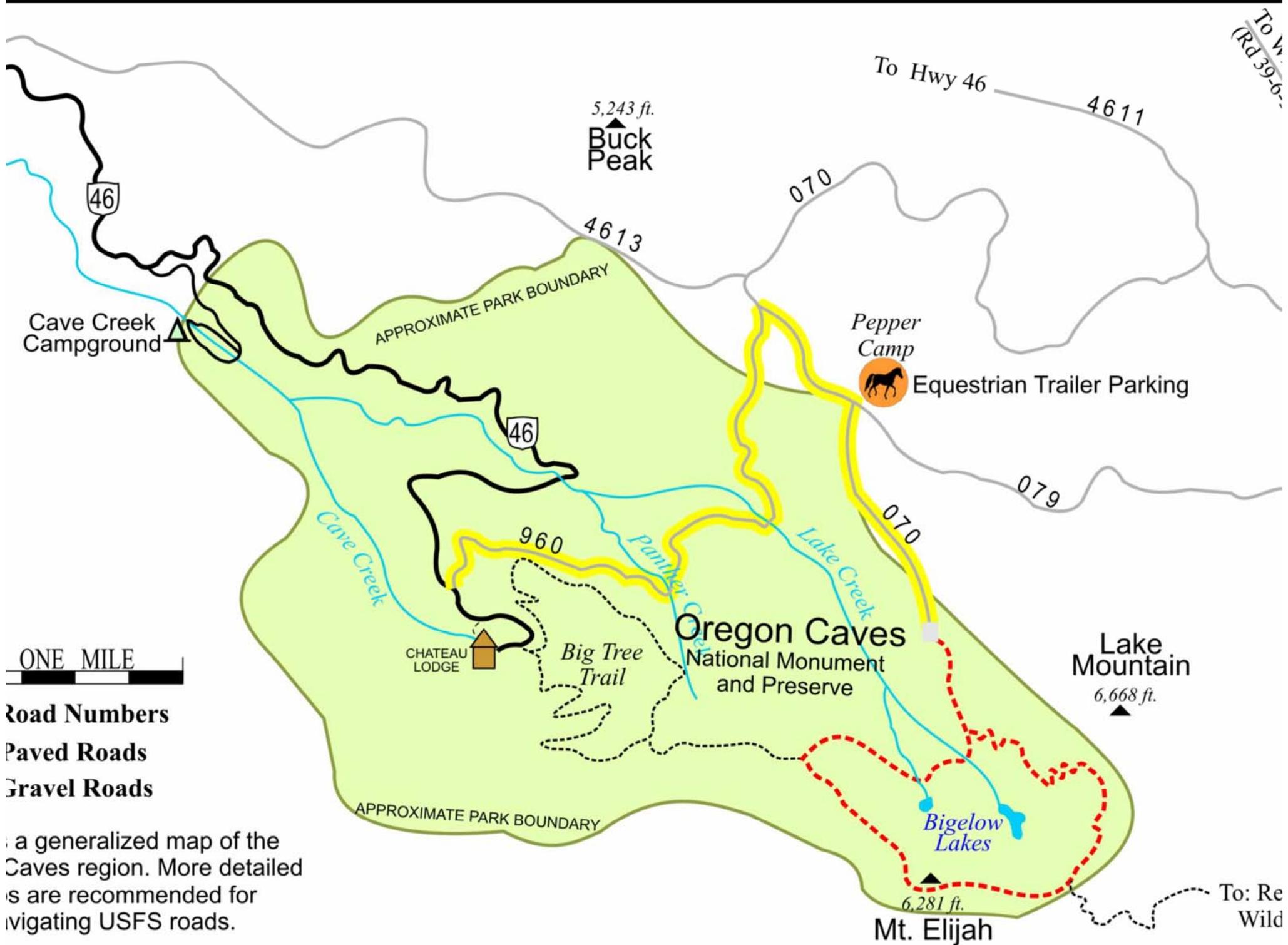
NPS, the Friends and the Concessioner.

12. Is the applicant (and final beneficiary/recipient) current on all taxes, fees, and debt payments?
 Yes No

If no, explain:

Oregon Caves Historic District





ONE MILE

Road Numbers

Paved Roads

Gravel Roads

This is a generalized map of the Caves region. More detailed maps are recommended for navigating USFS roads.

To Wild
(Rd 39-6)

To: Re
Wild





LOCATION & COMPONENT	Alternate	GENERAL DESCRIPTION & SCOPE OF WORK	REMARKS	Lin.Ft. or SF
EXTERIOR :				
FOUNDATION		1926 South Wall: replace (E) stone rockery wall w/ new concrete or cmu wall w/ stone veneer		
		1926 North Wall: Condition of (E) north foundation unknown	crawl space excavation needed and north slope excavation needed to review (E) condition	
		1926 East Wall: New concrete or CMU foundation		
		1970's South Wall: no work needed		
		1970's North Wall: repair existing retaining/stem wall, new waterproofing w/ drainage mat, & French drain. Repair damaged wood framed wall above	(E) concrete retaining/stem wall cracked in several locations.	
		1970's West Wall: Repair beam and attachment. New skirt (wall) under bottom plate..		
CRAWL SPACE		excavation needed (18" min. clear). New 10 mil visqueen. New insulation. New venting		
EXTERIOR WALL		remove (E) bark siding, salvage, replace damaged, reattach salvaged siding and attach new bark siding. Remove (E) building paper, New sheathing & new vapor barrier. (R) T&G	approximately 60% of (E) bark siding to be salvaged. (E) nailing of bark is extensive. Structural shear to be verified & qty of sheathing.	
	x	New weather -resistant barrier/drainage membrane ("Delta-dry", furring strips, or similar)	to be verified	
		new wall insulation. Batt & exterior rigid assembly or spray-in "Icynene".	R-values to be verified	
		alternate which is SHPO approved at lower 3' at base of wall	splash back on wall base is an issue, bottom portion of walls are rotting.	
WINDOWS & DOORS		replace (E) wood windows & doors. Replace to match existing. New screens throughout.	verify exiting @ 2nd floor guide house doors. Verify size of windows for egress @ new rooms & verify operation	
		new ice and water shield fenestration wrap, new flashing, & new weatherstripping.		
ROOF		remove (E) shingle roof & remove (E) sheathing. New fire retardant wood roof shingles, to match existing. New fiberglass heat shield, new ice & water shield (Grace Ultra or equiv.), new sheathing. New insulation ("green batts @ 1926 portion of building. Type of roof assembly @ 1970's roof assembly to be verified.	fiberglass heat shield material to be verified. 1970 roof assembly to be verified: SIP panels, spray in insulation, or other.	
		at 1926 portion: new roof trusses w/ applied rafter tails to match existing.	new trusses pr sister new framing to existing to meet snow load	
EAST EXTERIOR STAIR		remove (E) and replace	new guardrails, handrails, stairs, & foundation	
SOUTH ENTRY PORCH/DECK		remove (E) and replace	new guardrails, handrails, deck, & foundation. Repair base of wall - rot from water damage. Study options to deck	
NORTH EXIT "BRIDGES"		new guardrails at both "bridges"		
EXTERIOR LIGHTING		replacement of exterior lighting throughout		
MISC.		New Exterior sprinkering at roof & walls	new mechanical room needed	

LOCATION & COMPONENT	Alternate	GENERAL DESCRIPTION & SCOPE OF WORK	REMARKS	Lin.Ft. or SF
		new positive drainage at north side of building. New French drain along north side		
	x	new solar panels along south roof gable of 1926 portion of building.	cost/benefit to be verified	
			exterior landscaping & hardscape not included	
		repair/replace (E) damaged framing members		
INTERIOR:				
FLOOR		remove existing VCT tile throughout	asbestos abatement for (E) VCT tiles is needed	
		at 1970's Lounge new carpet tiles	"green" carpet	
		at 1926 & Entry Vestibule: sheet linoleum.		
BASE		at 1926 portion: new painted wood base to match existing		
		at 1970's portion (E) wood base @ Lounge to remain		
WALL		at 1926 portion: new 5/8" GWB w/ painted board & battens to match existing	new paint: low or no VOC	
		at 1970's portion: sandblast (E) siding and seal	remove (E) water stains/bleeding	
FENESTRATIONS		at 1926 portion: new 1x4 painted trim	verify lead abatement @ (E) paint	
		at 1970's portion: (E) wood base trim to remain & be repaired where needed		
CEILING		at 1926: new 5/8" gw b w/ painted board and batten to match existing	new paint: low or no VOC	
		at 1970's portion: (E) wood T&G and exposed beams to be sandblasted and sealed	remove (E) water stains/bleeding	
HARDWARE		new hardware throughout		
CASEWORK		new casework & counter at Kitchenette. New counters at Restrooms.		
APPLIANCES		new appliances at Kitchenette: 36" refrigerator, 30" electric oven, microwave range hood	energy star/energy efficient appliances	
MECHANICAL		new mechanical system: replace (E) electric baseboard or heat pump system. No air conditioning.	efficiency to be verified	
		new hot water tanks or electrical on-demand. Removed 2 existing hot water tanks.	verify which is most efficient	
ELECTRICAL		New electrical wiring throughout. New electrical panel	(E) feeder from 1985, 200 AMP	
PLUMBING		remove existing plumbing fixtures. New fixtures throughout: water closets, vanities, kitchenette sink, showers, drinking fountains. New utility lines, insulate as needed. (Existing septic system is acceptable.)	low water use fixtures. Plumbing fixture count to be verified. Drinking fountain requirement to be verified.	
LIGHTING		new lighting throughout, remove existing lighting. Flexible lighting at Lounge		
MISC.		new sprinklering and new sprinkler room needed	possible location of sprinkler room at south side in newly excavated partial basement	
		new cabling & communication system		
		interior stair	verify code req'd ceiling height clearances	

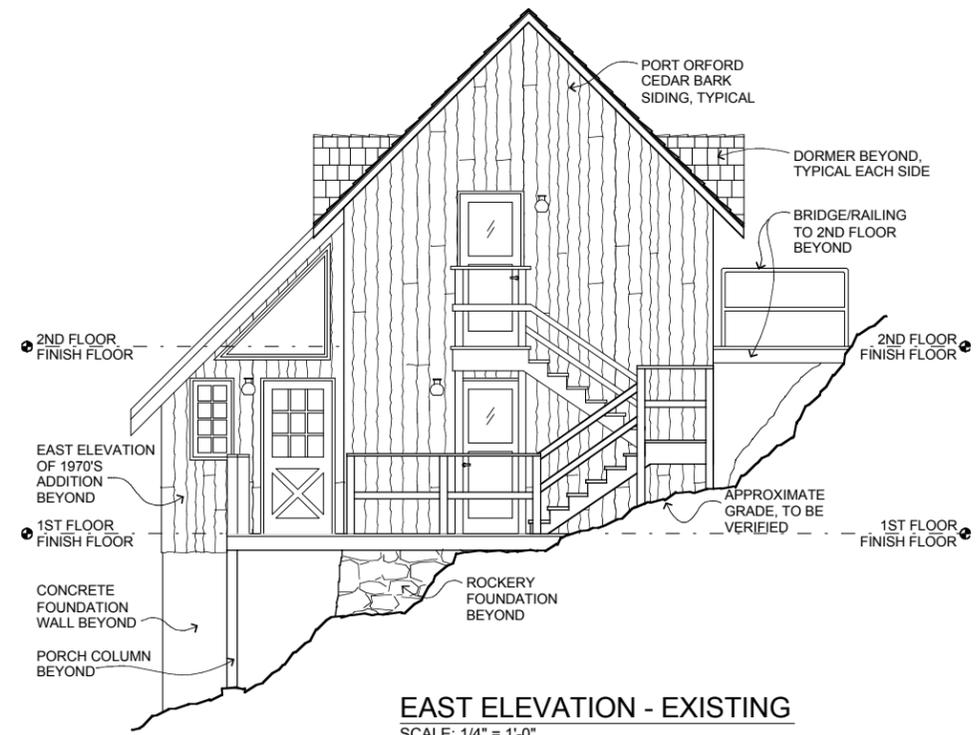
LOCATION & COMPONENT	Alternate	GENERAL DESCRIPTION & SCOPE OF WORK	REMARKS	Lin.Ft. or SF
DEMOLITION:				
CRAWL SPACE		excavate crawl space for a minimum 18" clear throughout		
MECHANICAL/ELECTRICAL		remove existing hot water tanks and electric baseboard heaters. Remove existing telephones & light fixtures. Removed existing plumbing fixtures.		
INTERIOR		removed (E) non-historic partial height bunk room partitions. Remove existing board w/ batten interior finish		
FENESTRATIONS		remove existing windows & doors		
EXTERIOR STAIR		remove existing east stair & south deck		
EXTERIOR GRADING		excavate @ base of north wall		

Note:

1. The following is excluded from this scope of work: all exterior work i.e. landscaping, grading, stabilization of north retaining wall, new access pathways, and/or railing and the like.
2. Barrier-free accessibility to be reviewed. Currently access to building is inaccessible. Preliminary assumption equal facilitation could be created at rehabilitated Chateau.
3. Preliminary code review not complete.



