



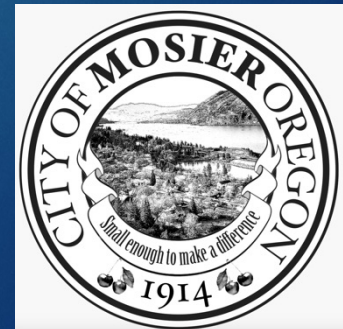
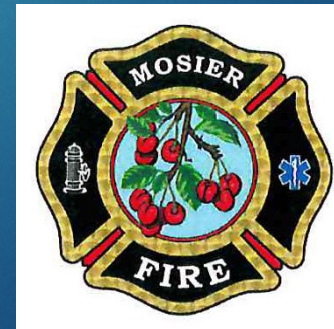
Westside of new Community Center along Hwy 30



Eastside of new Fire Station along Hwy 30

Mosier Center Project Status and USDA Grant Funding

Fire Station / City Hall / Community Center
Community Update & USDA Funding Presentation



Agenda

1. Mosier Center History

- 2014 - 2019 Planning
- 2019 – Present Committee Activity

2. Mosier Center Design & Construction Bidding Phases

- Phase I – Conceptual Design, Master Plan & CMGC Design Process
- Phase II – Schematic Design & Schematic Update
- Phase III – Design Development
- Phase IV – Final Design & Bid Docs

3. Announcement of USDA Joint City/Fire Funding Application for \$975,000 Congressionally Directed Spending (CDS)

- History of CDS Procurement
- Key Requirements for Funding
- City/Fire IGA and Joint Application (City is Primary Applicant)

4. Mosier Center Fundraising Process and Current Status

- October 2019 Public Campaign Kickoff & Survey for Public Support
- Project Budget – Funding Uses
- In Hand & Committed Funding
- Pending Funding & To Be Raised
- Questions?

