



SCAPPOOSE *Oregon*

THURSDAY, NOVEMBER 20, 2025

ECONOMIC DEVELOPMENT COMMITTEE MEETING AGENDA

REGULAR MEETING AT 12:00 PM

33568 E COLUMBIA AVE; SCAPPOOSE, OR 97056 & [MICROSOFT TEAMS](#) (HYBRID)

Please submit public comment to N.J. Johnson at njohnson@scappoose.gov or in writing to Scappoose City Hall (33568 E Columbia Ave; Scappoose, OR 97056) by November 19, 2025 at 5:00 pm. Public comment can also be made verbally at the beginning of scheduled meetings.

This meeting will be conducted in an accessible room. If special accommodations are needed, please contact City Recorder Susan M. Reeves at (503) 543-7146, ext. 224 in advance.

TTY 1-503-378-5938

Topic

- | | | |
|-----------|--|-----------------|
| 1. | Call to order | 12:00 pm |
| 1.1. | Approval of Agenda: November 20, 2025 | |
| 1.2. | Approval of Minutes: October 30, 2025 | |
| 1.3. | Public Comment | |
|
 | | |
| 2. | New Business | 12:05 pm |
| 2.1. | Presentation A+W Enterprises LLC Urban Renewal Grant Application
Winston Sandino | |
| 2.2. | Presentation Service Recognition to EDC Member Paul Fidrych
Chair Christine Turner | |
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 | | |
| 3. | Announcements | 1:25 pm |
| 3.1. | Next meetings | |
| | <ul style="list-style-type: none">• December 18, 2025 at 12:00 pm• January 15, 2026 at 12:00 pm• February 19, 2026 at 12:00 pm | |
|
 | | |
| 4. | Adjourn | 1:30 pm |



SCAPPOOSE *Oregon*

THURSDAY, OCTOBER 30, 2025

ECONOMIC DEVELOPMENT COMMITTEE MEETING MINUTES

REGULAR MEETING AT 12:00 PM

33568 E COLUMBIA AVE; SCAPPOOSE, OR 97056 & MICROSOFT TEAMS (HYBRID)

Disclaimer: These minutes are intended to summarize the conversations that took place in this meeting rather than provide a full transcript. Anyone wishing to view the full conversation can find a recording of this meeting on YouTube at: <https://youtu.be/Jg0UC7s-Gso>

Attendees: Chair Christine Collins, Vice Chair Karl Fenstermaker, Committee Member Brian Rosenthal, Committee Member George Hafeman, Committee Member Paul Fidrych, Committee Member Sean Findon, Committee Member David Sideras, City Councilor Jeannet Santiago, Columbia Economic Team Executive Director Paul Vogel, OMIC R&D Executive Director Don Hendrickson, PCC OMIC Training Center Director Chelsey Lynne, Port of Columbia County Commissioner Nancy Ward, Columbia River PUD Administration/Public Relations Manager Gina Sisco, Scappoose Public Library Director Jeff Weiss, Community Development Director Laurie Oliver Joseph, Assistant to City Manager/City Planner N.J. Johnson, Columbia County Land Development Services Director, CDC Office Administrator Liz Happala, Ralph Culpepper

Committee Members Absent: Judy Isaman

1. **CALL TO ORDER**

The meeting was called to order at 12:01 pm by Chair Christine Turner.

1.1 Meeting Agenda

Sean made a motion to approve the October 30, 2025 agenda. Vice Chair Karl Fenstermaker seconded. The motion passed unanimously.

1.2 Meeting Minutes

Brian made a motion to approve the September 18, 2025 minutes. Vice Chair Karl Fenstermaker seconded. The motion passed unanimously.

1.3 Public comment

No public comment.

