

URBAN RENEWAL AGENCY BOARD MEETING MINUTES

JUNE 23, 2025

DATE COUNCIL CHAMBERS, CITY HALL, CITY OF WOODBURN, COUNTY OF MARION, STATE OF OREGON, JUNE 23, 2025

CONVENED The meeting convened at 6:45 p.m. with Chair Lonergan presiding.

ROLL CALL

Chair Lonergan	Present
Member Cantu	Present
Member Cornwell	Present – 7:53 p.m.
Member Schaub	Present
Member Grijalva	Present
Member Wilk	Present
Member Bravo	Absent

Staff Present: City Administrator Derickson, City Attorney Granum, Assistant City Attorney Killmer, Assistant City Administrator Row, Special Projects Director Wakely, Community Development Director Kerr, Police Chief Millican, Public Works Director Stultz, Community Relations Manager Herrera, City Recorder Pierson

CONSENT AGENDA

A. Urban Renewal Agency minutes of June 9, 2025.

Motion: Schaub/Wilk... adopt the Consent Agenda.

The Motion passed with the following vote: Members Schaub, Grijalva, Wilk, and Cantu voting “aye.” [4-0]

URG #2025.03 – 563 AND 573 N. FRONT STREET | MENDOZA

Economic Development Director Johnk provided a staff report.

Motion: Schaub/Wilk... approve the Building Improvements Program (BIP) application from the owner of the property located at 563 and 573 N. Front Street, Nereida Mendoza & Jose Mendoza, (Applicants), in the amount of \$4,812, 50% of the overall cost for installation of a fence in the rear (alley side) of their properties in an effort to reduce on going vandalism and dumping as well as to provide improved security for their tenants; for a total project cost of \$9,625.

The Motion passed with the following vote: Members Schaub, Grijalva, Wilk, and Cantu voting “aye.” [4-0]

URG #2025.04 – 397 N. FIRST STREET | COSMETOLOGY SCHOOL

Economic Development Director Johnk provided a staff report.

Motion: Schaub/Cantu... approve the Building Improvements Program (BIP) Grant Application from the owner of the property located at 397 N. First Street, Celestina Chacon Quintero, (Applicant), in the amount of \$50,000. This project includes an interior and exterior redevelopment of the property for use

URBAN RENEWAL AGENCY BOARD MEETING MINUTES
JUNE 23, 2025

as a Cosmetology School, with a total investment of \$780,750.

The Motion passed with the following vote: Members Schaub, Grijalva, Wilk, Cornwell, and Cantu voting “aye.” [5-0]

BUILDING IMPROVEMENTS PROGRAM GUIDELINE REVISIONS

Economic Development Director Johnk provided a staff report.

Motion: Schaub/Wilk ... approve the revised City of Woodburn Building Improvements Program Guidelines, as recommended by the Downtown Advisory Review Subcommittee (DARS).

The Motion passed with the following vote: Members Schaub, Grijalva, Cornwell, Wilk, and Cantu voting “aye.” [5-0]

ADJOURNMENT

Motion: Schaub/Cornwell ... move to adjourn.

The Motion passed with the following vote: Members Schaub, Grijalva, Cornwell, Wilk, and Cantu voting “aye.” [5-0]

Chair Lonergan adjourned the meeting at 7:07 p.m.

APPROVED

FRANK LONERGAN, CHAIR

ATTEST

Heather Pierson, City Recorder
City of Woodburn, Oregon

September 22, 2025

TO: Urban Renewal Agency (URA)

FROM: Downtown Advisory Review Subcommittee (DARS)
Jamie Johnk, Economic Development Director

SUBJECT: **URG #2025.05 – 573 N. FRONT STREET | CUEVAS/MENDOZA**

RECOMMENDATION:

Approve the Building Improvements Program (BIP) application from the owner of the property located at 573 N. Front Street, Nereida Mendoza & Jesus Cuevas, (Applicants), for an amount not to exceed 50% of the overall cost to complete the repairs to the rear of the building, as detailed in the estimates provided. The lowest bid provided for this SOW is **\$29,730 (50% = \$14,865)**.

BACKGROUND:

This property is owned by the applicants and occupied by a commercial business, Santa Ana's Restaurant. The rear of the property is in need of significant stucco repairs as well as to replace boarded windows and door. Once the stucco has been repaired, the scope of work includes painting the exterior rear of the building.

PROPOSAL:

The Applicant has provided three (3) estimates. The lowest estimate is for \$29,730 from which grant consideration will be made. If the applicant selects a contractor with a higher bid amount, DARS will only reimburse 50% of the lowest estimate provided or \$14,865.

- AMV Construction LLC \$34,324
- Natalys Construction \$29,730
- Pro 3.5 Construction LLC \$31,205

FINANCIAL IMPACT:

The FY 2024-25 Urban Renewal Building Improvements Program budget has sufficient funds to approve a grant request in the amount of \$14,865.

Program Criteria:

- The properties are located at 573 N. Front Street and within the Urban Renewal District.
- The proposal complies with the Woodburn Development Ordinance. Any necessary permits will be obtained from the city.
- The project encourages greater marketability of the Urban Renewal District.
- The project will be complimentary to the existing building as well as the surrounding buildings.
- The Urban Renewal Program specifically identifies façade repairs and window upgrades as an eligible improvement within Woodburn's Urban Renewal District.

Summary and Conclusion:

The Program is intended to encourage and assist business and property owners to invest in the Urban Renewal District. This Application reflects the intent of the program by making improvements to the property and maintaining the useful life of the building.

Conditions of Approval:

1. Invoices must be submitted for reimbursement. No grant money will be disbursed until the project is completed and is approved by the Agency.
2. Grant funds may be used for materials and services provided by licensed contractors.
3. Projects shall be completed within one year of approval to be eligible for reimbursement. Grants provide for a single payment after receipts are provided, and all completed work is accepted by the City.
4. Licensed contractors will complete all work.