1. Mosier Center History

- ▶ Planning 2014 to 2019
- ▶ Committee Activity 2019 to Present

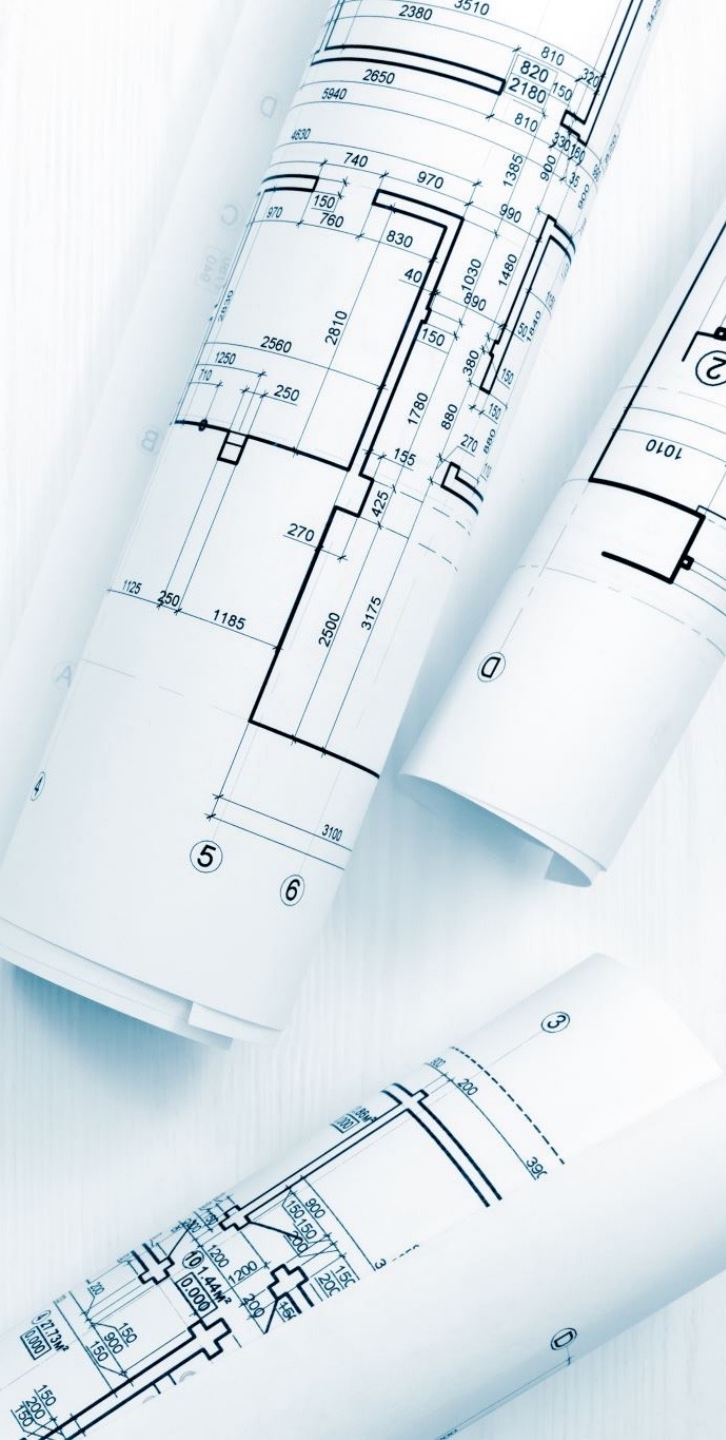


Planning 2014 - 2019

- ▶ 2014 MFD prelim design on State at Carroll
- ▶ 2015 MFD Committee on Station Siting
- ▶ 2016 UP train derailment; create Team Mosier
- ▶ State funding: Siting and Feasibility Study
- ▶ 2017 Study shows station at City site
- ▶ Settlement with UP: \$500K for JUF
- ▶ Create JUF Committee
- ▶ 2018-19 Committee Site Evaluation Study
- ▶ Committee selects City site on HWY 30

Committee Activity 2019 - Present

- ▶ 2019 Decisions on process and schedule
- ▶ Hire consultants; begin Schematic Design (SD)
- ▶ Public Mtg Oct 24 (“generally positive” about JUF)
- ▶ Complete SD report (Nov), fund-raising plan
- ▶ 2020 COVID project slowdown
- ▶ Cost analysis; Hire fund-raising consultant
- ▶ 2021 Committee approves SD
- ▶ Votes to move to Design Development (DD) Phase
- ▶ 2022 Complete DD report, Value Engr (Mar)
- ▶ Draft O&M agreement; complete CD (Sep)
- ▶ 2023 Ongoing work to match design to funding
- ▶ March 2024 vote to proceed with public bid