2. **NEW BUSINESS**

2.1 Updates

- Columbia Economic Team - Paul
 - Project Oak Tree, a food processing and production facility, held a meeting with CET, Columbia River PUD, and the City of Scappoose to discuss building a facility here. This would be 400-500 jobs. We have been notified Scappoose is one of their top 3 sites but they're still looking at sites in Idaho and Utah as well.



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- Working with Oregon Aero to retain 45 jobs at the Scappoose Airport.
 - Keep it Local for the Holidays kicks off November 15.
- Scappoose City Council - NJ
 - Developing an assessment tool for the City Manager.
 - November 3, 2025 meeting canceled.
 - Goal setting session will take place early 2026.
- Columbia County
 - *No update provided.*
- OMIC R&D - Don
 - Hiring key team members and are now up to 20 staff.
 - One of five Centers for Innovation Excellence, which is a grant program by Business Oregon.
 - Hosting National Institute of Standards & Technology town hall in our building in December.
 - Introducing high speed printer for composites, which will be of interest to drone industry.
 - Hosted Manufacturing Day along with PCC OMIC and had over 150 students attend, most of them from Scappoose High School and Middle School.
 - Hosted 20 interns this summer, many are local and many are on track to completing their degrees at Oregon Institute of Technology.
- PCC OMIC - Chelsey
 - Hosted Manufacturing Day along with OMIC R&D and had over 150 students attend.
 - Hosting Advancing Diversity in Manufacturing Day (formerly Women in Manufacturing Day) in February.
 - Historic Tourism Markers are being created and placed throughout the county by our interns.
- Port of Columbia County - Nancy
 - Put together committee for the future of the Scappoose Bay Marina. We cannot afford to dredge as much as we need to, making the summertime use a huge challenge.
 - New owner of paddle shack has taken over since Next Adventure's departure.
 - The Scappoose Airport will be closing for 90 days next year due to some necessary tarmac and electrical improvements the FAA is funding. If we do anything to lengthen the project or create the need for the workers to be paid overtime, the Port will have to pay for that.
- Columbia River PUD - Gina
 - Signed power sales agreement with BPA, guaranteeing affordable tier 1 power rates through September 2044.



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- Budget Committee approved 2026 budget. Will go to our board for hearings in December.
- Held customer appreciation dinner, where 85 people attended.
- Launched new website.

Sean left the meeting at 12:48.

- Scappoose Public Library - Jeff
 - Kids Market at the Senior Center on November 15. This is where kids learn entrepreneurial skills, create a business plan, and make business decisions about risk and profit.
 - Continuing our food drive efforts with big support from Grocery Outlet. Federal funding is declining, SNAP is being cut, and more people are coming to our drive.
- City of Scappoose - Laurie
 - Held a pre-application meeting with Scappoose Hospitality Group to discuss their hotel project. They are putting together their land use application now and will submit soon.
 - Deemed an annexation and partition complete, it will begin hearings on December 11, 2025 at Planning Commission.
 - Owner of gravel lot at the corner of E Columbia Avenue and NE 1st Street reached out for the first time in a while and is again interested in developing the site. We'll be meeting with him next month.
 - Applied for two grants through ODOT, one for a transportation system plan update and one for a downtown plan. We received a grant for the TSP update but not for the downtown plan. Our downtown plan application was very close and we have a good sense of how to submit a successful request next cycle in 2026.
 - Received a \$1 million grant for Grabhorn Park to develop a creekside trail, parking lot, restrooms, grading for multiuse sports field, and disc golf.

2.2 Discuss Change of Use Permit

Brian: This came about because I have had a few tenants struggle with the change of use permit required by the Building Department. One of them said that even though they live in Columbia County and the rent is cheaper, it was easier to keep their business in Portland than move to Scappoose. I don't question the Building Department's authority to require it but I'm wanting to know if it's necessary. If it's not, we should get rid of it.