Attachments:

- Building Improvements Application

City of Woodburn

Building Improvements Program

APPLICATION ☒ Small Grant ☐ Large Grant ☐ Loan (Fee \$150) ☒ Design Services (Fee \$50)

APPLICANT INFORMATION

Name: Jesus Cuevas & Nereida Mendoza
Phone: 650-484-9492
Tax ID number:

FOR OFFICE USE ONLY

Application Date:
Approval Date:
Amount Awarded:

PROPERTY OWNER INFORMATION

Property Address: 573 N Front St			
Name: Jesus Cuevas & Nereida Mendoza		Phone/Email: 650-484-9492	
Address: 573 N Front ST		City: Woodburn	St: OR Zip: 97071
Owner's Signature: <i>Jesus Cuevas</i> <i>Nereida Mendoza</i>		Date: 8/27/25	

BUSINESS AND / OR PROJECT INFORMATION

Name of Business: Santa Anas Mexican Food		Business Owner's Name: Jesus Cuevas	
Address: 573 N Front St		Phone: 650-484-9492	
City: Woodburn	State: OR	Zip: 97071	
Type of Business: Mexican Restaurant		Upper Floor Use: n/a	

PROPOSED IMPROVEMENTS

Improvements Type: <input type="checkbox"/> Interior Improvements <input checked="" type="checkbox"/> Exterior Improvements <input type="checkbox"/> Other
Description:
Repair (back side of building structure) 2 new windows, 1 door & screen
Remove old stucco and place new stucco, clean area, paint
Estimated Cost of Improvements: \$ 30,500.00

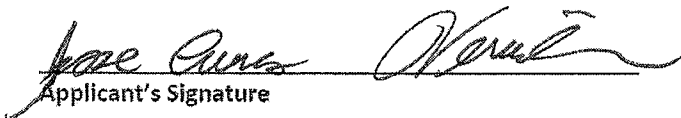


Application Fee	
Collected By:	_____
Receipt #:	_____
Date:	_____

CERTIFICATION BY APPLICANT

The Applicant certifies that all information provided in this application is true and complete to the best of the Applicant's knowledge and belief. The Applicant represents to the City that this Agreement has been duly authorized by all necessary action on the part of the Applicant and no other corporate or other action on the part of the Applicant is legally required. If the Applicant is not the owner of the property to be rehabilitated, the Applicant certifies that it has the legal authority to sign and enter into an agreement to perform the proposed work on the building. Evidence of this legal authority must be attached.

Applicant acknowledges and agrees the Agency shall have no obligation to pay any persons providing materials or performing labor or to cause the release of any mechanics or other liens that may be recorded against the above property in connection with the proposed improvements.

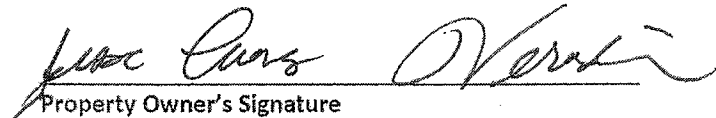

Applicant's Signature

08/27/25

Date

ACKNOWLEDGMENT BY PROPERTY OWNER (if different than Applicant)

The Property Owner hereby acknowledges all the above terms of this application and agrees that the Agency shall have no obligation to pay any persons providing materials or performing labor or to cause the release of any mechanics or other liens that may be recorded against the above property in connection with the proposed improvements.


Property Owner's Signature

08/27/25

Date



AMV Construction LLC

956 Bonefant Ct Gervais, Or 97026
 Angel Garcia 503-800-1758
 CCB#247407

AMV95
Date of issue 8/27/25
Expiration Date 9/11/25

Client Name	Client Address	Client Phone#
Jesse Cuevas, Santa Ana	573 N Front st Woodburn OR 97071	408-718-4299
Email:	citycertifiedbackflow@gmail.com	

Stucco Project

Job overview

Demolition of old stucco on west/Rear wall at 573 N Front st. Chip all existing old stucco on rear facing wall including upper and lower level. Install two new windows on upper level and new exterior door on upper level. Remove existing damaged screen door on lower level and install new one.

Install all new stucco, seal and paint complete exterior west facing wall including upper and lower level. Remove and disposal of all construction debris.

Upon completion we do a final clean up and do a final walk through with client.

Paint color is still to be determined.

Door we will be installing is a steel exterior fire-rated door, Windows installed will be Vinyl dual pane windows.

Credit/Debit card payments have a additional 3.5% fee

For all the above described the cost will be **\$34,324.35** which includes labor and material

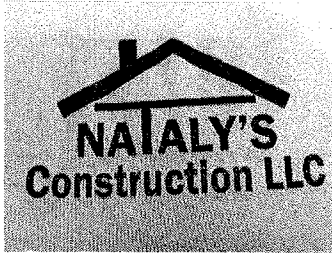
This is not a Contract

THIS QUOTE IS VALID ONLY FOR 15 DAYS FROM ORIGINAL ISSUANCE

Angel Garcia
 AMV Construction LLC
 AMVConstructionllc@gmail.com _____ Date: _____

Jesse Cuevas, Santa Ana
 Approved and Accepted
 (Owner or Authorized Person) _____ Date: _____

ESTIMATE



Prepared For

Jesus Areglar
(408) 718-4299

Natalys Construction Llc

Woodburn, Oregon 97352
Phone: (971) 216-1289
Email: geramhdz@yahoo.com

Estimate # 59
Date 08/24/2025

Description

Santanna Restaurant
573 N Front St.

This bid is to repair the back side of the building structure that measures 22x33
This job will consist of installing 2 new windows, 1 door, 1 screen door. Remove old stucco
and put new stucco. We will paint and clean the area when completed

The price for this project including labor and materials will be \$29,730

Subtotal	\$29,730.00
<hr/>	
Total	\$29,730.00

By signing this document, the customer agrees to the services and conditions outlined in this document.

Jesus Areglar

ESTIMATE



Prepared For

Jesús. (santanas Restaurant)
573 N Front St
Woodburn , Oregon 97071

Pro 3.5 Construction LLC

15113 Pine St
Jefferson, Oregon 97352
Phone: (971) 216-2858
Email: pro3.5constructionllc@gmail.com

Estimate # 118
Date 08/25/2025
Expiration Date 09/13/2025

Description	Total
backside exterior remodel	\$31,205.00
This job consist of the following :	
- remove two windows and replace two windows	
Waterproof windows	
-remove one door and install one door	
-install new screen door	
-scratch all stucco and remove falling debris and replace stucco with new	
-paint new back side of building	
(This bid cover all labor and materials)	

Subtotal	\$31,205.00
Total	\$31,205.00
Deposit Due	\$15,602.50

By signing this document, the customer agrees to the services and conditions outlined in this document.

Jesús. (santanas Restaurant)

September 22, 2025

TO: Urban Renewal Agency (URA)

FROM: Downtown Advisory Review Subcommittee (DARS)
Jamie Johnk, Economic Development Director

SUBJECT: **URG #2025.06 – 607 N. FRONT STREET | FLOMER FURNITURE**

RECOMMENDATION:

Approve the Building Improvements Program Grant Application (Program) from the owner of the property located at 607 N. Front Street, Kester Schuler, LLC (Applicant), for an amount not to exceed 50% of the overall cost to complete the repairs, as detailed in the estimates provided. The lowest bid provided for this SOW is **\$46,734 (50% = \$23,367)**.