SOUTH ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

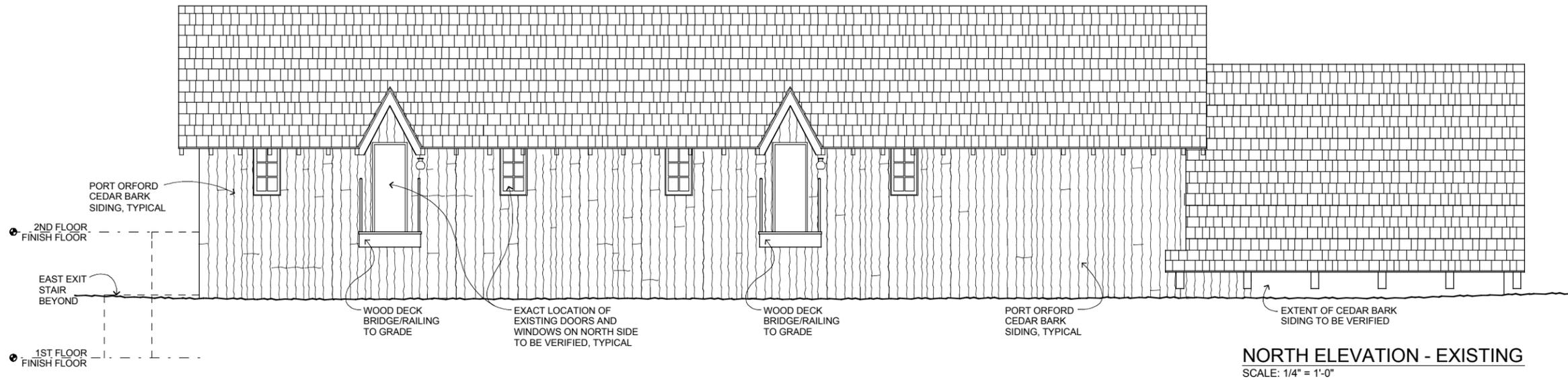


EAST ELEVATION - EXISTING
SCALE: 1/4" = 1'-0"

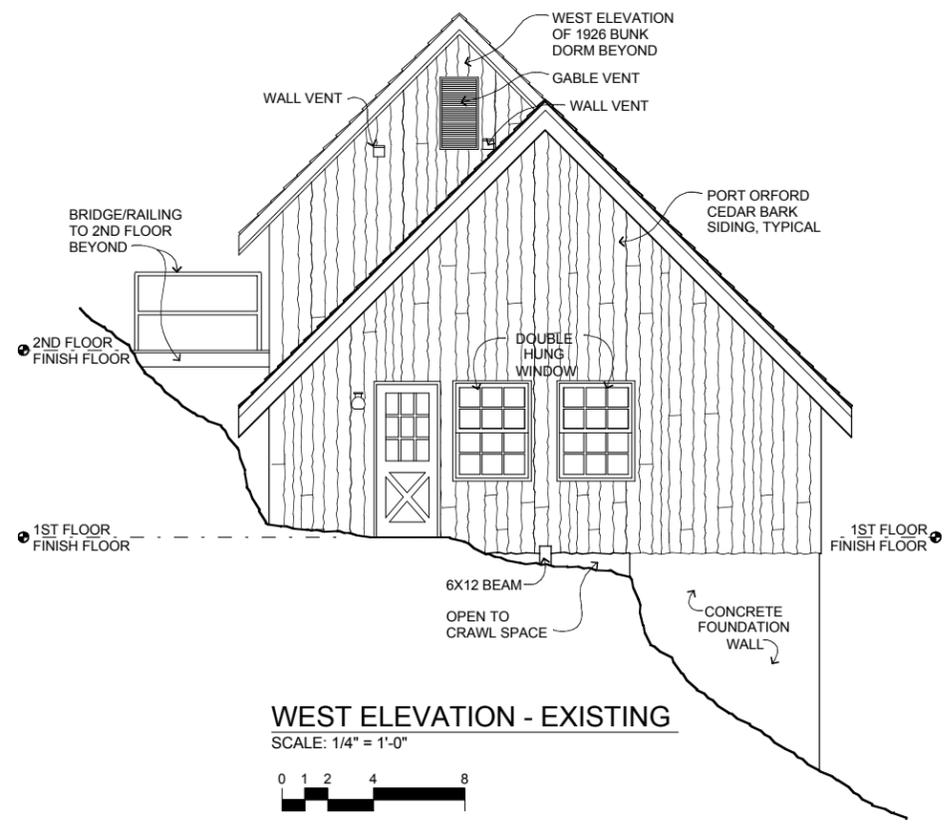


© LEAVENGOOD ARCHITECTS

DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
TECH. REVIEW:	A3	EXTERIOR ELEVATIONS	017 004
DATE:		Title 1 Documents	PKG. NO.
May 2007		NAME OF PROJECT	ORCA
		REHABILITATION OF THE HISTORIC GUIDE DORM	88306
		NAME OF PARK	SHEET
		OREGON CAVES NATIONAL MONUMENT	4
			OF 5



NORTH ELEVATION - EXISTING
 SCALE: 1/4" = 1'-0"
 0 1 2 4 8



WEST ELEVATION - EXISTING
 SCALE: 1/4" = 1'-0"
 0 1 2 4 8

© LEAVENGOOD ARCHITECTS

DESIGNED:	SUB SHEET NO.	TITLE OF SHEET	DRAWING NO.
TECH. REVIEW:	A4	EXTERIOR ELEVATIONS	017 005
DATE:		Title 1 Documents	PKG. NO.
May 2007		NAME OF PROJECT	ORCA
		REHABILITATION OF THE HISTORIC GUIDE DORM	88306
		NAME OF PARK	SHEET
		OREGON CAVES NATIONAL MONUMENT	5
			OF 5

Guides Dorm at Oregon Caves National Monument Class 'C' Cost Estimate

Space Description	Increment	Unit Cost	Subtotal	Total
Site Stabilization				
- Hillside Retaining Wall	624 S.F.	\$100-120/S.F.	\$62,400-74,880	
- Exterior Walkways and Stairs	L.S.		\$15,000-20,000	
Foundation Repair (Hand Repair)	1620 S.F.	\$100-190/S.F.	\$162,000-307,800	
First Floor	1620 S.F.	\$240-320/S.F.	\$388,800 - 518,400	
Second Floor (Including Roof)	1118 S.F.	\$240-400/S.F.	\$268,260 - 447,200	
Subtotal			\$896,460 - 1,368,280	
Contingency for 12 months at 12%			\$107,575 - 164,194	
Total				\$1,004,035 - 1,532,474

Regional Infrastructure Fund Application



Deadline: Monday, April 30, 2018, 5:00 pm

A. Applicant

Organization Name

Josephine County

Organization Type County

(Identify the ORS under which entity is formed if applicant is an entity other than city or county, such as special district, authority, association, etc.)

Street Address

500 NW 6th Street, Dept. 6
Grants Pass, Oregon 97526

Mailing Address

500 NW 6th Street, Dept. 6
Grants Pass, OR 97526

Office Phone (541) 474-5221

Web URL http://www.co.josephine.or.us/contactus.asp

DUNS Number 054961701

Federal Tax ID Number 93-6002300

B. Project Contact

Name Larry Graves

Title Director - Josephine County Airports

Phone 541-955-4535 x2

Email LGraves@co.josephine.or.us

Cell Phone 541-660-2169

C. Final Beneficiary/Recipient

If final beneficiary/recipient is not same as applicant, complete this section.

Organization Name _____

Street Address _____

Mailing Address _____

Office Phone _____

Web URL _____

Contact Name _____

Contact Title _____

Contact Phone _____

Contact Email _____

D. Project Overview

Project Name (10 words or less)

Fire-Suppression Water Pond Rehabilitation - Illinois Valley Airport

1. Please indicate if the project is **consistent with Business Oregon's strategic plan priorities** listed below. See [Business Oregon's Five Year Strategic Plan](#) to see the agency's priorities.

- Innovate Oregon's Economy
- Grow Small- and Middle-market Companies
- Cultivate Rural Economic Stability
- Advance Economic Opportunity for Underrepresented People
- Ensure an Inclusive, Transparent, and Fiscally Healthy Agency

2. Identify the **Sustainable Community Objectives** addressed by the project.

Sustainable community objectives were adopted by the Oregon State Legislature as part of the Oregon Revised Statutes in the 2001 Legislative Session. Regional Solutions Teams use them as a guide in leveraging investments and achieving multiple project objectives.

Economy

- A resilient economy that provides a diversity of good economic opportunities for all citizens.
- Workers whose knowledge and skills are globally competitive and supported by life-long education.

Community

- Independent and productive citizens.
- Youth who are fully supported by strong families and communities.
- Vital and active downtowns and main streets.
- Efficient development that saves infrastructure investments and natural resources.
- Quality affordable housing that is available to those who need it.

Environment

- Healthy urban and rural watersheds and species abundance and diversity.
- Clean and sufficient water for human and natural use.
- Efficient use and reuse of resources, and the elimination of harmful toxins in the environment.

E. Project Description

Describe the "What" in the space allowed. Provide a brief, 4-5 sentence summary of the project and what the funds would be used for. Include a brief description of the goal and scope of the project, summarizing project implementation (e.g., planned infrastructure or activity).

Project is the rehabilitation of a 180,000 gallon fire-suppression water pond within the confines of the Illinois Valley Airport, and within the IV Airport Industrial Airpark. The water pond was built in the 1990's and was never fully completed, certified or maintained, and the pond liner is lost. No development can take place in the IV Airport Industrial Airpark until this fire-suppression water-pond is fully rehabilitated, water pumps installed, backup power source installed and all systems tests are passed and certified by the State Fire Marshall.

F. Justification

Opportunity/Need—In the space allowed below, describe “Why” the project is needed. Identify the opportunity or need the project seeks to address as well as how it supports the Regional Solutions and Business Oregon priority(ies) (see pages 2-3). Provide data and/or a narrative substantiating the need.

No development can take place in the Illinois Valley Industrial Airpark on the Airport unless there is a means of providing fire-suppression water to all the installed fire hydrants in the Industrial Airpark. There is currently demand for commercial building space in this industrial park, thus the need for rehabilitation of the water pond.

Proposal/Solution—In the space allowed below, describe “How” the project would address the above opportunity/need.

The proposed project meets the requirements of the State Fire Marshall for fire suppression in an Industrial Park such as the existing 12-lot Airpark in the Illinois Valley Airport. Once this fire-suppression water-pond rehabilitation is complete, development can commence in the IV Industrial Airpark.

3. **Funding Request.** All requests must be in the range of \$50,000 to \$1,000,000.
- a. Funds requested: \$ 275,000 _____
 - b. All projects, but especially those whose project request is over \$200,000, are encouraged to define the minimum funds requested: \$ 170,000 _____
 - c. Describe what phase or portion of the work could be completed with the minimum request, or how the project would be altered to complete the project with the reduced amount:
There is a significant range of potential cost for the water pumps and controls - looking here to save \$\$\$
4. Provide a list of letters that **demonstrate community support** for the project (list name and affiliation of sender). Attach copies of letters to your application (see Attachment D in the List of Attachments).

Name

Affiliation

Josephine County Commissioners

Josephine County Board of County Commissioners

Kenneth Houck

Illinois Valley Business Entrepreneurial Center (IVBEC)

Cameron Camp

Illinois Valley Airport Advisory Board Chair

5. Is the project included in any adopted Master Plans or regional or local economic development and/or strategic plans? Yes No

If yes, list them below.

Illinois Valley Airport Master Plan; Josephine County 5-Year Capital Improvement Plan

6. Does the project benefit the Oregon economy by generating a net **increase in, or retention of, long-term jobs** (beyond short-term construction jobs) in the region directly impacted by the project?
 Yes No

If yes, complete a., b. & c. below. (If this project advances to the Grant & Loan Review Committee, you may be asked to provide supplemental information.)

