IMPORTANT: **Any citizen attending a commission meeting may speak on any item on the agenda.** If you wish to speak, please fill out the Speaker Request form. The Chair will recognize you and inform you as to the amount of time allotted to you. **The time granted will be dependent to some extent on the nature of the item under discussion, the number of people who wish to be heard, and the length of the agenda.**

AGENDA FOR STUDY SESSION

ASHLAND PARKS & RECREATION COMMISSION
September 17, 2018
North Mountain Park Nature Center
620 N. Mountain Avenue

5:30 p.m.

I. CALL TO ORDER

II. PUBLIC INPUT

III. JOINT STUDY SESSION WITH COUNCIL (INFORMATION)

IV. PIONEER HALL RFP UPDATE (INFORMATION)

V. BUTLER-PEROZZI FOUNTAIN DISCUSSION (INFORMATION)

VI. TRAIL MASTER PLAN PROGRESS REPORT (INFORMATION)

VII. ITEMS FROM COMMISSIONERS AND STAFF

VIII. ADJOURNMENT

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the City Administrator's office at (541) 488-6002 (TTY phone number 1-800-735-2900). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title I).

ASHLAND PARKS & RECREATION COMMISSION

340 S PIONEER STREET • ASHLAND, OREGON 97520

COMMISSIONERS:
Mike Gardiner
Joel Heller
Rick Landt
Jim Lewis
Matt Miller

Michael A. Black, AICP
Director

541.488.5340
AshlandParksandRec.org
parksinfo@ashland.or.us

PARKS COMMISSIONER STAFF REPORT

TO: Ashland Parks and Recreation Commissioners

FROM: Michael Black, APRC Director

DATE: September 12, 2018

SUBJECT: September 17 Study Session

The September 2018 study session is scheduled for Monday the 17th at 5:30 pm at North Mountain Park Nature Center, 620 N. Mountain Avenue. The following topics will be discussed:

I. Joint Study Session with Council (Information)

A joint study session with Council will be held on Monday, October 15, at 5:30 pm. This is your normal study session date and time as well as Council's. This meeting was requested by the City Council and Mayor. The televised meeting will be held in Council Chambers and the topic will be "What Seniors Need." The discussion will be led by the Senior Services Advisory Committee Chair Sandy Theis and Senior Services Superintendent Glatt.

II. Pioneer Hall RFP Update (Information)

The Pioneer Hall RFP remains open until September 19. APRC will be sending a letter in response rather than submitting a full RFP. The Pioneer Hall RFP is attached along with our draft letter.

III. Butler-Perozzi Fountain Discussion (Information)

The John Fregonese family attended the August 27 Business Meeting of Ashland Parks and Recreation Commission. At that time, they showed a PowerPoint presentation about the history of the structure and its importance to their family and the community. On Monday evening we will be discussing their presentation, which is attached, and talking about possible next steps.

IV. Trail Master Plan Progress Report (Information)

A Trail Master Plan Update Committee meeting was held on Friday, September 7. The main topic was a review of the first draft of the updated 2006 document. Consultant Mark Mularz provided a document for review (attached) and the committee made constructive suggestions. The next meeting will be held on Friday, October 5, at which time a more complete and partially edited document will be reviewed and discussed. The process is moving along well.

Background on Pioneer Hall and Potential Reasoning for Submitting an RFP – prepared by Superintendent Dials

Background of current agreement

The Ashland Parks and Recreation Commission has been managing Pioneer Hall since the late 1980s on behalf of the City of Ashland.

Pioneer Hall has traditionally been used as a community recreation hall available for public and private events. For the past five years the City has made it available as a winter shelter for the homeless, thereby decreasing availability of public rental time.

There are also some current users of Pioneer Hall that do not pay a fee-for-use because of historical precedence set back in the 1980s with donation of the building to the City of Ashland. Those users are: American Legion and Boy Scout Troop 112.

In the 17/18 Fiscal Year, just under $10,000 in revenue was collected for Pioneer Hall.

Current APRC direct costs associated with Pioneer Hall include:

- $15,000 per year/paid to the city for use of the building
- $13,000 per year/paid to Pathways for cleaning of the building
- Various utility costs
- APRC Custodial staff time of approximately $3000 per year

We operate this facility at a loss but we do believe that Pioneer Hall is a recreational asset to this community if needed cosmetic repairs can be made, the facility could recover costs.

What we WOULD do with it

APRC would continue to operate the facility in a similar manner to what we are currently doing. Staff is certain that with some cosmetic repairs the building would be rented out significantly more often. APRC has responded to quite a few complaints about the state of disrepair of the facility. Simple items like new paint on the walls, replacement of stained curtains, minor kitchen upgrades would enhance the rental opportunities and bring in more revenue.

Possible Donation Opportunity

Staff believes a donor opportunity exists for those repairs and improvements and would like to discuss and present some options to the Ashland Parks Foundation.

Dedicated to Parks

In the current City Request for Solicitation for Pioneer Hall, it states that a leasing opportunity exists. APRC would like to propose to make the needed cosmetic repairs to the facility and that the City would consider turning over ownership of the building to APRC.

Importance of this building to the community

REQUEST
FOR
SOLICITATION

FUTURE OF PIONEER HALL

PROJECT TYPE:	**Contract/Lease**
SOLICITATIONS DUE:	**September 19, 2018, not later than 2:00 PM**
SUBMIT SOLICITATIONS TO:	**City of Ashland, at 20 E. Main Street, Ashland OR 97520;**
CITY PROJECT MANAGER:	**Adam Hanks, Assistant to the City Administrator**
PROJECT DURATION:	**20 years**

CITY OF
ASHLAND

20 E. MAIN STREET
ASHLAND OR 97520
541.552.2046,

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ADVERTISEMENT
CITY OF ASHLAND
REQUEST FOR SOLICITATION

The City of Ashland (City) is seeking solicitations from private and/or public respondents for the **FUTURE OF PIONEER HALL**. The goal is to define short and long-term options to best utilize and finance this City asset that has been subject to deferred maintenance and neglect. The City invites solicitations that identify the best use and addresses costs for a long term contract/lease with the City along with addressing the following conditions:

- A contract/lease with the City retaining ownership, the Respondent shall state expectations with the contract/lease requirements and any potential contract/lease options beyond the initial 20 years.
- Identify the ability to correct facility deficiencies.
- Provide acknowledgement of land use acceptability or needs.
- Provide financial information as described to define the terms of this solicitation.

Solicitations must be physically received **September 19, 2018, not later than 2:00 PM** (main lobby clock)**,** in the City of Ashland located at 20 E. Main Street, Ashland, OR 97520 (same mailing address)**.** Respondents' mailing solicitations should allow normal delivery time to ensure timely receipt of their solicitations. Any solicitation received after the date and time set for receipt of solicitations will not be considered and will be returned to the Respondent unopened. For further information, contact the City's Project Manager, Adam Hanks, Assistant to the City Administrator, at 541.552.2046, or by email at adam.hanks@ashland.or.us. Contractor/Leaseholder selection is anticipated to result in the issuance of a contract/lease.

Solicitation documents may be downloaded from the City's website: www.ashland.or.us. Any addendum that may be issued, relating to this solicitation will be available on the website and potential Respondents are cautioned to continuously monitor the site for updates and addendum.

All solicitations shall be submitted as set forth in Section 6 - Instructions to Respondents. The City is not responsible for solicitations submitted in any manner, format, or to any delivery point other than as required by this Solicitation Document. Solicitations shall be limited to 8 pages.

Contractor/Leaseholder selection will be based upon weighed criteria as set forth in the Solicitation Document and will include criteria such as (but not limited to): similar project experiences, general experience, staffing availability, schedule and response time.

The City of Ashland reserves the right to reject any and all solicitations, to waive formalities or to accept any solicitation which appears to serve the best interest of the City of Ashland.

Kelly Madding, City Administrator

CITY OF ASHLAND
REQUEST FOR SOLICITATION
FUTURE OF PIONEER HALL

SECTION 1 - PROJECT OVERVIEW

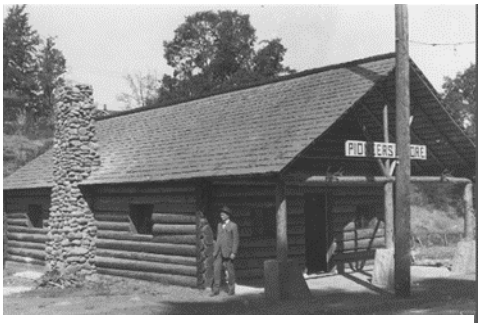
1.1 Objectives

The City of Ashland (City) is seeking a solicitation from private and/or public respondents for the **FUTURE OF PIONEER HALL**. The goal is to define short and long-term options to best utilize and finance this City asset that has been subject to deferred maintenance and neglect. The City invites solicitations that identify the best use and addresses costs with a contract/lease agreement with the City, along with addressing the following conditions:

1. The City retains ownership and the contract/lease should be for a minimum of 20 years with possible extensions. The City will not have any responsibilities of any kind to maintain, repair, improve, alter or incur any expense in connection to Pioneer Hall or the surrounding grounds. The contract/lease agreement will include payment for all utilities and services in connection to the use of Pioneer Hall. The City will retain responsibility for property taxes only. The potential contract/lease shall be addressed as an addendum to this solicitation (and will not count toward the 8 page limit for the solicitation). Triple net lease preferred. Details will be negotiated upon selection. Final contract/lease agreement subject to City Council approval.
2. The proposed use and contract/lease agreement for Pioneer Hall should identify the ability to correct known deficiencies as presented to the City Council on April 16, 2018 (attached to this RFS).
3. The proposed use should be compatible with current use and zoning; R-1-7.5 zone also in the historic district. Any potential change in use and/or zoning will require complete City of Ashland Planning Department approvals and the Respondent should outline concepts with this solicitation and validate all assumptions at time of lease agreement signatures. Please indicate whether the proposed use requires land use approvals such as site review, zone change, minor land partition, demolition, or conditional use permits.
4. Indicate whether the project will have any negative impacts on historic or architecturally significant properties or the environment. All renovation projects and any change in use will be subjected to an Environmental Review Report and certain projects depending on scale, i.e. new construction, must undergo an Environmental Assessment.
5. The proposed use should identify potential environmental stewardship options.
6. The proposed use should retain a community and public benefit.
7. The proposed use may include a discussion about a similar use, contract/lease for the adjacent Community Center facility.
8. The proposed use, operation, security, insurance, and maintenance of Pioneer Hall must be financially sustainable.
9. The proposed use must comply with all local, state, and federal laws, ordinances, codes and regulations.
10. Please attach any other statistical data, letters of support, applicable experience of the sponsor, and evidence of financial support from other funding sources, or other material you believe will assist the City in its review of your solicitation.

1.2 Background Information

Pioneer Hall was originally built in 1921 with the kitchen added in 1925. Significant restoration and expansion was completed in 1988. Pioneer Hall is a City-owned building that has traditionally been used as a community hall, available by reservation for public and private events.



Pioneer Hall circa 1925

The Ashland Women's Civic Improvement Club was founded in 1908 for the purpose of improving and beautifying Ashland. The home for this civic organization was built from 1921 to 1922, and was later known as the Winburn Way Community Center (source: nps.gov).

Ashland Community Center circa 1923 (T. Skibby)

After the formal dedication of the clubhouse, the facility was used for meetings, banquets, shows and tourist events until it became a USO headquarters during World War II. After the War it served as the home of the Ashland Parks and Recreation Department for a number of years. The building became quite run down, and in 1985 the City of Ashland took control of the property, which was restored and rededicated to its original use for local club meetings, dances, exhibitions and presentations.

Currently the City uses Pioneer Hall as a community gathering rental space under the auspices of the Parks & Recreation Department. The facility is available for rent by the hours and has two separate rooms, a kitchen and restrooms. Likewise, the Community Center is also rented by the hour and has a banquet room, two smaller rooms, full kitchen, stage and restroom.

For the past five plus years, the City has increasingly made Pioneer Hall available as a winter shelter for the homeless, staffed by volunteers from local non-profit and/or community organizations. In early 2017, Council suggested staff research the possibility of developing a Community Development Block Grant (CDBG) application for Americans with Disabilities Act (ADA) renovations to Pioneer Hall in support of the facility's continued use a winter shelter. In response to the council's suggestion, the City commissioned Steve Ennis Architect (Ennis) to conduct a preliminary structural assessment and code evaluation of Pioneer Hall. Resulting structural and code reports, identifying a number of facility deficiencies, were presented to Council at a Study Session on September 19, 2017. Following the presentation, Council approved the staff suggestion to obtain an estimate of design and construction costs for remediation of identified deficiencies.

The City again commissioned Ennis to complete design development and cost estimates to inform Council's decision on the future of Pioneer Hall. Early in the process of design development, Ennis conferred with the City's contract/lease building official and fire marshal to discuss implications of the building's occupancy classification. Over the course of several conversations and site visits, it was established that, under the building's current classification as Assembly Group A-3 (recreation), the necessary structural improvements would not trigger significant code upgrades if the building continues to be used exclusively as a community hall. Furthermore, the building official and fire marshal agreed that use of the building as a regularly-scheduled (i.e. non-emergency) overnight shelter changes the occupancy classification to Residential Group R-1 (transient lodging).