BACKGROUND:

This property is owned by the applicants and occupied by a commercial business, Flomer's Furniture. The roof on the property is in poor condition and in need of replacement. The scope of work removal of the existing roof and making necessary repairs, installation of TPO membrane roofing material, and repairs/replacement of fascia boards, caps and vents.

PROPOSAL:

The Applicant has provided three (3) estimates. The lowest estimate is for \$46,734 from which grant consideration will be made. If the applicant selects a contractor with a higher bid amount, DARS will only reimburse 50% of the lowest estimate provided or \$23,367.

- | | |
|-----------------------|----------|
| • Interstate Roofing | \$46,734 |
| • Girard Construction | \$49,850 |
| • Pfeifer Roofing | \$66,184 |

FINANCIAL IMPACT:

The FY 2024-25 Urban Renewal Building Improvements Program budget has sufficient funds to approve a grant request in the amount of \$23,367.

Program Criteria:

- The properties are located at 607 N. Front Street and within the Urban Renewal District.
- The proposal complies with the Woodburn Development Ordinance. Any necessary permits will be obtained from the city.
- The project encourages greater marketability of the Urban Renewal District.
- The project will be complimentary to the existing building as well as the surrounding buildings.
- The Urban Renewal Program specifically identifies roof repairs and replacement as an eligible improvement within Woodburn's Urban Renewal District.

Summary and Conclusion:

The Program is intended to encourage and assist business and property owners to invest in the Urban Renewal District. This Application reflects the intent of the program by making improvements to the property and maintaining the useful life of the building.

Conditions of Approval:

1. Invoices must be submitted for reimbursement. No grant money will be disbursed until the project is completed and is approved by the Agency.
2. Grant funds may be used for materials and services provided by licensed contractors.
3. Projects shall be completed within one year of approval to be eligible for reimbursement. Grants provide for a single payment after receipts are provided, and all completed work is accepted by the City.
4. Licensed contractors will complete all work.

Attachments:

- Building Improvements Application



City of Woodburn

Building Improvements Program

APPLICATION

☒ Exterior Grant ☐ Interior Grant ☐ Design Services

APPLICANT INFORMATION

Name: <u>KESTER SCHULER, LLC</u>
Phone: <u>503-981-7291</u>
Tax ID number:

FOR OFFICE USE ONLY

Application Date:
Approval Date:
Amount Awarded:

PROPERTY OWNER INFORMATION

Property Address: <u>607 N FRDNT ST</u>	<u>503-981-7291</u>
Name: <u>KESTER SCHULER LLC</u>	Phone/Email: <u>tfldmer@fldmer.com</u>
Address: <u>PO BOX 39</u>	City: <u>WOODBURN</u> St: <u>OR</u> Zip: <u>97071</u>
Owner's Signature: <u>Thom Flomer</u>	Date: <u>9.17.2025</u>

BUSINESS AND / OR PROJECT INFORMATION

Name of Business: <u>FLDMER FURN & APPL</u>	Business Owner's Name: <u>TOM FLDMER</u>
Address: <u>607 N. FRONT ST</u>	Phone: <u>503-981-7291</u>
City: <u>WOODBURN</u> State: <u>OR</u>	Zip: <u>97071</u>
Type of Business: <u>HOME FURNISHINGS</u>	Upper Floor Use: <u>N/A</u>

PROPOSED IMPROVEMENTS

Improvements Type: <input type="checkbox"/> Interior Improvements <input checked="" type="checkbox"/> Exterior Improvements <input type="checkbox"/> Other
Description:
<u>T.P.D. REPAIR TO SOUTHEAST</u>
<u>SECTION OF BUILDING ROOF</u>
Contractor/Bid Selected: <u>INTERSTATE ROOFING</u>
If not the lowest bidder, explain why this contractor/bid was selected: _____

CERTIFICATION BY APPLICANT

The Applicant certifies that all information provided in this application is true and complete to the best of the Applicant's knowledge and belief. The Applicant represents to the City that this Agreement has been duly authorized by all necessary action on the part of the Applicant and no other corporate or other action on the part of the Applicant is legally required. If the Applicant is not the owner of the property to be rehabilitated, the Applicant certifies that it has the legal authority to sign and enter into an agreement to perform the proposed work on the building. Evidence of this legal authority must be attached.

Applicant acknowledges and agrees the Agency shall have no obligation to pay any persons providing materials or performing labor or to cause the release of any mechanics or other liens that may be recorded against the above property in connection with the proposed improvements.

