

- | | | |
|--|---------------------|-----------------------|
| <input type="checkbox"/> Other: | Construction Date | Existing
Material: |
| <input type="checkbox"/> Repair <input type="checkbox"/> Replace | Proposed Materials: | |
| <input type="checkbox"/> Ground will be disturbed. | Describe: | |

SECTION III. ADDITIONAL INFORMATION & ATTACHMENTS

Please merge & attach items as one document and use the file name format "yourprojectaddress.pdf". Check the appropriate boxes below to indicate what information has been included. Only the map and photographs of property are required.

- Photographs
 - At least 2 photographs that provide an overview of the exterior of the property
 - At least 2 close-ups of the part(s) of the property where the project will happen
 - At least 2 photographs that provide a view of the property with neighboring properties.
- Map
 - Please include a topographic, Google, or Bing map that clearly shows the location of the property.*
- Additional Information
 - Design plans
 - Product/material information sheets
 - Examples of similar completed projects
 - Other:

Section IV. FOR SHPO COMPLETION

Based on the information submitted to our office, we find that the proposed project adheres to *The Secretary of the Interior's Standards for the Treatment of Historic Properties*. Pending concurrence from the National Park Service (NPS) regarding this finding, this project is fundable through a Certified Local Government Grant for development. Within 30 days of the signature below, please upload your Preservation Agreement to OPRD Grants Online. Work on your project cannot begin until a Preservation Agreement has been signed and the project has been submitted to and approved by the NPS.

Joy Sears

SHPO Reviewer Signature

June 6, 2024

Date

Site Name: Wm. Keil & Company General Merchandise Store
(currently referred to as the Giesy Store by ACHS)

Project: Giesy Store Roof Replacement

Address of Project: 21581 Main Street NE, Aurora, OR 97002

Property Owner: Aurora Colony Historical Society (ACHS) (dba Old Aurora Colony Museum)

Project Contact: Jennifer Burns, Director, Old Aurora Colony Museum

Total Grant Request: \$9,150

Scope of Project: The CLG funds will be put toward a larger pool of funds for a complete tear-off and reroof the Giesy Store (aka Wm. Keil & Company Merchandise Store) and perform related gutter/downspout work as needed. There will be no changes to the pitch of the roof. ACHS anticipates using historical society funds combined with other grant monies (to be identified) to complete the project.
Start Date: Anticipated between Late Summer 2024 (year 1) and early Spring 2025 (year 2) depending on contractor's schedule

Completion Date: May 1, 2025
Note: actual work of installing roof is anticipated to take less than 3 weeks based on the completion timeline of a similar project of installing a new roof on the Ox Barn in 2022.

Project Rational: The existing composite roof on the Giesy store has reached the end of its life. The roofing material is actively failing resulting in shingle loss during heavy winds putting the building at risk of water intrusion. Shingle loss can be seen in images provided of the south side of the building.

Constructed ca. 1871, the Giesy Store is the last of the Colony-era (1856-1883) commercial buildings existing in Aurora, OR. In addition to its historical significance, the building occupies a prominent position on Main Street with visibility to travelers passing through the town on Hwy 99E. See the *Aurora Colony Historic District Inventory* for history of the building and its architectural significance.

Material: ACHS is currently in the process of bidding out the job and will look at one of three types of roofing material currently in use in the Historic District. Due to conflicting guidelines on materials, ACHS is looking at the following to be considered and discussed: composition, CertainTeed Presidential Shake AR Roofing, or CeDUR Synthetic Composite Natural Wood Looking Shakes.

Bids: ACHS is in the process of acquiring bids on the project. We anticipate the cost will be more at minimum \$60k-\$80k based on the square footage of the building compared to a similar project completed in 2022. In 2022 ACHS reroofed the Ox Barn property (15018 2nd St. NE, Aurora, OR 97002) with CeDUR. The Ox Barn is roof area was approximately 42ft x 64 ft with a completed project cost of \$60,120. In comparison the Giesy Store is approximately 82ft x 36ft. ACHS anticipates that the Giesy Store Roof will come in ~50% higher due to increased size of building and cost of materials.

Giesy Store Front (2024 Left, pre-1900 Right)



South roof elevation (Top 2024, 1908 bottom)



South Elevation, 2024 area of shingle loss circled. Numerous patch jobs throughout roof.



North Elevation, 2024



Ca. 1994 Looking north on Main Street. Giesy Store mid-photo on left.