- a. Expected number of long-term (non-construction) jobs created or retained as a direct result of the project: 15 jobs created 0 jobs retained
- b. Expected average annual wage of long-term (non-construction) jobs created or retained: \$40,000
- c. Provide a description of the types of jobs created and/or retained:
Small-business and Mid-level commercial manufacturing jobs

G. Project Work Plan

List project activity milestones/key tasks with estimated start and completion dates.

Activity	Estimated Start Date	Estimated Completion Date
Estimated Project Start Date	03/01/2019	
Design Document / Bid	03/31/2019	04/30/2019
Advertise Doc	05/01/2019	05/31/2019
Construction	06/01/2019	10/31/2019
Project Closeout	11/26/2019	12/28/2019
Estimated Project Completion Date		12/28/2019

7. Describe any conditions that may affect the completion of the work plan. If applicable, describe any measures planned to mitigate these conditions.

The rehabilitation of the fire-suppression water pond could be delayed by a severe wildfire season during which smoke could reduce visibility leading to difficult working conditions with poor air quality. High levels of fire-fighting helicopter activity based on the airport during wildfire season could also affect the schedule. This situation can be mitigated through good coordination with the USFS and ODF helicopter fire-fighting safety teams to minimize interference with the project work.

H. Project Budget

Budget Line Item Below are general items most used (adjust budget items to suit the project).	Regional Infrastructure Fund	Other Funding	Total
Engineering/Architecture	\$ 70,000	\$ 50,000	\$ 120,000
Construction	\$ 100,000	\$ 50,000	\$ 150,000
Construction Contingency	\$ 35,000		\$ 35,000
Land Acquisition			\$ 0
Legal			\$ 0
Construction Management	\$ 45,000		\$ 45,000
Other Specify _____			\$ 0
Other Specify _____			\$ 0
Other Specify _____			\$ 0
Other Specify _____			\$ 0
Totals	\$ 250,000	\$ 100,000	\$ 350,000

I. Details of Other Funding

Source of Other Funds (see Attachment C requirements in Section L. List of Attachments)	Amount	Status: C-Committed, AS-Application Submitted, AI-Application Invited, PS-Potential Source	Dates Required Funds will be Committed and Available
Josephine County Property Reserve Fund	\$ 100,000	C	

Totals	\$ 100,000		

J. Who Prepared the Cost Estimate for the Project?Name Corley McFarlandTitle PresidentCompany Precision Approach EngineeringPhone Number (541) 754-0043Date of project cost estimate 04/29/2018

8. Does the project budget propose direct project management expenses? Yes No
(Direct project management is defined as expenses that will be incurred that are directly related to and necessary solely to support or manage project activities and are not routine or ongoing expenses of the municipality or expenses for current staff that are already included in the municipality's adopted budget.)

If yes, describe how the direct project management services will be provided:

Employment of an engineering consultant to assure the project is completed correctly

9. Will the applicant own the facility/improvements once constructed? Yes No

If no, explain:

10. After project completion, who will assume responsibility for the ongoing operations and maintenance of the project?

Josephine County Airports Department

11. After project completion, what will be the source(s) of funds for the ongoing operations and maintenance of the project?

Josephine County Airport Department Operations Budget

12. Is the applicant (and final beneficiary/recipient) current on all taxes, fees, and debt payments?
 Yes No

If no, explain:

Josephine County, Oregon



COMMUNITY DEVELOPMENT
Julie A. Schmelzer, Director
700 NW Dimmick, Suite C / Grants Pass, OR 97526
(541) 474-5428 / Fax (541) 474-5422
E-mail: jschmelzer@co.josephine.or.us

April 30, 2018

Larry Graves
Josephine County Airport
Via Inter-Office Mail

Re: Fire Suppression at the Illinois Valley Airport

Dear Larry,

I am writing this letter in support of any possible grant funding available to install the fire suppression system at the Illinois Valley AirPark. As you know, substantial public dollars were invested in the past to install electricity, roads, septic, and water. Unfortunately, the fire suppression system failed and the park sat idel.

It is a shame to see this project stalled as a result of no fire suppression system. If we could complete the suppression system, we could open the park up for industrial development which could create jobs for our Illinois Valley residents.

Jobs are a major issue in the Illinois Valley. Only 38% of the residents in the Valley are in the workforce, presumably due to lack of job options. Since the decline of the forestry industry the county has had to rely heavily on the service industry. Service jobs in the Cave Junction area account for around one quarter of the jobs. Unfortunately this also leads to low incomes—17% of the families in this area make below \$10,000 a year. The median household income is below the state average (\$28,574; Oregon is \$53,270). Of those below the poverty level over half did not work (53%) compared to the state's 42.6%. Additionally, zero percent of these folks worked full time whereas in Oregon at least 4% worked full time.

When comparing the percent of the population that is below the poverty level, the Illinois Valley exceeds the state percentage by almost double (28%; Oregon is 16%). Increasing employment opportunities can help reduce the reliance on public benefits as well. Those receiving food stamps are almost double those of the state (35%; Oregon 19%). Also of interest is the percentage that must rely on the government for health coverage—65%; whereas Oregon is at 37%.

I am hopeful we can complete the infrastructure needed and levy those improvements to draw business development. I look forward to seeing the Illinois Valley have options for employment.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Julie A. Schmelzer', is written over a light blue horizontal line.

Julie A. Schmelzer
Director

April 30, 2018

Alex Campbell, Governor's Coordinator – Southern Team
Bill Thorndike, Southern Team Convener
Business Oregon, Regional Infrastructure Grant Program

RE: SOREDI Support for Fire Suppression System for Illinois Valley Airport

Dear Mr. Campbell and Mr. Thorndike,

SOREDI urges your team to consider funding a much needed fire suppression system at the Illinois Valley Airport. We are pleased to offer this letter of support to accompany their application for a regional infrastructure grant.

Our region has constraints with respect to large parcels of industrial land that are shovel ready and can offer immediate opportunity to incoming and expanding businesses in our region. Josephine County is considered a distressed rural community. This grant assistance to replace the failing fire suppression system at the Illinois Valley Airport will lead to increased and immediate opportunity to attract investment in that county.

This project aligns with our long standing regional objectives to facilitate industrial development, to attract new and expanding companies, and to ultimately help businesses create and retain jobs. Traded-sector industrial development, as you know, is instrumental to the vitality of communities.

The Illinois Valley Airport Fire Suppression project also highly complements our Comprehensive Economic Development Strategy to:

1. *Help existing business prosper by identifying opportunities for growth and providing resources,*
2. *Promote business start-ups and the early success of emerging businesses, and*
3. *Advocate for a business environment of government services that encourage business success.*

Please rank highly this modest but impactful investment in Josephine County. Significant investments have already been made by multiple agencies in this industrial park; let's add this missing piece to attract new private investment in our region.

Please let me know if you have questions or need additional input. Thank you.

Sincerely,



Colleen Padilla, Executive Director
Southern Oregon Regional Economic Development, Inc.

colleen@soredi.org | (541) 773-8946

SUSTAINING UNDERWRITERS
City of Grants Pass
City of Medford
Jackson County
Josephine County

EXECUTIVE UNDERWRITERS
AllCare Health
Asante
Avista Utilities
Banner Bank
Coquille Indian Tribe – CEDCO
Cow Creek Band of Umpqua
Tribe of Indians
First Interstate Bank
Harry & David Operations
Hunter Communications
Lithia Motors, Inc.
Moss Adams, LLP
ORW Architecture
PacifiCorp
People's Bank
Regence BlueCross BlueShield
Rogue Credit Union
US Bank
Washington Federal

UNDERWRITERS
Amy's Kitchen
Ausland Group
Boise Cascade, LLC
Breeze Capital Management LLC
Britt Music and Arts Festival
Cascade Wood Products
Erickson
Evergreen Federal Bank
Fire Mountain Gems & Beads
Hammonds Construction
Jackson County Fire District #3
JB Steel, Inc
KDP Certified Public Accountants, LLP
Key Bank
Knife River Materials
KOGAP Enterprises, Inc.
KTVL
Laminate Technologies
MasterBrand Cabinets, Inc
Medford Fabrication
Met One Instruments
Morgan Lodging
Murphy Company
OMEP – Oregon Manufacturing
Extension Partnership
Origis Energy USA, Inc
Pacific Retirement Services
Pro Care Software
Providence Medford Medical Center
Rogue Community College
Rogue Disposal & Recycling
Rogue Valley Micro Devices
Rogue Valley Sewer Service
Rogue Workforce Partnership
S & B James Construction
Scott Valley Bank
Southern Oregon Sanitation
Southern Oregon University
SPACE LLC
Spectrum Business
Tekmanagement
The Boardroom
Timber Products Co.
Umpqua Bank
Zeal



ILLINOIS VALLEY COMMUNITY
DEVELOPMENT ORGANIZATION

201 Caves Hwy. / PO Box 1824 Cave Junction, OR 97523
541.592.4440 ivcdo.org

To: Larry Graves, Director
Josephine County Airports

Re: Regional Infrastructure Fund Application
Illinois Valley Airport –Fire Suppression Project

April 27, 2018

This letter is written to strongly endorse grant funding requests that will support design and construction to complete emergency fire suppression infrastructure at the Illinois Valley Airport's Industrial Skypark development. Our organization was co-partner with Josephine County to secure nearly \$500,000 in USDA Rural Development grants to design and build out the basic infrastructure for the Skypark several years ago. Unfortunately, the combination fire-water retention pond, pump, and control systems were never completed, which has been the single major barrier to the site being shovel ready for industrial or business development.

In a rural area with limited zoning for industrial or manufacturing at scale, the Skypark represents a major opportunity that has languished far too long. It is my sincerest hope that Regional Infrastructure Funds will be awarded for this project, which will open the door to new investments and jobs in Josephine County's rural Illinois Valley.

A handwritten signature in black ink that reads 'Kenny Houck'.

Kenny Houck, Executive Director
Illinois Valley Community Development Organization
(541) 956-7275 Office
(541) 415-0561 Cell
khouck@roquecc.edu
khouck@ivcdo.org

**INDUSTRIAL AIRPARK SITE DEVELOPMENT AND
INFRASTRUCTURE DEVELOPMENT
ORDER OF MAGNITUDE COST OPINIONS – FIRE
SUPPRESSION SYSTEM**

**JOSEPHINE COUNTY AIRPORTS
ILLINOIS VALLEY AIRPORT**



Prepared by:

PRECISION APPROACH ENGINEERING, INC.
5125 SW Hout Street
Corvallis, OR 97333
April 2018



Completion of Existing Industrial Airpark Fire-Suppression System

Component	Existing Conditions	Notes/Recommendation	Order of Magnitude Cost Opinion¹
Fire Suppression Water Supply	Three existing well casings are noted on the 2003 record drawings (5 GMP, 4.5 GPM, 6 GPM); discussions with County Indicate one of these wells has been abandoned	Existing wells are low flow with records indicating two wells were drilled in the 1970's. Drilling date for third well not available. Consider drilling one new well in-lieu of activating existing wells.	\$50,000 - 60,000
Fire Suppression Pond	Existing ±180,000 gallon pond with portions of filling and drawdown infrastructure installed; existing pond liner has failed	Replace pond liner (As an alternate the Fire Department has suggested replacement of the pond with tanks which is not addressed in this estimate). Test existing infrastructure and equipment to find what needs to be done to bring system online. Existing pond meets storage requirements for NFPA.	\$40,000-\$50,000
Fire Suppression Pumps/Controls	Not Installed	Install fire suppression pump, pump house, electrical boxes, etc. as needed. Assumes existing fire water main installed around industrial park is operable.	\$110,000-\$290,000
Fire Suppression Backup Power System	Not Installed	Discussions with Illinois Valley Fire Department indicate a backup power system will be required. Assume a backup diesel powered pump configuration to satisfy this requirement.	\$30,000-\$40,000
15% Contingency			\$40,000-\$70,000
Grand Total			\$270,000 - \$510,000

1. Individual component costs include engineering at 15% of construction cost and permitting at 2% of construction cost. Estimates are based on 2018 pricing. It is recommended that escalation in the amount of 3-5% be planned for construction in subsequent years.

Regional Infrastructure Fund Application



Deadline: Monday, April 30, 2018, 5:00 pm

A. Applicant

Organization Name

Josephine County

Organization Type County

(Identify the ORS under which entity is formed if applicant is an entity other than city or county, such as special district, authority, association, etc.)