Thomas Flannery
Applicant's Signature

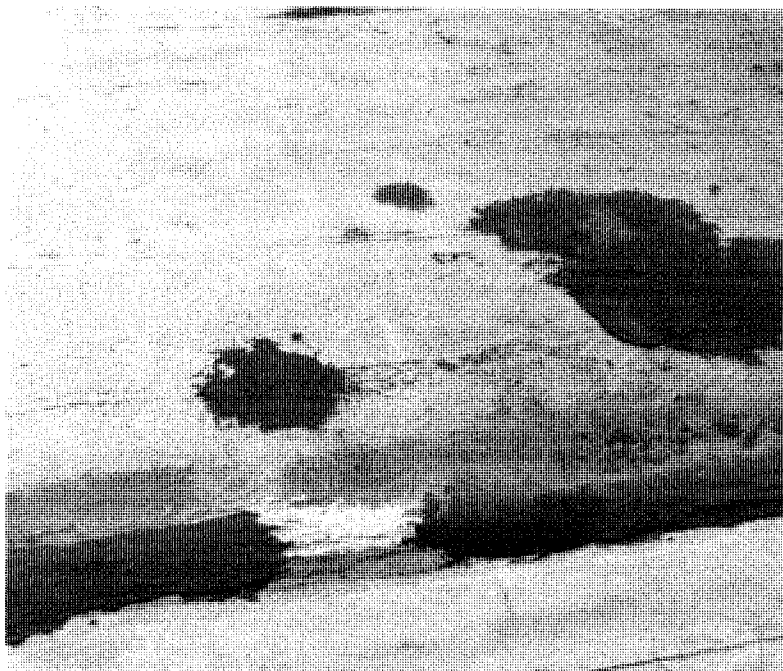
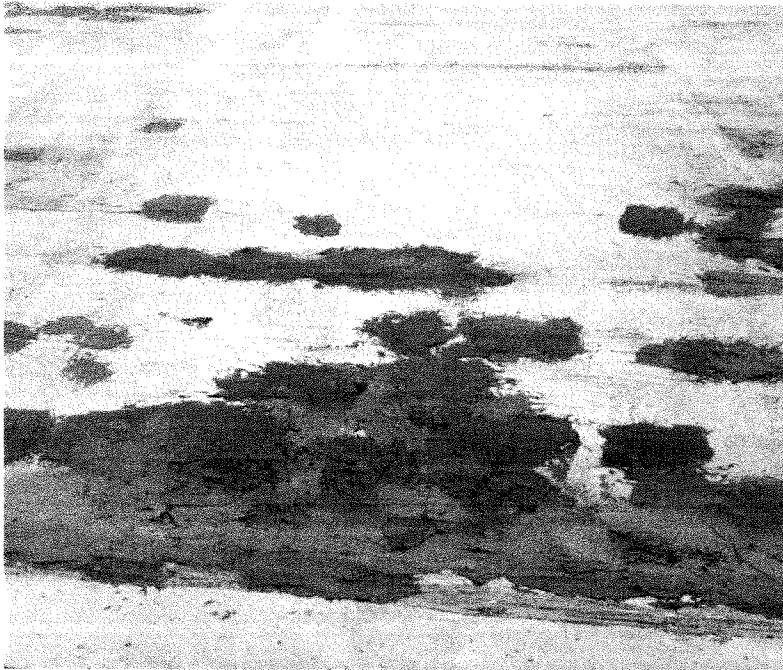
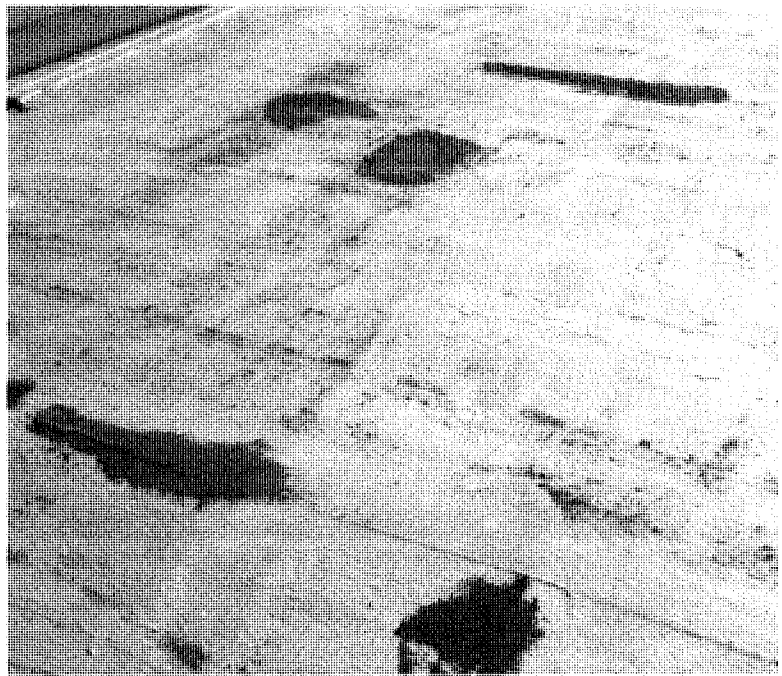
9.17.25
Date

ACKNOWLEDGMENT BY PROPERTY OWNER (if different than Applicant)

The Property Owner hereby acknowledges all the above terms of this application and agrees that the Agency shall have no obligation to pay any persons providing materials or performing labor or to cause the release of any mechanics or other liens that may be recorded against the above property in connection with the proposed improvements.

Property Owner's Signature

Date





15065 SW 74th Ave
Portland, OR 97224
www.interstateroofing.com

Office 503-684-5611
Fax 503-639-3056

Proposal Submitted to: Flomer Furniture
Attn: Tom Flomer
Phone: 503-319-3956
Email: tflomer@flomer.com

Job Location: 607 North Front Street
Woodburn OR 97071

Date: September 16, 2025

We hereby submit specifications and Budget Estimates for: Removing existing roofing material and installing TPO single ply membrane – See roof report for scope of work details.

SCOPE OF WORK (TPO Repair)

Setup safety per OSHA standards
Prepare roof repair area for recover
Cover over existing roof system
Raise perimeter edge as needed to encase new insulation height
Mechanically attach 1" Class A fire rated GAF barrier board
Remove and dispose of existing damaged fascia boards
Provide and install new pre primed cedar fascia boards where damaged boards were removed
Mechanically attach GAF 60 mil TPO single ply membrane (white)
Attach TPO membrane up to parapet wall
Custom fabricate and install 26 gauge perimeter cap metal (white or brown)
Reuse cap metal where flat roof meets barrel roof section
Reuse existing ventilation systems
Flash all roof penetrations with TPO flashing membrane
Attach to existing drains
Provide outhouse for the duration of the project
Clean up and properly dispose of all roofing related debris
Inspections daily and upon completion
Manufacturer's inspection and grading upon completion
20 year Manufacturer's NDL "No Dollar Limit" Material, Labor, and **Workmanship** Warranty Included (Non-Prorated)

Total investment for scope of work detailed above:

\$46,734

I've priced a 60 mil TPO roof system for you which is middle of the road when it comes to warranty and useful roof life expectancy. TPO material thickness ranges from 45-80 Mils and 10-35 year No Dollar Limit material, labor and workmanship warranties. Please let me know if you need me to value engineer alternative options for you.

Scope of work area:



OREGON #: 244218 / WASHINGTON #: INTERRL776BC

Option 1:

Using the same scope of work as above with the exception of a ½" barrier board instead of a 1" barrier board, reroof the front awning on the building after framing has been repaired.

Add \$16,984

Accept: _____

Decline: _____

Assumptions: No overtime or weekend pricing is included with this roofing proposal. Front awning pricing is only good if awning is replaced in conjunction with the main roof repair. Any electrical must be removed and replaced by others as needed. Any HVAC curbs and ductwork should be replaced by others as needed. Scope of work is for roofing within highlighted area on cover page of roof detail report. No awnings, entries or other connected structures included in proposal. Any needed siding, painting or interior finish work must be done by others and is not included in this roofing proposal. Interstate Roofing is not responsible for evaluation of overflow drainage systems. Any satellites on roof may need to be recalibrated by others after roofing project. Overflows should be installed by others. Dust will fall through existing decking. Parking lot will be made available for roof restoration project. Estimate does not include any seismic upgrades that may be required on the building. ACRM are discovered it will be contained and/or abated in accordance with local, state and federal requirements at an additional cost.

GAF Well Roof 25% Warranty Extension
20 year extends to 25 years

Well Roof Annual Preventative Maintenance, \$750 per visit, for the first 3 visits. **Accept: _____ Decline: _____**

NOTE (1): All electrical and gas lines, HVAC and duct work preparation, removal, repair, and/or replacement is not included unless stated. Damage to the above mentioned is not the responsibility of Interstate Roofing Inc.

NOTE (2): Taper systems are recommended and a quote can be given upon request. Even with a taper system, ponding water will still occur.

NOTE (3): Seismic upgrades are not included and it is the building owner's responsibility to notify us if one is required.