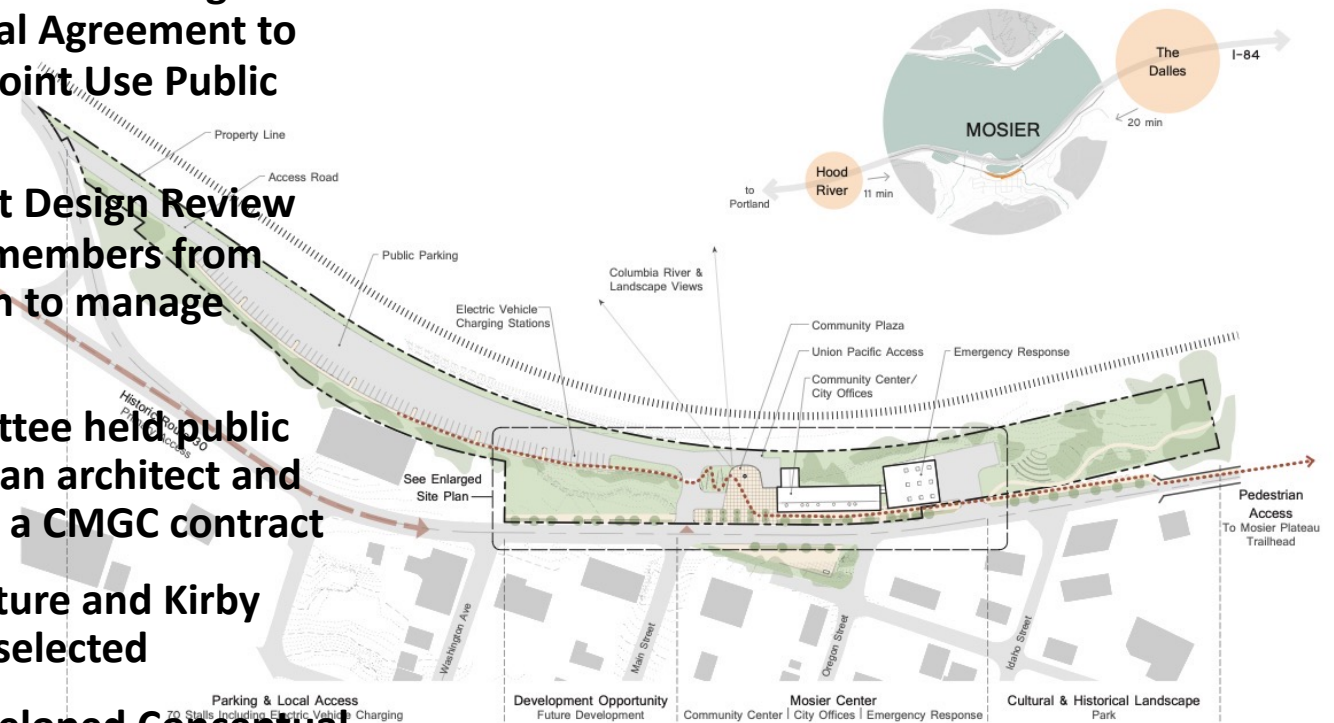


2. Design & Construction Phases

- ▶ Phase I – IGA, Conceptual Master Plan & CMGC Design Process
- ▶ Phase II – Schematic Design and Schematic Update
- ▶ Phase III – Design Development
- ▶ Phase IV – Final Design & Bid Docs

Phase I – Conceptual Design

- ▶ IGA - City Council & Fire Board signed an Inter-Governmental Agreement to engage in building a Joint Use Public Facility
 - ▶ Appointed a Joint Design Review Committee of 2 members from each organization to manage design process
 - ▶ Joint Use Committee held public meetings to hire an architect and contractor under a CMGC contract
 - ▶ Minarik Architecture and Kirby Nagelhout were selected
 - ▶ Design Team developed Conceptual Plans for Mosier Center



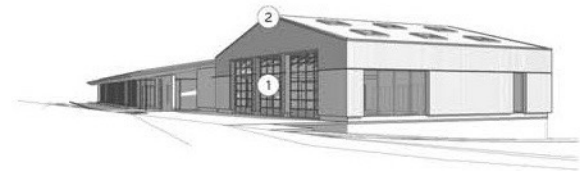
Phase II – Schematic Design & Update

- ▶ **Minarik Architecture developed schematic designs for initial permit & cost estimating as well as a Summary Doc for Fundraising**
 - ▶ **Programming of Building w/ Net Zero Energy Study funded by Energy Trust**
 - ▶ **Design of Building Structure and Floor Plans to include Community Center, City Hall, Kitchen, Restrooms, Fire Offices and 3-Bay Fire Station**
 - ▶ **Minarik Architecture and Kirby Nagelhout were selected to run a CMGC bid process through the following phases of Design**
 - ▶ **A Design Narrative was developed as the project's mission and fundraising collaterals**



Schematic design was updated to address kitchen size, fire access/egress and office configuration

SCHEMATIC DESIGN



SIMPLIFICATIONS AND ALTERATIONS:

1. apparatus bay has been re-oriented to face Highway 30
2. the geometry of the apparatus bay has shifted from a shed form to an agrarian gabled form

Phase III – Design Development

- ▶ **Design Development adds a level of detail to the project related to permit requirements including:**
 - ▶ **Electrical**
 - ▶ **Fire Safety**
 - ▶ **Stormwater Runoff Design**
 - ▶ **Streetscapes**
- ▶ **These and other building components provide for more accurate cost estimating by the CMGC contractor**
- ▶ **At this phase the JUF Committee asked the architect to value engineer the buildings to identify options for cost reduction.**
- ▶ **3rd fire bay and commercial kitchen are alternates for the bid and will be included, should the project come in under existing cost estimate of \$7m.**

Phase IV – Final Design





Phase IV – Final Design/Bid Docs



- ▶ **All building specifications are in place in final construction drawings and instructions**
- ▶ **Kirby Nagelhout to advertise and publish bid docs by May 30, 2024.**
- ▶ **Bid selection timeline 4-6 weeks.**
- ▶ **JUF Committee will compare GMP (guaranteed maximum price) bid with available funds and make a recommendation on next steps**



3. USDA CDS Funding Application

- ▶ **History of CDS Procurement / What is CDS Funding?**
 - How do we Get it?