Suzie: Thank you for having me. I hope we can go through the items you've brought up here and anything else that comes up. A lot of this happens when businesses move into existing spaces and think it'll be easy and straightforward to just move in and get going. There are cases where this can be simple like retail to retail but it's often a different use, which adds the change of use layer. I had to apply for a change of use when I held a



business here and it took less than 30 days. According to Oregon Structural Specialty Code, a change of use is defined as “a change of use of a building or a portion of a building, within the same group classification, for which there is a change in application of the code requirements.”

Brian: That’s not how it’s been enforced. The hair salon had to go through a change of use.

Suzie: Correct, because hair salons have new ventilation requirements since the new building codes have been updated. If you go to any city or county in Oregon, it’ll be the exact same thing.

Brian: Some communities don’t enforce this. Why is that?

Suzie: City of Portland, for example, has their own building code and they have several commercial spaces available that have already been converted to meet new code.

Chair Christine Collins: This appears to be a common theme though. Why is the default stance always no instead of the attitude of how to get to a yes?

Suzie: The study that just came out indicated that Scappoose is the easiest place to start a business in the County.

Chair Christine Collins: They surveyed 14 businesses; that’s not representative.

Suzie: I’m just going with the data we have. The other thing I can say is that if businesses take the time to come and talk to us, we can be very collaborative and helpful. It gets difficult when businesses get ahead of the process and do things that aren’t allowed or permitted because they didn’t check with us.

Vice Chair Karl Fenstermaker: I’ve been on the engineering side of this for a long time and I can say every single time you call any jurisdiction, tell them what your client wants to do, and ask if they need a permit, the answer is almost always yes. You’re changing your ventilation, lighting, access, and other stuff and they want to see what you’re doing because it’s a safety issue.

Brian: Is being grandfathered in by old standards pretty much gone now?

Suzie: It’s gone. It’s getting so difficult to be lenient on these because lots of people can appeal the safety of a building and these appeals cost the jurisdiction money to defend.

Chair Christine Collins: This does nothing for small businesses. Big companies have the people and resources to get through this but small businesses don’t have the time or money to jump through unnecessary hoops.

Suzie: It’s not that big of a hoop though. You can hand draw your layout, request a field review, and an inspector will come by and let you know if you’re good to operate.



Brian: When we converted a bakery to a sushi restaurant, it required a change of use, which I don't understand because it's restaurant to restaurant. You, the City, and I met and you said you weren't going to open up the whole book and look at the entire building but when the inspector who was not in the meeting came, they told me that the bathroom wasn't ADA compliant. That would've been a \$30,000 upgrade. If I hadn't been proactive in meeting with you, the business wouldn't have known there was anything they could do about it and it would've been the end of that business.

Suzie: It may have been restaurant to restaurant but they were also adding fryers to there which were not UL listed.

Paul F: We have a building in northwest Portland and when we started, the City of Portland was amazing to work with. They told us everything we needed to do and not do to avoid a change of use permit.

Laurie: I had the opportunity to visit your business and your wife had also indicated that she did her homework and knew exactly what she could do with the building.

Paul F: That's right.

Laurie: So part of it is an educational component, especially for first-time business owners. That's why we have Jason Moon from the SBRC to conduct free trainings for businesses. CET is also facilitating a county-wide effort to review the permitting processes of all the jurisdictions and create instructional templates that businesses can follow when they're getting their permitting. This stuff isn't always easy but we're here to help and get people to a yes.

Brian: And you have. You've given me example drawings, worked with me on the code, been responsive. I'm complaining about the process. Don helped us get through the ventilation issues with the hair salon but she had already decided not to come here.

David: How long does a change of use take if someone has their ducks in a row?

Suzie: Once Planning signs off saying the use is allowed, it takes about a week for Building to process it.

David: I have to add too that Liz is amazing to work with and very helpful every time I call.

Chair Christine Collins: Do you charge for time?

Suzie: We charge for pre-application meetings when they're at a more serious level but we don't charge for walk-in discussions at the counter or informal meetings.

Laurie: Similarly, we charge for inquiry and pre-application meetings.