WE PROPOSE HEREBY to furnish material and labor – complete in accordance with the above specifications for the contract amount stated above, **taxes not included.** Payment to be made as follows: 30% due upon acceptance; balance due upon completion. If a job has phases; payments will be phased also. We accept Visa, Mastercard and Discover with an additional 2.5% processing fee. A late charge of 1 ½% per month will be applied to accounts unpaid for over 30 days. If any option is not initiated, it is assumed declined.

The above scope of work and investment are based solely upon a visual observation. During the project other deficiencies may be discovered which require additional work, for example: dry rot, delaminated plywood, but not limited to these items. Additional work is billed at \$95.00 per man-hour plus materials, disposal, mobilization and markup on such. To not slow the progress of the job or leave the roof open to the elements, this may be done as it occurs; written change orders are not required. Paint is not included. The above stated price is based upon one mobilization. If multiple mobilizations are required for such things such as working with other trades, or to respond to leaks prior to roof commencement, work will be billed at our stated time and material rates.

ACCEPTANCE OF ESTIMATE:

Customer accepts the above prices, specifications and conditions. Interstate Roofing ("Interstate") is hereby authorized to do the work as specified. By signing this contract, Customer affirms that Customer has read, understands and agrees to the Terms, Conditions and Additional Information attached to this contract, including the documents listed. Customer also gives Interstate permission to use pictures taken of Customer's property in Interstate's advertising. **You, the buyer, have the legal right to cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. See the attached notice of buyer's right to cancel for an explanation of your right to cancel.**

Customer Signature _____

Date _____

Terry Nation

Interstate Representative

9-16-25

Date _____

TERMS, CONDITIONS AND ADDITIONAL INFORMATION:

Interstate is a certified firm authorized to conduct lead-based paint activities and remove certain asbestos containing roofing materials, however, the above price and scope of work, unless specifically stated above, is based on **not** encountering lead, asbestos, or any other toxic material in, on or around the jobsite. If such materials are found, Interstate shall be entitled to additional time and compensation based upon our stated time and material rates. Customer is responsible for notifying Interstate of any asbestos containing, lead containing, or other toxic materials on site. It is the building owner's and/or owner's agent responsibility to: notify tenants of the presence of lead paint, asbestos, and/or any other toxic containing material, and notify tenants that lead containment work and/or other toxic containing material work may occur while the job is being performed, and to provide tenants with the Renovate Right pamphlet.

Customer is aware that some roofing products emit fumes, vapors and odors during the application process. Customer shall be responsible for interior air quality, including controlling mechanical equipment, HVAC units, intake vents, wall vents, windows, doors and all other openings to prevent fumes and odors from entering the home/building and shall hold Interstate harmless from claims from third parties relating to fumes and odors that are emitted during the normal roofing process.

Customer acknowledges that re-roofing of an existing building may cause disturbance and falling debris such as dust, debris, insulation, fireproofing, etc. to fall into the interior. Customer agrees to remove or protect property directly below the roof in order to minimize potential interior damage. Customer shall notify tenants of re-roofing and the need to provide protection underneath areas being reroofed. Interstate is not responsible for disturbance, damage, clean up or loss to interior property.

Positively connecting ducts to vents and/or fans is not included in the scope of work and is not the responsibility of Interstate. This type of work should be completed by a licensed HVAC contractor after the roofing project is complete. Interstate strongly suggests a professional HVAC contractor inspect ducting and fans after the roofing project is completed.

By signing this contract, Customer recognizes, acknowledges, and accepts that Interstate Roofing has informed Customer about the possibility or likelihood of condensation/moisture and possible resulting damage that may be caused by condensation/moisture within the roof system; and Customer will indemnify, defend and hold Interstate harmless for any and all condensation and/or ventilation issues and/or consequential damage, even if additional ventilation is installed. Customer agrees that Interstate is not responsible for moisture migration from the building interior or other building components into the roofing system. Interstate is not responsible for location or size of roof drains, adequacy of drainage or ponding on the roof due to deck or structural conditions.

Although Interstate and most manufacturers recommend to always remove all layers of roofing, some customers would like the option of a recover. In the case of a recover, it is not possible to determine if rot is present. Therefore, if Customer requests a recover notwithstanding the foregoing risks, Customer waives any claims against Interstate for covering over rot, organic growth, or any other sort of microbial growth and Customer further agrees to indemnify, defend, and hold Interstate harmless from any claims for covering over rot, organic growth or any other sort of microbial growth following a recover.

Interstate's price is based upon there not being electrical conduit, plumbing pipes, cables or other materials embedded within the roof assembly or attached directly to the bottom or topside of roof deck. Interstate is not responsible for repair or damages, including disruption of service, resulting from damage to undisclosed or concealed electrical or other utility lines. Customer will indemnify, defend and hold Interstate harmless from claims and expenses if Customer fails to notify Interstate of such electrical or turn-off power so as to avoid injury resulting from the presence of concealed electrical conduit and live electrical power.

This roofing project is designed to protect the topside of the roof deck from the elements. Commencement of the roof work indicates only that the surface of the deck appears satisfactory to attach roofing materials. Customer warrants that the structure on which Interstate is to work is in sound condition and capable of withstanding roofing construction, equipment and operations. Interstate is not responsible for the construction, structural sufficiency, undulations, durability, fastening, moisture content, suitability, or physical properties of the roof deck or other trades' work or design, nor is Interstate responsible to test or assess moisture content of the deck or substrate. Interstate does not provide design, engineering, consulting, or architectural services. It is the Customer's responsibility to retain a licensed architect or engineer to determine proper design and code compliance, including a determination as to whether and what type of a vapor or air retarder is needed and calculation or verification of wind-load design. Interstate cannot be held responsible for any pre-existing issues, or issues that may arise during or after the completion of the project that have to do with anything below the topside of the roof deck, for example: organic growth, mildew, or any other microbial growth anywhere in the building or attic space; ducting, and ducting connections, fans (bath fans, kitchen fans, dryer fans, etc.), firewall venting, structural sufficiency, insulation, blockage of or lack of intake and/or exhaust ventilation, but not limited to these items, are not the responsibility of Interstate. To the extent minimum wind loads or uplift pressures are required, Interstate's proposal is based solely on manufacturer's printed test results. Interstate makes no representation regarding wind uplift capacity and assumes no liability for wind uplift.

It is Customer's and/or the building owner's and/or owner's agent's (collectively, "Customer") responsibility to notify Interstate if any federal and/or state money is being used to fund this project or if the building is insured by Factory Mutual, as additional work and/or costs are generally required. If this job requires certified payroll or the payment of Davis Bacon wages, it is the building owner's responsibility to notify Interstate of the wage prior to bid. Unless specifically stated above, the price and scope of work are based on standard Interstate wages. If not notified, Interstate cannot be held responsible for any additional fees/costs and Customer agrees that Customer will be responsible for any additional fees/costs.