A change in occupancy from A-3 to R-1 automatically triggers substantial code improvements to ensure the building complies with the minimum requirements for R-1 usage established in the 2014 Oregon Structural Specialty Code.

The City has clearly reached a decision point in the effort to rehabilitate Pioneer Hall regarding occupancy classification of the building. During the City Council meeting of April 16, 2018, the council suggested staff develop a request for solicitations to identify the best community use for the building.

Pioneer Hall (73 Winburn Way) and the Community Center (59 Winburn Way) share a lot (391E09BC TL2500) on 0.36 acres on Winburn Way. The property is not in the floodway, but is within the Hosler Dam inundation zone.

City of Ashland Introduction

From the annual Oregon Shakespeare Festival to Southern Oregon University, the city of Ashland holds many cultural gems that please residents and draw a steady stream of visitors. The city is home to a vibrant downtown and city leaders strongly encourage sustainability. Ashland has a mayor-council government consisting of a mayor and six council members elected to serve four year terms, and assisted by citizen committees.

Situated at the southernmost tip of Oregon's scenic Rogue Valley, and just 15 miles from the California state line, Ashland offers a culturally sophisticated yet friendly small-town vibe. And with 300 days of sunshine each year, the city is an ideal choice for anyone looking to settle in a mild climate (20 inches of rain per year in the City) with four distinct seasons, situated at 1,950 feet above sea level. The City's total area is 6.7 square miles. The City hosts a historic community feel, founded in 1852, incorporated in 1874.

The city's population of roughly 20,800 enjoys the advantages of not only being in a college town, thanks to Southern Oregon University, but also in a well-loved tourist destination which began in the mid-1890s as Ashland joined the Chautauqua circuit. The town's largest employer is Southern Oregon University (SOU), which has a faculty and staff of more than 750. In addition to the Oregon Shakespeare Festival and the university, health-service providers make significant contributions to the economy. Businesses related to outdoor recreation, transportation, technology, and light manufacturing are also important.

Quick Facts:

Median Age	44
Median Household Income	$45,704
Median Home Price	$340,200
Median Property Rent	$959
Jackson County Airport	15 mi

Land Use Ordinance and Development Standards see also Ashland Municipal Code Section 18

Pioneer Hall (73 Winburn Way) and the Community Center (59 Winburn Way) share a lot (391E09BC TL2500) on 0.36 acres on Winburn Way. The property is not in the floodway, but is within the Hosler Dam inundation zone.

The two buildings are in the single-family zone (R-1-7.5), and are also in the historic district. Allowed density is one single family residential unit and one accessory residential unit per 7500 square foot lot. Public parks, open space, recreational facilities and schools are also permitted uses. The residential zone allows uses such as nursing homes, residential care facilities, child care facilities, religious institutions and hospitals as conditional uses.

A change in the how the property is used, additions, or new structures on the property may require a planning application and approval. The conditional uses referenced above requires a conditional use permit. Non-residential buildings like schools or city facilities are subject to basic commercial site review even if zoned residential. In the historic district overlay, buildings cannot exceed 30 feet in height and additions and new structures may require compliance with historic district design standards. In addition, any redevelopment that includes disturbing the steep slopes at the rear of the property may necessitate a hillside development permit through the Planning Department. Our Engineering Division has previously expressed some concern about historic flooding as it relates to these properties.

The City has no intention of demolishing the building. Removing the structures would require a Demolition/Relocation Review Permit through the Building Department. Because the buildings are more than 45 years old, this would require demonstration that "the structure(s) cannot be rehabilitated

or reused on site as part of any economically beneficial use of the property." In addition, there would need to be an approved demolition debris diversion plan to keep demolition debris out of the landfill.

SECTION 2 - SCHEDULE

The schedule of events listed below represent City's estimated schedule for this request for solicitation. This schedule is SUBECT TO CHANGE and will be adjusted as required.

	EVENT	DAILY COUNT (CALENDAR DAYS)	DATE
1.	Request for Solicitation Released	0	8/17/2018
2.	Walk Through (not mandatory)		8/30/2018
3.	Last Date for Request for changes/Protest for Specifications/Questions	10 days prior to Solicitation Closing	9/7/2018
4.	Last Date for City to Post Addenda	3 days prior to Solicitation Closing	9/14/2018
5.	Closing Date (last day to submit Solicitation)	~30 days after Solicitation Release	9/19/2018
6.	Responses Evaluated	~21 days after Closing Date	9/27/2018
7.	Interviews Held (if necessary)	~25 days after Closing Date	10/2/2018
8.	Intent to Award Announced	~45 days after Closing Date	10/16/2018
9.	Contract/lease/lease Negotiations	~90 days after Closing Date	12/14/2018

Please note: the City will conduct a non-mandatory walk through of the Pioneer Hall building on Thursday, August 30, 2018 at 3:00 pm. Please meet with City staff at 78 Winburn Way, Ashland, Oregon.

SECTION 3 - EVALUATION CRITERIA (10 POINTS POSSIBLE)

Written solicitations will be evaluated and scored by a group of City staff and potentially citizen(s) and/or Council members. A contract/lease agreement may be negotiated and awarded by the City Council based upon the Respondent's approach, qualifications and experience as described below:

3.1 Project Approach / Vision **(4 Points Possible)**

Describe the Respondent's interested in the solicitation. Indicate your initial approach to completing the solicitation and type of contract/lease desired. Clearly indicate how the team will meet the requirements set forth in Section 1.1 of this RFS. Include Respondent's intent on how to leverage the site's strengths and mitigate its disadvantages. Describe your readiness to proceed, specifically concerning land use and whether Respondent has the administrative capacity to complete the proposed contract/lease and facility use plan for the duration identified. Please also indicate what use or uses the Respondent is considering for the intended short and long term use of the site, including anticipated customers and participants, anticipated days/hours of operation, and public and private uses. All solicitations must clearly demonstrate a public benefit to be derived from the project in the form of community opportunities. Describe any limitations to the items outlined in Section 1.1 of this RFS.

3.2 **Respondent** Qualifications and Experience **(2 Points Possible)**

a. Identify Respondent's project team members, roles, and describe each member's qualifications. Provide resumes for up to 3 key team members.
b. Describe the Respondent's experience in high quality, successful projects of the scale anticipated for this site. Include images of similar projects, if available.
c. Describe the Respondent's previous experience working with public sector partners, and the types of public-private partnerships formed.

3.3 Business Plan / Financial Capacity **(3 Points Possible)**

a. Respondents must submit a financial and business plan (as an attachment, not included as a part of the 8 page limitation) that incorporates all phases of the planned use/development.
b. The financial and business plan must clearly identify required capital and anticipated profits and expenses for all phases of the proposed use, and must indicate a financial benefit to the City.
c. Explain and provide evidence of both current and future financial standing, capacity, and resources to deliver the project. (Any financial documents submitted to the City should be placed in a separate envelope and clearly marked as confidential.)
d. Please discuss likely sources and uses of funds. Provide as much information as is warranted, such as certified financial statements, to make the case that the team possesses the financing capacity to develop the project site. (Any financial documents submitted to the City should be placed in a separate envelope and clearly marked as confidential.)
e. Provide audited financial statements and audit opinions for the organization or company for the past three years. If audited statements are not available, submit compiled financial statements for the same period.
f. Provide a ten-year litigation history, for the company or organization and its principals, describing the nature of all claims and the disposition of each.
g. Provide references for the Respondent's organization or company that are relevant in demonstrating Respondent's ability to successfully operate Pioneer Hall. References may be contacted by the City. In addition, the City may use data obtained from other sources as well as data provided in this Section in the evaluation of past and present performance of the organization or company.
h. Describe any expectations for public assistance at this stage. The response should include general statements relating to financial participation, assistance with permits, and other potential public funding sources.
i. Provide a preliminary estimated time frame to carry out the project(s) and describe if Respondent envisions a phased approach.
j. Please provide a suggested contract/lease agreement format, proposed contract/lease payment terms, and provide information regarding revenue from the operation of Pioneer Hall that could be used as payment to the City. The suggested contract/lease and costs are to be included as an addendum and will not count in the overall page limitation for the solicitation.

3.4 Environmental Stewardship **(1 Point Possible)**

a. The City values environmental stewardship. Any solicitation that encompass strong elements of environmental stewardship will be given favorable consideration.
b. Uses that generate excessive noise pollution or other forms of pollution should be avoided.
c. Uses that detract from Lithia Park and the downtown area should be avoided.

3.5 Termination for Default (Pass or Fail)

Respondent shall indicate if it has had a contract/lease terminated for default in the last five years. Termination for default is defined as notice to stop performance that was delivered to the Respondent due to the Respondent's non-performance or poor performance and the issue of performance was either (a) not litigated due to inaction on the part of the Respondent, or (b) litigated and determined that the Respondent was in default.

NOTE: If a Respondent has had a contract/lease terminated for default in this period, then the Respondent must submit full details including the other party's name, address and phone number. City of Ashland will evaluate the facts and may, at its sole discretion, reject the solicitation on the grounds of past performance.

3.6 Scoring

	CATEGORY	POSSIBLE POINTS	POINTS SCORE
1.	Project Approach / Vision	4	
2.	Respondent's Qualifications and Experience	2	
3.	Business Plan / Financial Capacity	3	
4.	Environmental Stewardship	1	
5.	Termination for Default	P/F	
	Total	10	

SECTION 4 - EVALUATION PROCESS AND LEASEHOLDER SELECTION

Written solicitations will be evaluated and scored by City staff, potentially citizen(s) and/or City Council members. In any event, the City Council will make the final selection based upon its determination of what is best for the City of Ashland. The total number of points possible for written solicitations is 10. If an interview process is desired by the City Council, additional evaluation criteria may be provided.

4.1 Review and Acknowledgment of Defective Solicitations

Due to limited resources, the City generally will not completely review or analyze solicitations that on their faces fail to comply with the minimum mandatory requirements of the solicitation documents; nor will the City generally investigate the references or qualifications of such solicitations. Therefore, the City will not acknowledge whether or not an unsuccessful solicitation was complete, responsive, responsible, sufficient, or lawful in any respect. This is a public solicitation, the processes and procedures which are established and required by Oregon law and City adopted rules. Proposers are advised to strictly follow the process, procedures, and requirements as set forth in the RFS documents and not anticipate or rely on any opportunity to negotiate, beyond such limitations that are identified herein.

4.2 Right of Rejection

Respondent must comply with all terms of the RFS, City Rules, and all applicable local, state, and federal laws, administrative rules and regulations. The City may reject any solicitation that does not comply with all of the material and substantial terms, conditions, and performance requirements of the RFS.

Respondents may not qualify the solicitation nor restrict the rights of City. If a Respondent does so, the City may determine the solicitation to be a non-responsive counter-offer and the solicitation may be rejected.

Minor informalities that may be waived include those that:

- do not affect responsiveness,
- are merely a matter of form or format,
- do not change the relative standing or otherwise prejudice other offers,
- do not change the meaning or scope of the RFS,
- are trivial, negligible, or immaterial in nature,
- do not reflect a material change in the work, or,
- do not constitute a substantial reservation against a requirement or provision.

The City reserves the right to refrain from making an award if the City determines that to be in its best interest.

A solicitation from a debarred or suspended Proposer shall be rejected.

4.3 References

City reserves the right to investigate any and all references and the past performance information provided in the solicitation with respect to Respondent's successful performance of similar projects, compliance with specifications and contractor/leaseholder obligations, completion or delivery of a project on a schedule, and lawful payment of employees and workers.

City reserves the right to check any and all sources for information and to include sources for information and to include sources other than the references provided in the Proposer's solicitation. City may consider information available from any such source including government bodies and regulatory authorities in evaluating respondents.

4.4 Responsibility

City reserves the right to investigate and evaluate, at any time prior to award and execution of the contract/lease, the apparent successful Respondent's responsibility for performing the contract/lease. Submission of a signed solicitation shall constitute approval for City to obtain any information City deems necessary to conduct evaluation. City reserves the right to request additional information or documentation from the successful Respondent prior to award of contract/lease. Such information may include, but is not limited to, current and recent balance sheets, income statements, cash flow statements, or a performance bond from an acceptable surety. Failure to provide this information will result in rescission of City's Intent to Award.

City may postpone final contract/lease agreement after announcement of the apparent successful Respondent in order to complete its investigation and evaluation. Failure of the apparent successful Respondent to demonstrate responsibility shall render the Respondent non-responsible and shall constitute grounds for rejection of the solicitation.

4.5 Clarification of Response

City reserves the right to request clarification of any item in any solicitation, or to request additional information necessary to properly evaluate a particular solicitation. All requests for clarification and responses must be in writing.

During the evaluation of Solicitations, Respondents must answer to any request for clarification from the Evaluation Committee within 24 hours of request (Monday through Friday). Inability of the Evaluation Committee to reach a Respondent for clarification and/or failure of a Respondent to answer within the time stated may result in rejection of the Respondent's Solicitation.

4.6 Interviews

The outcome of the solicitation evaluations *may* result in placement on an interview (short-listed) with time and date of the interview. Should City elect to hold interviews, the selection criteria will be further promulgated.