From: [Jennifer Burns](#)
To: [Recorder](#)
Cc: [Mike Byrnes](#)
Subject: CLG Grant Info - Giesy Store Roof
Date: Wednesday, February 21, 2024 3:47:20 PM
Attachments: [2021 Ox Barn Roof Bids.pdf](#)
[Support info on CeDUR.docx](#)
[Ox Barn Roof.pdf](#)
[2024 CLG Grant - Giesy Roof.docx](#)
[Giesy Store Images.pdf](#)

Hi Stuart,

Please see attached the information for the Giesy Store roof project. As I mentioned in the voicemail, we have called to schedule a bid for the roof project with Legacy Roofing out of Forest Grove and are waiting to get on their bid schedule. They are the contractor that we used for the Ox Barn roof project and are the closest installer of CeDUR.

Attachments:

- 2024 CLG Grant – Giesy Roof: General Information on the proposed project
- Giesy Store Images: 2024 and historic images of Giesy Store (front, south elevation, north elevation)
- Support information on CeDUR
- Ox Barn Roof: Images showing CeDUR application on the Ox Barn building and close up of material
- 2021 Ox Barn Roof Bids (similar project, we anticipate that the Giesy Store Roof will come in ~50% higher due to increased size and increased cost of materials.

Jennifer Burns

Director

Old Aurora Colony Museum

Aurora Colony Historical Society

Tel: 503-678-5754

www.auroracolony.org

Links contained in this email have been replaced. If you click on a link in the email above, the link will be analyzed for known threats. If a known threat is found, you will not be able to proceed to the destination. If suspicious content is detected, you will see a warning.

Bids received for the similar Ox Barn project in 2021

1) CeDUR



General Contracting, LLC

CCB# 173528
503-357-7663

OWNER: OLD AURORA COLONY MUSEUM	DATE: 11/09/2021
JOB SITE: 15018 SECOND ST NE AURORA OR 97002	EMAIL: jennifer@auroracolony.org
PHONE: 503-678-5754 – office / 503-943-0028- cell	PROJECT MANAGER: CHRIS GETCHELL

PROPOSAL

WORKMANSHIP: All work will be performed by professionals in a quick and efficient manner.

COMPOSITION: All materials used will be installed to manufacturer’s specifications.

ROOF INSPECTION: A full roofing inspection will be done prior to roofing installation. This includes structural, venting and wood deck inspection. Any rot or structural defects found, will be removed, and fixed to code by *Legacy Roofing LLC* at an additional cost to the property owner above and beyond the original contract/bid. In our bids we include up to 3 sheets of sheeting. Anything after that will come at a per sheet fee.

TEAROFF: All roofing will be removed and disposed of at the nearest landfill or recycling center. (1) Layers of cedar shake.

ROOFING: CEDUR SYNTHETIC COMPOSITE NATURAL WOOD LOOKING SHAKES. DEEP GRAIN PATTERNS, NO WATER ABSORPTION, NO MOLD OR MILDEW GROWTH. COMES WITH A CLASS A FIRE RAYING Astm E108 fire rating. Light weight low maintenance, 50 year limited material warranty. Cedar is a trusted HISTORIC PRESERVATION.

RIDGE: Cedar Synthetic ridge shakes will be installed on ridges.

PIPE FLASHINGS: NON-Caulk pipe flashings will be used on all pipes.

SCREWS: All flashings, vents and pipe flashings will be secured with rubber gasket galvanized screws.

FLASHINGS: Drip, rake and valley metal will be installed. New chimney flashings will be installed. Not responsible for counter flashing.

VENTS: All vents will be replaced and a ventilation upgrade if needed.

OVERHANGS AND BARGES: If gable end and fascia boards need replaced or added that will be billed as an extra change order unless specified directly in the bid. If barges or fascia need replaced Legacy will be using pre primed white wood lumber unless otherwise specified in the contract.

11/9/2021 3:37:19 PM

AURORA MUSEUM CEDUR SHAKES REVISED 1

Signature Initial 11/10/21

SOFFITS: Soffits might need repair work done due to rot repair. This isn't included in the pricing and would be an additional fee. If work is needing to be done to repair rot that will come at an additional fee.

NOTES: If sheeting is needed after the roof is tore off that will come at an additional fee.