Interstate is not responsible for the safety of persons on the roof other than its own employees. Customer and/or Customer's Agent agree to indemnify, defend and hold Interstate harmless, including attorney's fees, from claims for personal injury by persons or entities whom Customer or Customer's Agent have allowed or authorized to be on the roof, including from use of Interstate's ladder.

Customer shall shut down roof located electronic equipment that emits or receives radio frequency waves when Interstate is working on the roof so that roofing personnel will not be subject to radio frequency waves or electromagnetic radiation while working on the roof and Customer shall indemnify, defend and hold Interstate and its personnel harmless from any personal injury claims resulting from a failure by Customer to do so.

Interstate is not responsible for loss, damage or delay caused by reasons or circumstances beyond our reasonable control, including but not limited to acts of God, weather, animals, insects, birds, accidents, fire, regulations, strikes, pandemic, failure or delay of transportation, and shortage of inability to obtain materials. If material supplier is unable to load roofing material due to overhanging trees, shrubs, power lines/cables, slope of driveway or any other access issue, and additional charge will be added for hand loading. If Customer delays construction, additional fees may be incurred.

Interstate is not responsible for leakage through the existing roof or other areas of the roof that have not yet been reroofed by Interstate.

Interstate and Customer are committed to acting promptly so that roof leaks are not a source of potential interior mold growth. Customer will make periodic inspections for signs of water intrusion and act promptly including prompt notice to Interstate if Customer believes there are roof leaks, to correct the condition. Upon receiving notice, Interstate will make roof repairs. Customer is responsible for monitoring any leak areas for indoor air quality. Interstate is not responsible for indoor air quality. Customer shall indemnify, defend, and hold Interstate harmless from claims due to indoor air quality and resulting from a failure by Owner to maintain the building in a manner to avoid growth of mold. Customer agrees to indemnify, defend, and hold Interstate harmless from claims brought by tenants and third parties arising from mold growth.

Interstate's work will be warranted by Interstate in accordance with its standard warranty, which is made a part of this proposal and contract and incorporated by reference. A sample of Interstate's Limited Workmanship Warranty is attached or, if not, will be furnished upon request. Interstate SHALL NOT BE LIABLE FOR SPECIAL, INCIDENTAL OR CONSEQUENTIAL DAMAGES. The acceptance of this proposal by the Customer signifies agreement that this warranty shall be and is the exclusive remedy against Interstate.

Interstate and the material supplier have no control over the quality of the product or the length of time the manufacturer claims the product will last. The manufacturer has sole liability for the product. Please see the manufacturer's warranty for coverage details, terms and conditions. Warranty lengths may differ for non-owner occupied buildings. Interstate is not responsible for the verification of technical specifications of product manufacturers, i.e., R-value or ASTM or UL compliance, but rather the materials used are represented as such by the material manufacturer.

LIMITATION ON ACTIONS: THE PARTIES HERETO AGREE THAT A LAWSUIT FILED TO ENFORCE THIS CONTRACT OR RESOLVE ANY DISPUTE RELATED TO THIS CONTRACT MUST BE COMMENCED WITHIN FIVE (5) YEARS FROM THE DATE OF BILLING FOR THE BALANCE OF THE COSTS UNDER THIS AGREEMENT OR FROM THE DATE INTERSTATE LAST PERFORMS WORK UNDER THIS AGREEMENT, WHICHEVER IS EARLIER, OR BE FOREVER BARRED. NOTWITHSTANDING THE ABOVE, ANY CLAIM ALLEGING NEGLIGENCE MUST BE COMMENCED WITHIN ONE (1) YEAR OF DISCOVERY OF THE NEGLIGENCE, BUT NOT MORE THAN FIVE (5) YEARS FROM THE DATE OF BILLING FOR THE BALANCE OF COSTS UNDER THIS AGREEMENT OR FROM THE DATE INTERSTATE LAST PERFORMED WORK UNDER THIS CONTRACT, WHICHEVER IS EARLIER, OR BE FOREVER BARRED. THIS PROVISION APPLIES INSTEAD OF ANY LIMITATIONS PERIOD OTHERWISE PROVIDED BY LAW.

Substantial Completion. Interstate and Customer agree that the project has reached a state of "Substantial Completion," as that phrase or iterations of that phrase are used by Oregon law governing timing for events affecting construction work, at the time that Interstate sends a billing for the balance of costs under this Agreement regardless of whether Interstate returns to complete additional or new work or if the Agreement is subsequently modified to create additional or new work.

Arbitration Required/Mediation First Option. Any dispute or claim that arises out of or that relates to this agreement, or to the interpretation or breach thereof, shall be resolved by arbitration in accordance with the then effective arbitration rules of Arbitration Service of Portland, Inc. by filing a claim in accordance with the filing rules of ASP, and judgment upon the award rendered pursuant to such arbitration may be entered in any court having jurisdiction thereof. The owner, the contractor, and all subcontractors, material suppliers, engineers, architects, designers, construction lenders, bonding companies, and all other parties concerned with or involved in the performance of the contract are bound, each to the other, by this arbitration clause, provided such party has signed this contract, or has signed a contract that incorporates this contract by reference, or signs any other agreement to be bound by this arbitration clause. The arbitrator selected must be a construction law attorney with not less than ten years in practice, and the parties stipulate to only one arbitrator, regardless of size of the amount in controversy. This arbitration clause shall not preclude any party from filing a statutory construction lien or from commencing suit to foreclose such lien, but the foreclosure suit shall be stayed until the rendering of the arbitration award, which award shall be binding in such foreclosure suit as to all matters determined in arbitration, and the lien may then be foreclosed to the extent permitted by law. The parties acknowledge that mediation usually helps parties to themselves settle their dispute. Therefore, any party may propose mediation whenever appropriate through one of the above named organizations or any other mediation process or mediator as the parties may agree upon. The arbitration will be conducted in the tri-county area in or around Portland, Oregon. If Arbitration Service of Portland, Inc. ceases to exist and has no apparent successor, the parties will still resolve this dispute by binding arbitration.

Attorney's Fees. In the event suit or action is brought, or an arbitration proceeding is initiated, to enforce or interpret any of the provisions of this agreement, or that

is based thereon, the prevailing party shall be entitled to reasonable attorney's fees, costs, expert fees and costs, and consultants fees in connection therewith. The determination of who is the prevailing party and the amount of reasonable attorney's fees to be paid to the prevailing party shall be decided by the arbitrator(s) (with respect to attorney's fees incurred prior to and during the arbitration proceedings) and by the court or courts, including any appellate court, in which such matter is tried, heard, or decided, including a court that hears a request to compel or enjoin arbitration or that hears any exceptions or objections to, or requests to modify or vacate, an arbitration award submitted to it for confirmation as a judgment (with respect to attorney's fees incurred in such proceedings).

