

DIAMONDS IN THE ROUGH GRANT

2019 GUIDELINES

STATE HISTORIC PRESERVATION OFFICE, OREGON HERITAGE

"Diamonds in the Rough" grants are to restore or reconstruct the facades of buildings that have been heavily altered over the years. The purpose is to return them to their historic appearance and potentially qualify them for historic register designation (local or national). These grants are part of the SHPO's Preserving Oregon Grant Program and are supported in part by the Oregon Cultural Trust.

Grants must be submitted through the Oregon Parks and Recreation Department Grants Online program.

FINANCIAL INFORMATION: Grant funds may be awarded for amounts up to \$20,000.

MATCH: Grants must be matched 1:1 by the grantee. Match can be in the form of cash, in-kind donations, and volunteer time.

BUDGET INFORMATION: Bids and estimates strengthen the grant request when applicable.

PRESERVATION REQUIREMENTS: The application must convey that all work will be completed using the Secretary of the Interior's Standards for Rehabilitation of Historic Properties.

GRANT REPORTING AND PAYMENT: Awarded projects will be the subjects of binding agreements between the State and the applicants. Typically, grant funds are dispersed on a reimbursable basis. Details of payment arrangements and grant reporting will be provided at the time of award.

GRANT TIMELINE:

Deadline – May 15, 2019 (11:59pm)

Notification – July 1, 2019

Reporting deadline – April 30, 2020

HISTORIC PROPERTIES GRANTS ELIGIBILITY:

- Buildings must have heavily modified primary facades and
 1. Clear evidence that substantial portions of the historic facades are still there, covered by newer materials, or
 2. Historic photos or original drawings that provide clear evidence for guiding the restoration/reconstruction. Lower priority will be given to applications that propose work based on speculation or generic designs rather than historical evidence for that specific building.
- Funds from this grant program may not be claimed for the federal rehabilitation tax credits.
- Buildings taking advantage of Oregon's Special Assessment of Historic Properties program may qualify if they meet the "heavily modified primary facade" requirement.
- All work must meet the Secretary of the Interior's Standards for Rehabilitation of Historic Properties; see <http://www.nps.gov/history/hps/tps/tax/rhb/stand.htm>.
- New additions are not eligible for funding.



APPLICATION PROCESS

GRANT ANNOUNCEMENT: The grant application will be announced through various media outlets. Grant application information and online system instructions can be found at <http://www.oregon.gov/oprd/HCD/FINASST/Pages/grants.aspx> .

REGISTRATION FOR THE ONLINE APPLICATION SYSTEM: To access the application, register at oprdrgrants.org. If you already have an account, then request through Kuri.Gill@oregon.gov or 503-986-0685 to add this grant option to your account. If you have used the system for this program before, there is no need to register. Log in using your email address and your password. See online registration and application instructions for detailed directions to use the online grant system. http://www.oregon.gov/oprd/HCD/FINASST/Pages/grants.aspx#Preserving_Oregon

The application must be complete and submitted online by the grant application deadline.

APPLICATION SUBMISSION: Once you have a login, you will be able to submit your application. You can enter information, save, log out, log back in, enter more, etc. as many times as you would like before you submit. Instructions for OPRD: Grants Online visit our website. http://www.oregon.gov/oprd/HCD/FINASST/Pages/grants.aspx#Diamonds_in_the_Rough_Grant_Program

APPLICATION QUESTIONS: The following items will be required on the online application. Be sure to use the OPRD GrantsOnline instructions as you enter the information.

- Contact Information
 - Applicant – Enter the organization
 - Project Contact – This is the person we contact to discuss details of the project. If you are submitting the application, but you will not be the project contact, the project contact must have an account in the system to be entered. Please request an account or use the online registration to create one.
 - Address
 - Reimbursement Contact – This is the person who we contact to handle the financial side, may organization have a person managing the books who is not the project contact. The reimbursement contact must have an account in the system to be entered. Please request an account or use the online registration to create one.
- Project Information
 - Project title – make a clear, short project title
 - Brief Project Description – please keep this brief and specific. Only state what the project is, not why it is important.
 - Project start date
 - Project end date
 - Site name – if the building has a name and the street address
 - Site city/town/area
 - Site county
 - Site description - provide a short description of the building(s) and the setting of the project.
 - Site acreage – enter ‘1’