Street Address

500 NW 6th Street, Dept. 6
Grants Pass, Oregon 97526

Mailing Address

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Office Phone (541) 474-5221

Web URL http://www.co.josephine.or.us/contactus.asp

DUNS Number 054961701

Federal Tax ID Number 93-6002300

B. Project Contact

Name Larry Graves

Title Director - Josephine County Airports

Phone 541-955-4535 x2

Email LGraves@co.josephine.or.us

Cell Phone 541-660-2169

C. Final Beneficiary/Recipient

If final beneficiary/recipient is not same as applicant, complete this section.

Organization Name _____

Street Address _____

Mailing Address _____

Office Phone _____

Web URL _____

Contact Name _____

Contact Title _____

Contact Phone _____

Contact Email _____

D. Project Overview

Project Name (10 words or less)

Grants Pass Airport Facility Upgrade for Southern Oregon Air Academy

1. Please indicate if the project is **consistent with Business Oregon's strategic plan priorities** listed below. See [Business Oregon's Five Year Strategic Plan](#) to see the agency's priorities.

- Innovate Oregon's Economy
- Grow Small- and Middle-market Companies
- Cultivate Rural Economic Stability
- Advance Economic Opportunity for Underrepresented People
- Ensure an Inclusive, Transparent, and Fiscally Healthy Agency

2. Identify the **Sustainable Community Objectives** addressed by the project.

Sustainable community objectives were adopted by the Oregon State Legislature as part of the Oregon Revised Statutes in the 2001 Legislative Session. Regional Solutions Teams use them as a guide in leveraging investments and achieving multiple project objectives.

Economy

- A resilient economy that provides a diversity of good economic opportunities for all citizens.
- Workers whose knowledge and skills are globally competitive and supported by life-long education.

Community

- Independent and productive citizens.
- Youth who are fully supported by strong families and communities.
- Vital and active downtowns and main streets.
- Efficient development that saves infrastructure investments and natural resources.
- Quality affordable housing that is available to those who need it.

Environment

- Healthy urban and rural watersheds and species abundance and diversity.
- Clean and sufficient water for human and natural use.
- Efficient use and reuse of resources, and the elimination of harmful toxins in the environment.

E. Project Description

Describe the "What" in the space allowed. Provide a brief, 4-5 sentence summary of the project and what the funds would be used for. Include a brief description of the goal and scope of the project, summarizing project implementation (e.g., planned infrastructure or activity).

This project will provide professional design and construction management services along with the renovation of the existing building and aviation training campus on the Grants Pass Airport, to turn it into a state-of-the-art tech hub for the Airport. The Airports Department plans to lease this facility to the Southern Oregon Air Academy (SOAA) for CTE and training.

The major goals of this master planning, design and construction effort are:

- ❖ Create a welcoming and connected campus with a hi-tech vibe, efficiently making an existing facility ready for occupancy
- ❖ Renovate the main building and administrative building to serve the programmatic needs of SOAA and potential tenants
- ❖ Provide flexibility for future uses and programs that develop out of SOAA and aviation community needs
- ❖ Design an Airport/SOAA campus connection directly to the rest of the Grants Pass Airport with a private driveway

F. Justification

Opportunity/Need—In the space allowed below, describe “Why” the project is needed. Identify the opportunity or need the project seeks to address as well as how it supports the Regional Solutions and Business Oregon priority(ies) (see pages 2-3). Provide data and/or a narrative substantiating the need.

There is a tremendous (and rapidly growing) shortage of trained workers in the aviation-related fields; pilots, mechanics, flight attendants and engineers. This project will directly support Business Retention, Expansion, Creation, and Recruitment. Josephine County has an existing, older and unoccupied facility on the Grants Pass Airport that is perfectly positioned to become the regional tech-hub training center for junior-high and high-school students interested in Aviation Career Technical Education (CTE). Renovating this older facility will efficiently recycle this resource with minimal expense. The Southern Oregon Air Academy (SOAA) is perfectly suited to locate within this facility and provide exactly this aviation-related training and CTE. High-school students who go through the SOAA curriculum and a hands-on plane-building program will already be "workforce ready" for entry-level positions in local/regional aviation-related businesses, AND will also be ready to move into college-level aviation training and/or certification courses. This project directly supports all of Business Oregon's top priorities.

Proposal/Solution—In the space allowed below, describe “How” the project would address the above opportunity/need.

This project will provide a permanent base for the Southern Oregon Air Academy, a non-profit organization which is focused directly on aviation-related Career Technical Education. This proven initiative motivates junior-high and high-school aged youth in an economically disadvantaged local population by providing hands-on aviation experience and career training in STEM disciplines (Science, Tech, Engineering, Math). Local youth thus motivated are more likely to remain in or return to this area working in aviation-related fields at our local and regional airports. In turn, local and regional aviation businesses can and will provide family-wage-sustainable jobs, once the SOAA program provides the much-needed influx of skilled labor.

The SOAA program once it is housed in the rehabilitated Grants Pass Airport facility, will motivate and teach local and regional youth via hands-on aviation experience in an airport environment, to include all the fabrication and assembly operations required to build a full-sized, flyable aircraft. The many disciplines acquired along the way are the central focus of the SOAA plane-build program. These skills and aviation-specific knowledge learned will prepare our local youth for immediate entry-level employment in the growing field of aviation technology as well as for college-level follow on programs.

3. **Funding Request.** All requests must be in the range of \$50,000 to \$1,000,000.

- a. Funds requested: \$ 337,500 _____
- b. All projects, but especially those whose project request is over \$200,000, are encouraged to define the minimum funds requested: \$ 212,500 _____
- c. Describe what phase or portion of the work could be completed with the minimum request, or how the project would be altered to complete the project with the reduced amount:
Phases 1, 2 and 3 of an overall 5-Phase project could be completed with a possible County contribution. _____

4. Provide a list of letters that **demonstrate community support** for the project (list name and affiliation of sender). Attach copies of letters to your application (see Attachment D in the List of Attachments).

Name

Affiliation

State Aviation Board

State of Oregon Department of Aviation Advisory Board

Collaborative Economic Development C

Josephine County/Grants Pass City C.E.D. Committee

Board of County Commissioners

Josephine County Board of County Commissioners

5. Is the project included in any adopted Master Plans or regional or local economic development and/or strategic plans? Yes No

If yes, list them below.

Josephine County Airports Short- and Long-Term Goals; Josephine County Community Economic Development Plan

6. Does the project benefit the Oregon economy by generating a net **increase in, or retention of, long-term jobs** (beyond short-term construction jobs) in the region directly impacted by the project?
 Yes No

If yes, complete a., b. & c. below. (If this project advances to the Grant & Loan Review Committee, you may be asked to provide supplemental information.)

- a. Expected number of long-term (non-construction) jobs created or retained as a direct result of the project: 50 jobs created 20 jobs retained
- b. Expected average annual wage of long-term (non-construction) jobs created or retained: \$50K
- c. Provide a description of the types of jobs created and/or retained:
Aviation Tech; Airframe & Powerplant Mechanic; Pilot; Flight Attendant; Aeronautical Engineer

G. Project Work Plan

List project activity milestones/key tasks with estimated start and completion dates.

Activity	Estimated Start Date	Estimated Completion Date
Estimated Project Start Date	03/01/2019	
Design Document / Bid	03/15/2019	04/15/2019
Advertise Doc	04/21/2019	05/30/2019
Construction	06/01/2019	12/28/2019
Project Closeout	02/28/2020	02/28/2020
Estimated Project Completion Date		02/28/2020

7. Describe any conditions that may affect the completion of the work plan. If applicable, describe any measures planned to mitigate these conditions.

Weather will be the primary consideration when it comes to project delays. If we have a very early onset to the rainy season, that may delay some of the outside work and cause the project to go longer on the time-line, but there is no anticipated increase in cost due to weather delays. It is also possible that a severe wildfire season could cause some schedule delays.

H. Project Budget

Budget Line Item Below are general items most used (adjust budget items to suit the project).	Regional Infrastructure Fund	Other Funding	Total
Engineering/Architecture	\$ 25,000	\$ 25,000	\$ 50,000
Construction	\$ 200,000	\$ 75,000	\$ 275,000
Construction Contingency	\$ 25,000		\$ 25,000
Land Acquisition			\$ 0
Legal			\$ 0
Construction Management			\$ 0
Other Specify _____			\$ 0
Other Specify _____			\$ 0
Other Specify _____			\$ 0
Other Specify _____			\$ 0
Totals	\$ 250,000	\$ 100,000	\$ 350,000

I. Details of Other Funding

Source of Other Funds (see Attachment C requirements in Section L. List of Attachments)	Amount	Status: C-Committed, AS-Application Submitted, AI-Application Invited, PS-Potential Source	Dates Required Funds will be Committed and Available
Josephine County Property Reserve Fund	\$ 100,000	C	07/01/2018

Totals	\$ 100,000		

J. Who Prepared the Cost Estimate for the Project?

Name Kelsy Ausland

Title President

Company Ausland Group

Phone Number (541) 476-3788

Date of project cost estimate 04/29/2018

8. Does the project budget propose direct project management expenses? Yes No
(Direct project management is defined as expenses that will be incurred that are directly related to and necessary solely to support or manage project activities and are not routine or ongoing expenses of the municipality or expenses for current staff that are already included in the municipality's adopted budget.)

If yes, describe how the direct project management services will be provided:

Employment of an engineering consultant

9. Will the applicant own the facility/improvements once constructed? Yes No

If no, explain:

10. After project completion, who will assume responsibility for the ongoing operations and maintenance of the project?

Josephine County Airports Department and the tenant on the property - joint responsibility

11. After project completion, what will be the source(s) of funds for the ongoing operations and maintenance of the project?

Josephine County Airports Department and Tenant joint responsibility

12. Is the applicant (and final beneficiary/recipient) current on all taxes, fees, and debt payments?
 Yes No

If no, explain:

April 29, 2018

Master Planning Committee
Southern Oregon Air Academy
210 Tacoma Street
Grants Pass, Oregon

**Re: Southern Oregon Air Academy
210 Tacoma Street, Grants Pass, Oregon**

Dear Board of Directors,

Thank you for the opportunity to provide professional design and construction management services for the renovation of the existing building and campus at 210 Tacoma Street, into a state-of-the-art tech hub for the Southern Oregon Air Academy (SOAA). We are truly excited about bringing the programs this facility will bring to our region.

We understand that SOAA is ready to take the next steps towards creating a master plan that represents the vision of the your non-profit for decades to come. We understand that the major goals of this master planning effort are:

- ❖ Create a welcoming and connected campus with a hi-tech vibe.
- ❖ Renovate the main building and administrative building to serve the programmatic needs of SOAA and potential tenants.
- ❖ Provide flexibility for future uses and programs that develop out of SOAA
- ❖ Connect the campus directly to the Grants Pass Airport with a private road.

Below is a description of scope and budget for the identified phases of your project:

Phase 1: Master Planning and Conceptual Design

- ❖ Develop Programming & Space Need Plans for SOAA
- ❖ Assess implications of "Change of Use" Implications
- ❖ Perform reconnaissance of site infrastructure (water, septic, power, data, communications) for suitability for proposed use.
- ❖ Research feasibility of easements for private driveway or road to access Airport (allowing the access from Tacoma Street to be secondary/staff access).
- ❖ Develop conceptual designs for the Phases outlined below, and present to SOAA Board of Directors for refinement.
- ❖ **Budget: \$12,500**

Phase 2: Classroom Space, Offices, Lobby for SOAA Camps and Classes

- ❖ **Purpose:** Tenant improvements for new finishes and adjusted demising walls to fit Program Spaces for SOAA into existing facilities.
- ❖ Conceptual Building Space Planning:
 - Develop rooms #15 and #19 into Tech Classrooms
 - Maintain Living Room (#20) as gathering space for students
 - Efficiently remodel restroom areas for accessibility to meet code, and provide adequate facilities per building code for classes (Josephine County to contribute to funds for accessibility).
 - Develop functioning office spaces for SOAA staff and lease partners.
 - Minimally remodel and improve finishes to lobby.
 - Freshen appearance of front entry façade

- ❖ Site Improvements
 - New landscaping
 - Improve site lighting and security
- ❖ **Budget:**
 - Building \$150,000 - \$250,000
 - Site \$50,000 - \$75,000
 - **Total: \$200,000 - \$325,000**

Phase 3: SOAA Reception and Kit Plane Building Area

- ❖ Purpose: Renovate existing facilities (three different locations identified), for creation of a Kit Plane Build area. Size and location of kit plane build area to be determined during Programming Phase of project. For planning purposes, this is envisioned as a 400 SF to 600 SF area.
- ❖ Conceptual Building Space Planning:
 - Kit Plane Build Area (400 SF – 600 SF) including new garage doors
 - Restroom, upgrade for accessibility (65 SF)
 - Two Offices (250 SF)
 - Circulation Space 25%
- ❖ Site Improvements
 - New driveway to connect Kit Plane Build Garage, to existing parking lot
 - Improve gated access / security
 - ADA Pathway Improvements
- ❖ **Budget:**
 - Building \$100,000
 - Site \$20,000
 - **Total: \$120,000**

Phase 4: Remodel Dormitory Space and Remainder of Building

- ❖ Purpose: Full tenant improvements and remodel to remainder of existing building, including conversion of rooms to dormitories for SOAA overnight camp programs.
- ❖ **Budget: T.B.D.**

Phase 5: New Private Road to Grants Pass Airport

- ❖ Purpose: Provide a private driveway directly linking the SOAA Campus to the Grants Pass Airport. The link would provide the optimum proximity to airport facilities, and provide a better image for visitors to the facility.
- ❖ **Budget: T.B.D.**

Ausland will provide you with world-class development services to effectively deliver your project, using local resources and top talent. As the design of the above tasks progresses through permitting, Ausland uses a “bidding” process that will ensure all local subcontractors and suppliers have the opportunity to bid on the project, and that SOAA receives the most competitive pricing. Budgets are based on 2018 pricing. We recommend carrying 5% per year for escalation, as you project actual project timeframes.