PAYMENTS/DEPOSITS: 50% of the total contract shall be paid to **Legacy Roofing LLC** by personal or business check, cashier's check, or cash at the signing of contract, and the balance due upon completion of the contracted work. All work done will be billed separately with down payments to made on each one and progress payments to be made. If the payment is not received upon completion, there will be a 10% charge of total contract price. **If a credit card is used for deposit or payment, there will be a 3% charge added to price.**

PAYMENT ADDRESS: 2406 Pacific Ave Suite A Forest Grove, OR 97116

LICENSES, BONDS, AND INSURANCE:

Oregon Construction Contractors Board Number: **173528**

Liability Insurance: Gemini Insurance Company \$1,000,000.00 Effective through 6/16/2022

Bonding Company: Old Republic Surety Co \$20,000.00 Effective through 07/02/2022

NOTICE: You may cancel this transaction at any time prior to the third business day after the date of this transaction by giving written notice. Cancellation by you after the right to rescind has passed shall be deemed a material breach of this agreement and entitles **Legacy Roofing LLC** to damages. Consumer Information regarding how to protect yourself may be obtained directly from the Oregon Construction Contractors Board, 201 High Street SE Suite 600 Salem, OR 97309. Their website is www.ccb.state.or.us Phone number: 503-378-4621


- Bid/Payment Due:** Final payment is due upon completion of the contracted work. A finance charge at the rate of 1.5% per month / 18% per annum will begin to accrue on the 15th day retroactive to the date of completion of work if payment is not received by that date. Bid is contingent upon the use of **Legacy Roofing LLC's** standard contract terms and conditions.
- Warranty: For Roofing Only-** GAF Master Elite lifetime manufacturer's warranty applies to this job. Warranties are not in effect or valid until all monies due are paid in full within (30) days of job completion shall be deemed a material breach of contract and will void all warranties. Our limited labor warranty covers roof leaks caused by defective workmanship and does not include roof leaks caused by: (1) Obstruction of proper drainage of the roof by debris buildup; (2) Excessive walking on the roof and /or walking on the roof by persons who do so improperly; (3) Standing water or ponding; (4) improper flashing or sealing of any roof penetrations made after the work done by **Legacy Roofing LLC** has been completed; (5) Any physical damage of whatever nature to the roofing materials; (6) Work done on the roof by any persons other than **Legacy Roofing LLC**. In addition, our limited labor warranty does not cover damage to roofs caused by lightning, hurricane, tornado, hailstorm, gale (70mph) force winds, impact of foreign objects, or damage due to settlement or structural deficiency. **Legacy Roofing LLC** is not responsible for loss or exposing nail heads due to vibration during roofing installation. **Legacy Roofing LLC** is not responsible for sheet rock or texture damage due to skylight frame being removed for re-flashing of the curb. **Legacy Roofing LLC** is not responsible for punctured air conditioning lines beneath decking. **Legacy Roofing LLC** is not responsible for re-directing or installing satellite dishes. **Legacy Roofing LLC** is not responsible for small debris or dust in the attic from tear-off or roofing installation. Warranty limited to repair of roof leaks and replacement of missing shingles, but does not include repair of, or reimbursement for water damage to the structure or building or any components or contents thereof including mold, mildew, or interruption in the use of the building or structure or personal injury claims resulting from the alleged mold growth.
- Disputes:** If buyer is dissatisfied with some aspect of the contractor's work after said job is substantially completed, buyer agrees to not withhold any more than 5% of the price of the contract until an agreement is reached and enacted upon, whereon the balance withheld plus any applicable finance charges becomes due and payable.
- Access to Building or Structure:** Owner shall supply free access to building for direct loading of materials. In the event, necessary access is not available or is refused to the contractor, this contract may be cancelled, and owner shall pay for all reasonable costs incurred by **Legacy Roofing LLC**.
- Permits/Fees:** Any fees and /or permits required will be paid for and obtained by **Legacy Roofing LLC**. Any other charges, taxes, assessments, fees, etc. of any kind whatsoever, required by government body, telephone or utility company or the like shall be paid for by the owner unless otherwise stated in the contract.
- Signs:** Owner hereby grants **Legacy Roofing LLC** the rights to display his signs at the site while work is being performed.
- Photos:** Owner hereby grants **Legacy Roofing LLC** without further written authorization, the right to use aerial or surface photos of the job to be used in advertising. Owner grants contractor the right to publish the project street address on a "reference" list or other advertising which may be given to prospective customers.
- Concealed Damage or Dry Rot:** **Legacy Roofing LLC** will inform owner of any dry rot or other sub-roof deterioration which is concealed and is discovered during the course of the work. Contractor is not responsible to repair any such discovered deterioration and any work performed by the contractor to remedy such discovered deterioration will only be done as extra work in a written change order.
- Termites, Pests, and Hazardous Substances:** Owner understands that contractor is not qualified or licensed as an inspector or abatement contractor for hazardous materials (As identified by the State OF Oregon) or for pest (including termites). Should any such hazardous substances or pests be suspected to be present on the premises, it is the owner's responsibility to arrange and pay for inspection and abatement. Contractor cannot certify or warrant your building as being free of hazardous substances or pests.
- Clean Up:** Upon completion, contractor will be responsible for clean-up and removal of all job-related debris on the outside of the structure only; leaving the premises in a neat, broom-cleaned condition. Job related debris consisting of dust, dirt, asphalt, or pieces of roofing materials which may settle into attics, garages and living areas with open beam ceilings or any other area being worked over is unavoidable. Every effort will be made to minimize interior debris, however due to insurance liability limitations, contractor will not be responsible for or held liable for the cleanup or removal of any materials or debris left inside the structure during course of construction.
- Notification of Defects:** Owners are responsible for notifying **Legacy Roofing LLC** in writing, of any complaints regarding work done by **Legacy Roofing LLC**. Owner shall give **Legacy Roofing LLC** ample opportunity to affect any repairs or changes which may be required prior to taking any action which owner may otherwise be entitled to. Should owners or others at owner's direction make such repairs/changes without notification to **Legacy Roofing LLC** in writing, then the owners will be solely responsible for the costs and effectiveness of such repair/cost.
- Summary of Required Oregon Construction Contractors Board (CCB) Consumer Notices:** Oregon law requires construction contractors to give homeowners certain notices before and during a construction project. The summary explains what they mean. It is important to read and understand these forms.
 - Consumer Protection Notice-** This information explains contractor licensing standards, bond and insurance requirements, steps consumers can take for successful construction projects and what to do if problems occur.