- Latitude & Longitude – use the ‘find lat/long’ button fill this field.
- Financial Information
 - Requested amount
 - Match amount
 - Total amount
 - Budget grouped by category
 - Contractor/Consultant
 - Staff time
 - Volunteer time
 - Materials & equipment
 - Printing, publication & design
 - Travel
 - Other (specify)
 - Show source of funding using categories like, volunteer time, in-kind donations, staff time, organizational cash, donations, grants.
 - Budget must include both expenses and income sources of funding.
- Supplemental
 - Provide the name of the property owner and indicate if the owner is the applicant (attach a letter of approval from the property owner, if it is not the applicant).
 - Project Need – Describe need and value in terms of the condition of the property, the community or organization need for aesthetic improvement, economic development, usable buildings, etc.
 - Project Value – Describe value in terms of the historical significance of the property, the value of the property to the community and/or organization (economic development, tourism, aesthetic quality), how this project will address the above need, etc.
 - Transformative Quality - Explain how the building has been altered over time and how significant the project will be to restoring the historic character and character defining features.
 - Project Goals – Describe the project’s goals. Explain the MEASURABLE products or outcomes of the work. This may include needs to meet, making a building usable, making a building stable, standards to be met, methods to be tested, etc.
 - Organizational Impact – Explain how this project fits into organizational plans (strategic, interpretive, collection, outreach, etc.). Why is this project a priority for the organization at this time? How will this move the organization forward?
 - Explain how the project addresses the purpose of this grant program. "Diamonds in the Rough" grants are to restore or reconstruct the facades of buildings that have been heavily altered over the years. The purpose is to return them to their historic appearance and potentially qualify them for historic register designation (local or national).
 - Project Research – Explain how you have determined the work to be completed and the design of the rehabilitation or restoration. Discuss historic photos, exploration under current covering, other research (attach photos and other documentation).
 - Project Timeline - List your major objectives and approximate dates they will be completed.
 - Project Detail – Provide details about the execution of the project (when, where, how, etc.) Include information about the professionalism in how the work will be performed (how scans will be made and stored, how repairs will be made following preservation standards, how student programs will meet educational standards, interpretive themes,

how partner organizations will be involved, quality of experience, historical information learned, relationships developed, etc.) Describe the project director's experience related to this or similar projects. List any "experts" - their qualifications and how they will be involved. Describe how the project will be monitored and evaluated. Describe how the project will be maintained if applicable.

- Ability to Complete the Project - Describe your organization's history and past successes related to this project, any partnerships on this project, volunteer or community support for this project, and any other evidence of your ability to complete the project.
 - Budget Narrative - Provide information about the appropriateness of the estimate (research, bids, qualified personnel, etc.) Describe other sources of funding (such as other grants) and indicate whether it is committed or not.
 - Use of grant funds – Specifically explain what parts of the project the grant will fund.
- Attachments:
 - Required:
 - budget detail (this can be whatever format you chose, but should show expense detail)
 - property photo (1 street view with surrounding properties, 1 of just the building alone, any useful detail photos)
 - historic photos (if available)
 - construction drawing/restoration/work plan
 - Vicinity map – can be a google map of the general area of the project
 - Other:
 - Estimates
 - letter of commitment (property owner, business owner)
 - letter of support (Main Street organization, city, etc) – This letter to discuss specific goal. Please do not submit letters that just state it is a good project.
 - technical information
 - Submission
 - Be sure to click submit, you will receive confirmation of the submission

GRANT REVIEW AND AWARD PROCESS

GRANT REVIEW AND SELECTION: Following the grant deadline the application will be reviewed by staff to make sure it is complete. You will be contacted if the application needs any technical revision. Once applications pass the technical review, a committee will review and score them using the following criteria and priorities. The recommendations are considered and the final selection is made by the Oregon Deputy State Historic Preservation Officer.

CRITERIA:

- The level of preservation of character-defining features.
- The work plan is well developed and described and the corresponding cost estimates.
- Demonstrated project readiness and the matching dollar share in-hand commitment.
- Demonstrated community need for and benefit from the project.

PRIORITIES:

- Commercial or public buildings in Certified Local Government communities, designated Main Street areas, or local or National Register historic districts.
- Projects with a well-prioritized, clearly explained work plan with an appropriate level of detail and realistic cost estimates.
- Projects that will generate dramatic "before-and-after" results, a high level of transformation.
- Geographic diversity.
- Project readiness, including matching dollar share in-hand.