Thank you for this opportunity. Please do not hesitate to call if you have any questions. We are truly looking forward to working with you on this endeavor.

Sincerely,

Kelsy Ausland, PE
President

Regional Infrastructure Fund Application



Deadline: Monday, April 30, 2018, 5:00 pm

A. Applicant

Organization Name

Rogue Community College

Organization Type Other Public Organization

(Identify the ORS under which entity is formed if applicant is an entity other than city or county, such as special district, authority, association, etc.)

Street Address

3345 Redwood Hwy, Grants Pass, OR 97527

Mailing Address

3345 Redwood Hwy, Grants Pass, OR 97527

Office Phone 541-245-7857

Web URL http://www.roguecc.edu/RIH/index.html

DUNS Number 30806103

Federal Tax ID Number 930591783

B. Project Contact

Name Ron Goss

Title Director

Phone 541-245-7857

Email rgoss@roguecc.edu; rccgrants@roguecc.edu

Cell Phone 541-761-7475

C. Final Beneficiary/Recipient

If final beneficiary/recipient is not same as applicant, complete this section.

Organization Name Same as Above

Street Address

Mailing Address

Office Phone _____

Web URL _____

Contact Name _____

Contact Title _____

Contact Phone _____

Contact Email _____

D. Project Overview

Project Name (10 words or less)

Rogue Community College Rogue Innovation Hub

1. Please indicate if the project is **consistent with Business Oregon's strategic plan priorities** listed below. See [Business Oregon's Five Year Strategic Plan](#) to see the agency's priorities.

- Innovate Oregon's Economy
- Grow Small- and Middle-market Companies
- Cultivate Rural Economic Stability
- Advance Economic Opportunity for Underrepresented People
- Ensure an Inclusive, Transparent, and Fiscally Healthy Agency

2. Identify the **Sustainable Community Objectives** addressed by the project.

Sustainable community objectives were adopted by the Oregon State Legislature as part of the Oregon Revised Statutes in the 2001 Legislative Session. Regional Solutions Teams use them as a guide in leveraging investments and achieving multiple project objectives.

Economy

- A resilient economy that provides a diversity of good economic opportunities for all citizens.
- Workers whose knowledge and skills are globally competitive and supported by life-long education.

Community

- Independent and productive citizens.
- Youth who are fully supported by strong families and communities.
- Vital and active downtowns and main streets.
- Efficient development that saves infrastructure investments and natural resources.
- Quality affordable housing that is available to those who need it.

Environment

- Healthy urban and rural watersheds and species abundance and diversity.
- Clean and sufficient water for human and natural use.
- Efficient use and reuse of resources, and the elimination of harmful toxins in the environment.

E. Project Description

Describe the "What" in the space allowed. Provide a brief, 4-5 sentence summary of the project and what the funds would be used for. Include a brief description of the goal and scope of the project, summarizing project implementation (e.g., planned infrastructure or activity).

ROGUE COMMUNITY COLLEGE ROGUE INNOVATION HUB

Goal. Create a facility where people with shared interests and skills, can work together on projects while sharing access to mentors, ideas, equipment, and technology in a supportive learning environment with:

- Access to a wide variety of creative tools and technologies.
- Flexible configurable creative workspaces.
- Educational programs coordinated with RCC and other regional education partners
- Open community access to programs, tools, and resources.

Scope of Project. In 2016 the City of Grants Pass approached RCC's Small Business Development Center partially funded by Business Oregon to create a partnership to build a maker space for the rural Grants Pass community.

<http://www.roguecc.edu/RIH/index.html>

F. Justification

Opportunity/Need—In the space allowed below, describe “Why” the project is needed. Identify the opportunity or need the project seeks to address as well as how it supports the Regional Solutions and Business Oregon priority(ies) (see pages 2-3). Provide data and/or a narrative substantiating the need.

Needs of Our Community. The Rogue Innovation Hub is being developed to specifically address development in:

- Economic. Southern Oregon rural areas are challenged by a number of economic and demographic factors that can be addressed by providing an accessible facility and practical resources to improve individuals’ skills and knowledge.
- Education. Alternatives to traditional college educated employment can help to retain our young people and provide new job and business opportunities to at risk members of our community including veterans, the unemployed, and low wage households.
- Technical Training. Training and resources are needed to meet the demand for critical trades and skills to support the development and maintenance of our community and adjoining rural counties.
- STEM-CTE Introduction. Local school districts will use the space to promote and explore student interest in a science and technical education.

<http://sbdc.roguecc.edu/>

Proposal/Solution—In the space allowed below, describe “How” the project would address the above opportunity/need.

Addressing the Need.

In 2016 alone, RCC celebrated it's 45th annual commencement with a record number of graduates who were awarded 820 degrees and certificates. RCC plays a pivotal role in the community in providing educational opportunities to both Josephine (pop. 84,745) and Jackson (pop. 212,567) Counties, where recent unemployment rates remain higher at 6% compared to national averages at 5%. With only 25% of adults in Josephine County holding a Bachelor's degree or higher, RCC sees the immediate need to further embed educational opportunities directly in the downtown location of Grants Pass, Oregon, where business, community and education can further collaborate. RCC's Small Business Development Center, owned by the College, is the location providing the 10,000 square foot space identified for the new Rogue Innovation Hub.

Funding requested will partner with committed support from Rogue Community College (RCC), the City of Grants Pass, and other local partners to solicit a final planning overview of the space and subsequent equipment purchase; space construction; project management support personnel for the Director of the RCC Small Business Development Center; and other costs associated with the plan's 2 year implementation.

3. **Funding Request.** All requests must be in the range of \$50,000 to \$1,000,000.

- a. Funds requested: \$ 925,000 _____
- b. All projects, but especially those whose project request is over \$200,000, are encouraged to define the minimum funds requested: \$ 700,000 _____
- c. Describe what phase or portion of the work could be completed with the minimum request, or how the project would be altered to complete the project with the reduced amount:
Reduced by 25%, funding allows for planning at approx. 8% and equipment and construction costs at 92%

4. Provide a list of letters that **demonstrate community support** for the project (list name and affiliation of sender). Attach copies of letters to your application (see Attachment D in the List of Attachments).

Name

Affiliation

Josephine County Board of Com _____

Avista Utilities and Pacific Power _____

Boys and Girls Club STEM partnership _____

Please see additional letters and current commitments _____

5. Is the project included in any adopted Master Plans or regional or local economic development and/or strategic plans? Yes No

If yes, list them below.

Rogue Community College Strategic Management Plan <https://web.roguecc.edu/president/mission-values-themes>

6. Does the project benefit the Oregon economy by generating a net **increase in, or retention of, long-term jobs** (beyond short-term construction jobs) in the region directly impacted by the project?
 Yes No

If yes, complete a., b. & c. below. (If this project advances to the Grant & Loan Review Committee, you may be asked to provide supplemental information.)

- a. Expected number of long-term (non-construction) jobs created or retained as a direct result of the project: _____ jobs created _____ jobs retained
- b. Expected average annual wage of long-term (non-construction) jobs created or retained:

- c. Provide a description of the types of jobs created and/or retained:
 STEM, Career and Technical Education, Industrial, Culinary and Hospitality

G. Project Work Plan

List project activity milestones/key tasks with estimated start and completion dates.

Activity	Estimated Start Date	Estimated Completion Date
Estimated Project Start Date	01/01/2019	
Project Management Support Personnel Hiring	01/01/2019	04/01/2019
Planning and Design Phase	04/01/2019	07/01/2019
Physical Space and Location- Phase II Renovation and Remodel	07/01/2019	01/01/2020
Equipment, Materials and Supplies Purchase and Placement	01/01/2020	06/01/2020
Marketing and Grand Opening Event for Community	06/01/2020	08/01/2020
RCC Rogue Innovation Hub Activities- Fall Start Date	08/01/2020	12/31/2020
Estimated Project Completion Date		12/31/2020

7. Describe any conditions that may affect the completion of the work plan. If applicable, describe any measures planned to mitigate these conditions.

Planning for the RCC Rogue Innovation Hub has been developing over the course of the last 3 years. With this development, impeding conditions have been addressed with secured funding, community input and support, and through research of best practices for current maker spaces. Funding requested in this proposal will secure a final evaluation of the space and equipment needs by consultants to design and plan the space with consideration for the Oregon community's specific location, rural needs, and local best practices. This additional planning and personnel support ensures that best practices are applied to the final phase of space renovation and equipment purchase and placement.

H. Project Budget

Budget Line Item Below are general items most used (adjust budget items to suit the project).	Regional Infrastructure Fund	Other Funding	Total
Engineering/Architecture			\$ 0
Construction	\$ 375,000		\$ 375,000
Construction Contingency			\$ 0
Land Acquisition			\$ 0
Legal			\$ 0
Construction Management	\$ 247,000		\$ 247,000
Other Equipment Acquisitions	\$ 163,000		\$ 163,000
Other Contractor and Consultant Services	\$ 140,000		\$ 140,000
Other Specify			\$ 0
Other Specify			\$ 0
Totals	\$ 925,000	\$ 0	\$ 925,000

I. Details of Other Funding

Source of Other Funds (see Attachment C requirements in Section L. List of Attachments)	Amount	Status: C-Committed, AS-Application Submitted, AI-Application Invited, PS-Potential Source	Dates Required Funds will be Committed and Available
Avista Utilities	\$ 100,000	C	01/01/2019
Rogue Community College- Indirect Cost	\$ 407,000	C	01/01/2019
City of Grants Pass Community Block-			
Grant support as needed per agreement		C	01/01/2019
Totals	\$ 507,000		

J. Who Prepared the Cost Estimate for the Project?

Name Ron Goss

Title Director

Company Rogue Community College, SBDC

Phone Number 541-956-7492

Date of project cost estimate 04/30/2018

8. Does the project budget propose direct project management expenses? Yes No
(Direct project management is defined as expenses that will be incurred that are directly related to and necessary solely to support or manage project activities and are not routine or ongoing expenses of the municipality or expenses for current staff that are already included in the municipality's adopted budget.)

If yes, describe how the direct project management services will be provided:

Services will be provided with the hiring of a Construction Project Mgmt to provide support to the current Director for 2yrs

9. Will the applicant own the facility/improvements once constructed? Yes No

If no, explain:

NA

10. After project completion, who will assume responsibility for the ongoing operations and maintenance of the project?

RCC campuses and locations are maintained by a fully staffed RCC Facilities and Operations Department

11. After project completion, what will be the source(s) of funds for the ongoing operations and maintenance of the project?

RCC currently provides funding for SBDC activities and personnel partnered with on-going support for new development.