City may invite up to three (3) of the highest-ranked teams (or at a natural break in scoring) to interview. The Key Persons, as identified by the Respondent must be prepared to attend the interview within five (5) business days of notification by City, and must answer questions provided with the Interview Invite letter, along with questions that will be provided at the time of the interview, and discuss the Firm's proposed project approach.

4.7 Finalist Selection

The Respondent with the highest total score as a result of written solicitation scoring and interview scoring, if conducted, will be considered the Finalist, and all other Respondents will be ranked according to next highest score, etc.

4.8 Ties among Proposers

If City determines after the ranking of potential Respondent, that two or more of them are equally qualified to be the Finalist, City may select a Respondent through any process that the City believes will result in the best value for taking into account the scope, complexity and nature of the project. The selection process will be designed to instill public confidence through ethical and fair dealing, honesty and good faith on the part of City and Respondent and protect the integrity of the Public contracting process.

As part of the procedure for choosing the finalist between two or more equally qualified Respondents, City may elect to give a preference to a local Respondent.

4.9 Notice of Intent to Award

After the completion of the evaluation and ranking, the City will issue a written Notice of Intent to Award, naming the finalist, and send copies to all Respondents.

4.10 Contract/Lease Negotiation

City will begin negotiating the contract/lease, terms and fees for the project, along with expanded scope of work/services detail, with the highest ranked Respondent and specifically, conduct direct negotiations toward obtaining written contract/lease agreement on:

a) Contractor's/Leaseholder's performance obligations and schedule; and any expansion of the proposed lease agreement.
b) Any other provisions City believes to be in the City's best interest to negotiate.
c) Initial payments will be determined in the course of negotiations.

City will, either orally or in writing, formally terminate negotiations with the highest ranked Proposer if City and Proposer are unable for any reason to reach agreement on a contract/lease within a reasonable amount of time. City may thereafter negotiate with the second ranked Respondent, and if necessary, with the third ranked Respondent, and so on, until negotiations result in a contract/lease. If negotiations with any Proposer do not result in a contract/lease within a reasonable amount of time, as determined solely by City, City may end the particular formal solicitation. Nothing in the rule precludes City from proceeding with a new formal solicitation for the same Work described in the RFS that failed to result in a contract/lease.

4.11 Protest Procedures

City shall provide to all Respondents a copy of the selection notice that City sent to the highest ranked Respondent. A Qualified Proposer who claims to have been adversely affected or aggrieved by the selection of the highest ranked Respondent may submit a written protest of the selection to the City. A Respondent submitting a protest must claim that the protesting Respondent is the highest ranked Proposer because the Solicitations of all higher ranked Proposers failed to meet the requirements of the RFS or because the higher ranked Proposers otherwise are not qualified to perform the Architectural, Engineering, or Land Surveying Services, or Related Services described in the RFS.

Eligible Proposers protesting award shall follow the procedures described herein. Protests that do not follow these procedures will not be considered. This protest procedure constitutes the sole administrative remedy available to Proposers.

a) Protests must be received within seven (7) days after issuance of the notice of intent to award the contract/lease. City will not consider late protests.

b) All protests must be in writing, signed by the protesting party or an authorized agent. The protest must specify the grounds for the protest to be considered by the City

c) Protests based on procedural matters will not be considered.

d) The City Administrator will review the protest and will fax and mail the protesting party a written response within three (3) business days of receipt of the written protest to the fax number and address provided in the bid of solicitation. Any written response may be comprised of a determination of the protest, a notice to the protesting party of the need for additional time in which to evaluate the matter, or other notice to the protesting party.

e) If the determination of the City Administrator is adverse to the protesting party's interest, the protesting party may appeal to the City Council only by filing a written notice of appeal to the Council with the City Administrator within three (3) business days of issuance of the City Administrator's written determination.

f) The Council, in considering the protest, shall review the documentation presented to the City Administrator on the next regularly scheduled Council Meeting, but in no event shall it be required to conduct the review in less than ten (10) business days, and thereafter, the Council shall base its decision on such material. The Council review will be limited to the evaluation of compliance with City's policies and procedures, requirements of the RFS and the equal and fair application of City's contracting rules. The City Council's determination shall be City's final decision.

An adversely affected or aggrieved proposer must exhaust all avenues of administrative remedies before seeking judicial review of City's Leaseholder selection or Award of contract/lease decision.

4.12 Resulting Contract/Lease

Upon reaching final agreement in regard to the final contract/lease, the City will authorize the final agreement. The City's Standard Terms and Conditions will be included the final contract/lease.

SECTION 5 - CONTRACT/LEASE

5.1 Contract/Lease Form

The Respondent selected by the City will be expected to enter into a written contract/lease to be negotiated upon selection. The response to solicitation should indicate acceptance of the City's rights under the contract/lease may be submitted as outlined under Section 5.11. Unconditional refusal to accept contract/lease provisions will result in solicitation rejection.

Contract/Lease Duration –

- The final contract/lease agreement should be completed within 3 months of final acceptance as shown in section 2; December 14, 2018, and shall be in effect for 20 years.

Contract/Lease Payment – Contingent upon City's need, and Lessee's performance, City reserves the right to amend the contract/lease (within the scope of the project described in this RFS) for additional tasks, project phases and compensation as necessary to complete a particular project. Proposers are advised that the award and potential dollar amount of the contract/lease under this RFS will be contingent upon approval by the Ashland City Council.

Ashland Living Wage Requirements – Leaseholder is required to comply with Chapter 3.12 of the Ashland Municipal Code by paying at least the living wage as established by the City of Ashland on June 30, 2018 ($15.12 per hour):

- For all hours worked under a service contract/lease between their employer and the City if the contract/lease exceeds $21,127.46 or more.
- For all hours worked in a month if the employee spends 50% or more of the employee's time in that month working on a project or portion of business of their employer, if the employer has ten or more employees and has received financial assistance for the project or business from the City in excess of $21,127.46.
- Contractor/leaseholder is also required to post the notice included in the appendix predominantly in areas where it will be seen by all employees.
- In calculating the living wage for full time employees, employers may add the value of health care, retirement, 401K and IRS eligible cafeteria plans, and other benefits to the employee's wages. The City of Ashland Living Wage Statement is included in the appendix.

5.2 Business License Required

The selected Contractor/Leaseholder must have or acquire a current City of Ashland business license prior to conducting any work under the final contract/lease.

5.3 Insurance Requirements

Contractor/ Leaseholder shall at its own expense provide the following insurance:

a. Worker's Compensation insurance in compliance with ORS 656.017, which requires subject employers to provide Oregon workers' compensation coverage for all their subject workers.
b. General Liability insurance with a combined single limit, or the equivalent, of not less than $2,000,000 per occurrence for bodily injury and property damage. It shall include contract/leaseholder liability coverage for the indemnity provided under the contract/lease.
c. Automobile Liability insurance with a combined single limit, or the equivalent, of not less than $1,000,000 per occurrence for each accident for bodily injury and property damage, including coverage for owned, hired or non-owned vehicles, as applicable.
d. Notice of Cancellation or Change. There shall be no cancellation, material change, reduction of limits or intent not to renew the insurance coverage(s) without 30 days' written notice from the contract/leaseholder or its insurer(s) to the City.

Additional Insured/Certificates of Insurance. Contractor/Leaseholder shall name The City of Ashland, Oregon, and its elected officials, officers and employees as additional insurers on any insurance policies required herein but only with respect to contractor's/Leaseholder's services to be provided under this contract/lease. As evidence of the insurance coverage required by this contract/lease, the Contractor/Leaseholder shall furnish acceptable insurance certificates prior to commencing work under this contact. The certificate will specify all of the parties who are additional insures. The Contractor/Leaseholder's insurance is primary and non-contributory. Insuring companies or entities are subject to the City's acceptance. If requested, complete copies of insurance policies; trust agreements, etc. shall be provided to the City. The Contractor/Leaseholder shall be financially responsible for all pertinent deductibles, self-insured retention and/or self-insurance.

5.4 Laws and Regulations

The proposer is assumed to be familiar with all Federal, State, County or City laws or regulations, which in any manner affect those engaged or employed in the work or the materials or equipment used or which in any way affect the conduct of the work, and no pleas of misunderstanding will be considered on account of ignorance thereof. If the proposer shall discover any provision in these specifications or project information, plans or contract/lease documents which is contrary to or inconsistent with any law or regulations, they shall report it to the City of Ashland in writing.

All work performed by the Contractor/Leaseholder shall be in compliance with all Federal, State, County and local laws, regulations and ordinances. Unless otherwise specified, the Contractor/Leaseholder shall be responsible for applying for applicable permits and licenses.

SECTION 6 - INSTRUCTIONS TO PROPOSERS

6.1 General

All solicitations and any resulting contract/lease are subject to the provision and requirements of Oregon Revised Statutes, Sections 279A and 279B. Engineering contracts/leases are further subject to 279C and to the City of Ashland (City) Municipal Code Section 2.50.

6.2 Information of Record

This Request for Solicitation (RFS) will be distributed through the City's website. All updates, addendum, and related communications will be published through the City's website. All prospective proposers are advised to continuously monitor the website for information regarding this solicitation. It is the sole responsibility of the proposer to check the website on a timely basis for critical information regarding the solicitation.

6.3 Solicitation Preparation and Format

- Solicitations shall be typewritten 12 point font minimum.
- Except for proposer attachments, solicitation form and resumes, the solicitation shall contain no more than 8 pages; 8.5x11 single side sheet is one page, 11x17 is considered two pages.
- Solicitation narrative must follow along with scoring criteria sections
- No oral, telegraphic, telephone or facsimile solicitations shall be accepted.
- The electronic submission of a solicitation will not be permitted.
- To be considered, all solicitations must be received by the City prior to the hour and date of the advertised solicitation closing.
- A total of **ten originals** (wet signatures), and complete solicitations shall be submitted to the City prior to the advertised solicitation closing date.
- 1 digital copy of all submitted documents on CD or thumb drive.

6.4 Signature on Solicitation

Solicitations shall be signed in ink by an authorized representative of the Respondent. Signature on a solicitation certifies that the solicitation is made without connection with any person, firm or corporation making a solicitation for the same goods and/or services and is in all respects fair and made without collusion or fraud. Signature on a solicitation also certifies that the Respondent has read, fully understands and agrees with all solicitation requirements, terms and conditions. No consideration will be given to any claim resulting from proposing without fully comprehending all requirements of the Request for Solicitations.

6.5 Preparation Costs

The City may cancel a solicitation, whether informal or formal, or reject all solicitations, without liability incurred by City at any time after issuing an RFS, if City believes it is in City's interest to do so. Leaseholders responding to RFSs are responsible for all costs they may incur in connection with submitting Solicitations and responses to RFSs, which includes, but is not limited to: submittal preparation, submittal, travel expenses, interviews, presentations, or evaluation of any solicitation.

6.6 Conformance to Solicitation Requirements

Solicitations shall conform to the requirements of the Request for Solicitations. All necessary attachments shall be submitted with the solicitation and in the required format. Failure to comply with all requirements may result in solicitation rejection.

6.7 Definitions

For the purpose of this RFS:

"Agency" or **"City"** means City of Ashland.

"Business days" means calendar days, excluding Saturdays, Sundays and all City recognized holidays.

"Calendar days" or **"days"** means any day appearing on the calendar, whether a weekday, weekend day, national holiday, State holiday or other day.

"Council" means City of Ashland City Council

"Department" means the City of Ashland Engineering Department

"Manager" means the City of Ashland Project Manager

"Proposers"- All firms submitting Solicitations are referred to as Proposers or Respondents in this document; after negotiations, an awarded Proposer will be designated as "Contractor/Leaseholder".

"Qualification Based Selection" or **"QBS"** (for the purposes of this RFS) means evaluations and scoring of solicitations based on qualifications, experiences and project approach, without considering cost.

"Respondents"- All personnel/firms submitting Solicitations are referred to as Proposers or Respondents in this document; after negotiations, an awarded Proposer will be designated as "Contractor/Leaseholder".

"RFS" means Request for Solicitation.

"RFQ" means Request for Qualifications.

"Scope of Work" means the general character and range of services and supplies needed to complete the work's purpose and objectives, and an overview of the performance outcomes expected by Agency.

"Services" means the services to be performed under the contract/lease by the Contractor/Leaseholder.

"Statement of Work" means the specific provision in the final contract/lease which sets forth and defines in detail (within the identified Scope of Work) the agreed-upon objectives, expectations, performance standards, services, deliverables, schedule for delivery and other obligations.

6.8 Questions and Clarifications

All inquiries, whether relating to the RFS process, administration, deadline or award, or to the intent or technical aspects of the services, must be submitted in writing to the City's Project Manager listed in the advertisement for this RFS, at 20 East Main Street, Ashland, Oregon 97520. All questions must be received not later than ten (10) calendar days prior to the date and time set for closing.

Answers to questions received by City, which are deemed by City to be substantive, will be issued as official addenda to this RFS to ensure that all proposers base their solicitations on the same information. When appropriate, as determined by City in its sole discretions, revisions, substitution or clarification of the RFS or attached terms and conditions, an official addendum to this RFS will be issued. Proposer shall indicate receipt of all issued addenda by indicating the number of addendum received on the Solicitation Form.