- ▶ **USDA Requirements**
 - Agency assigned by Congress to manage funds
 - Public process
 - USDA is last to fund project

- ▶ **City/Fire IGA –**
 - Joint USDA Application (City is Primary Applicant)

4. Fundraising & Current Status

- **Uses of Funds (Project Budget)**
- **Funds in Hand & Committed**
- **Funds Pending & To Be Raised**

Uses of Funds



USES OF FUNDS	TOTAL	
Soft Costs (A&E)	\$	1,500,000
Construction including contingency	\$	7,000,000
Permits	\$	72,000
FFE	\$	207,000
TOTAL USES OF FUNDS	\$	8,779,000

Funding Sources & Uses

Funds in Hand & Committed

OR Parks & Recreation	\$ 450,000
Union Pacific Rock Creek funds	\$ 1,100,000
Energy Trust of OR	\$ 50,000
Union Pacific #1	\$ 500,000
State of OR	\$ 500,000
State of OR Lottery Funds	\$ 750,000
City's own funds #1	\$ 585,000
Fire District's own funds	\$ 415,000
Individual donors	\$ 192,000
AARP	\$ 20,000
Fire District loan	\$ 800,000
Federal CDS Funds	\$ 975,000
OR Dept of Energy	\$ 598,438
The Ford Family Foundation	\$ 175,000
The Roundhouse Foundation	\$ 50,000
Marie Lamfrom Charitable Foundation	\$ 100,000
<i>Total In Hand & Committed</i>	\$ 7,260,438

Funding Sources & Uses

Funds Pending & To Be Raised

Pending

City real estate sale	\$	345,000
DEQ CWSRF Stormwater Loan	\$	518,562
Reser Family Foundation	\$	50,000
Murdock	\$	300,000
Energy Trust of OR	\$	5,000
Total Pending	\$	1,218,562

To Be Raised

Individual donors pledged and in process	\$	150,000
Individual donors	\$	150,000
Total to be Raised	\$	300,000
SUBTOTAL SOURCES OF FUNDS	\$	8,779,000
TOTAL SOURCES OF FUNDS	\$	8,779,000

Funding Sources & Uses

Many thanks to these contributors and many others for their support for the new Mosier Center! We're on the home stretch.

Mosier Community Members (more than we can name here)!

Wasco County

Oregon State Legislature

Oregon Parks & Recreation District

Oregon Department of Environmental Quality

Oregon Department of Energy

City of Mosier

Mosier Fire Department

Energy Trust of Oregon

Oregon Department of Energy

Analemma Wines

Runcible Cider

Evans Orchards

Portland Timbers

Union Pacific Railroad

The Ford Family Foundation

Roundhouse Foundation

Lamfrom Foundation

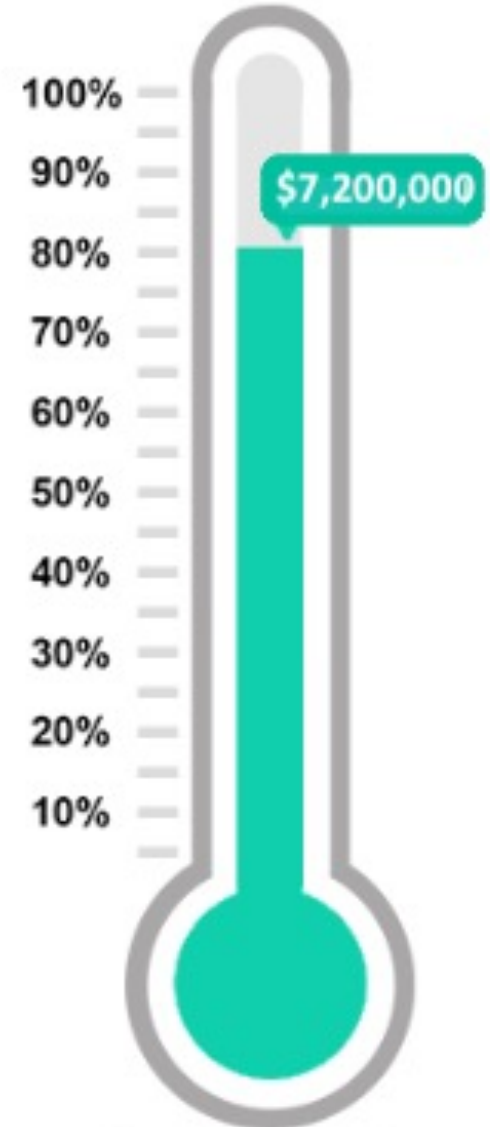
With your help we can reach our goal to break ground this Fall 2024.

Mosier Center

Fire Station / City Hall / Community Center

Community Update & USDA Funding Presentation

Goal \$8,800,000



Powered by Silent Partner