Jeff: If someone is going retail to retail, like at the old pet store, is that a change of use?

Suzie: Generally, yes but it always depends on the level of retail.



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Vice Chair Karl Fenstermaker: Occupancy and use are not synonymous in building code.

Brian: Maybe instead of calling it a change of use, we call it a change of tenant because when a new tenant complains to me that it's not a change of use, all I can tell them is that the City says it is.

Suzie: We use the language that the State gives us because it's their building code and permitting infrastructure that we adopt.

3. ANNOUNCEMENTS AND NEXT MEETINGS

- Next meetings
 - November 20, 2025 at 12:00 pm
 - December 18, 2025 at 12:00 pm
 - January 15, 2026 at 12:00 pm

4. Meeting adjourned at 1:32 pm.



Urban Renewal Grant Application

Scappoose Urban Renewal Agency

33568 E Columbia Ave. Scappoose, OR 97056 | (503) 543-7184 | www.scappoose.gov

Please refer to the Process section before completing form.

APPLICANT INFORMATION

Applicant name: Winston Sandino Submission date: 5/21/25

Applicant relationship to project: Owner

Applicant mailing address: 1363 SW Cardinell Drive, Portland, OR 97201

Applicant phone number: 503.502.5438 Applicant email: nicalandllc@yahoo.com

BUSINESS INFORMATION

Business name: A+W Enterprises LLC

Business address: 1363 SW Cardinell Drive, Portland, OR 97201

Property owner name: Winston Sandino

Property owner email: nicalandllc@yahoo.com

Year building was built: 1920 Year of most recent exterior improvements: 2023

Business description (goods and/or services provided): Four residential apartments on second floor and two retail spaces on main floor (Chiropractor and Massage therapy respectively)

Business days and hours of operation: 8am to 5pm

Type of organization (e.g. corporation, sole proprietorship, LLC, nonprofit, etc.): LLC

Age of business: 20 + years Number of employees: 2

Does your business have other locations outside of Scappoose? If so, approximately how many? No

Is your business located in the City's Downtown Overlay? (Boundary map attached) ☒ Yes ☐ No

Has your business received an Urban Renewal grant in the current fiscal year? ☐ Yes ☒ No

Does the applicant or the site have an active violation with the Scappoose Municipal Code? ☐ Yes ☒ No

PROJECT INFORMATION

Project address: 52561 Columbia River Hwy, Scappoose Oregon 97056

Description of proposed project: The proposed project aims to enhance the aesthetics of the building by implementing several key improvements: This includes the installation of new awnings in the front and back of the building for the retail spaces and the apartments above. Additionally, new gooseneck-style lights will be installed to accentuate the building's architectural features. The project also involves upgrading to ADA-complaint door and installing new double pane windows throughout the building. Furthermore, a new painting of the building will be undertaken. Moreover, the historical tiles on top of the building will be addressed. To complement these improvements planters will be added enhancing its overall visual appeal and charm. USPS mail boxes will also be installed.

Anticipated project start date: Summer or fall of 2025 Anticipated project completion date: December of 2025

Estimated total project cost: ~~\$80,300.00~~ \$75,000 Grant request amount: ~~\$40,150.00~~ \$37,500

Specific element(s) of the project seeking funding: Materials and labor for the proposed work:

Materials: Awnings, doors, windows, USPS mail box, paint, exterior lights, electric wire, concrete for planter and ADA ramps/sidewalk. Labor: Several contractors will need to do the work; Awning fabricators, electricians, painters, concrete finishers, window and door installations, etc.

Source(s) of matching funds and overall project funds: Owner has an equity line of credit ready to be used for this work and the additional matching funds from the City of Scappoose. The owner has received proposals from an architect and general contractor and they are ready to take on this job as soon as the project is approved for funding.