Any addendum or addenda issued by the City which may include changes, corrections, additions, interpretations or information, and issued seventy-two (72) hours or more before the scheduled closing time for submission of bids, Saturday, Sunday and legal holidays not included, shall be binding upon the proposer. The City may elect to email addendum to registered proposers but will do so as a courtesy only. All official addendums will be issued through ORPIN and it shall be the proposer's sole responsibility to acquire any and all addendum pertaining to RFS. The proposer is strongly cautioned to monitor this site on a continual basis.

6.9 Protest of Requirements

Proposers may submit a written protest of any provision, specification or contract/lease term contained in this RFS and may request a change to any provision, specification or contract/lease term contained in this RFS, not later than ten (10) calendar days prior to the advertised solicitation closing date.

A proposer's written protest must meet the following requirements:

- A detailed statement of the legal and factual grounds for the protest.
- The reason for the protest or request for change.
- A statement of the form of relief requested or any proposed changes to the specifications or contract/lease document.

All protests shall be mailed or otherwise delivered to the City marked as follows:

SOLICITATION PROTEST
Solicitation – FUTURE OF PIONEER HALL
City of Ashland - Administration
ATTN: Adam Hanks, Assistant to the City Administrator
20 East Main St
Ashland, OR 97520

City Response: The City may reject without consideration a Respondent's protest after the deadline established for submitting protest. The City shall provide notice to the applicable Respondent if it entirely rejects a protest. If the City agrees with the Respondent's protest, in whole or in part, the City shall either issue an addendum reflecting its determination or cancel the solicitation.

Extension of Closing: If the City receives a written protest from a Respondent in accordance with this rule, the City may extend closing if the City determines an extension necessary to consider the protest and to issue addenda, if any, to the solicitation of document.

Judicial review of the City's decision relating to a specification protest shall be in accordance with ORS. 279B.405.

6.10 Protest of Contract/Lease Award

Every Respondent who submits a solicitation shall be notified of its selection status. Any Respondent who claims to have been adversely affected or aggrieved by the selection or any Respondent who contends that the provisions of the RFS or any aspect of the procurement process has promoted favoritism in the award of the contract/lease or has substantial diminished competition, must file a written protest to the RFS within seven (7) calendar days after the date of the selection notice. Failure to file a protest will be deemed a waiver of any claim by a Respondent that the procurement process violates any provision of ORS Chapter 279A, 279B, 279C the City of Ashland Local Contract Review Board Rules or the City's procedures for screening and selection of persons to perform personal services.

6.11 Solicitation Modification

Modifications or erasures made before solicitation submission shall be initialed in ink by the person signing the solicitation. Solicitations, once submitted, may be modified in writing before the time and date set for solicitation closing. Any modification shall be prepared on company letterhead, shall be signed by an authorized representative, and shall state that the new document supersedes or modifies prior solicitation submissions and any other prior solicitation modifications. Solicitation modifications shall be submitted in a sealed envelope clearly marked "Solicitation Modification," identifying the RFS number and closing date and time. Respondents may not modify solicitations after solicitation closing date and time.

6.12 Solicitation Withdrawals

Solicitations may be withdrawn in writing on company letterhead signed by an authorized representative and received by the Project Manager prior to the RFS closing time. Solicitations may be withdrawn in person before closing time upon presentation of appropriate identification.

6.13 Proprietary Information

The City is subject to the Oregon Public Law (ORS 192.410 to 192.505), which require the City to disclose all records generated or received in the transaction of City business, expect as expressly exempted in ORS 192.501, 192.502, or other applicable law. Examples of exemptions that could be relevant include trade secrets (ORS 192.50 (2)) and computer programs (ORS 192.501(15)). The City will not disclose records submitted by a Proposer that are exempt from disclosure under the Public Records Law, subject to the following procedures and limitations.

The entire RFS cannot be marked confidential; nor shall any pricing be marked confidential.

All pages containing the records exempt from disclosure shall be marked "confidential" and segregated in the following manner:

- It shall be clearly marked in bulk and on each page of the confidential document.
- It shall be kept separate from the other RFS documents in a separate envelope or package
- Where the specification conflicts with other formatting and response instruction specifications, this specification shall prevail.
- Where such conflict occurs, the Proposer is instructed to respond with the following: "Refer to confidential information enclosed."
- This statement shall be inserted in the place where the requested information was to have been placed.

Respondents who desire that additional information be treated as confidential must mark those pages as "confidential"; cite as a specific statutory basis for the exemption, and the reasons why the public interest would be served by the confidentially. Should a solicitation be submitted as described in this section no portion of it can be held as confidential unless that portion is segregated as described in the criteria above.

Notwithstanding the above procedures, the City reserves the right to disclose information that the City determines, in its sole discretion, is not exempt from disclosure or that the City is directed to disclose by the City's Attorney, the District Attorney, or a court of competent jurisdiction. Prior to disclosing such information, the City will notify the Respondent. If the Respondent disagrees with the City's decision, the City may, but is not required to, enter into an agreement not to disclose the information so long as the Respondent bears the entire cost, including reasonable attorney's fees, of any legal action, including any appeals, necessary to defend or support a no-disclosure decision.

6.14 Terms and Conditions

Unless an official addendum has modified or reserved the right to negotiate any terms contained in the contract/lease or exhibits thereto, City will not negotiate any term or condition after the protest deadline, except the statement of work, pricing and calendar with the selected proposer. By solicitation submission, the selected proposer agrees to be bound by the terms and conditions as set forth in this RFS and as they may have been modified or reserved by City for negotiation. Any solicitation that is received conditioned upon City's acceptance of any other terms and conditions or rights to negotiate will be rejected.

6.15 Solicitation Opening

Unless otherwise provided by Law or Rule, solicitations received in response to this Request for Solicitations shall be publicly opened at scheduled closing date and time at the Engineering Services Building at 51 Winburn Way, Ashland, Oregon 97520. Respondent who attend the RFS opening shall be informed only of the names of the Respondent submitting solicitations. No other information shall be available and no copies of the solicitations shall be made. Award decisions will NOT be made at the opening.

SECTION 7 - SOLICITATION FORM

Solicitations should be prepared and organized in a clear and concise manner, and must include all information required by RFS. Headers, Titles or Tabs should be used to identify required information. Responses to the Evaluation Criteria found in Section 6 shall be organized in the same order listed in that Section, preferably by re-stating the Criteria, then responding below.

REQUIRED RESPONSE DOCUMENTS

THE FOLLOWING INFORMATION MUST BE RETURNED WITH YOUR RESPONSE:
(Place a check in front of the item indicating inclusion in your response)

- ☐ RESPONSE TO ALL EVALUATION CRITERIA listed in Section 6
- ☐ SECTION 8 – Solicitation Form

MWESB INFORMATION

City encourages contracting with minority owned, woman owned, and emerging small business (MWESB). The State of Oregon offers a certification process. Indicate below if your business is a MWESB and if so, which categories have been state certified. MWESB certified? Yes___ No____. If yes, indicate which categories below:

Minority Owned___ Woman Owned___ Emerging Small Business___ Veteran Owned___

ACKNOWLEDGMENT OF RECEIPT OF ADDENDA TO SOLICITATION DOCUMENTS:

Proposer acknowledges receipt of Addenda and agrees to be bound by their contents.

Circle each RFS addendum received: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10

Check if not applicable or no addenda were received: ___

RESPONDENT INFORMATION:

_____

Respondent Company Name

_____

Company Address (from which work will be performed)

_____	_____	_____
Telephone Number	Fax Number	FEDERAL ID NUMBER

Person Signing RFS_____Title_____

Signature:_____

Email Address:_____

APPENDIX A – **CERTIFICATIONS/REPRESENTATIONS**
APPENDIX B – **CITY OF ASHLAND LIVING WAGE/W9**
APPENDIX C – **FACILITY EVALUATION**

APPENDIX A

CERTIFICATIONS/REPRESENTATIONS: Contractor/Leaseholder, under penalty of perjury, certifies that (a) the number shown on the attached W-9 form is its correct taxpayer ID (or is waiting for the number to be issued to it and (b) Contractor/Leaseholder is not subject to backup withholding because (i) it is exempt from backup withholding or (ii) it has not been notified by the Internal Revenue Service (IRS) that it is subject to backup withholding as a result of a failure to report all interest or dividends, or (iii) the IRS has notified it that it is no longer subject to backup withholding. Contractor/Leaseholder further represents and warrants to City that (a) it has the power and authority to enter into and perform the work, (b) the contract/lease, when executed and delivered, shall be a valid and binding obligation of Contractor/Leaseholder enforceable in accordance with its terms, (c) the work under the contract/lease shall be performed in accordance with the highest professional standards, and (d) Contractor/Leaseholder is qualified, professionally competent and duly licensed to perform the work. Contract/Leaseholder also certifies under penalty of perjury that its business is not in violation of any Oregon tax laws, it is an independent Contractor/Leaseholder as defined in the contract/lease documents, it is authorized to do business in Oregon, it is authorized to act on behalf of the City, and Contractor/Leaseholder has checked four or more of the following criteria that apply to its business.

_____ (1) I carry out the labor or services at a location separate from my residence or is in a specific portion of my residence, set aside as the location of the business.

_____ (2) Commercial advertising or business cards or a trade association membership are purchased for the business.

_____ (3) Telephone listing is used for the business separate from the personal residence listing.

_____ (4) Labor or services are performed only pursuant to written contract/leases.

_____ (5) Labor or services are performed for two or more different persons within a period of one year.

_____ (6) I assume financial responsibility for defective workmanship or for service not provided as evidenced by the ownership of performance bonds, warranties, errors and omission insurance or liability insurance relating to the labor or services to be provided.

_____

Contract/Leaseholder (Date)

CITY OF ASHLAND, OREGON

City of Ashland LIVING WAGE

ALL employers described below must comply with City of Ashland laws regulating payment of a living wage.

$15.12 per hour, effective June 30, 2018.

The Living Wage is adjusted annually every June 30 by the Consumer Price Index.

Employees must be paid a living wage:

- For all hours worked under a service contract between their employer and the City of Ashland if the contract exceeds **$21,127.46** or more.
- For all hours worked in a month if the employee spends 50% or more of the employee's time in that month working on a project or portion of business of their employer, if the employer has ten or more employees, and has received financial assistance for the project or business from the City of Ashland in excess of **$21,127.46**.
- If their employer is the City of Ashland, including the Parks and Recreation Department.
- In calculating the living wage, employers may add the value of health care, retirement, 401K and IRS eligible cafeteria plans (including childcare) benefits to the amount of wages received by the employee.
- **Note:** For temporary and part-time employees, the Living Wage does **not** apply to the first 1040 hours worked in any calendar year. For more details, please see Ashland Municipal Code Section 3.12.020.

For additional information:

Call the Ashland City Administrator's office at 541-488-6002 or write to the City Administrator, City Hall, 20 East Main Street, Ashland, OR 97520, or visit the City's website at www.ashland.or.us.

Notice to Employers: This notice must be posted predominantly in areas where it can be seen by all employees.

CITY OF ASHLAND

Form **W-9**
(Rev. August 2013)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Give Form to the requester. Do not send to the IRS.

Print or type
See Specific Instructions on page 2.

Name (as shown on your income tax return)

Business name/disregarded entity name, if different from above

Check appropriate box for federal tax classification:
☐ Individual/sole proprietor ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=partnership) ▶ _____

☐ Other (see instructions) ▶

Exemptions (see instructions):
Exempt payee code (if any) _____
Exemption from FATCA reporting code (if any) _____

Address (number, street, and apt. or suite no.)

Requester's name and address (optional)

City, state, and ZIP code

List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on the "Name" line to avoid backup withholding. For individuals, this is your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the Part I instructions on page 3. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN* on page 3.

Note. If the account is in more than one name, see the chart on page 4 for guidelines on whose number to enter.

Social security number
___ – ___ – ____

Employer identification number
__ – _____

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me), and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding, and
3. I am a U.S. citizen or other U.S. person (defined below), and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions on page 3.

Sign Here | **Signature of U.S. person** ▶ | **Date** ▶

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. The IRS has created a page on IRS.gov for information about Form W-9, at *www.irs.gov/w9*. Information about any future developments affecting Form W-9 (such as legislation enacted after we release it) will be posted on that page.

Purpose of Form

A person who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) to report, for example, income paid to you, payments made to you in settlement of payment card and third party network transactions, real estate transactions, mortgage interest you paid, acquisition or abandonment of secured property, cancellation of debt, or contributions you made to an IRA.

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN to the person requesting it (the requester) and, when applicable, to:

1. Certify that the TIN you are giving is correct (or you are waiting for a number to be issued),
2. Certify that you are not subject to backup withholding, or
3. Claim exemption from backup withholding if you are a U.S. exempt payee. If applicable, you are also certifying that as a U.S. person, your allocable share of any partnership income from a U.S. trade or business is not subject to the withholding tax on foreign partners' share of effectively connected income, and
4. Certify that FATCA code(s) entered on this form (if any) indicating that you are exempt from the FATCA reporting, is correct.

Note. If you are a U.S. person and a requester gives you a form other than Form W-9 to request your TIN, you must use the requester's form if it is substantially similar to this Form W-9.