GRANT AWARD: The grant award will be made by the Deputy State Historic Preservation Officer. Applicants will be notified by mail following the award decision.

GRANT AGREEMENT: Shortly after you are notified that you have been awarded a grant, you will receive a Grant Agreement. By signing the Grant Agreement, you attest acceptance of a state grant for the purposes outlined in your grant application and those outlined in the Agreement. This manual is considered to be part of your Grant Agreement. Some of the items in the Agreement include:

1. An approved Project Budget with line items specifying project expenses covered by grant funds and specific project expenses covered by the applicant match.
2. Grant starting date and grant completion & final report date.
3. Special conditions for the project.
4. Specific language for the acknowledgement of public funds provided by the State of Oregon.
5. Requirements for submitting reports and reimbursement requests.
6. Requirements for inspections and audits.

AMENDMENTS TO THE AGREEMENT:

You may not, without prior written approval from us, make changes that would substantively alter the scope of work stipulated in the Agreement, or make any changes that authorized the award of the grant. The contract was with the assumption that the work would be completed as agreed. If an issue arises that you think may require an amendment, contact us immediately.

GRANT MANAGEMENT, REPORTING, AND REIMBURSEMENT

GRANT MANAGEMENT:

Because the Grant Agreement involves the use of public funds from the State of Oregon, you are expected to follow certain requirements for their use. These requirements will affect consultant or contractor selection, public notices, work plans, progress reports and billings, project photographs, final reports and billings, and recordkeeping.

Consultants/Contractors

Evidence of competition for direct negotiated professional services of under \$10,000 is not mandatory.

Services and materials that cost \$10,000 to \$75,000 must show evidence of competition, including soliciting proposals from at least three potential contractors. We must approve your selection prior to the consultant or contractor being hired. Please check the references of any contractor you review. To obtain approval please send the following to the Grants Coordinator:

- How contractor was solicited;
- Summary of experience and qualifications; and
- Why contractor was selected (references, quality, previous work, time frame, cost, etc.)

Work Plans

Work plans must be approved by the State Historic Preservation Office before work begins. For approval submit the following to the Grants Coordinator:

If no changes have been made to the plan...

- An email indicating that the plan remains as proposed in the application

If the plan is different than the one proposed in the application...

- Before photographs
- Plan drawings
- Work description including materials, tools and processes to be used
- Timeline

Public Notice Requirement

It is in your best interest to spread the news about the grant award and the project progress. Upon grant award, at key project points and upon completion you should do the following.

- Send a news release to local media
- Inform your members and interested parties
- Post on social media
- Inform your public officials (local, state and federal)
- Have celebratory and/or informational events (construction tour, ribbon cutting, etc.)

During the life of the project, place a sign in a prominent and readable location on your site, stating: "This project has been funded in part by the State Historic Preservation Office, Oregon Parks and Recreation Department and the Oregon Cultural Trust." A simple temporary sign is acceptable; call the grant coordinator for suggestions. Include a photograph of the sign in place with your final report. Publications, documents, and publicity about this project should also include this funding credit.

You may be asked to contribute to the [Oregon Heritage Exchange](#) blog following project completion.

Photographs

Before, during and after photographs are required for the interim and final report reports that request reimbursement. Photos are required in a digital format (300dpi or higher, jpeg or tiff).

GRANT REPORTING:

Interim reports: Grant reports are required once during the grant cycle. You will be sent a report reminder to submit it. Reports are submitted through OPRD GrantsOnline. Reports must include the current status of the project and summary of work completed, a timeline for completion, and any issues or challenges. Submit supporting attachments like photographs, professional review, inspection results, etc. Oregon Heritage staff will review and approve reports. A site visit may be required for approval. You will be notified if a site visit must be scheduled.

Final report: A final report is required within 45 days of completing the project or by the final deadline on your grant agreement, whichever is first. Reports are submitted through [OPRD Grants Online](#). Reports must include a summary of work completed and any changes to the original plan. Submit additional documentation including:

- Photographs before, during and after the project is complete (300 dpi or higher),
- Preservation Projects – detailed descriptions of work completed, photos of project in setting (entire block), detailed photos of work area, materials list, etc.
- Contractor specifications and invoice, inspection report, and other evidence of work completed.
- Project Impact Form (Appendix A) – This information is used to improve our grant processes and services and to measure the value of our grant programs.

Oregon Heritage staff will review and approve reports. A site visit may be required for approval. You will be notified if a site visit must be scheduled.