12. Is the applicant (and final beneficiary/recipient) current on all taxes, fees, and debt payments?

Yes No

If no, explain:

NA

Rogue Community College

Rogue Innovation Hub Capital Improvement Project

Proposal Attachments

1. Budget Details and Justification
2. Map
3. Letters of Support and Commitment
 - Josephine County Board of Commissioners
 - Avista Utilities
 - Pacific Power
 - Boys and Girls Club
 - Southern Oregon Regional Economic Development, Inc
 - City of Grants Pass current Memorandum of Understanding
 - Rogue Community College Resolution
4. Brochures
5. Recent Press Support

Rogue Community College								
Title:		Rogue Innovation Hub Capital Construction						
Project Dates:		01/01/19-12/31/20						
		Project Budget						
SENIOR PERSONNEL		Number of Months or Hours Staff will work	Monthly Salary or Hourly Rate	Salary or Pay Requested	Fringe Benefit Rate	Fringe Amount	Total Amount Required	Amount Requested
Project Construction Management	Project Coordinator TBN	24	\$5,000	\$120,000	47%	\$56,400	\$176,400	\$176,400
	Construction Administrative Assistant TBN	24	\$2,000	\$48,000	47%	\$22,600	\$70,600	\$70,600
	TOTAL SALARY & WAGES			\$168,000		\$79,000	\$247,000	\$247,000
DIRECT COSTS								
	EQUIPMENT							
	Equipment Acquisitions Integral to Facility Operations						\$163,000	\$163,000
	TOTAL EQUIPMENT						\$163,000	\$163,000
	OTHER DIRECT COSTS							
	Contractor / Consultant Project Services						\$140,000	\$140,000
	Building Infrastructure Capital Improvements						\$375,000	\$375,000
	TOTAL OTHER DIRECT COSTS						\$515,000	\$515,000
	TOTAL DIRECT COSTS						\$925,000	\$925,000
PROJECT TOTAL							\$925,000	\$925,000

BUDGET JUSTIFICATION

I. PERSONNEL

Funding requested will support direct project management for project activities for the two year duration. One Project Coordinator will be hired at 100% effort for the 24 month project to work with consultants, contractors and address day to day project development needs for a total estimated salary of \$5,000 per month and 47% fringe benefit rate. The Construction Administrative Assistant will assist with duties such as scheduling, purchasing, records management and project administration for the 24 month project at 50% effort for an estimated monthly salary of \$2,000 and 47% fringe benefit rate. Total salary requested for the project is \$168,000 with \$79,000 budgeted for fringe benefits.

II. DIRECT COSTS

A. Equipment Acquisitions Integral to Facility Operations

Equipment and machinery acquisition and installation, as well as furnishings or materials, will be items essential to the construction, renovation and function of the Innovation Hub project. Planning will identify what upgrades and acquisitions are most essential to the overall space development and function of the new area. Considering the ability of the space to house an industrial kitchen, machinery and engineering equipment, Career and Technical Education functions and other unique operations, the equipment purchases must be identified to support the overall project goals. Currently identified is the need for potential HVAC upgrades, an overhead lift, industrial culinary equipment, and permanent work stations as items that will be permanently installed and would remain with the sale of the building for a total request of \$163,000.

III. OTHER DIRECT COSTS

A. Contractor/Consultant Project Services

Contractor and consultant services required for the planning, design, renovation, construction and equipment recommendations and installations required for the space development are included for a total request of \$140,000. Permits, licenses and studies are also estimated in this total as well as other services necessary with the construction to complete the project. Materials and supplies integral to the structure are also estimated in this cost per the service recommendations made.

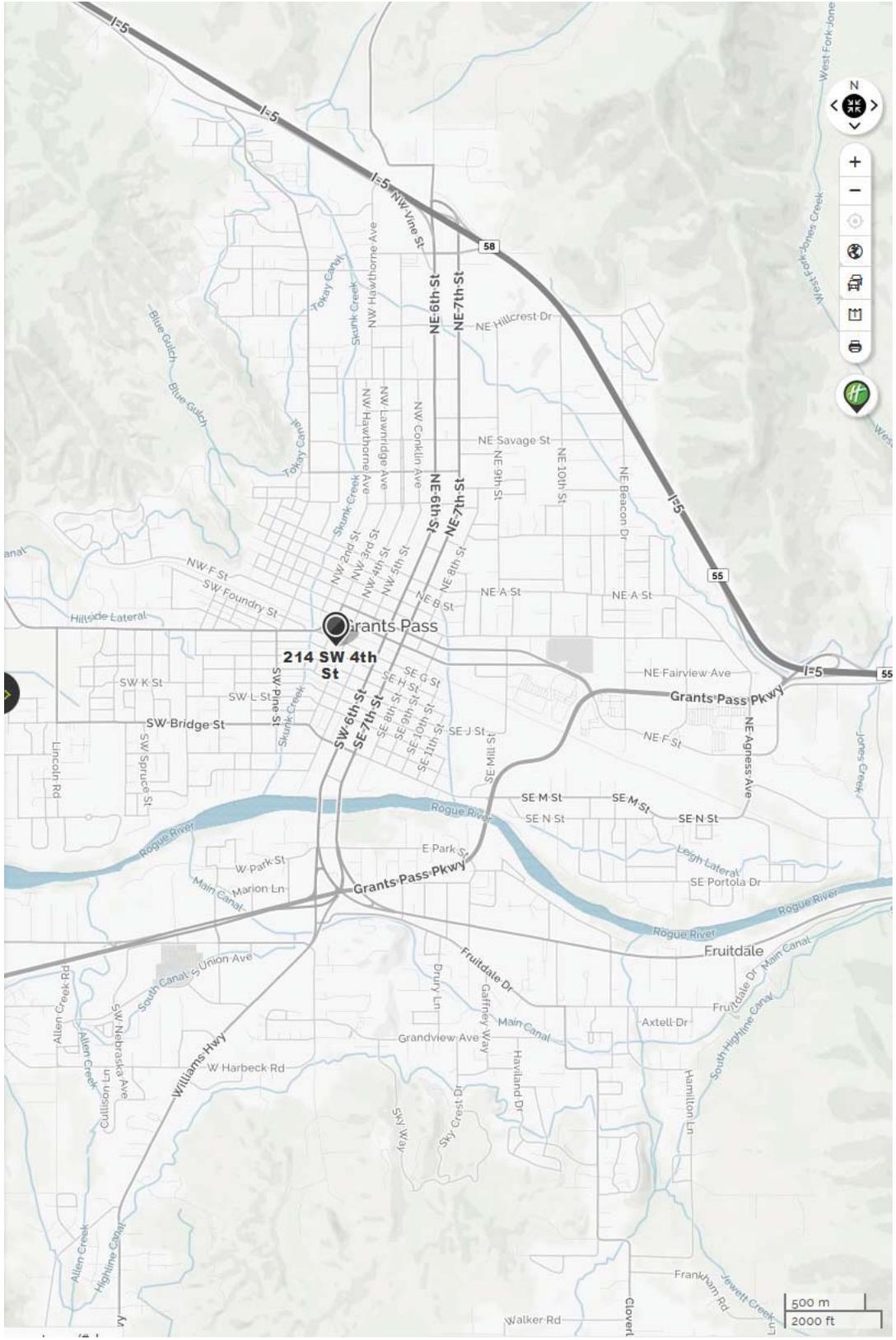
B. Building Infrastructure Capital Improvements

Funding requested for building modifications, renovations and upgrades will be utilized to prepare the space according to plan recommendations to address plumbing, electrical, flooring, HVAC, and all renovations in consideration of ADA compliance issues as well as concerns regarding ventilation and access. Should additional issues be identified during modification of the current building, these funds will be utilized to address infrastructural issues related to the buildings age. Materials, supplies and other costs related to integral infrastructural improvements for a total budgeted cost of \$375,000.

**Rogue Community College
Rogue Innovation Hub Capital Improvement Project Map and Location**

RCC Small Business Development Center in the Firehouse Gallery at 214 SW 4th Street in downtown Grants Pass, Oregon.







Josephine County Board of Commissioners

Daniel E. DeYoung, Chair., Lily N. Morgan, Vice Chair, Simon G. Hare, Commissioner

April 27, 2018

Governors Regional Solutions
Attn. Alex Campbell, Coordinator
Submitted electronically: alex.campbell@oregon.gov

Re: Rogue Innovation Hub

Dear Alex:

As you are aware, Josephine and Jackson counties work closely together to enhance the economy of the region. Despite the collaboration and shared services, Josephine County has a higher unemployment rate than neighboring Jackson County. Not only is the unemployment higher, but the average annual wages in Josephine County are significantly lower than their neighbor.

To address unemployment, low wages, and other economic issues and opportunities, Josephine County, in collaboration with its cities, and economic development partners, created a joint Economic Development Strategic Plan in 2016. That plan listed a key action for success to be the creation of a makerspace.

The Rogue Community College, Small Business Development Center, and city of Grants Pass, have taken the lead to develop a makerspace facility. Josephine County wholeheartedly supports this effort and advocates for any resources to make the venture become a reality for our hopeful entrepreneurs.

Traditional business development has been complimented with new innovative approaches that Josephine County embraces. We support creative tactics to business development and recognize makerspaces and incubators as a key tool to help our creative minds prosper. Shared workspaces mean fewer mundane tasks and increased product development; access to more networks and resources; and mentoring and support.

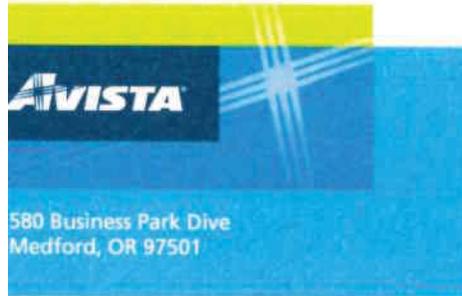
On behalf of Josephine County and its creative class, we urge the Governor to support any funding requests to help make the Rogue Innovation Hub a stepping stone to our success--not just for our county, but for our region.

Thank you for your consideration in this critical matter.

Sincerely,

Daniel E. DeYoung
Josephine County Board of Commissioners

COURTHOUSE



April 27, 2018

Chris Harder
Business Oregon
775 Summer Street NE, Suite 200
Salem, Oregon 97301

RE: Rogue Community College
Rogue Innovation Hub Development Project

Dear Mr. Harder,

The purpose of my letter is to make you aware of recent and ongoing support from Avista Utilities for the Rogue Community College Rogue Innovation Hub, a community makerspace project.

Avista Utilities is partnering with Rogue Community College with \$100,000 grant from the utility to develop and deploy an education program focused on helping entrepreneurs launch. This effort and amount has been matched at Spokane Community College, North Idaho Community College and Walla Walla Community College in Clarkston, Washington. The four community colleges collaborate in curriculum and program delivery resulting in graduates who operate thriving and profitable businesses. As this work to assist local entrepreneurs continues at Rogue Community College, Avista's ongoing support and remaining funds from the initial \$100,000 will now include the makerspace.

While Rogue Community College continues to influence the economic vitality of our region, there is more we must do to improve economic opportunity for our communities with the greatest need. Josephine County, as well as the cities of Grants Pass and Cave Junction are persistently in our state's lower quartiles of many metrics such as unemployment, family income, job growth, loss of local businesses and private investment. Therefore, this project envisions to have broad educational and economic impact.

On behalf of Rogue Community College, Avista Utilities, and all of our partners in this makerspace project, I ask for your approval to award a grant from your Regional Infrastructure Fund. I am available to discuss this further with those in your agency reviewing this grant request.

Please address program related questions to Mr. Ron Goss at 541-956-7494 or rgoss@rogucecc.edu.

Sincerely,

A handwritten signature in blue ink, appearing to read "Steve Vincent", is written over a light blue horizontal line.

Steve Vincent
Oregon Regional Business Manager

April 16, 2018

Christina M. Krüger
Regional Business Manager
Pacific Power
925 S. Grape St, Medford, OR 97501
Christina.Kruger@Pacifcorp.com

Reference: Rogue Community College
Rogue Innovation Hub Development Project

Dear Reviewers:

The purpose of this letter is to confirm the intent of Pacific Power to collaborate with Rogue Community College in developing the Rogue Innovation Hub community makerspace project.

Considering this project will have a broad economic as well as educational impact on the rural Oregon communities of Grants Pass, Cave Junction, and the surrounding Josephine County. We are committed to providing feedback and input necessary to create a space that is not only relevant to community needs and interests, but also up to date with industry standards and guidelines.

Questions of a programmatic nature may be addressed to Mr. Ron Goss at 541-956-7494 or via email to rgoss@rogucecc.edu. Matters regarding our support for this project may be directed to Christina Kruger, at Christina.Kruger@pacifcorp.com or 541-776-5844

With Regards,



Christina M. Krüger
Regional Business Manager
Pacific Power

Rogue Innovation Hub



What is the Rogue Innovation Hub?