- B. **Information Notice to Owners about Construction Liens**- Contractors must give homeowner's this notice any time the contract price is more than a \$1000. It is given at the time of the contract signing or if a verbal contract within 5 working days. The notice explains the construction lien law. It includes steps homeowners can take to protect their property from a construction lien.
 - C. **Notice of Procedure**- The notice explains what a homeowner must do before beginning an arbitration or court action against a contractor for construction defects. (This procedure is separate from the CCB Dispute Resolution process.)
13. **Explanation of Property Owner's Rights:**
- A. Consumers have the right to receive the products and services agreed to in the contract
 - B. Consumers have the right to resolve disputes through means outlined in the contract.
 - C. Consumers have the right to file a complaint with the CCB. Any arbitration or mediation clauses in the contact may prevent the CCB form processing.

TOTAL COST FOR ROOF: \$ 49,500.00

ACCEPTANCE

I/We authorize Legacy Roofing LLC to furnish all material and labor required to complete the work mentioned in the above proposal, for which I/We agree to pay the amount mentioned in said proposal plan. I/We have read/received the following forms required to be included by the State of Oregon with this proposal: Oregon 1) Consumer Protection Notice, 2) Notice of Procedure and 3) Information Notice to Owner about Construction Liens



CUSTOMER'S SIGNATURE

LEGACY ROOFING LLC REPRESENTATIVE SIGNATURE

DATE:

11-10-21

COLOR:

8

Jim Fisher Roofing & Constr., Inc.
13580 SW Galbreath Dr
Sherwood, OR 97140

2) CertainTEED Presidential Comp & Cedar

Proposal

OFFICE: 503.625.2586
FAX: 503.625.0528

CCB# 45970

Job: 208534
Date: 4/12/2021

Proposal Submitted To:

Aurora Colony Historical Society
15038 2nd St NE
Aurora, OR 97002

Job Address:

15038 2nd St NE
Aurora,OR 97002

Main Phone	Email Office Phone	spudsperb@gmail.com	Cell Phone	503-504-3523	Fax
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Tear off existing roof & re-roof with Lifetime CertainTeed Presidential Shake AR Roofing

- Certainteed Presidential Shake Fiberglass Roofing
- High-profile Hip and Ridge
- Pres Starter
- 30# ASTM Felt Underlayment
- 8 X 8 26GA Prepainted Sidewall Metal Dark Bronze
- Pan Flashing 26GA Prepainted
- T-Metal 26GA Prepainted Rake Flashing Dark Bronze
- Vents AF50 Dark Bronze
- Lead Plumbing Jacks
- 1 x 3 Baked Enamel Drip Metal
- 1/2" CDX Plywood
- Labor & Nails
- Clean up and haul away debris
- Install necessary safety equipment

Cost: \$34,560.00

Option: Tear off existing roof & re-roof with #1 Raw Cedar Shingles over Existing Skip Sheathing Roof Deck: \$48,870.00 Initial

Note: Due to volatility of cedar market, job will be rebid at time of order.