See OPRD Grants Online Reporting & Reimbursement Instructions

[http://www.oregon.gov/oprd/HCD/FINASST/Pages/grants.aspx#Grant Planning, Application & Adminstration](http://www.oregon.gov/oprd/HCD/FINASST/Pages/grants.aspx#Grant_Planning,_Application_&_Adminstration) for a detailed guided to completing your report online.

GRANT REIMBURSEMENT: Grant funds are dispersed on a reimbursable basis. A project report and a reimbursement request are required to receive a reimbursement.

The reimbursement request must be submitted through [OPRD Grants Online](#) include expense information for the period the request covers. Submit the following attachments.

- Copies of invoices or receipts for expenses over \$500
- Itemized list of expenses under \$500
- Volunteer time tracking
- Staff time tracking
- Evidence of in-kind donation value
- See OPRD Grants Online Reporting & Reimbursement Instructions [http://www.oregon.gov/oprd/HCD/FINASST/Pages/grants.aspx#Grant Planning, Application & Adminstration](http://www.oregon.gov/oprd/HCD/FINASST/Pages/grants.aspx#Grant_Planning,_Application_&_Adminstration) for a detailed guided to completing your report online.

- DO NOT submit canceled checks as proof of payment. Only proof of expense is required.

AUDITS: A field or desk audit may be made after completion of the project to verify your expenditures. The auditor will contact you several days in advance to arrange a convenient time if a field audit is necessary. To expedite this audit, all supporting documents should be readily available.

RECORD KEEPING: Keep records of your grant management for five years. For details about accounting procedures see Appendix B.

ASSISTANCE:

For grant questions and OPRD Grants Online system questions contact Kuri Gill, kuri.gill@oregon.gov, 503-986-0685.

APPENDIX A

Oregon Heritage Grant Evaluation and Impact Form

Thank you for completing this form. This is valuable information we use to improve our programs and document their value. Don't worry if your project did not address some of the questions, we are attempting to track the performance of our grants overall. If you want to include additional detail, please use the comment boxes.

	Extremely	Good	Fair	Poor	Not At All
How manageable was the grant application?					
Comments:					
How manageable was the grant reporting?					
Comments:					
How manageable was the reimbursement process?					
Comments:					
How timely was the grant application, review, and award process?					
Comments:					
How timely was the grant report approval?					
Comments:					
How timely was the reimbursement process?					
Comments:					
How important was our staff expertise in the success of your project?					
Comments:					
How responsive was our staff in assisting you?					
Comments:					

Project Impact Form

	No	Yes
Did the grant directly affect your ability to complete the project? If yes, how?		
Comments:		
Did the project increase your		

organization's capacity to carry out its mission (volunteer training, board development, facility improvement, matching funds, staff hire, ability to continue work)? If yes, list the ways capacity was increased.		
Comments:		
Did the project result in new partnerships or strengthen existing partnerships (partner was engaged in at least 20% of the project)? If yes, provide details on partners engaged.		
Comments:		
Did the project include any paid staff time? If yes, provide number of hours and whether the hours were funded by the grant or match to the grant.		
Comments:		
Did the project fund an Oregon independent contractor, consultant, and/or business? If yes, provide number of companies and amount of dollars paid for the total project including grant funds.		
Comments:		
Did your organization promote the project? Provide type (newspaper, Facebook, tourism site, etc) and number.		
Comments:		
Did the project generate media? Provide type (newspaper, Facebook, tourism site, etc) and number.		
Comments:		
Did the project document historical site(s), artifacts, histories, oral histories, etc.? If yes, provide the type and a measurable number.		
Comments:		
Did the project preserve buildings, artifacts, histories, etc.		

<p>If yes provide the type and a measurable number. If you have a collection include the new ratio of preserved objects to prior to the project.</p>		
<p>Comments:</p>		
<p>Did the project engage your intended or primary audience? If yes, note your intended audience, the level of engagement and how it was measured.</p>		
<p>Comments:</p>		
<p>Did the project engage schools directly? This can include K-12 along with colleges and universities. If yes, how and what number of students and teachers.</p>		
<p>Comments:</p>		
<p>Did the project increase tourist draw to your organization or community? If yes, in what ways (new venue, exhibit, program, etc.)? Explain how this was measured and the level of increase.</p>		
<p>Comments:</p>		

APPENDIX B

RECOMMENDED ACCOUNTING PROCEDURES

In any program where reimbursement is requested for a portion of project costs, or matching share is claimed, adequate records are essential. There should be definite supporting evidence for EACH item of cost claimed, estimates are not sufficient. While these may not be required for reporting purposes, they are recommended for your record keeping in case of audit. The procedures below may not apply in every case, so look through them and identify and use those that are relevant to your project.