Definition of a U.S. person. For federal tax purposes, you are considered a U.S. person if you are:

- An individual who is a U.S. citizen or U.S. resident alien,
- A partnership, corporation, company, or association created or organized in the United States or under the laws of the United States,
- An estate (other than a foreign estate), or
- A domestic trust (as defined in Regulations section 301.7701-7).

Special rules for partnerships. Partnerships that conduct a trade or business in the United States are generally required to pay a withholding tax under section 1446 on any foreign partners' share of effectively connected taxable income from such business. Further, in certain cases where a Form W-9 has not been received, the rules under section 1446 require a partnership to presume that a partner is a foreign person, and pay the section 1446 withholding tax. Therefore, if you are a U.S. person that is a partner in a partnership conducting a trade or business in the United States, provide Form W-9 to the partnership to establish your U.S. status and avoid section 1446 withholding on your share of partnership income.

APPENDIX C

PIONEER HALL

ASHLAND, OREGON

Design Development Phase Cost Estimate

April 9, 2018

OPTION 1

Direct Construction Costs (per 04/06/18 estimate from ACC Cost Consultants)

1	Direct Construction Costs	$238,456
2	New Cripple Walls in Crawl Space	$4,373
Total Direct Construction Costs		$242,829

Miscellaneous Costs

4	Building Permit	$4,500
5	Construction Phase Architectural & Engineering Services	$19,345
6	Contract Document Printing	$3,000
7	Construction Testing	$1,500
Total Miscellaneous Costs		$28,345

Subtotal Cost Estimate	$271,174
Estimating Contingency (20%)	54,235
OPTION 1 TOTAL DESIGN DEVELOPMENT PHASE COST ESTIMATE	$325,409

OPTION 2

Direct Construction Costs (per 04/06/18 estimate from ACC Cost Consultants)

1	Direct Construction Costs	$238,456
2	New Cripple Walls in Crawl Space	$4,373
3	Fire Sprinkler & Fire Alarm Systems	$64,654
Total Direct Construction Costs		$307,483

Miscellaneous Costs

4	Building Permit	$4,500
5	Building Permit for Fire Alarm & Fire Sprinkler	$1,000
6	Construction Phase Architectural & Engineering Services	$19,345
7	Contract Document Printing	$3,000
8	Construction Testing	$1,500
Total Miscellaneous Costs		$29,345

Subtotal Cost Estimate	$336,828
Estimating Contingency (20%)	67,366
OPTION 2 TOTAL DESIGN DEVELOPMENT PHASE COST ESTIMATE	$404,194

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Pioneer Hall Ashland, Oregon Steve Ennis Architect Medford, Oregon DD Probable Cost Estimate 1.1	*ACC Cost Consultants, LLC* Stanley J. Pszczolkowski 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone: (503) 718-0075 Fax: (503) 718-0077 www.ArchCost.com	Estimate Date: 06-Apr-18 Document Date: 23-Mar-18 Print Date: 06-Apr-18 Print Time: 3:33 PM Constr. Start: 12-Jul-18

DIRECT CONSTRUCTION COST SUMMARY

Component	Area		$ / SF	Total	
Estimate	2,345	sf	$101.69 /sf	$238,456	
TOTAL DIRECT CONSTRUCTION COST	2,345	sf	$101.69 /sf	**$238,456**	
Budget				$0	TBD
Indicated Surplus / (Deficit)				(238,456)	
ALTERNATES					
01 | New Cripple Walls in Crawlspace			Add ±	$4,373	
02 | Fire Sprinkler System & Alarm			Add ±	$64,654	
TOTAL DIRECT CONSTRUCTION COST + ALTERNATES				**$307,483**	

The above estimates are for direct construction cost only. They do not include furnishings & equipment, architect and engineer design fees, consultant fees, inspection and testing fees, plan check fees, state sales tax, hazardous material testing and removal, financing costs, owners contingency, nor any other normally associated development costs.

The above estimates assume a competitively bid project, with at least three qualified bidders in each of the major sub-trades as well as the general contractors.

The above estimates assume a construction start date of: July 2018. If the start of construction is delayed beyond the date above, the estimates must be indexed at a rate of 5% to 7% per year compounded.

This is a probable cost estimate based on in-progress documentation provided by the Architect. The actual bid documents will vary from this estimate due to document completion, detailing, specification, addendum, etc. The estimator has no control over the cost or availability of labor, equipment, materials, over market conditions or contractor's method of pricing, and contractor's construction logistics and scheduling. This estimate is formulated on the estimator's professional judgment and experience. The estimate makes no warranty, expressed or implied, that the quantities, bids or the negotiated cost of the work will not vary from the estimator's opinion of probable construction cost.

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SUMMARY — **Base Building**

DIRECT CONSTRUCTION COSTS		$ / sf	Cost	Comments
Area		2,345 sf		
02 | EXISTING CONDITIONS		$6.08	$14,247	
03 | CONCRETE		2.67	6,257	
04 | MASONRY		9.04	21,200	
05 | METALS		0.00	0	
06 | WOOD, PLASTICS & COMPOSITES		20.01	46,930	
07 | THERMAL & MOISTURE PROTECTION		2.70	6,342	
08 | OPENINGS		0.60	1,400	
09 | FINISHES		12.45	29,196	
10 | SPECIALTIES		1.02	2,403	
11 | EQUIPMENT		0.64	1,500	
12 | FURNISHINGS		0.00	0	
13 | SPECIAL CONSTRUCTION		0.00	0	
14 | CONVEYING EQUIPMENT		0.00	0	
21 | FIRE SUPPRESSION		0.00	0	
22 | PLUMBING - per Engineer		3.84	9,000	
23 | HVAC - per Engineer		6.23	14,600	
26 | ELECTRICAL - per Engineer		6.10	14,300	
27 | COMMUNICATIONS		0.00	0	
28 | ELECTRONIC SAFETY & SECURITY		0.00	0	
31 | EARTHWORK		0.43	1,000	
32 | EXTERIOR IMPROVEMENTS		2.28	5,340	
33 | UTILITIES		0.00	0	
SUB-TOTAL		**$74.08**	**$173,715**	
Estimating/Design Contingency/Market Intere	15.00%	11.11	26,057	
Index To Construction Start	1.50%	1.28	2,997	
General Conditions / Insurance / Bond	12.00%	10.38	24,332	
General Contractor OH & Profit	5.00%	4.84	11,355	
TOTAL DIRECT CONSTRUCTION COST		**$101.69**	**$238,456**	

Estimate

Pioneer Hall	*ACC Cost Consultants, LLC*	Estimate Date:	06-Apr-18
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Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
02 | EXISTING CONDITIONS						
Structure Demolition						
sawcut conc slab	13	lf	15.00	195		
remove conc slab	60	sf	5.00	300		
excavate for new ftg	7.0	cy	125.00	878		
remove partitions	122	lf	20.00	2,440		
remove gypbd ceiling finishes	950	sf	0.75	713		
remove base cabinets	26	lf	15.00	390		
remove interior trim	170	lf	1.50	255		
remove drapes & rods	1	allow	500.00	500		
remove chimney & brick extension	1	sum	3,500.00	3,500		
remove conc footing at chimney	82	sf	5.00	410		
cut back log siding, 2"	19	lf	16.00	304		
cutback/remove roof shingles	1	sum	75.00	75		
remove sheet vinyl flooring	937	sf	0.70	656		
remove wall base	122	lf	0.50	61		
remove column cap at entry	1	ea	30.00	30		
cut opening in gypbd walls	33	locs	25.00	825		at epoxy anchor locations
temp weather protection	1	sum	500.00	500		
haul & disposal	1	sum	2,110.00	2,110		
remove/salvage top portion of cabinet	7	lf	15.00	105		
Sub-total	2,345	sf	6.08	/sf	14,247	
SUB-TOTAL 02 | EXISTING CONDITIONS			6.08	/sf	**$14,247**	
03 | CONCRETE						
Poured-In-Place Concrete						
concrete chimney footing, 11'x7.5'x1'	3.2	cy	1,000.00	3,208		
structural fill	3.2	cy	45.00	144		
4" concrete slab-on-grade	30	sf	15.00	450		
Sub-total	2,345	sf	1.62	/sf	3,802	
Miscellaneous						
grout gap between slab at log walls	113	lf	15.00	1,695		4,000 psi conc
dowel slab into existing @ 10"oc	16	ea	35.00	560		
precast concrete column cap, 14" sq.	1	ea	200.00	200		
Sub-total	2,345	sf	1.05	/sf	2,455	
SUB-TOTAL 03 | CONCRETE			2.67	/sf	**$6,257**	
04 | MASONRY						
Concrete Masonry Units (CMU)						
8" cmu, fully grouted & reinforced	200	sf	28.00	5,600		
scaffold / hoisting	200	sf	3.00	600		
Sub-total	2,345	sf	2.64	/sf	6,200	
Stone						
stone veneer, 8" thk max.	250	sf	60.00	15,000		
Sub-total	2,345	sf	6.40	/sf	15,000	
SUB-TOTAL 04 | MASONRY			9.04	/sf	**$21,200**	

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Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
05 | METALS						
Structural Steel - Beams, Columns, Etc.						
none indicated		ton	0.00	0		
Sub-total	2,345	sf	0.00 /sf		0	
SUB-TOTAL 05 | METALS			0.00 /sf		**$0**	
06 | WOOD, PLASTICS & COMPOSITES						
Rough Carpentry						
miscellaneous blocking & framing	2,345	sf	0.25	586		
2x6 pt sill plates at new furred walls	113	lf	9.00	1,017		
plywood subfloor at attic	17	sf	5.00	85		
cricket framing at chimney	1	sum	200.00	200		
epoxy anchors @ 4'oc at exist. sill plates	33	ea	65.00	2,145		5/8" dia rod - 6" embed
6 3/4"x24" glb	38.5	lf	87.75	3,378		
HGU7-sds connections	2	ea	285.00	570		
2x8 rafters @ 16"oc	756	lf	6.00	4,536		
2x8 ceiling joists @ 16"oc	1,053	lf	6.00	6,318		
2x8 blkg between rafters/joists	142	lf	6.75	959		
simpson strap cmst16	16	lf	12.00	192		
simpson strap cmst14	8	lf	15.00	120		
lvl filler at strap, lag screw to log	3	lf	9.50	29		
steel plate connections at exterior truss	10	ea	110.00	1,100		
2x8 header above entry	7.0	lf	50.00	350		incl. gypbd
1/4"x4 1/2" lag screws @ 12"oc	276	ea	1.75	483		per dtl 2/S1
3x3x1/4 steel plate w/lag screws@16"oc	126	lf	16.25	2,048		per dtl 4/S1
shoring of existing pole rafters & roof	1	sum	6,384.00	6,384		
fasteners & hardware	1	sum	1,620.00	1,620		
rigging	1	sum	800.00	800		
Sub-total	2,345	sf	14.04 /sf		32,920	
Exterior Finish Carpentry						
patch siding at new strap	2	locs	300.00	600		allowance
patch siding at new mech louver	1	loc	200.00	200		allowance
Sub-total	2,345	sf	0.34 /sf		800	
Interior Finish Carpentry / Millwork						
finish work - trim, panel work, etc.	1	sum	500.00	500		allowance
wood trim - windows and doors	170	lf	20.00	3,400		
wood base	125	lf	0.00	0		moved to rubber base
Sub-total	2,345	sf	1.66 /sf		3,900	
Architectural Wood Casework						
Kitchen 102						
plam base cabinets & countertop	26.0	lf	350.00	9,100		
Dining 103						
reinstall top portion of cabinet	7.0	lf	30.00	210		
Sub-total	2,345	sf	3.97 /sf		9,310	
SUB-TOTAL 06 | WOOD, PLASTICS & COMPOSITES			20.01 /sf		**$46,930**	

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Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
07 | THERMAL & MOISTURE PROTECTION						
Insulation						
rigid insulation						
insulation below new plywd at attic	17	sf	8.00	136		
batt insulation						
under floor		sf	0.00	0		NIC
above ceiling / roof	890	sf	2.25	2,003		
walls	1,115	sf	1.25	1,394		
vapor barrier	1,227	sf	0.30	368		
wrb behind chimney at stud wall	60	sf	3.50	210		
Sub-total	2,345	sf	1.75 /sf		4,111	
Shingle Roofing						
composite asphalt shingle patch	1	sum	300.00	300		@ new chimney cricket
Sub-total	2,345	sf	0.13 /sf		300	
Exterior Walls						
infill wall at removed ac unit	1	sum	225.00	225		
Sub-total	2,345	sf	0.10 /sf		225	
Flashing & Sheet Metal						
modify gutters at new chimney	1	allow	100.00	100		
miscellaneous	2,345	sf	0.10	235		
Sub-total	2,345	sf	0.14 /sf		335	
Roof Accessories						
chimney topper - allowance	1	allow	500.00	500		
Sub-total	2,345	sf	0.21 /sf		500	
Caulking & Sealants						
backerrod & sealant, chimney to log joint	19	lf	15.00	285		
caulking/sealant	2,345	sf	0.25	586		
Sub-total	2,345	sf	0.37 /sf		871	
SUB-TOTAL 07 | THERMAL & MOISTURE PROTECTION			2.70 /sf		**$6,342**	
08 | OPENINGS						
Doors, Frames & Hardware (includes installation)						
interior doors						
2x7 wood paneled door	1	ea	1,000.00	1,000		at fire riser closet
new ceiling access hatch/door	1	ea	400.00	400		at meeting hall
Sub-total	2,345	sf	0.60 /sf		1,400	
SUB-TOTAL 08 | OPENINGS			0.60 /sf		**$1,400**	