Option: Replacement of Existing Gutters with New Continuous SK Gutters & 2x3 Plain Square Downspouts (Pre-painted White or Brown or Primed): \$1,644.00 Initial

Note: Bid is for farthest NW house only.

1. All exterior roofing debris will be cleaned up and hauled away by Jim Fisher Roofing & Constr. Inc.
2. There will be a 10yr warranty on all workmanship.
3. Any rot will be repaired on a time and material basis - 1/2" CDX plywood @ \$90 per sheet, labor @ \$70/hr, material + 30%
4. Fisher Roofing is not responsible for any damage done to curbs, driveways or sidewalks when delivering material.
5. Bid does not include sales tax, building permits, or hazardous materials testing/abatement if necessary.
6. Siding along the endwall and sidewalks may have some extent of rot/damage which may lead to additional damage when we begin the tear off process. Homeowner will be responsible for all repairs.

We propose hereby to furnish material & labor in accordance with the above specifications as initialed above.

Payment to be made as follows: **60% Upon Arrival - Balance Upon Completion (All deposits are non-refundable)**

All material is guaranteed to be as specified. All work to be completed in a workman like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. In the event payment has not been received within 30 days of the invoice date, customer shall pay 1.5% monthly finance charge, or maximum allowed by law, all collection costs incurred by Jim Fisher Roofing & Constr., Inc. including reasonable attorney's fees, court costs and lien fees. ALL DEPOSITS ARE NON-REFUNDABLE.

Note: this proposal may be withdrawn by Jim Fisher Roofing & Constr., Inc. if not accepted within 10 days.

 4/12/2021
Project Manager: Mike Henkes Date

Acceptance Of Proposal: The above prices, specifications and conditions are satisfactory and are hereby accepted. Jim Fisher Roofing & Constr., Inc. is hereby authorized to do the work as specified above. I personally and unconditionally guarantee all indebtedness which accrues against the account of Customer stated above as a result of Jim Fisher Roofing & Constr., Inc. advancing credit to said Customer.

Customer Signature _____ Date _____

I have received the Consumer Protection Notice _____ Initial
I have received the Notice of Procedure _____ Initial

I have received the Construction Lien Notice _____ Initial
I have received Maintenance Requirements _____ Initial

3) 40-year Comp

WORK ORDER AND AUTHORIZATION

10824 SE Oak St #350
Milwaukie OR 97222
Portland 503-659-7663
Salem 503-588-7663
Vancouver 360-737-7663
Fax 503- 914-1709



LICENSED • BONDED • INSURED
OR CCB License #170865, WA License #WESTEPR940MS

PROUD TO BE LOCALLY-OWNED

SUBMITTED TO Mike Byrnes	PHONE 503-260-4174	DATE OF PROPOSAL 5-20-21
BILLING ADDRESS	CITY, STATE, ZIP CODE	
SITE ADDRESS 15018 2nd St. N.E	CITY, STATE, ZIP CODE Aurora, OR 97002	
E-MAIL mike@auroramills.com	OTHER PHONE	FAX

Existing damage/known problems: _____.

SCOPE OF WORK: (only those items indicated with a 'X' in the left column)

- 1. Structures included in scope of work: House Garage Carport Other: Barn.
- 2. Ground Preparation: Plywood Tarps Other: _____.
- 3. Tear off existing # of layers: 1 Type of layers: 1st cedar 2nd _____ 3rd _____.
- 4. Inspect roof for dry rot and other damage. Repair damage at a rate of \$85.00 per man hour plus materials; or \$_____ per sheet if re-decking is required. (These are additional costs over and above original bid price.)
- 5. Install: re-decking: 1/2" CDX Plywood Other: _____.
- 6. Install: underlayment: 15# Felt 30# Felt GAF Tiger Paw Synthetic Felt _____.
- 7. Install metals: Roof-to-Wall Tin Shingle Gable End Gutter Edge Valley Metal Wall Lap Metal
(NOTE: Additional charges will result if any siding, stucco, brick or removal is needed for proper installation of roof flashings, or if gutter removal is required for proper installation of roofing materials.)
- 8. Install: Starter Course Ice and Water Shield Location: _____.
- 9. Install: 1.) Up to 120 lineal feet GAF Intake Pro intake vent.
- 10. Apply Area Material: Manufacturer: GAF Type: Grand Canyon Warranty: Silver Pledge--40 year Color: cedar.
- 11. Install metal flashing to: Chimney Skylight Counter Flash Other: _____.
- 12. Install vents: _____ Vents Replace # _____ Cut In # _____ Total # _____.
Install vents: Ridge Vent Total Linear Feet: 60.
- 13. Install plumbing flashings: 1.5"= _____ 2"= _____ 3"= _____ 4"= _____ Lead No Caulk
- 14. Install matching hip and ridge material: Flush Profile High Profile Z-Ridge.
- 15. Clean Up: Gutters Walkways Driveways Yard (NOTE: Debris drop box is for roofing materials only . Additional charges will result if used for other disposal.)
- 16. Western Pacific Roofing LLC to provide 10 year workmanship/labor warranty.
Manufacturer to provide 40 year materials warranty (Registration with manufacturer may be required).