All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, weather or delays beyond our control. Our workers are fully covered by workers' compensation insurance.

Where the terms and provisions of this agreement shall be in conflict with the terms of any separate contract, proposal or order; the parties agree that the terms and provisions of this agreement shall be controlling. This proposal may be withdrawn by us if not accepted within 30 days. All estimates are subject to review and cancellation by Interstate Management prior to starting the job.

Interstate's maximum liability for any claim whatsoever arising under this agreement for any reason shall not exceed the contract amount.

Attached Documents

✓ Required Notices for Residential Construction Projects	✓ Manufacturer's upgraded warranty brochure and explanation
✓ Consumer Protection Notice	✓ Defect Notification Requirement
✓ Notice of Procedure	✓ Notice of Right to Cancel
✓ Information Notice to Owners about Construction Liens	✓ Moisture Intrusion and Water Damage
✓ Notice of Right to Lien	✓ Interstate Roofing Maintenance Information
✓ Ventilation Fact Sheet	✓ Interstate Roofing Disclaimer Notice
✓ Manufacturer's standard material warranty	✓ Renovate Right – lead pamphlet
	✓ Interstate Roofing Workmanship Warranty

June 2022

ESTIMATE

Girard Construction
320 Elm Ave
Reedsport, OR 97467

girardconstruction97467@gmail.co
m
+1 (541) 707-0664

Bill to

Flomer Furniture
Flomer Furniture

Ship to

Flomer Furniture
Flomer Furniture

Estimate details

Estimate no.: 1032
Estimate date: 09/10/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Services	Flat Roof Repair/Recover – Scope of Work Cover existing roof material (no demolition included other than fascia removal). Install Safeguard 30 synthetic underlayment. Install ¼" DensDeck® Roof Board (fire-rated). Install all new edge flashing, pipe flashing, and roof vents. Reuse existing flashing at barrel roof connection. Remove and replace existing fascia. Install 60 mil TPO rolled roofing over ½-inch EPS fan-fold foam insulation. Remove and dispose of all excess material. Leave work area broom-clean upon completion. Warranty: Includes a 2-year workmanship warranty at no additional cost to the owner. Additional Notes: Any unforeseen rot or damage will be repaired at a rate of \$95/hour plus material costs.		\$49,850.00	\$49,850.00
Total						\$49,850.00



Pfeifer Roofing Inc - Commercial
4835 Ridge Dr NE
Salem, OR 97301
(503) 393-3185
www.pfeiferroofing.com

Flat Roof Contract

Flomer Furniture

OWNER(S)
Tom Flomer

CONTACT INFO
(503) 319-3956 (503) 981-7291
tflomer@flomer.com

DATE
9/17/2025

JOB ADDRESS
607 N Front ST Woodburn OR

REFERENCE
Contact# 31816
Estimate#

COMPANY REPRESENTATIVE
Brody Wittman

SCOPE OF WORK:

1. Tear off existing roofing haul away and properly dispose of debris
2. Install 2x4 PT Woodnailer to accommodate new substrate height
3. Mechanically Fasten two layers of 2.6" Poly-ISO Insulation (R-30 Code)
4. Install 1/4" Dens Deck Coverboard (fire rating)
5. Mechanically Fasten 60mil PVC Single Ply Membrane (White)
6. Install Clad Edge Metal, Corners, T-Patches, Sealants, and other Standard Membrane Accessories
7. Install new Sub fascia to cover woodnailer
8. Clean working area of all debris
9. This Project is NOT Prevailing Wage

60mil PVC Single-Ply Membrane: \$66,184.00

CLARIFICATIONS & EXCLUSIONS:

Additional labor or materials required due to unforeseen conditions may result in additional charges at a rate of \$100 per man hour, plus cost of materials. Proposal does not include any budgeting for sheet metal work, framing, removal of additional layers of roofing, dry rot repairs, mechanical ventilation repairs, or any labor & material required due to unforeseen conditions unless specifically listed in the scope of work section. Pfeifer Roofing is not responsible for substrate heaving. Proposal does not include interior prep, or interior clean up (T&G Ceiling). Asbestos abatement not included in bid if found. Proposal does not include any mechanical, electrical, or plumbing (M.E.P) if required to accommodate new substrate height to be done by others. Required permit not included, to be added to final invoice. Due to unforeseen economic conditions, this

agreement reserves the right to adjust its pricing due, but not limited to; tariffs, domestic manufacturing cost increases, material or chemical shortages, pandemics, etc...

WARRANTY:

1. Manufacturer's Warranty: 20
2. Company Workmanship: 5 years

-N/A-

Signature area

TERMS & CONDITIONS

Contract Price: Shall mean the Estimate Price, as adjusted by the net of any written change orders.

Contractor: Shall mean Pfeifer Roofing Inc - Commercial.

Binding Contract: This Estimate is valid for 30 calendar days. During said 30 calendar days, the Estimate is subject to change or revocation by Contractor without notice. Except to the extent Contractor exercises its right to change and/or revoke the Estimate, the Estimate shall constitute a binding agreement "Agreement" upon acceptance by Owner(s). The date of such Agreement shall be the date of Owner(s)' acceptance; which all lead times shall be measured by.

Warranty, Payment, Dispute Terms: Warranty valid only if work is paid in full. Warranty only applies to complete jobs, i.e. total roof, gutter, or skylight replacements; no warranty applies to repairs or maintenance. Payment is due Net 30, from the date invoice is issued. Pay balance due on final billing statement within ten (10) days to avoid a \$50.00 late fee. In addition, a 1.5% per month finance charge will be added to all balances due over 30 days. In any dispute arising out of or related to this contract, the prevailing party shall be awarded its reasonable attorney's fees and costs, incurred at trial and on appeal. This contract DOES NOT contain an arbitration or mediation clause. Customer has a right to resolve disputes through the means outlined in this contract. Customer has a right to file a complaint with CCB. This proposal is invalid if not accepted within 30 days, and anytime pricing, typographical or other errors are discovered, or material costs increase.

Additional Charges: Due to the concealed nature of our trade, some additional unforeseen work may be required at additional charges; including but not limited to: removal of additional layers of roofing or insulation, dry rotted, damaged or otherwise unsuitable roof decking, fascia, soffits, siding, rafter tails, chimney mortar, chimney counter flashing or any other surfaces adjacent to roofing. Proposal assumes ability to roof around rooftop HVAC systems, ducting, electrical, and plumbing in a typical manner and does not include repairs or modifications to these items unless otherwise specified in this proposal. If required, this work will be billed at a rate of \$100 per man hour, plus material cost. To not slow the progress of the job, Pfeifer Roofing is hereby allowed to proceed with and charge for such additional work without further authorization.