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Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
09 | FINISHES						
Gypsumboard Systems						
2x6 furred walls at meeting hall	1,115	sf	8.00	8,920		
2x4 partition	38	sf	9.50	361		
patch gypbd at epoxy anchor locations	33	ea	80.00	2,640		
gypbd to structure	890	sf	3.75	3,338		
accessories, miscellaneous, bracing, etc.	1	sum	1,144.43	1,144		
Sub-total	2,345	sf	6.99	/sf	16,403	
Resilient						
clean/prep floor	885	sf	1.00	885		
sheet vinyl	885	sf	8.00	7,080		
base						
rubber	125	lf	3.00	375		
Sub-total	2,345	sf	3.56	/sf	8,340	
Paint & Wallcoverings						
exterior painting	1	allow	500.00	500		
paint / finish door & frame	1	lvs	125.00	125		
paint gypboard ceilings / fascias	923	sf	1.25	1,154		
paint interior walls	2,450	sf	0.90	2,205		
misc. specialty painting, touchup	2,345	sf	0.20	469		
Sub-total	2,345	sf	1.90	/sf	4,453	
SUB-TOTAL 09 | FINISHES			12.45	/sf	**$29,196**	
10 | SPECIALTIES						
Visual Display Systems						
markerboard						
8' x 4'	1	ea	0.00	0		NIC
Sub-total	2,345	sf	0.11	/sf	248	
Signage Systems						
ada access direction sign	1	ea	150.00	150		
Sub-total	2,345	sf	0.06	/sf	150	
Wall Protection & Corner Guards						
ss corner guards, 4' ht.	7	ea	115.00	805		
Sub-total	2,345	sf	0.34	/sf	805	
Toilet Accessories (includes installation)						
vertical grab bars w/ blkg - patch wall	2	ea	175.00	350		
Sub-total	2,345	sf	0.15	/sf	350	
Miscellaneous						
knox box, exterior	1	ea	850.00	850		
Sub-total	2,345	sf	0.36	/sf	850	
SUB-TOTAL 10 | SPECIALTIES			1.02	/sf	**$2,403**	

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Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
11 | EQUIPMENT						
Residential Appliances						
range	1	ea	0.00	0		OFOI
refrigerator	1	ea	0.00	0		OFOI
vent hood	1	ea	1,500.00	1,500		allowance
Sub-total	2,345	sf	0.64	/sf	1,500	
SUB-TOTAL 11 | EQUIPMENT			0.64	/sf	**$1,500**	
12 | FURNISHINGS						
Window Treatment						
none indicated		sf	0.00	0		
Sub-total	2,345	sf	0.00	/sf	0	
SUB-TOTAL 12 | FURNISHINGS			0.00	/sf	**$0**	
13 | SPECIAL CONSTRUCTION						
Special Construction						
none indicated		sum	0.00	0		
Sub-total	2,345	sf	0.00	/sf	0	
SUB-TOTAL 13 | SPECIAL CONSTRUCTION			0.00	/sf	**$0**	
14 | CONVEYING EQUIPMENT						
Elevators						
none indicated		stop	0.00	0		
Sub-total	2,345	sf	0.00	/sf	0	
SUB-TOTAL 14 | CONVEYING EQUIPMENT			0.00	/sf	**$0**	
21 | FIRE SUPPRESSION						
Fire Sprinklers						
see alternates		sf	0.00	0		
Sub-total	2,345	sf	0.00	/sf	0	
SUB-TOTAL 21 | FIRE SUPPRESSION			0.00	/sf	**$0**	
22 | PLUMBING - per Engineer						
Plumbing						
new kitchen sink with grease trap	1	sum	3,000.00	3,000		
water heater seismic anchor & safety plan	1	sum	800.00	800		
new hub drain, piping, primer	1	sum	1,000.00	1,000		
condensate drains from a/c units	1	sum	400.00	400		
new dual-level drinking fountain	1	sum	3,000.00	3,000		
natural gas piping	1	sum	800.00	800		
Sub-total	2,345	sf	3.84	/sf	9,000	
SUB-TOTAL 22 | PLUMBING - per Engineer			3.84	/sf	**$9,000**	

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Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
23 | HVAC - per Engineer						
HVAC						
horiz. gas furnaces (2) w/cooling coils	1	sum	9,000.00	9,000		incl. ductwork, complete
air-cooled condensing units (3&4 ton)	1	sum	3,000.00	3,000		incl. pads + refrigerant piping
thermostats, economizer controls	1	sum	1,200.00	1,200		
outside air louver	1	sum	400.00	400		
kitchen range hood & exhaust	1	sum	600.00	600		
bathroom exhausts (2)	1	sum	400.00	400		
Sub-total	2,345	sf	6.23	/sf	14,600	
SUB-TOTAL 23 | HVAC - per Engineer			6.23	/sf	**$14,600**	
26 | ELECTRICAL - per Engineer						
Electrical						
new light fixtures (37 @ $200 each)	1	sum	7,400.00	7,400		
demo (6) light fixtures	1	sum	900.00	900		
lighting controls	1	sum	450.00	450		
receptacles + circuits at Meeting Room	10	ea	200.00	2,000		
branch circuit splice box and wiring	1	sum	1,000.00	1,000		
equip. connections (2) hvac sys. & cntrls	1	sum	1,500.00	1,500		
equip. connections, range & tlt exhaust	1	sum	450.00	450		
lighting & receptacles for attic	1	sum	600.00	600		w/p gfi receptacle outdoor hvac
Sub-total	2,345	sf	6.10	/sf	14,300	
SUB-TOTAL 26 | ELECTRICAL - per Engineer			6.10	/sf	**$14,300**	
27 | COMMUNICATIONS						
Communications						
none indicated		sum	0.00	0		
Sub-total	2,345	sf	0.00	/sf	0	
SUB-TOTAL 27 | COMMUNICATIONS			0.00	/sf	**$0**	
28 | ELECTRONIC SAFETY & SECURITY						
Fire Detection & Alarm						
see alternates		sum	0.00	0		
Sub-total	2,345	sf	0.00	/sf	0	
SUB-TOTAL 28 | ELECTRONIC SAFETY & SECURITY			0.00	/sf	**$0**	
31 | EARTHWORK						
Grading / Site Excavation & Fill - per Marquess & Assoc.						
mobilization	1	sum	1,000.00	1,000		
Sub-total	2,345	sf	0.43	/sf	1,000	
Erosion & Sedimentation Controls						
none indicated		sum	0.00	0		
Sub-total	2,345	sf	0.00	/sf	0	
SUB-TOTAL 31 | EARTHWORK			0.43	/sf	**$1,000**	

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Estimate	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
32 | EXTERIOR IMPROVEMENTS						
Hardscape - per Marquess & Assoc.						
remove bricks, regrade, replace bricks	235	sf	20.00	4,700		
demo and remove existing concrete	40	sf	4.00	160		
concrete entry walk	40	sf	12.00	480		
Sub-total	2,345	sf	2.28	/sf	5,340	
SUB-TOTAL 32 | EXTERIOR IMPROVEMENTS			2.28	/sf	**$5,340**	
33 | UTILITIES						
Water Utilities						
none indicated		sum	0.00	0		
Sub-total	2,345	sf	0.00	/sf	0	
Sanitary Sewerage Utilities						
none indicated		sum	0.00	0		
Sub-total	2,345	sf	0.00	/sf	0	
Storm Drainage Utilities						
none indicated		sum	0.00	0		
Sub-total	2,345	sf	0.00	/sf	0	
Natural Gas Distribution						
none indicated		sum	0.00	0		
Sub-total	2,345	sf	0.00	/sf	0	
Electrical Utilities						
none indicated		sum	0.00	0		
Sub-total	2,345	sf	0.00	/sf	0	
SUB-TOTAL 33 | UTILITIES			0.00	/sf	**$0**	
SUB-TOTAL			74.08	173,715	**$173,715**	
Estimating/Design Contingency/Market Interest			15.00%	26,057		
Index To Construction Start	12-Jul-18		1.50%	2,997		@ ± 6% per year
General Conditions / Insurance / Bond			12.00%	24,332		
General Contractor OH & Profit			5.00%	11,355	64,741	37.27%
TOTAL DIRECT CONSTRUCTION COST Estimate	**2,345**	**sf**	**$101.69**	**/sf**	**$238,456**	
Main Level	2,345	sf				

Alternates

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Medford, Oregon	Tigard, Oregon 97223-8489	Print Time:	3:33 PM
DD Probable Cost Estimate 1.1	Phone: (503) 718-0075 Fax: (503) 718-0077 www.ArchCost.com	Constr. Start:	12-Jul-18

Alternates	Quantity	Unit	Cost / Unit	Cost	Sub-totals	Comments
01 | New Cripple Walls in Crawlspace						
Alternate One						
cont. ftg, 12"x8"	1.25	cy	1,500.00	1,874		
2x6 pt sill plate	46	lf	9.00	414		
2x6 cripple stud walls	69	sf	7.50	518		
2x10 blkg at joists	46	lf	8.25	380		
Sub-total	2,345	sf	1.36	/sf	$3,186	
SUB-TOTAL 01 | New Cripple Walls in Crawlspace				3,186	**$3,186**	
Estimating/Design Contingency/Market Interest			15.00%	478		
Index To Construction Start	12-Jul-18		1.50%	55		@ ± 6% per year
General Conditions / Insurance / Bond			12.00%	446		
General Contractor OH & Profit			5.00%	208	1,187	37.27%
TOTAL DIRECT CONSTRUCTION COST						
01 | New Cripple Walls in Crawlspace	**2,345**	**sf**	**$1.86**	**/sf**	**$4,373**	
02 | Fire Sprinkler System & Alarm						
Alternate Two						
fire sprinkler system	2,345	sf	$13.65	$32,000		
new water service for sprinkler system		sf	0.00	0		NIC, by City
fire alarm system	2,345	sf	6.44	15,100		
Sub-total	2,345	sf	20.09	/sf	$47,100	
SUB-TOTAL 02 | Fire Sprinkler System & Alarm				47,100	**$47,100**	
Estimating/Design Contingency/Market Interest			15.00%	7,065		
Index To Construction Start	12-Jul-18		1.50%	812		@ ± 6% per year
General Conditions / Insurance / Bond			12.00%	6,597		
General Contractor OH & Profit			5.00%	3,079	17,554	37.27%
TOTAL DIRECT CONSTRUCTION COST						
02 | Fire Sprinkler System & Alarm	**2,345**	**sf**	**$27.57**	**/sf**	**$64,654**	

MARQUESS & ASSOC., INC.
OPINION OF CONSTRUCTION COST ESTIMATE

City of Ashland

Pioneer Hall

PROJECT 17-1214.1
DATE: March 22, 2018

ITEM	DESCRIPTION	UNITS	QUANTITY	UNIT PRICE	COST
1	MOBILIZATION	LS	1	$1,000.00	$1,000.00
2	REMOVE BRICKS, REGRADE, REPLACE BRICKS	SF	235	$20.00	$4,700.00
3	DEMO AND REMOVE EXISTING CONCRETE	SF	40	$4.00	$160.00
4	CONCRETE ENTRY WALK	SF	40	$12.00	$480.00

Subtotal: $6,340.00
TOTAL **$6,340.00**

Pioneer Hall - MEP DD Cost Estimate (Rev.)
MAI Job No. 17-1214.1 April 6, 2018

PLUMBING	SUBCONTRACTOR COST
New kitchen sink with grease trap, installed	$3,000
Water heater seismic anchor & safety pan	$800
New hub drain, piping, primer	$1,000
Condensate drains from A/C units	$400
New dual-level drinking fountain, installed	$3,000
Natural gas piping	$800
Plumbing subtotal	$9,000
HVAC	
Horizontal gas furnaces (2) with cooling coils & ductwork, complete	$9,000
Air-cooled condensing units (3 & 4 ton) with pads & refrigerant piping	$3,000
Thermostats, economizer controls	$1,200
Outside air louver	$400
Kitchen range hood & exhaust	$600
Bathroom exhausts (2)	$400
HVAC subtotal	$14,600
ELECTRICAL	
New light fixtures (37 @ $200, installed)	$7,400
Demo (6) light fixtures	$900
Lighting controls	$450
New receptacles and branch circuit wiring in 101 (10 @ $200)	$2,000
Branch circuit splice box and wiring	$1,000
Equipment connections for (2) HVAC systems & controls	$1,500
Equipment connections for range hood and toilet exhausts	$450
Lighting & receptacle for attic; W/P GFI receptacle at outdoor HVAC	$600
Electrical subtotal	$14,300
Total MEP	**$37,900**

Restoration of the Butler-Perozzi Fountain

In Memory of John Fregonese

Historical Significance

- Butler-Perozzi Fountain was sculpted by Antonio Frilli in Florence, Italy
- Showcased at a world art expo in San Francisco in 1915
- The fountain was a gifted to Ashlanders by Gwin S. Butler and Domingo Perozzi in 1916
- Listed in the Ashland Cultural Resource Inventory Survey
- Lithia Park and the Perozzi Fountain are listed in the National Register of Historic Places

1927

1981

1980’s Restoration

- John Fregonese was the planning director in Ashland for 14 years, I (Scott Fregonese) was lucky to have grown up spending my days in Lithia Park
- By the 1980s, the fountain had become overgrown, and the marble bowls were missing, all that remained was the base
- John Fregonese found a sculptor (Jeffrey Bernard) trained in Italy and rallied the community to raise the money for a complete restoration
- Jeffery painstakingly restored and recreated the fountain bowls and Cupid statue, even going so far as to source the marble from the same Italian quarry as the original in Carrara Italy
- The Cupid statue atop the fountain were too vulnerable to the elements, so they were removed at that and placed in the Library and replaced by bronze replica
- The project was completed in 1987 and was a triumph for my John Fregonese and the Ashland community
- The restoration of Ashland’s Butler-Perozzi fountain was among John’s very favorite projects of his career

John Fregonese and Jeffrey Bernard placing the lower bowl

John Fregonese speaking at the July 4th, 1987 rededication

From right to left are John Fregonese (Former Ashland Planning Director), Jeffrey Bernard (Sculptor, Passed Away August 20, 2017) and Dennis DeBey (Blacksmith http://www.ashlandforge.com/).
Photo was taken by Terry Skibby. http://www.terryskibby.info/

IN RECOGNITION OF
JOHN FREGONESE
WHOSE VISION, DEDICATION,
AND HARD WORK LED TO
THE RESTORATION OF THIS
FOUNTAIN IN 1987

NO

The Fregonese family would love to honor John by once again restoring the fountain

frego.com/perozzi-fountain

In lieu of flowers, John's family would love to see the Perozzi Fountain restored. You can help make that happen by contributing to the Fregonese Associates Butler-Perozzi Fountain Restoration Fund.