Contact Kuri Gill at Kuri.Gill@oregon.gov, or phone 503-986-0685 if you have questions.

In order to promote a better understanding of the records required and to avoid the possibility of having costs disallowed at the time of audit, the following accounting procedures are suggested:

- Establish a separate account for each agreement project.
- Maintain the account so that it includes the project name, and lists payment for salaries and wages, contracts, equipment, materials and supplies, and other items that conform to categories listed on the grant reimbursement request.
- Each entry in the account must be cross-referenced to a voucher, payroll invoice or other supporting document. Each payment must be supported by a cancelled check or warrant, available in the grantee's records in the event of an audit. DO NOT SUBMIT CANCELED CHECKS.

The following paragraphs provide you information about the specific budget categories:

Professional Contractor or Consultant

Proper contractor or consultant selection procedures must be followed and proper documentation maintained for audit, or contract costs are subject to disallowal.

Payments made by the grantee should be supported by a statement or invoice from the consultant. The consultant hours do not need to be broken down if contracted in a lump sum, since the consultant agreement should state a total contracted amount.

Payments made include fee for service, salary, per diem, payment for the travel, or other allowable services.

Employees

When a staff member is involved in a grant project, payrolls should be signed by an authorized person and wages paid should be supported by time and task tracking records for each employee. Records (daily, weekly, or monthly) must show total daily hours for each project and description of work performed. Fringe benefit rates should be developed using actual costs, and individual components should be identified. Documentation should show how rate or cost was derived. This amount must be traceable through the grantee's records.

Travel

State guidelines require that all mileage rates do not exceed the maximum state rate, which is generally the same as the standard Internal Revenue Service rate. The reimbursement request must show the name of the individual, time of departure and return, dates, mileage (odometer readings or locations),

meals claimed, and purpose. A copy of lodging receipts for overnight travel must be maintained. Contact Kuri Gill at Kuri.Gill@oregon.gov or (503)986-0685 for current rates.

Materials and Equipment

Value and Use of Owned Equipment

Equipment value (for owned equipment) should be supported by time records and by a schedule of hourly rates developed from actual historical costs, or in the event no previous cost data exists, from reasonable estimates of such factors as useful life, annual hours or use, insurance premiums, etc. These estimated rates must be adjusted each year based on the previous year's actual costs.

Equipment Rental (Outside)

Payments made by the grantee for equipment rented for specific project area are generally allowable under state regulations. Payments made by the grantee must be supported by a statement or invoice from the vendor that indicates the time period the equipment was rented.

Materials and Supplies

Supplies and materials charged to the project must be supported by supplier's invoices or receipts. The original or a photocopy of the cancelled checks must be available for a field audit. **DO NOT SUBMIT CANCELLED CHECKS IN YOUR REIMBURSEMENT REQUEST.**

Printing, Publication Design, etc.

If you make, design or print a publication as part of your project, include those costs here. The costs can only be paid if a statement recognizing the grant contribution is included.

Value of Contributed Goods and Services

Valuation of In Kind Contributions from Third Parties

The value of labor, materials, equipment usage, etc., donated by sources other than the grantee may be included on the Payment Request Form only if documented. Documentation can be a sheet with work done and hours worked recorded and signed by the project manager and the volunteer.

a. Valuation of volunteer service

- Volunteer services may be furnished by professional and technical personnel, consultants, and other skilled and unskilled labor. Volunteered services may be counted as matching share if they are a necessary part of the project.
- Rates for volunteer services may not exceed Oregon minimum wage, except in those instances in which the volunteer is using their professional skills for the grant assisted work. For example, if a carpenter or bookkeeper donates carpentry or bookkeeping services to the project, these services may be valued at the hourly rate the carpenter or bookkeeper would normally charge.

In such cases, the donor must sign a brief statement that notes the donor's usual occupation, intent to donate their usual services, and the date. These statements are then submitted with the reimbursement request.

b. Donated Materials Invoices, where applicable, must be marked "donated" and signed, and submitted with the reimbursement request.

c. Donated Equipment Invoices, where applicable, must be marked "donated" and signed, and submitted with the reimbursement request.