Have you received the necessary approvals and permits from the Community Development Department (Planning, Engineering, and Building)?¹ ☐ Yes ☒ No

If no, what approvals or permits are still needed?¹ The only permit needed from the City of Scappoose is the electrical. The awnings, doors/windows, mail box and planter installation may not need permits.

**Red line adjustments completed by City staff
in accordance with Grant Program policies.**

¹ If you are unsure, please contact the Community Development Center at (503) 543-7184.

The Purpose of the Scappoose Urban Renewal Grant Program is as follows:

“Improve the aesthetics and economic performance of new and existing businesses within the Urban Renewal District to increase economic activity, promote economic tourism, create local jobs, attract new investment, inspire community pride, and improve the visual appearance of businesses to encourage overall improvements in the city.”

How would the proposed project **increase economic activity**?² This project will help to boost economic growth as a result of investment in infrastructure, job creation and enhance public spaces in order to attract more growth.

How would the proposed project **promote economic tourism**?² Scappoose will be better prepared to expand and promote cultural and historic heritage of the local area to foster tourism, including expanding the sense of local identity.

How would the proposed project **create local jobs**?² As a result of incentivizing business owners to invest, Scappoose will begin to attract companies that may have overlooked Scappoose as a place to work.

How would the proposed project **attract new investment**?² By improving the infrastructure and blight, more investment in Scappoose will be generated. Scappoose can be seen as a place where communities can prosper and grow.

How would the proposed project **inspire community pride**?² By helping to regenerate buildings needing repair or renovations, we inspire a brighter future for the benefit of all. These projects enhance the quality of life in residents and reflect pride in our local communities.

How would the proposed project **improve the visual appearance** of the area?² By improving the visual appearance of downtown Scappoose, the area will become more attractive for both current and future business owners, residents and visitors.

² Please note that most proposals do not legitimately advance each of the elements prompted above. Failure to advance all elements will not preclude one from receiving a grant. Applicants should only respond to the prompts most applicable to their proposal. Additionally, if more room is needed for any responses, additional sheets may be attached to the submittal.

PROPERTY OWNER AUTHORIZATION

I, Winston Sandino, certify that I am the property owner (hereinafter referred to as "Owner") of the building located at 52561 Columbia River Hwy; Scappoose, OR 97056 (hereinafter referred to as "Building"). I authorize N/A, the business housed in my Building (hereinafter referred to as "Business"), to accept grant funds from the Scappoose Urban Renewal Agency and to complete the work described in this application form and supporting documents.

By signing below, Owner certifies that all information provided in this section is true to the best of Owner's knowledge.

Owner Name (printed): Winston Sandino

Owner Signature: Winston Sandino Date: 05/21/2025

STATEMENT OF UNDERSTANDING

The applicant understands that the City of Scappoose must approve the proposed project. Certain changes or modifications may be required by the City prior to final approval. Any work commenced prior to a commitment letter issuance will not be eligible for reimbursement and any work deviating from approved work must be pre-approved by the Urban Renewal Agency to be eligible for reimbursement. If awarded, a W-9 will be required to be submitted to the City.

Applicant Name (printed): Winston Sandino

Applicant Signature: Winston Sandino Date: 05/21/2025

CERTIFICATION BY APPLICANT

The applicant certifies that all information in this application and all information furnished in support of this application is given for the purpose of obtaining a grant and is true and complete to the best of the applicant's knowledge and belief.