Donate

Another option to donate: make deposits at any Rogue Credit Union branch in person by cash or check, or a check by mail. Please be sure to reference the ***"Fregonese Memorial Fund"****. Checks can be mailed to:*

Rogue Credit Union, PO Box 4550, Medford, Oregon 97501.

What can the Parks Commission do to help?

- Use mailing list and network to raise awareness about the needed repairs and the fundraising effort
- Look into reopening the stairs from Granite St. to the fountain
- Use original materials to guarantee the restoration is historically accurate
- Ensure that the Perozzi Fountain is a priority when adopting the Updated Parks Master Plan
- Allocate Parks funds towards restoration
- Look into other sources of funding, such as grants or endowments

PARKS & TRAILS MASTER PLAN

A GUIDE WITH A LONG RANGE VISION OF CONNECTING ASHLAND'S TRAILS
ENHANCING THE LIVIBILITY OF OUR BEAUTIFUL COMMUNITY

ASHLAND PARKS & RECREATION COMMISSION

CITY OF ASHLAND

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1

2018 TRAILS MASTER PLAN UPDATE PROCESS: A BRIEF HISTORY AND LOOK FORWARD

LOREM IPSUM DOLOR SIT AMET, CONSECTETUER ADIPISCING ELIT, SED DIAM NONUMMY NIBH EUISMOD TINCIDUNT UT LAOREET DOLORE MAGNA ALIQUAM ERAT VOLUTPAT. UT WISI ENIM AD MINIM VENIAM, QUIS NOSTRUD EXERCI TATION ULLAMCORPER SUSCIPIT LOBORTIS NISL UT ALIQUIP.

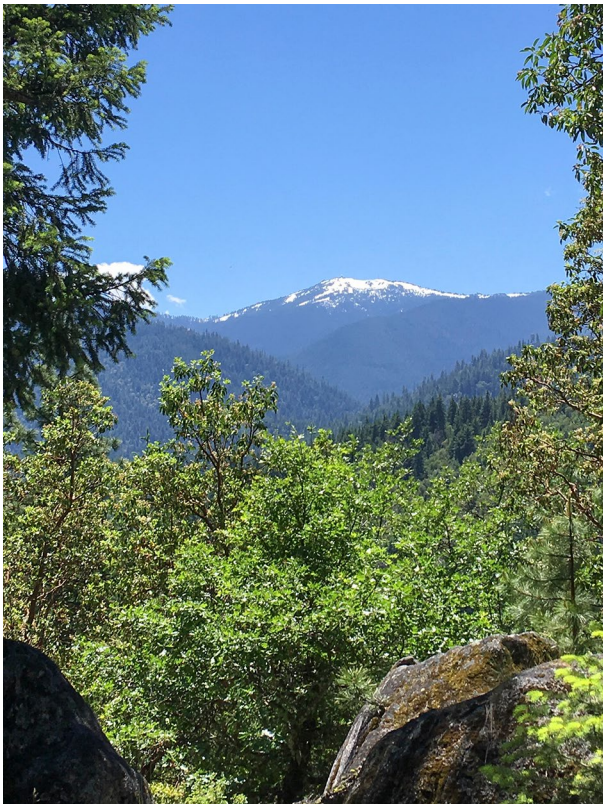
The initial Trails Master Plan Committee was formed in December 2003 at the suggestion of the Ashland Woodlands and Trails Association (AWTA) and was formally recognized by the Ashland City Council. The AWTA and the Ashland Parks and Recreation Commission (APRC) had agreed that a Trails Master Plan (TMP) was a missing component to the City's Open Space Plan, which had been adopted by the City Council in 2002. The initial TMP draft was presented to the public for comment in December 2005. The final draft was approved by the APRC and the City Council in the spring of 2006 and became part of the City of Ashland Comprehensive Plan.

Vision

The overall vision for the City of Ashland trail system was developed in 2006 by the APRC. In 2018, the vision continues to reflect the values of Ashland citizenry, the elected Ashland Parks and Recreation Commissioners and professional City staff.

Vision — Trails connect people to people, people to nature, people to our community and to our region. These vital connections and values are key to the continuing success of our trail system.

Building on public input from community workshops and neighborhood forums,



the 2006 TMP Committee had identified the following general themes of interest which were used to generate the initial goal framework.

With some minor revision, these themes hold true in 2018:

- **Trails as Transportation**
- **Trail Access and Connectivity**
- **Natural Environment and Citizen Rights**
- **Trail Planning**
- **Trail Management and Maintenance**
- **Partners and Collaborators**

Mission

The 2018 TMP Committee confirmed the TMP mission in March of 2017, closely modeling the 2006 statement:

- Develop and maintain a system of trails for pedestrians and non-motorized vehicles on public lands and privately granted easements;
- Increase trail connectivity between neighborhoods and civic features, downtown, commercial zones, educational entities and surrounding natural areas;
- Enhance the quality of life for all Ashland residents and visitors through improved trail opportunities in support of our health, wellness and environmental enjoyment;
- Continue use of appropriate trail standards based on approved uses, site opportunities and historical and safety constraints.

MAPPING: A LOOK BACK INFORMS CURRENT DIRECTION

The 2006 TMP Committee began its work by researching and mapping undeveloped street rights-of-way, public access easements and "existing use" trails within the city limits. It identified three major lateral trails that connect Ashland from northwest to southeast:

1. Bear Creek Greenway
2. Central Bike Path
   Item two line two
3. Ashland Canal Road

The committee used Ashland's adopted Open Space map as the base map and overlaid their research in a combined map resulting in a gap analysis identifying missing trail sections. It became apparent that, while it was easy to get through town on the major lateral trails, it was challenging to cross between the laterals and travel up or down slope. The five urban creek corridors offered the most promising connections to the three parallel main trails and these corridors were mapped for possible trail routes.

1. Wrights Creek
2. Ashland Creek
3. Roca Creek
4. Hamilton and Clay Creeks
5. Tolman Creek

In 2006, the need for regional connections outside the city limits, including an Ashland Grizzly Peak Trail, Emigrant Lake Trail and trails within the Bear Creek Watershed was identified.

In 2018, the TMP Update Committee confirmed the enduring need for effective mapping of trails and surrounding infrastructure to inform issues of safety,

navigation, acquisition, planning and to more comprehensively recognize additional connections and easement opportunities. The staff of the the City of Ashland Engineering GIS will continue with essential support of this mission.

PUBLIC PROCESS: ESSENTIAL THEN AND NOW

In 2006, the TMP Committee reviewed the results of a trails survey conducted by the AWTA that consisted of questions about trail use, activities and concerns. The survey was widely disseminated and received significant citizen response. Comments from community meetings were compiled from which the goals and objectives for the 2006 TMP was generated. These concerns guided the 2018 TMP Update Committee and were revisited during the community comment period in 2018.

1. Pet issues: primarily dogs being off-leash and dog waste being left along trails. Waste stations were requested;
2. Impingement of trail traffic on nearby homeowners' privacy via heavy use, noise and trespassing;
3. Negative impact on wildlife and wildlife habitat within trail corridors;
4. Trash left by trail users;
5. Interest in a citizen trails volunteer program.

2006 TMP DOCUMENT DEVELOPMENT AND COORDINATION WITH OTHER EXISTING QUALIFIED PLANS

In developing the 2006 TMP, the following plans, guidelines, and handbooks were consulted and these planning documents continue to offer guiding concepts for trail planning and management:

- Ashland Comprehensive Plan, Transportation Element, December 17, 1996.
- Ashland Parks, Trails, and Open Space Program 2002 - 2012, July 24, 2003.
- Bear Creek Greenway Plan: Management and Policies Guidelines, adopted by Jackson County Board of Commissioners, July 1982.
- Oregon Statewide Trails Plan: Bear Creek Valley Regional Problem Solving Phase I Status Report, Rogue Valley Council of Governments, 2001.
- 2005-2014 Oregon Statewide Non-motorized Trails Plan

2018 TMP PROCESS

In the fall of 2016 the APRC, recognizing the need for a ten-year update, formed a committee with seven voting members representing stakeholders as follows: APRC (2), AWTA Board (2), Ashland Forest Lands Commission (2) and the general public (1). The City provided support staff from

APRC, Ashland Fire and Rescue and City of Ashland Engineering GIS, as well as other City staff for specific issues. The target date for completion and approval of the 2018 TMP was set for late summer of 2018.

The process for adoption of the 2018 TMP unfolded in 2017 and early 2018 with the TMP Update Committee holding regularly scheduled and noticed meetings for deliberation and assembly of new data and information with a collaborative editing and re-write process. A public comment link was inserted into the City website. The editing process was made fully available for public viewing via a Google Docs link on the City website. An open house public meeting was held in early May of 2018.

The final 2018 TMP draft will be submitted to the contracted format editor for maps, pictures and text layout. Upon completion of format editing, a public review will be scheduled with possible revisions thoughtfully considered. The draft 2018 TMP will then be submitted to the APRC for approval and, at the same time, the APRC will initiate the necessary Planning Department approval process in order to amend the City of Ashland Comprehensive Plan with the 2018 TMP serving as an important technical supporting document.

Following the APRC and Planning Department approval with possible revisions, the draft 2018 TMP will be submitted to the Ashland City Council for adoption in the form of an expedient all-in-one package: a Comprehensive Plan Amendment/Ordinance

COORDINATION WITH THE CITY OF ASHLAND COMPREHENSIVE PLAN

The 2018 TMP will be adopted by reference as a technical report supporting the Parks, Open Space and Aesthetics Chapter (Chapter VIII) of the City of Ashland Comprehensive Plan. The 2018 TMP shall serve the purpose of a guiding document where the information, data and findings contained within the document and maps may constitute part of the basis on which new policies may be formulated or existing policy amended. In addition, the 2018 TMP will provide a source of information that may be used to assist the community in the evaluation of local land use decisions.

17

REGIONAL TRAIL CONNECTIONS

LOREM IPSUM DOLOR SIT AMET, CONSECTETUER ADIPISCING ELIT, SED DIAM NONUMMY NIBH EUISMOD TINCIDUNT UT LAOREET DOLORE MAGNA ALIQUAM ERAT VOLUTPAT. UT WISI ENIM AD MINIM VENIAM, QUIS NOSTRUD EXERCI TATION ULLAMCORPER SUSCIPIT LOBORTIS NISL UT ALIQUIP.

Regional Trail Connections

There is a strong and growing public desire to gain connections from the Ashland trail systems to the regional trails, landmarks and recreational amenities that extend throughout southern Oregon and northern California. Existing and proposed regional trail linkages will enable the city of Ashland to continue functioning as the hub to a network of trails connecting to adjacent communities and to regionally significant features including the Pacific Crest Trail (PCT), the Siskiyou Crest and Grizzly Peak. The State of Oregon's 2013-2018 Statewide Comprehensive Outdoor Recreation Plan emphasizes the following goals: [1]

- linking urban trails to outlying Federal trail systems
- linking neighborhood, community and regional trails
- connecting community parks and other recreational and public facilities
- connecting parks to supporting services and facilities
- connecting neighboring communities
- improving use of the state's existing non-motorized trail infrastructure

At the local level, the Ashland Woodland Trails Association (AWTA) assists with the planning, construction and maintenance of trails on both City lands and surrounding ownerships. This work is intended to create sustainable trails, enhance user experiences and provide for travel between ownerships with seamless trail connectivity. The primary federal land management agencies in this area, the Forest Service and the Bureau of Land Management (BLM), encourage and support local efforts to promote and enhance non-motorized trail connectivity.