OPTIONS: _____.

SPECIAL INSTRUCTIONS: Due to volatile nature of the current lumber market this proposal is valid only for the day it is issued and may need to be revised prior to signing.

HIDDEN / STRUCTURAL DAMAGE: Hidden or structural damage may be discovered during the tear-off of old roofing materials. For example, but not limited to: dry rot damage, delaminated plywood, fascia boards and rafter tail damage. It is understood that the cost for repairs of any hidden or structural damage will be billed to the customer at a rate of \$70.00 per man hour plus materials, and are over and above the original estimate. Western Pacific Roofing LLC is not responsible for any compression or decompression of the home or property which may result in wall, floor or concrete cracks.

_____CUSTOMER INITIALS

_____CUSTOMER INITIALS

OUR GUARANTEE TO OUR VALUED CUSTOMERS:

We guarantee our workmanship and will repair or replace faulty workmanship free of charge.

Please refer to our Warranty Certificate for complete workmanship warranty information.

Western Pacific Roofing LLC hereby proposes to furnish materials and labor – complete in accordance with the above specifications, for the sum of: **Forty Three Thousand Forty & 0/100** Dollars (**\$43,040.00**) PLUS any applicable sales tax.

Prices developed reflect a 3% cash discount.

Payment will be made as follows: **(40%)\$17,216.00** down completion balance upon completion of work.

ACCEPTANCE OF CONTRACT – The specifications and conditions herein are satisfactory and are hereby accepted. Western Pacific Roofing LLC is authorized to begin and complete the work specified. Payment will be made as outlined above.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Property owner grants full access to the entire property for staging and execution of work unless otherwise agreed. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the original estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. It is agreed that unresolved workmanship disputes will be settled through mediation. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance. This contract becomes effective when countersigned by a corporate officer. Reasonable attorney fees and costs are to be paid by the customer if legal action is required for collection. Unpaid balances will accrue finance charges of 1.5% per month (18% per year) until paid in full.

X _____
Customer's Acceptance and Authorization Date

X _____
Customer's Acceptance and Authorization Date

Western Pacific Roofing LLC Authorized Signature Date

Nick Bierman 503-319-7915
Western Pacific Roofing LLC Contact Name and Phone Number

This proposal may be withdrawn by Western Pacific Roofing LLC if not accepted within 15 days of proposal date.

_____ (initial) Customer acknowledges receipt of "Information Notice to Owner about Construction Liens".
(We are required by Oregon law to provide each customer with a copy of this notice at the time we give the customer a proposal)

Buyers Right to Cancel

You may cancel this agreement without any penalty, cancellation fee or other financial obligation by mailing a notice to the contractor. The notice must say that you do not want the goods or services and must be mailed before midnight of the third business day after you sign this agreement. The notice must be mailed to: Western Pacific Roofing LLC, 10824 SE Oak Street #350, Milwaukie, Oregon 97222. However, you may not cancel if you have requested the contractor to provide goods or services without delay because of an emergency, and (1) The contractor in good faith makes substantial beginning of performance of the contract before you give notice of cancellation, and (2) In the case of materials delivered, the materials cannot be returned to the contractor in substantially as good condition as when they were initially received by the buyer. Cancellations occurring after the third business day will incur a charge of ten (10%) percent of the full contract amount or insurance claim amount, whichever is applicable.