Applicant Name (printed): Winston Sandino

Applicant Signature: Winston Sandino Date: 05/21/2025

SUBMITTAL CHECKLIST

- ☐ Pre-proposal meeting with staff held
- ☐ Application form with all prompts completed (including signatures)
- ☐ Copy of Scappoose Business License (if already an existing business in Scappoose)
- ☐ Concept design/plans/imagery of proposed improvements
- ☐ Detailed written description of materials, colors, and other design features to be used in the project
- ☐ Materials board that visually conveys the materials, colors and other design features to be used in the project
- ☐ Improvement schedule for project
- ☐ Three (3) or more professional quotes with detailed line-item expenses eligible for grant reimbursement and the total project cost
- ☐ Attachment of written responses (if prompts do not provide sufficient space)
- ☐ Digital copy of all materials (email or flash drive guidelines below)
- ☐ Other materials/information requested by the City

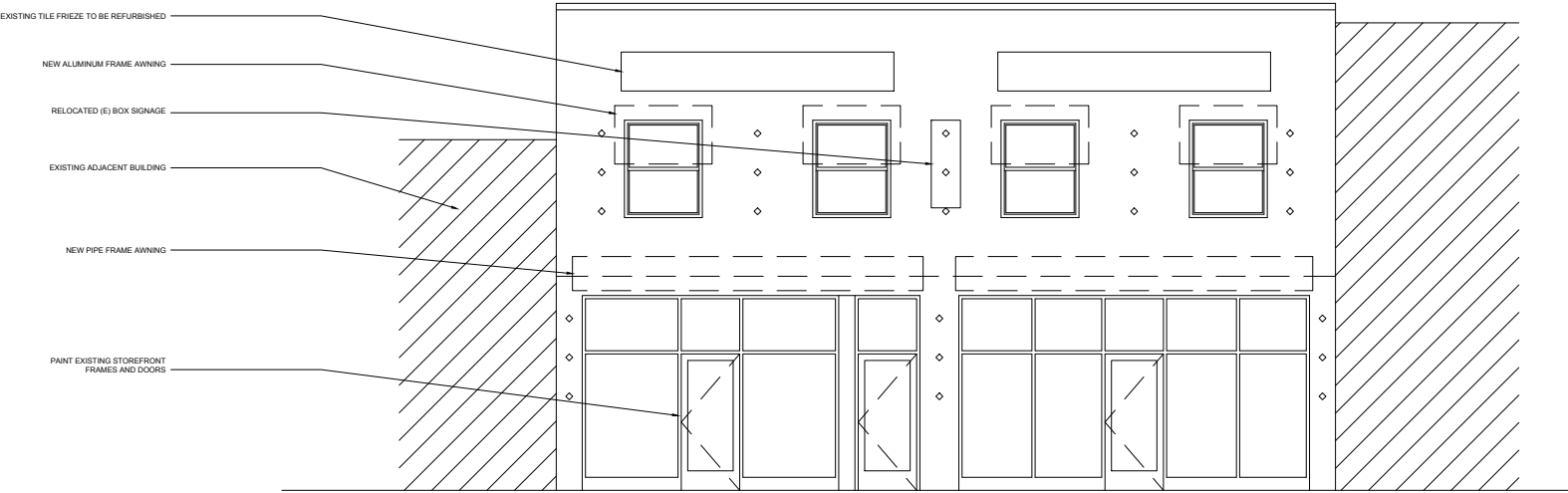
SUBMISSION INSTRUCTIONS

Please submit a digital copy of the entire application package using one of the following methods:

1. Email all files to njohnson@scappoose.gov
2. Bring a thumb drive containing all submission files to the Scappoose Community Development Center (closed Friday) or Scappoose City Hall

PROGRAM CONTACT

N.J. Johnson, Assistant to City Manager/City Planner
(503) 543-7184, ext. 403
njohnson@scappoose.gov



EAST FACADE
SCALE: 3/8"=1'-0"



WEST FACADE
SCALE: 3/8"=1'-0"



joshua d hilton
architect
541.517.3414
comeMSCme@gmail.com
616 ne 28th ave
portland OR
97232

THE ARCHITECT EXPRESSLY DISCLAIMS
ITS COMMON LAW COPYRIGHT AND
OTHER PROPERTY RIGHTS IN THESE
PLANS. THESE PLANS ARE NOT TO BE
REPRODUCED, CHANGED OR COPIED IN
ANY FORM OR MANNER WITHOUT THE
WRITTEN PERMISSION OF THE ARCHITECT.
NOW ARE THEY TO BE ASSIGNED TO A
THIRD PARTY WITHOUT THE WRITTEN
PERMISSION OF THE ARCHITECT. IN
THE EVENT OF AN UNAUTHORIZED
REUSE OF THESE PLANS BY A THIRD
PARTY, THE THIRD PARTY SHALL HOLD
THE ARCHITECT HARMLESS.

PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT TITLE

SANDINO BUILDING
52555/52557/52561 COLUMBIA RIVER HWY
SCAPPOOSE, OREGON

REVISIONS		
REV	DATE	REVISION

DRAWING BY: J. HILTON
REVIEWED BY: J. HILTON
PROJECT NO. 24-003
DATE: FEBRUARY 22, 2025

DRAWING TITLE
SCHEMATIC
ELEVATIONS

DRAWING NUMBER
ELEV-1



sweetlight
weelness

ABUS 502NIGGDE S.UGIRPHE
1100000 1000 1000 1000 1000

52555

BODY MASSAGE



58561

BODY MASSAGE



Gitch
www.gitch.com
PHOTOGRAPHY



Invoice

A&S Construction

11401 SW Greenburg rd Portland Or 97223
971-645-6825

April 3 2025

52557 Columbia River Hwy
ATTN:Winston Sandino

12755 NE Marx st
Portland or 97230

ESB MBE DBE WBE # 11474
CCB 220262

Scappoose Store Front Improvements

Details	AMOUNT
Purchase and Install (9) awnings front and back of building	\$26,500.00
Purchase and Install (6) goose neck lights in front of building	\$6,800.00
Purchase and Install (6) commercial doors and (2) store front windows	\$12,600.00
Move existing sign to center of building.	\$5,300.00
Install landscaping planters and USPS approved mail boxes	\$7,300.00
Install new tiles with apartment name in front of building	\$4,300.00
Construct sidewalk and ADA ramps in back of building	\$17,500.00
Total	\$80,300.00 \$75,000

Red line adjustments completed by City staff
in accordance with Grant Program policies.

Note: This estimate includes permits with City of Scappoose. Due to new tariffs, this estimate may be subject to change. Good for 30 days.

THANK YOU FOR YOUR BUSINESS!



PREPARED BY

CHANDLER BOYD

CASCADIA CONSTRUCTION & REMODELING

(678) 978-6800

CHANDLER@CASCADIAREI.COM

113 NE Joy St, Camas, WA 98607, USA

PREPARED FOR

Winston Sandino

Winston Sandino

(503) 502-5438

nicalandllc@yahoo.com

52555 Columbia River Hwy

PROPOSAL DETAILS

52555 Columbia River Hwy

DESCRIPTION

Concrete

Demo existing concrete to plan and dispose

Install base rock

Form and pour ADA ramp entry per plan

Finish concrete with sealer

Install 2 4' planter boxes and 2 6' planter boxes in front of the commercial spaces

Electrical

Pipe and wire for (3) surface pendants on the back of building.

Customer provided lights. Pipe and wire for (4) surface pendants on the front of building.

Move power for front sign to middle of building.

All exposed conduit

Lighting Selections

7 exterior sconces

Budget \$400 ea

Tile Work

Demo existing tile freize and replace with new tile

Tile Budget \$10/SF

Exterior Door Selection

6 new exterior doors

Budget \$1000 each

Finish Carpentry

Install new entry doors, existing trim, and install awnings

Paint

Paint full exterior 1 color

Paint all window trim and doors 1 color

Seal Beam

Awining Selections

Front:

Awnings for 4 upper windows and 2 metal storefront awnings

Back: 4 awnings for windows and entry door on the upper floor

Total Budget for material \$12,000

Scaffolding

Set up scaffolding for tile work, paint, and awning installation

Permitting

Pull all necessary permits include a right of way permit for facade work

TOTAL **\$163,745.40**

PAYMENTS STARTING FROM **\$1,025**/month for a \$100,000 loan on  **Acorn** [Learn More →](#)