A facility where people with shared interests and skills, can gather together to work on projects while sharing access to mentors, ideas, equipment, and technology in a supportive learning environment with:

- Access to a wide variety of creative tools and technologies.
- Flexible configurable creative workspaces.
- Educational programs coordinated with RCC and other regional education partners
- Open community access to programs, tools, and resources.

How does the RIH meet the Needs of Our Community?

- Our regional area is challenged by a number of economic and demographic factors that can be aided by providing facilities and resources to improve individuals' skills and knowledge.
- Alternatives to traditional college educated employment can help to retain our young people and provide new job and business opportunities to at risk members of our community including veterans, unemployed, low wage households, etc.
- Training and resources are needed to meet the demand for critical trades and skills to support the development and maintenance of our community.

What Members of Our Community will RIH Serve?

- Students that may be interested in a science and technical education, or non-academic trades.
- Unemployed community members seeking new careers.
- Job seeking Veterans.
- Adults of all ages seeking creative skills training.
- Entrepreneurs and Makers.

What is needed to make the Concept a Success?

- Community Participation and Support.
- Work Force / Job Demand Targeted Technologies and Programs.
- Committed Host Organizations – RCC and City of Grants Pass.
- Flexible Design Adaptable to Industry and Community Needs.
- Partnerships and support from:
 - Government
 - Schools
 - Public Agencies
 - Private Industry

What is the Rogue Innovation Hub?

Definition – A facility where people with shared interests and skills, can gather together to work on projects while sharing access to resources, ideas, equipment, and technology in a supportive learning environment

The RIH is planned to be a multi-purpose facility that will provide:

- Access to a wide variety of creative tools and technologies
- Flexible configurable workspaces
- Educational programs coordinated with regional education partners
- Open community access to programs, tools, and resources
- Coordination and support for STEAM programs
- Access to skills and training for entry into RCC Career Technical Education programs
- Industry partnership workforce skills training
- Entrepreneurial and business development services
- Open office space, meeting rooms, computers, and Internet access

How does the RIH meet the Needs of Our Community?

Our regional area is challenged by a number of economic and demographic factors that can be aided by providing facilities and resources to improve individuals' skills and knowledge.

Consider the following:

Josephine County ranks as one of the highest counties for Poverty, Welfare, Food Stamps, and Unemployment.

Less than 50% of local high school students obtain a 4 year degree and our dropout rate is an ongoing issue.

The average age of tradesmen e.g. plumbers, electricians, etc. is over 50 years old.

Alternatives to traditional college educated employment can help to retain our young people and provide new job and business opportunities to at risk members of our community including veterans, unemployed, low wage households, etc.

Training and resources are needed to meet the demand for critical trades and skills to support the development and maintenance of our community

What Members of Our Community will RIH Serve?

The Rogue Innovation Hub is intended to serve a broad range of audiences and interests. A high level of community participation and utilization is key to its long term success.

Community members that will benefit from the facility and its resources are:

- High school and secondary students that may be interested in a science and technical education, or students that are interested in non-academic pursuits
- Unemployed, low wage employment individuals, or community members seeking new careers
- Job seeking Veterans
- Adults of all ages seeking creative skills training
- Entrepreneurs and Makers
- Industry partners employment
- Prospective RCC students

What is needed to make the Concept a Success?

For a sustainable and adaptable center the following factors are needed:

- **Community Participation and Support**
- **Work Force / Job Demand Targeted Technologies and Programs**
- Committed Host Organizations – RCC and City of Grants Pass
- Flexible Design Adaptable to Industry and Community Needs
- Mentor / Teaching / Advising Support
- Sustainable operating and capital budget and funding
- Partnerships and Support
 - Government
 - Schools
 - Public Agencies
 - Private Industry

The ROGUE INNOVATION HUB Story

A Future Makerspace for our Community

In 2016 the City of Grants Pass approached the RCC Small Business Development Center about the possibility of creating a partnership to build a makerspace / business incubator facility for our community. These initial discussions revealed that Rogue Community College had an available building and the City of Grants Pass had available funds. Thus a partnership agreement was forged to pursue this planned development project.

What you are visiting today is our Idea Center. The purpose of this exhibit is to introduce the community and our partner stakeholders to the concepts, services, equipment, and technologies that could be offered through the development of the Rogue Innovation Hub (RIH) facility. We also are asking for your help to design and select the services, technologies, and programs that the planned RIH could provide.

The RIH will be developed in the rear of the facility you are visiting today. The available space will be about 10,000 ft². We anticipate this exciting community project will be completed within the next two years.

Your support and participation is essential to the project's success. We appreciate your attendance at our Idea Center today.



RCC's Small Business Development Center hosts annual event

By Jason McMillen
of the Daily Courier

The Rogue Community College's Small Business Development Center on Wednesday celebrated National SBDC Day with coffee, snacks, a steady stream of visitors and an industry tour of the Rogue Innovation Hub's idea room.

The annual event was established to honor the collective impact and success of the nearly 1,000 centers across America.

"It just gave us a good opportunity to let people come in and see what we're up to," Director Ron Goss said.

RCC's SBDC got its start back in 1984 and currently assists hundreds of growing or emerging businesses each year.

The center, located in downtown Grants Pass, offers a myriad of different services for hopeful entrepreneurs including, but not limited to, business training, business advising and help getting loans.

No stranger to success stories, the RCC SBDC ranked first in the state of

Oregon for business starts in a 2017 performance review, assisting a total of 23 new businesses get their start and creating 56 new jobs.

RCC's SBDC also was ranked first in 2017 for capital formation, acquiring over \$18 million.

In 2016, the center was again ranked first for helping to start a further 23 new businesses and creating 88 new jobs.

"It's a pretty good accomplishment, considering we're a rural center," Goss said, explaining that urbanized areas offer stiff competition.

Spicing up national SBDC Day and piling in at around two dozen strong, members of Southern Oregon Regional Economic Development Inc., or SORE-DI, took a tour of the Rogue Innovation Hub's idea center as part of their Industry Tour event. The center's purpose is to introduce the community and stakeholders to the concept.

Partnered with the City of Grants Pass, the Rogue Innovation Hub promises hands-on training and makerspace for, as it stands now, metalworking, woodworking, electronics, drones and

robotics, small-engine repair, 3D printing, fermentation science and audio/visual engineering.

The 12,000 square foot facility will eventually be located at the rear of the RCC's SBDC which is at 214 S.W. Fourth St. in downtown Grants Pass.

Although the hub won't be fully up and running until 2019, certain aspects of the program will make their debut in the fall.

"It's going to be an entry point for people to understand what skills they can be introduced to," Goss said, summarizing the workshop's end goal.

In addition to teaching adults creative skills in a variety of different areas, the hub will also offer activities for school-aged children.

The programs will be simplified and made safer, but will still a child's interest in subjects that might provide for them later in life.

"It would be really cool for a kid to be able to come in and, maybe when they're done, go home with a little drone they built themselves," Goss said, eager to make the workshop a reality.



JASON McMILLEN/Daily Courier

Spectators marvel at the drone workshop demonstration booth, a area of study that will eventually be part of the Rogue Innovation Hub.

Regional Infrastructure Fund Application



Deadline: Monday, April 30, 2018, 5:00 pm

For fields to work, first download or save the form to your computer, then open the form.

A. Applicant

Organization Name

Organization Type City

City of Talent

(Identify the ORS under which entity is formed if applicant is an entity other than city or county, such as special district, authority, association, etc.)

Street Address

Mailing Address

110 East Main Street
Talent, Oregon 97540

PO Box 445
Talent, Oregon 97540

Office Phone 541-535-1566

Web URL <http://www.cityoftalent.org>

DUNS Number 028039394

Federal Tax ID Number 93-6002264

B. Project Contact

Name Ryan Martin

Title City Manager

Phone 541-535-1566

Email RMartin@cityoftalent.org

Cell Phone 541-601-0892

C. Final Beneficiary/Recipient

If final beneficiary/recipient is not same as applicant, complete this section.

Organization Name Talent Maker City

Street Address

Mailing Address

102 Home St.
Talent, OR 97540

PO Box 164
Talent, OR 97540

Office Phone 541-219-2729

Web URL <http://www.talentmakercity.org/>

Contact Name Ryan Wilcoxson

Contact Title President, Board Chair

Contact Phone 541-219-2729

Contact Email ryan@talentmakercity.org

D. Project Overview

Project Name (10 words or less)

Talent's Gateway Economic Innovation Center Development Project

1. Please indicate if the project is **consistent with Business Oregon's strategic plan priorities** listed below. See Business Oregon's Five Year Strategic Plan to see the agency's priorities.
- Innovate Oregon's Economy
 - Grow Small- and Middle-market Companies
 - Cultivate Rural Economic Stability
 - Advance Economic Opportunity for Underrepresented People
 - Ensure an Inclusive, Transparent, and Fiscally Healthy Agency

2. Identify the **Sustainable Community Objectives** addressed by the project. Sustainable community objectives were adopted by the Oregon State Legislature as part of the Oregon Revised Statutes in the 2001 Legislative Session. Regional Solutions Teams use them as a guide in leveraging investments and achieving multiple project objectives.

Economy

- A resilient economy that provides a diversity of good economic opportunities for all citizens.
- Workers whose knowledge and skills are globally competitive and supported by life-long education.

Community

- Independent and productive citizens.
- Youth who are fully supported by strong families and communities.
- Vital and active downtowns and main streets.
- Efficient development that saves infrastructure investments and natural resources.
- Quality affordable housing that is available to those who need it.

Environment

- Healthy urban and rural watersheds and species abundance and diversity.
- Clean and sufficient water for human and natural use.
- Efficient use and reuse of resources, and the elimination of harmful toxins in the environment.

E. Project Description

Describe the "What" in the space allowed. Provide a brief, 4-5 sentence summary of the project and what the funds would be used for. Include a brief description of the goal and scope of the project, summarizing project implementation (e.g., planned infrastructure or activity).

The Regional Infrastructure Funds grant would be used for the construction of a 7,500 square foot facility to house Talent Maker City (TMC). TMC is a 501(c)(3) organization formed in response to the City of Talent's codified economic goals to provide workforce training, education and business launchpad services to the Southern Region; with this new facility, TMC will be able to significantly increase its capacity to expand these services. TMC, its strong Board of Directors (which includes the Mayor of Talent, a lawyer and City Councilor, a professional designer, a lifelong educator, a business professional and a Mexican-American folk artist) and its network of professionally experienced designers, educators, artists and business creators have established themselves as regional leaders in a movement to create new and expanded economic opportunities for southern Oregon's rural communities and to spur a culture of entrepreneurial innovation. Through its regularly sold out innovation-based training and educational class offerings, TMC has been strategically woven into the fabric of our community and created the excitement and optimism that every rural community needs to initiate catalytic change. The construction of a makerspace/economic development facility would allow TMC to expand its programmatic offerings and would anchor the Talent Gateway, a major mixed use redevelopment project, to revitalize our downtown.

F. Justification

Opportunity/Need—In the space allowed below, describe “Why” the project is needed. Identify the opportunity or need the project seeks to address as well as how it supports the Regional Solutions and Business Oregon priority(ies) (see pages 2-3). Provide data and/or a narrative substantiating the need.

One of the greatest challenges facing most rural communities is a lack of talented, skilled and enterprising entrepreneurs and employees. Talent Maker City represents a unique opportunity for the City of Talent and the Southern Region to change that dynamic (while capitalizing on the high-skilled individuals who have started TMC and its vision to transfer their skills and experience) through training, education and business launchpad services. TMC offers the region the opportunity to collaboratively create a skilled workforce able to create its own opportunities as well as attract a greater number of companies to the State. While TMC's facility in downtown Talent will benefit our city and downtown, its services will continue to support economic innovation and development throughout the region through their collaborative partnerships with multiple organizations. Presently, TMC's potential to achieve that impact is limited by physical space. TMC currently operates out of a 700 square foot space and is programmatically limited in the type of training they can offer, the size of educational classes and the equipment they are able to keep on site. The City of Talent's available supply of light industrial space near the downtown is limited in quantity and quality. We support TMC's need to invest in building their own facility and recognize the revitalizing benefits the investment will add to our downtown.

Proposal/Solution—In the space allowed below, describe “How” the project would address the above opportunity/need.