_____ CUSTOMER INITIALS

_____ CUSTOMER INITIALS

This Agreement is between Western Pacific Roofing LLC ("Company") and the Customer(s) named on the reverse side, and is subject to all applicable rules, regulations, laws and ordinances of the State in which the job location resides (Oregon or Washington) and the local jurisdiction(s), and the following terms and conditions:

1. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Property owner grants full access to the entire property for staging and execution of work unless otherwise agreed. Any alteration or deviation from specifications herein involving extra costs will be executed only upon written orders, and will become an extra charge over and above the original estimate. All or part of the work may or may not be contracted to another person. All agreements contingent upon strikes, accidents, or delays beyond our control. It is agreed that unresolved workmanship disputes will be settled through mediation. Owner to carry fire, tornado and other necessary insurance.
2. Customer may cancel this agreement without any penalty, cancellation fee or other financial obligation by mailing a notice to the contractor. The notice must say that you do not want the goods or services and must be mailed before midnight of the third business day after you sign this agreement. The notice must be mailed to: Western Pacific Roofing LLC, 10824 SE Oak Street #350 Milwaukie, Oregon 97222. However, Customer may not cancel if Customer has requested the Company to provide goods or services without delay because of an emergency, and (1) The Company in good faith makes substantial beginning of performance of the contract before you give notice of cancellation, and (2) In the case of materials delivered, the materials cannot be returned to the Company in substantially as good condition as when they were initially received by the buyer. Cancellations occurring after the third business day will incur a charge to the Customer of twenty (20%) percent of the full contract amount or insurance claim amount, whichever is applicable.
3. Company may cancel this Agreement within 45 days from the date of Customer's signature. If Company's Work is not completed within 45 days from the date of Customer's signature, Company may revise prices according to costs then in effect.
4. Contract Amount does not include expenses or charges for bond or insurance premiums or costs beyond Company's normal insurance coverage. Any such additional premiums or costs required shall be added to the Contract Amount. Replacement of deteriorated decking, fascia, roof jacks, vents, flashing, wall sheathing, studs or other materials is not included in the Contract Amount and will be subject to extra charges on a time and materials basis, unless specifically agreed to in writing prior to commencement of Company's Work. Unless otherwise specified, Contract Amount includes all permit fees and taxes.
5. Hidden or structural damage may be discovered during the tear-off of old roofing materials. For example, but not limited to: dry rot damage, delaminated plywood, fascia boards and rafter tail damage. It is understood that the cost for repairs of any hidden or structural damage will be billed to the customer at a minimum rate of \$60.00 per man hour plus materials, and are over and above the original estimate.
6. As long as Company has taken appropriate action to protect the Property during Company's Work, Company is not responsible for any interior or exterior damage to the Property from rain, hail, tornado, windstorm, fire or other perils as are normally contemplated to be covered by homeowner's insurance or business risk insurance, unless specifically agreed to in writing prior to commencement of Company's Work. Company is not responsible for ice dams (thawing and re-freezing of ice, water or snow) or any other damage on or below the roof line due to excessive winds (greater than 50 mph) or leaks from excessive snow, ice, wind-driven rain or hail, whether during or after the warranty period. Company is not responsible for pre-existing construction deficiencies that manifest themselves during Company's Work, i.e. nail pops, wood rot, decking deflection, mold, etc. If a problem is pointed out prior to commencement of Company's Work and Company is notified in writing, Company will try to assist Customer in correcting the problem on a time and materials basis. Company is not responsible for slight scratching or denting of siding, gutters, soffit or fascia; oil droplets in driveways; hairline fractures in concrete, compression or decompression of the home or property which may result in wall, floor or concrete cracks, sheathing or drywall; or minimal damage to plants, shrubbery and landscaping. If excessive damage is caused by Company, Company will repair or replace damaged area(s) only at Company's expense. Company is not liable for failure of performance due to labor controversies, strikes, fires, weather, inability to obtain materials from usual sources, other trades, or any other circumstances beyond Company's control. Company's maximum liability under this Agreement for any reason shall not exceed the Contract Amount. Company shall not be responsible for any consequential damages or incidental damages whatsoever.