Additional Notes

Payments and Fees

- Accepted Payment Methods: Check, cash, or credit card (3% surcharge on credit card payments).
- Proposal Validity: This proposal is valid for 21 days, unless otherwise noted. Contractor may withdraw the proposal at their discretion.
- Cancellations: Cancellations after signing the agreement will result in fees to cover time and materials specific to the project.
- Change Orders: Any additional changes to the agreed Scope of Work (SOW) will result in a change order.

Material and Scheduling Disclaimers

- Tariffs & Materials Disclaimer: This proposal does not account for future tariff increases or material price hikes. Prices are subject to change if material or tariff situations change.
- Start Date: A scheduled start date will be provided once a signed SOW and deposit are received and the materials list is finalized.
- Material Delays: If any materials are on backorder or delayed beyond the proposed start date, the start date may be adjusted or substitute materials of similar type, cost, and quality may be selected.
- Timeline Assumptions: Estimated timelines assume no delays due to unforeseen circumstances, such as hidden damages (e.g., leaks), additional work added, or scope changes.

Jobsite Expectations and Professional Conduct

- Jobsite Condition: The work area must be free and clear prior to work commencement.
- Final Walk-Through: Upon completion, a final walkthrough will be conducted to identify and mark any imperfections or touch-ups needed. Blue painter's tape will be used to mark areas, and the crew will address these prior to final sign-off.
- Unforeseen Conditions: All construction projects involve some unknowns. If unforeseen obstacles arise, a summary and options for resolution will be provided.
- Communication: Remodeling is a collaborative process. Feedback regarding workmanship, crew, or site should be addressed directly to your General Contractor, who is dedicated to ensuring your satisfaction.

Marketing and Signage

- A small company sign may be placed in the front yard for up to 30 days after project completion.
- Before and after photos may be taken and used for marketing purposes.

Other Conditions

- Please refer to the Terms Agreement for full details and conditions not covered in this summary.

The above specifications, costs, and terms are hereby accepted.

CUSTOMER'S SIGNATURE

DATE

TOTALSOLUTIONS GENERAL CONTRACTOR LLC

3571 MAPLE ST. HUBBARD OR. 97032

503 826 4456 & 323 809 5490

e-mail: totalsolutionsllc18@gmail.com

CCB LIC. # 224985

Owners' information

Name: Winston Sandino

Address: 52561 Columbia River HWY Scapoose

Oregon 97056

Cell: 503 502 5438

e-mail: Nicalandllc@yahoo.com

Proposal for 52561 Columbia River HWY

- 1- Build planters in the front of the building dimensions 84 in x 16 in x 20 in. high and 115 in. x 16 in. x 20 in. high. two units
- 2- Fiberglass exterior doors with full glass. 6 units.
- 3- Replace existing Large picture window with 1/4" double-pane suncoat low-E insulated tempered glass. Dimensions: 114 in. x 62 in., 84 in. x 63 in., and 84 in. x 63 in. (3 large units and 12 units: 30 in. x 30 in.)
- 4- Remove existing concrete to install new concrete suitable for the ADA ramp required by city code
- 5- Aluminum awnings dimensions: 230 In x 36 in. wide and 218 in. x 36 in. wide, 64 in. x 18in. 4 units, 109 in. x 18in. 2 units, and 42 in. x 18in. wide 3 units and 52 in. x 18in. wide
- 6- Installation of lights on the front of the building
- 7- Mosaic repair on the front of the building
- 8- Painting on the front of the building
- 9- Rental of equipment necessary for the execution of the project

Total price for everything listed above \$78,975.00

TOTAL SOLUTIONS GENERAL

CONTRACTOR LLC Thank you for giving us
the opportunity to bid on this project.