With the construction of its facility, TMC will be able to expand its programmatic offerings significantly. With additional space for classrooms and equipment, TMC will provide access to a wide variety of tools and equipment (from traditional tools like lathes and kilns, to emerging technologies like 3-D printers) for building, creating and prototyping; provide collaborative space for individuals and teams to create and share projects; offer a social place for people with different skills and common interests to share ideas; provide local education and career pathways through economic and workforce development in the form of hands-on workshops, from welding and woodworking to programming and small scale manufacturing; and provide an open environment for intergenerational and cross-cultural learning, innovation and creative expression. TMC will also continue its public-private partnership to work with existing businesses, cities, the County and the State, educational institutions and economic development entities to prepare workers for a changing economy and workforce. The expansion will also allow TMC to increase its staff capacity enabling it to continue connecting regional organizations and achieve its mission to foster economic growth in the region by providing the facilities and resources to serve Southern Oregon as a hub for technical innovation, creative entrepreneurship, and STEAM-oriented collaborative learning for curious minds of all ages.

3. **Funding Request.** All requests must be in the range of \$50,000 to \$1,000,000.

- a. Funds requested: \$ 995,700
- b. All projects, but especially those whose project request is over \$200,000, are encouraged to define the minimum funds requested: \$ 200,000
- c. Describe what phase or portion of the work could be completed with the minimum request, or how the project would be altered to complete the project with the reduced amount:
Architecture/Design, Engineering, Foundation and Infrastructure.

4. Provide a list of letters that **demonstrate community support** for the project (list name and affiliation of sender). Attach copies of letters to your application (see Attachment D in the List of Attachments).

Name	Affiliation
Talent Maker City	Partner/Beneficiary, 501(c)(3) nonprofit organization
Talent Urban Renewal Agency	Government Entity Managing Gateway Project
SORED	Supporter and Stakeholder

5. Is the project included in any adopted Master Plans or regional or local economic development and/or strategic plans? Yes No

If yes, list them below.

A makerspace is the centerpiece of Talent's Economic Element of its 20-year Comprehensive Plan adopted August 2016

6. Does the project benefit the Oregon economy by generating a net **increase in, or retention of, long-term jobs** (beyond short-term construction jobs) in the region directly impacted by the project? Yes No

If yes, complete a., b. & c. below. (If this project advances to the Grant & Loan Review Committee, you may be asked to provide supplemental information.)

- a. Expected number of long-term (non-construction) jobs created or retained as a direct result of the project: 90 jobs created 20 jobs retained
- b. Expected average annual wage of long-term (non-construction) jobs created or retained: \$37,700
- c. Provide a description of the types of jobs created and/or retained:
Minimum estimates over the next 5 years for production occupations. Doesn't include new businesses.

G. Project Work Plan

List project activity milestones/key tasks with estimated start and completion dates.

Activity	Estimated Start Date	Estimated Completion Date
Estimated Project Start Date	11/01/2018	
Enter into LOI to negotiate Conveyance of Property	11/02/2018	11/30/2018
Delineate Preferred Location on Site; Convey to TMC	12/01/2018	03/01/2019
Design & Permitting	01/01/2019	02/28/2019
Construction	03/01/2019	08/31/2019
Building Opening	09/09/2019	09/09/2019
Estimated Project Completion Date		09/09/2019

7. Describe any conditions that may affect the completion of the work plan. If applicable, describe any measures planned to mitigate these conditions.

The design should be fairly straightforward as it will be a steel structure on a concrete pad. However, extreme weather (wildfire smoke in the summer months, snow in the winter) could delay building. Mitigation measures will be built into construction budget. Depending on the location of site in the Gateway project, there may be minor environmental clean up activities which will be funded through a recently awarded Brownfields Redevelopment Fund Grant.

H. Project Budget

Budget Line Item Below are general items most used (adjust budget items to suit the project).	Regional Infrastructure Fund	Other Funding	Total
Engineering / Architecture	\$ 90,000	\$ 30,000	\$ 120,000
Construction	\$ 695,700		\$ 695,700
Construction Contingency		\$ 30,500	\$ 30,500
Land Acquisition	\$ 0	\$ 300,000	\$ 300,000
Legal		\$ 15,000	\$ 15,000
Construction Management			\$ 0
Other FF&E	\$ 210,000		\$ 210,000
Other Specify			\$ 0
Other Specify			\$ 0
Other Specify			\$ 0
Totals	\$ 995,700	\$ 375,500	\$ 1,371,200

I. Details of Other Funding

Source of Other Funds (see Attachment C requirements in Section L, List of Attachments)	Amount	Status: C-Committed, AS-Application Submitted, AI-Application Invited, PS-Potential Source	Dates Required Funds will be Committed and Available
Brownfields Redevelopment Fund Grant	\$ 60,000	C	07/02/2018
Land conveyance from TURA	\$ 300,000	AS	05/31/2018
Grants from multiple sources	\$ 600,000	PS	01/01/2019
Totals	\$ 960,000		

J. Who Prepared the Cost Estimate for the Project?

Name

Title

Company

Phone Number

Date of project cost estimate

8. Does the project budget propose direct project management expenses? Yes No
(Direct project management is defined as expenses that will be incurred that are directly related to and necessary solely to support or manage project activities and are not routine or ongoing expenses of the municipality or expenses for current staff that are already included in the municipality's adopted budget.)

If yes, describe how the direct project management services will be provided:

9. Will the applicant own the facility/improvements once constructed? Yes No

If no, explain:

10. After project completion, who will assume responsibility for the ongoing operations and maintenance of the project?

11. After project completion, what will be the source(s) of funds for the ongoing operations and maintenance of the project?

12. Is the applicant (and final beneficiary/recipient) current on all taxes, fees, and debt payments?
 Yes No

If no, explain:



Gateway Phasing Map

April 2018

- Legend**
-  Gateway Properties
 -  Potential Phase 1
 -  Potential Phase 2



Mapping is schematic only and bears no warranty of accuracy. This product was created for informational purposes and may not have been prepared for or be suitable for legal, engineering, surveying, or property investment purposes. All zoning information should be confirmed by the City prior to use for such purposes. P002 - 4/20/18
By: Jack Wood



City of Talent

110 E. Main Street, P.O. Box 445, Talent, OR 97540
Telephone: (541) 535-1566 Fax: (541) 535-7423
E-mail: talent@cityoftalent.org

I am writing this letter in support of the grant application for the City of Talent, to collaborate with Talent Maker City and the Talent Urban Renewal Agency to build a maker space in Talent.

Talent is a very special place, in a very special place. It is a small city of around 6,500 people, situated between two larger cities, each very unique in their own right. Medford has a population of 78,559 with an industrial economy. Ashland's population of 21,639 is sustained by tourism economy and Southern Oregon University. Big City industry to the north of Talent and tourism, culture, art and higher education to the south has its advantages. We are uniquely positioned to leverage the best of both worlds when optimizing the world of our own. These contrasting economies blending in Talent is demonstrated by Cummins Diesel Inc. and the Oregon Shakespeare Festival setting up shop in Talent.

Within Talent's population, creative skills are constrained by a lack of physical plant and tools. Our local professional artist community and micro businesses are bursting at the seams, with little space and resource. We are in a school district that needs support introducing our youth to the trades workshops; interfacing them with qualified regional trades to recreate lost channels of career development and secure our future work force in skilled trades. Talent recognized this during an economic opportunities analysis in 2017, which informed the update to the Economy Element of the City's Comprehensive Plan. With that, Talent added to the city plan; Strategy 4.3a: Support development of a maker space and business incubator in Talent to support growth of local artisans and small-scale manufacturers.

Within that same year, a non-profit was established that is made up of board members from local businesses, the professional arts, and appointed and elected officials. The mission of Talent Maker City is to realize the intent of objective 4.3 which is the development of a maker eco-system to support economic growth and educational and cultural opportunities.

In the 20 years that I have served Talent, as a Commissioner, Councilor and now as Mayor, Talent Maker City is one of the most robust and direct responses to a Comprehensive Plan strategy that I have ever seen. It has incredible support within our community and there are no shortages of regional agency partners. It attracts the interest of private industry for workforce development and education partners for TMC's focus on STEAM education. Regional energy and resources are being channeled in by Talent Maker City and that is very good for Talent!

In compliance with the Americans with Disabilities Act, if you need special assistance, please contact TTY phone number 1-800-735-2900 for English and for Spanish please contact TTY phone number 1-800-735-3896.

The City of Talent is an Equal Opportunity Provider

There are times when you know you have it right and when it comes to Talent Maker City, we know we have it right. That is why the City of Talent is supporting the development of Talent Maker City by several means, not the least of which is the unanimous support of Council to direct staff to apply for this grant.

I write this letter in support of the most enthusiastic kind, hoping that Business Oregon will know it's right like Talent does.

Grateful to serve the City of Talent,

A handwritten signature in blue ink that reads "Darby Ayers-Flood". The signature is written in a cursive, flowing style.

Mayor Darby Ayers-Flood



April 25, 2018

Business Oregon
Regional Infrastructure Grant Program
Application of the City of Talent

To Whom It May Concern:

I am writing to express my strong support for the City of Talent's Regional Infrastructure Grant application for the design and construction of a makerspace/economic development facility as part of the Gateway Project in Talent, to be managed by Talent Maker City ("TMC").

I was honored last Fall to be selected through a competitive process as the developer of the Talent Gateway property, on the eastern edge of Downtown Talent. I am currently in the due diligence phase of the project, refining a program and site plan for a mixed use, multi-phased project which will serve as a major catalyst for the ongoing revitalization of Downtown Talent.

I couldn't be more pleased to know that the City is working closely with TMC to create a "Maker Space" adjoining my development. I recognize that in addition to all the economic benefits of this project (which I'm sure others can more eloquently define), the Maker Space will help to brand Talent as a place for entrepreneurial innovation. This in turn will help to assure the success of new mixed use development such as my project, reinforcing our shared goal to intensity development in existing urbanized areas, thereby protecting our precious farms and forests beyond the Urban Growth Boundary.

I see this proposed facility as an opportunity for the City of Talent to create activity and revitalization in their downtown, educate and train our region's residents and students, create community and connection, support sustainability, and support innovation and entrepreneurs. Consequently, I urge Business Oregon to provide a Regional Infrastructure grant to the City for this purpose.

Please do not hesitate to contact me to discuss this letter of support further.

Sincerely,

A handwritten signature in black ink, appearing to read "Jerryck Murrey", written over a large, stylized flourish.

Jerryck Murrey
Managing Partner
DOSO Properties



Phoenix-Talent Schools

Excellence For Everyone

April 25, 2018

To Whom it May Concern,

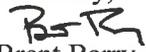
I am writing to express my enthusiastic support for Talent Maker City, as they pursue the Regional Infrastructure Fund grant opportunity. As the Superintendent of Phoenix-Talent Schools, I welcome the proposed Talent Maker City Facility and all that it would provide for our community and our students.

The strong leadership team working with Talent Maker City is integral to its success. Allison French's endeavor as Programs Director for TMC, is the culmination of her 22 years of teaching experience here in Southern Oregon. In her role with TMC, she has worked tirelessly to provide STEAM (Science, Technology, Engineering, Art, and Math) focused afterschool and summer programs to the underserved students in the Phoenix-Talent School District. As you know, the philosophy behind STEAM Education is designed to engage students in innovation and technology with art and design at the center. TMC provides much needed STEAM opportunities for our students beyond the classroom. Talent Maker City's strong community partnerships with Rogue Community College and the Southern Oregon Educational Services District, established TMC's Summer STEAM Academies which provide progressive opportunities for our 7th - 9th grade students. We are currently working with Talent Maker City to expand these same opportunities to our migrant student population. TMC is an integral part of establishing our Career and Technical Education pathway programs so that students have real life, living wage options post-high school.

We want to see more students, adults and families have access to the tools, technologies, experiences, and knowledge to make anything. Makers are already creatively solving some of society's most pressing problems. To ensure this is possible in the future, we need to have a thriving, connected and inclusive maker facility that supports our community of makers, centered on innovation and collaboration.

Through the Summer STEAM Academies, TMC has already proven to be the outside-of-school-resource that our students need. We have already benefitted from our collaboration with TMC's leadership. Talent Maker City has our full support and our best wishes on this unique and exciting venture with Regional Infrastructure Fund grant and as they continue to work tirelessly to strengthen our community with economic and educational opportunities.

Sincerely,


Brent Barry, Superintendent
Phoenix-Talent Schools

Phoenix-Talent Schools
PO Box 698/401 W. 4th St. Phoenix, OR 97535
Phone: (541) 535-1511 / Fax: (541) 535-3928