Creek To Crest Trail

ROUTE DESCRIPTION

The existing Creek to Crest Trail connects the Bear Creek Greenway in the city of Ashland to the PCT near Mount Ashland. This trail was designated as a Visionary Trail Route for the state by the Oregon Recreation and Parks Association in the Statewide Trail Plan. The APRC and the Forest Service obtained a grant in 2002 to create the route using sections of existing trails and building new sections where needed. This project also provided for trail signage along the route with over 180 new "Creek to Crest" signs installed in 2003. From the Bear Creek Greenway, the trail splits into two parallel routes with one route traveling through Lithia Park and the other ascending through Siskiyou Mountain Park. These two routes rejoin above White Rabbit Trailhead at the Caterpillar-White Rabbit Trail junction where they continue on to the PCT and Mount Ashland.

LINKAGES

This route passes many other trail and park connections and some desirable viewpoints as it traverses from the valley floor to Mount Ashland and the PCT.

CHARACTER

The route has a varied character, from busy urban trails and city streets to natural settings of parklands and outlying forests with few other users.

EXPECTED USERS

Hikers, equestrians and mountain bikers may use portions or the entirety of this route. Many trail users utilize portions of this trail as a means for making other trail connections or loops.

TYPICAL SECTION

This major connector route is comprised of asphalt paths, sidewalks or city streets close to town. As the trail ascends to Mount Ashland it exhibits an increasingly wild character and may be comprised of single-track trail or dirt road.

NATURAL AND CULTURAL RESOURCES

Traveling from town to the top of Mount Ashland attracts locals and visitors alike. This trail provides opportunities to view riparian creekside flora and fauna on the valley floor, dry mixed hardwood and conifer forests in the uplands, and alpine tree species such as whitebark pine, hemlock and Engelmann spruce as one approaches the Mount Ashland summit.

The Cascade Foothills Area

AREA DESCRIPTION

The hills to the northeast of Ashland rise to Grizzly Peak. This Cascade Foothills area has a southern exposure with grasslands, chaparral and scattered oak groves which contrast greatly with the coniferous forests of the Ashland watershed. This area offers views of the city of Ashland, Mount Ashland, Wagner Butte, Anderson Butte, Pilot Rock and Mount Shasta.

The Imperatrice Ranch property lies within these foothills and consists of 846 acres owned by the city of Ashland. A conceptual trail plan was prepared for the Imperatrice Ranch property by the city of Ashland and APRC. This property was purchased by the City in 1996 using food and beverage tax proceeds. It is located north of Interstate 5, outside the City's Urban Growth Boundary. There are no year-round streams on the property but several intermittent streams flow during the wet season and at least one spring, Hamby Spring, is located on the property. Most of the property has a relatively steep southern exposure.

Since 2009 there has been interest by the City in determining the best use of the property. Several organizations including the Southern Oregon Land Conservancy (SOLC) have expressed a desire to conserve portions of the property. In addition to an abundance of birds and rare plants, this property is listed as an Area of Special Concern for the survival of black-tailed deer and Roosevelt elk herds.[2]

The Imperatrice Ranch property affords opportunities for recreational uses including trails, open space and passive parks. An initial plan has been developed for a trail system with a viable opportunity for connection to Grizzly Peak. A map of the wider Cascade Foothills has been included to help visualize possible regional connections through this property.

LINKAGES

The Cascade Foothills area provides a link from the city of Ashland to regional trails and to popular recreation sites in the Cascade Mountains and the Howard Prairie plateau. Lake Creek and Antelope Creek flow north of Grizzly Peak and are also accessible from this area.

ROUTE DESCRIPTION

A preliminary proposal for the Ashland to Grizzly Peak Trail is listed as a planning goal in the 2001 Greater Bear Creek Valley Regional Problem Solving Phase One Status Report, authored by the Rogue Valley Council of Governments.3 This trail, approximately eight miles in length, would offer an opportunity for hikers, equestrians and mountain bikers to utilize the Cascade Foothills as a varied loop system or to gain access to the higher elevation BLM lands and recreation sites on the face and back

side of Grizzly Peak. Several easements through private land, including the newly-formed Sampson and Grizzly Peak Preserves managed by the Selberg Institute, will be needed to make this trail system viable. Additional Southern Oregon Land Conservancy acquisitions and agreements with private landowners may create new opportunities for connectivity over time.

CHARACTER

The proposed trail would traverse open fields with views of the valley to the south. The grasslands above the vineyards and pasturelands offer views of Ashland and the flanks of Mount Ashland and the surrounding watershed. The high-clay content soils of this area contribute slippage and challenges for trail construction and sustainability.

EXPECTED USERS

The expected users for this trail include hikers, runners, equestrians, mountain bikers and maintenance vehicles. On steeper slopes, a separate mountain bike trail would be considered to avoid conflicts with other users.

TYPICAL SECTION

The trail design standards are to be determined at a later time of trail development when trail usage and user-types are analyzed.

NATURAL AND CULTURAL RESOURCES

Grizzly Peak is the most prominent feature in the Ashland area of the Cascade Foothills. Grizzly Peak rises from the valley to an elevation of more than 5,900 feet above sea level. Grizzly Peak obtained its name in the mid-1850s when a young settler, busy rounding up cattle, barely escaped a fatal encounter with a grizzly bear near the summit. By the 1890s, the area's last grizzlies had been hunted to extinction. It is managed as a recreation site by the BLM and is within the Cascade-Siskiyou National Monument. Currently, Grizzly Peak is accessed via Shale City Road, 12 miles east of Ashland. The area features a loop trail through dense coniferous forests, grassy openings and rocky bluffs. Grizzly Peak suffered a wildfire and was burned over in 2002 and now provides an easily accessible example of ecosystem adaptation as it recovers following disturbance from wildfire. The geology of the Cascade Foothills, coupled with their southern aspect, provide habitat for flora and fauna that is distinctly different from the granitic north-aspect of the Ashland Watershed. Several rare plants and birds have been identified in the area. This area currently has a very sparse human population that is mostly concentrated at the base of the foothills. Black tail deer, elk, black bear and cougar may be observed in this

area and it has long been an area popular with hunters.

To see a Biological Assessment for the Imperatrice Property go here

To see a Vascular Plant list for the Imperatrice Property go here

Coast To Crest Trail

ROUTE DESCRIPTION

This approximately 200-mile trail consists of segments of two other popular regional trail routes, the Bigfoot Trail and the PCT, which together connect Redwood National Park and Crater Lake National Park. The trail follows the Bigfoot Trail from the coastal uplands to a junction with the PCT on the Siskiyou Crest, approximately fifty miles west of Mount Ashland. From that point, it follows the PCT to the Cascade Mountains and Crater Lake National Park.

LINKAGES

This route follows the PCT near Ashland and thus shares the same linkage possibilities.

CHARACTER

The central portion of this route offers extreme solitude as it explores remote wilderness areas that experience far less visitation than the popular National Parks on either end. The geology and botanical assemblages featured on this trail are highly eclectic.

EXPECTED USERS

This route crosses multiple wilderness areas which are open to hikers and equestrians.

TYPICAL SECTION

A typical section is single-track, non-motorized trail with a variable amount of users depending on the season and the section. Some segments are strenuous and rarely maintained while others receive a large amount of visitors and require annual maintenance.

NATURAL AND CULTURAL RESOURCES

Portions of this route follow the historic Kelsey Pack Trail, a supply route established in 1850 between coastal Crescent City and the gold fields at Yreka, California.

This route explores the unique geology of the area as it travels through landscapes shaped by the Cascadia Fault Zone. The route includes terrain created by tectonic uplift, rocks from the upper mantle of the earth, ancient continental edges, the location of the largest tsunami to hit the contiguous United States and areas of complex, dormant volcanic activity.

This route also provides the opportunity to hike through plant communities growing from the coastline, to hot inland ridges, to the alpine ecosystems of the Cascade Mountains. Users pass through diverse vegetation growing on nutrient-poor soils under extreme temperature and drought stress along the Siskiyou Crest.[4]

Emigrant Lake Area

ROUTE DESCRIPTION

The Emigrant Lake Recreation Area is a 1,476-acre lakefront park with campsites, boat ramps and a swimming cove located six miles southeast of Ashland. This recreation area is the planned terminus of the Bear Creek Greenway and was part of the original Greenway Plan of 1966.

NATURAL AND CULTURAL RESOURCES

Emigrant Lake is formed by a dam built in 1924 which impounds Emigrant Creek flowing out of the transitional landscape between the Siskiyou Mountains and Cascade Range. Its name derives from the early 1850s when settlers traveled the final stretch of the Applegate Trail descending into the Bear Creek Valley. The lake has an average water volume of 40,530 acre feet and is administered by the TID in conjunction with the federal Bureau of Reclamation. The reservoir helps provide additional storage for irrigation. The surrounding, geologically complex Siskiyou Mountains have been eroding for over 50 million years, depositing significant quantities of clay, silt, sand, pebbles and cobbles into low-lying areas at their base. The very well-rounded pebbles and cobbles of quartzite rock eroding from the upland formations can often be found in the stream gravels of Bear Creek Valley and on the shoreline of Emigrant Lake.[5]

Pacific Crest Trail (Pct)

ROUTE DESCRIPTION

This popular National Scenic Trail was created in 1968 as part of federal legislation to foster the creation of a nationwide system of trails. The PCT connects Mexico to Canada and is 2,659 miles in length. The city of Ashland is a major re-supply stop for hikers on this trail, who are a common sight

in town during the busy summer season. Heading north from California, the PCT runs congruent with the Coast to Crest trail on the Siskiyou Crest, west of Mount Ashland, and follows it east of Interstate 5 and north to enter the Cascade Mountain Range.

LINKAGES

The existing Creek to Crest Trail connects the Bear Creek Greenway and numerous other trails in the city of Ashland to the PCT near Mount Ashland.

CHARACTER

This trail explores a broad range of habitats along its entire length. Locally, it is a ridgetop trail west of Interstate 5. East of the interstate it connects to the community of Greensprings, Oregon, and becomes a plateau trail before heading north through the Cascade Mountains. This trail experiences severe overcrowding during the summer season. Resource damage and negative user experiences are a recurring problem due to the trail's popularity.

EXPECTED USERS

The expected user groups for this trail are hikers and equestrians. This trail passes through multiple federal wilderness areas where mountain bikers and motorized equipment are not permitted. Local community members use nearby portions of this trail year-round for single and multi-day hiking and horseback rides or snow sports.

TYPICAL SECTION

This is a high-volume, well-maintained, typically single-track ridgetop trail.

NATURAL AND CULTURAL RESOURCES

Clinton Churchill Clarke first proposed this trail in 1932 but it was not officially designated until 36 years later. This mountainous trail offers users an opportunity to see a vast array of botanical and geologic diversity as well as significant historical and cultural landmarks and features. The lowest point is near sea level, while the highest point is 13,153 feet in the Sierra Nevada Mountains. The PCT traverses 25 National Forests and seven National Parks.

Jack-Ash Trail

ROUTE DESCRIPTION

The Jacksonville to Ashland trail, referred to as the Jack-Ash Trail, has been partially constructed. When completed, it will run primarily along the ridges and crests of the Siskiyou Mountains between the two cities. The first phase of construction was completed in 2017 with subsequent proposed phases expected to be completed in the near future.

LINKAGES

The trail will provide connectivity between the Rogue and Applegate Valleys. There are opportunities for both short and long distance active recreation with linkages to the PCT and other regional trails. On the east side, the proposed Jack-Ash Trail would connect to the city of Ashland. The route/s are yet to be determined with multiple options.

CHARACTER

Trail users would expect high vehicle traffic on the sections congruent with existing roadways during the weekends as well as opportunities for solitude on some of the single track sections depending on the season.

EXPECTED USERS

The Jack-Ash Trail is designed for non-motorized users except where the route runs concurrent with existing multiple-use roads. Typical users could be hikers, mountain bikers and equestrians.

TYPICAL SECTION

This trail consists of a series of single-track, non-motorized trail sections that link several segments of gravel and natural surface roads that are open to vehicle traffic. Trail segments are primarily on BLM land with some proposed portions on private land for which easements would be needed.

NATURAL AND CULTURAL RESOURCES

This trail spans a wide variety of environments, from urban areas to Siskiyou Mountain ridge tops, winding through meadows, chaparral and mixed forestlands. The Jack-Ash Trail provides views of the Rogue and Applegate Valleys, the Siskiyou Crest and the Cascade Mountains.6

Citations

1. 2017 SCORP
   SCORP/2013-2017 Oregon
2. Beneficial Use of Imperatrice Property, City of Ashland, July 2009

   Beneficial Use of Imperatrice Property
3. Greater Bear Creek Valley Regional Problem Solving Phase One Status Report

   Regional Problem Solving Phase
4. Coast to Cascade Trail, Roger Brandt

   Coast to Cascade Trail
5. United States Bureau of Reclamation-Emigrant Lake

   United States Bureau of Reclamation-Emigrant Lake
6. BLM Jack-Ash Trail EA

   BLM Jack-Ash Trail EA