Signature area

Limitations on actions: Any lawsuit filed resolve any dispute arising out of or related to this contract must be commenced within 5 (five) years from the date of the substantial completion of the work or be forever barred. Notwithstanding the above, any negligence claim against Pfeifer Roofing must be commenced within 2 (two) years of discovery of the negligence, but not more than five (5) years from the date of substantial completion of the work or be forever barred. These provisions apply regardless of any period of limitations otherwise provided by law.

Disclaimer/Limitation of Liability: Pfeifer Roofing, Inc. and the material supplier do not warranty the roofing material. The product manufacturer has sole liability and is solely responsible for any warranty it issues for its roofing material. Pfeifer Roofing, Inc is not responsible for damage that occurs during re-roofing due to roof vibration. Realignment of satellite dishes may be required by others after reroofing. In addition to the foregoing, Pfeifer

Roofing, Inc. does not provide any insurance coverage, additional insured or otherwise, pertaining to mold, water intrusion, Exterior Insulation Finish System (EIFS), Oriented Strand Board (LP Siding), Hardiplank, or other exterior building envelope systems. Pfeifer Roofing Inc. specifically disclaims all liability for product material defect or workmanship claims related to the foregoing systems.

Ventilation/Vapor Conditions: Pfeifer Roofing, Inc. is not responsible for ensuring proper ventilation, insulation, or building vapor envelope. Performance of the building's vapor envelope and ventilation is the sole responsibility of the building owner. Special attention should be paid to this condition in low-slope roofing systems and any roof with a history of mold, condensation, and/or otherwise failed roof decking. A referral for a certified envelope specialist may be provided upon request.

Acceptance: The above prices, specifications, and conditions are satisfactory and are hereby accepted. Payment will be made as outlined above.

CCB Forms: Included in this contract are the 'Consumer Protection Notice', 'Information Notice to Owners' and 'Notice of Procedure'. By signing this agreement, you are acknowledging the existence of these documents within this agreement.

Signature area

Changes in Agreement: This Agreement, the work description and specifications, and the Contract Price shall not be modified except by written change order. A change order may be formalized by email correspondence between Contractor and Owner(s).

Work Schedule: All specifications for the work (shingle style & color, aluminum color, etc.) must be finalized prior to obtaining a final schedule date. Contractor agrees to perform the Work in a good and workmanlike manner with reasonable dispatch in accordance with the specifications contained herein. The Contractor is responsible for establishing scheduling and sequencing of the work to be performed. Reasonable delays include, but are not limited to, weather, non-delivery, discontinuance, default in shipment by a supplier in whole or in part, loss in transit, labor strikes, labor shortages, lockouts or other causes beyond Contractor's control.

Safety: In order to comply with OSHA regulations regarding mandatory fall protection & safety procedures, safety equipment may be installed prior to work beginning and removed upon project completion. If powerlines are too close to the work area Contractor will contact the power company to, at the power company's discretion, either have the power lines covered with protective equipment or shut off while Contractor is performing work. Any costs and fees associated with power company's services shall be the responsibility of Owner(s). Contractor will endeavor to minimize any charges or inconveniences. Our main concern is the safety of our employees and we will take all/any precautions deemed necessary.

Owner Responsibilities: Owner(s) warrants to Contractor that he/she/they is the legal owner of the property. Owner(s) agrees to provide to Contractor electric power and water for construction purposes at no charge to Contractor. Owner(s) shall make himself/herself available during work for clarification of specifications, approval of additional work and to provide adequate access to the property as may be required. Owner(s) acknowledges that the removal of permanently attached building materials often disturbs and vibrates the existing property. The noise, debris, and vibration generated from the work may cause inconvenience to Owner(s) and changes to Owner(s) property including but not limited to: interior wall cracks, flaking of wall paint, debris falling into attic, debris falling into living space (if no attic), dust, heaving of shiplap or t&g ceilings, joint spreading at exposed ceilings, disturbance to shrubbery and lawns, small divots or ruts in yard from equipment such as dump trailers, small divots in the driveway from equipment such as roll-off containers and dump trucks. As a precaution, Owner(s) shall remove from walls or ceilings items such as, but not limited to, chandeliers, paintings, pictures and any breakables. Owner(s) shall remove or move at least 10' away from work area any outdoor furniture, grills, planters, etc... If Owner is unable to move exterior elements outside the work zone, Owner must communicate and Contractor will do their best to protect them without liability for their damages if they occur. Contractor shall not be responsible for any of the aforementioned property damage or for any inconvenience experienced by Owner(s) as a normal consequence of the work.

Signature area

Building Permits: If permit is required, this will be the Owner(s)' responsibility to obtain from your county or city. If you are located in the City of Portland, all work performed requires a building permit.

Contractor Workmanship Warranty: Contractor warrants its workmanship against defects in the workmanship only for the period set forth in this Agreement from the date of completion of the work. However, said warranty shall be null and void under the following circumstances: (1) if Owner(s) fails to pay any sum owed to Contractor under this Agreement and any applicable change orders; (2) if Owner(s) fails to provide written notice to Contractor within ten (10) days of discovering any defect in Contractor's workmanship; (3) if Owner(s) permits any third party to alter or repair any of the work performed by Contractor in any way; (4) if defect is the result of Owner(s) failure to properly maintain and clean gutters at least twice per year; or (5) if defect is the result of Owner(s) failure to provide normal and routine care and maintenance as to the work. Contractor does not warrant the labor of items such as caulking materials, sealant, reflective coatings, painted surfaces, or metal materials.

Escalation clause for Specified Building Materials: The contract price for this project has been calculated based on the current prices for the component building materials. However, the market for the building materials is considered to be volatile, and sudden price increases could occur. Contractor will use our best efforts to obtain the lowest possible prices from available building material suppliers. In the event there should be an increase in the prices of the building materials that are purchased after execution of the contract, the Owner agrees to pay the cost increase. Contractor will notify the Owner of any material increases before a purchase is made.

Service Calls: Service calls requested by the Owner shall be included in the written workmanship warranty only if the call for service is a warranted service call. On service calls where it is deemed by the Contractor to be a non-warranted item, the Owner will be charged for the service call or Work performed at Contractor's established rates.

Cancellation: The Owner(s) may cancel this transaction at any time prior to midnight of the third business day after the date of this acceptance. See the included Notice of Cancellation form for an explanation of this right.

-N/A-

Pfeifer Roofing Inc - Commercial
4835 Ridge Dr NE
Salem, OR 97301
(503) 393-3185