7. Microorganisms, including, but not limited to mold, mildew, spores and other forms of fungi or bacteria ("Microorganisms") occur naturally in the environment and may be present before, during or after performance of Company's Work, in the indoor air and the wall cavities, attics, and interior and exterior surfaces of the Property. Concentration of moisture in the Property may result from heating, cooling, cooking, showering or similar activities inside the Property, the outside atmosphere, and/or the design, construction means, methods or building materials used in the construction of the Property. This moisture concentration may cause the growth, release, discharge, dispersal or presence of Microorganisms which, at certain levels, can cause deterioration of building materials, damage to property, health hazards and personal injury. Likewise, concentrations of radon released from soil and chemicals released from household furnishings, appliances, mechanical equipment, personal possessions or building materials may, at certain levels, cause health hazards and personal injury. Because Microorganisms and radon occur naturally in the environment, Company cannot eliminate the possibility that radon may be present or that Microorganisms may grow in, on, or about the Property. Customer may minimize these effects by proper utilization and maintenance of heating, cooling, dehumidification or ventilation equipment, interior maintenance and cleaning, and exterior maintenance such as, but not limited to proper grading, landscaping, painting and caulking. **CUSTOMER ACKNOWLEDGES THAT CUSTOMER HAS BEEN INFORMED OF SUCH EFFECTS AND CUSTOMER ASSUMES ALL RISK OF DAMAGE, PERSONAL INJURY OR DESTRUCTION OF PROPERTY THAT MAY ARISE AS A RESULT OF OR IN ANY WAY BE CONNECTED WITH THE PROPERTY'S AIR QUALITY OR THE PRESENCE OF MICROORGANISMS, RADON OR CHEMICALS IN, ON OR ABOUT THE PROPERTY. CUSTOMER HEREBY RELEASES COMPANY FROM ANY AND ALL LIABILITY RELATED TO OR IN ANY WAY CONNECTED WITH THE SAME.**
8. In the event that any provision of this Agreement is held invalid by an arbitrator or a court of competent jurisdiction, the remaining provisions shall nonetheless be enforced in accordance with their terms. Further, in the event that any provision is held to be over broad as written, such provision shall be deemed amended to narrow its application to the extent necessary to make the provision enforceable according to applicable law, and shall be enforced as amended. Any dispute, controversy or claim arising out of or relating to this Agreement or the relationship between the parties other than for nonpayment by Customer shall be settled by binding arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association ("AAA"). Such arbitration shall be conducted in the City of Portland, Oregon or such other location as the parties may mutually agree. The decision of the arbitrator(s) shall be final and accorded full faith and credit and entitled to recognition and enforcement by the federal and state courts of the United States. This Agreement shall be governed by the laws of the State of Oregon or Washington, whichever state the job site is located in.
9. Company's Work is deemed accepted unless Customer gives Company written notice within 20 days of completion of Company's Work, specifying all deficiencies. All claims not made in writing by such time shall be deemed waived and released by Customer.
10. This Agreement shall be binding upon and inure to the benefit of any permitted successors and assigns of the Company or Customer. No purported amendment, modification or waiver of any provision of this Agreement shall be binding unless set forth in a writing signed by both parties (in the case of amendments and modifications) or by the party to be charged thereby (in the case of waivers). Any waiver shall be limited to the circumstance or event specifically referenced in the written waiver document and shall not be deemed a waiver of any other term of this Agreement or of the same circumstance or event upon any recurrence thereof.
11. **Except as provided in the Notice below, all payments must be made to Company, and only payments made to and received by Company will be considered to satisfy Customer's payment obligations. Payment Schedule may not be modified without the prior written consent of Company. Reasonable attorney fees and all related costs are to be paid by the customer if legal action is required for collection. Unpaid balances will accrue finance charges of 1.5% per month (18% per year) until paid in full.**
12. Company's current written workmanship warranty and any applicable written manufacturer's warranties on materials shall apply and are not transferable or assignable, unless otherwise specifically stated or agreed to in writing. Warranties shall not be effective unless payment is made in full and Customer is given completed written warranties following payment in full. ALL OTHER EXPRESS AND IMPLIED WARRANTIES, INCLUDING WARRANTIES OF MERCHANTABILITY, HABITABILITY AND FITNESS FOR A PARTICULAR PURPOSE, ARE HEREBY DISCLAIMED.
13. Company is not responsible for the installation of kickout flashings.
14. This Agreement consists of these terms and conditions, the front side and any addendums referred to thereon, all of which constitute the entire agreement between Company and Customer and supersede any and all prior and contemporaneous oral or written statements or understandings between the parties relating to the subject matter hereof.
15. The customer must disclose if a loan will be obtained in order to pay for all or part of the amount due under contract. If the customer indicates that he or she intends to obtain a loan to pay for a portion of the roofing or siding contract, the homeowner shall have the right to rescind the contract within three business days of receiving the truth-in-lending disclosures or three business days of receiving written notification that the loan application was denied, whichever date is later.

CUSTOMER'S RIGHT TO CANCEL:

IF YOU HAVE INDICATED IN THIS CONTRACT THAT YOU INTEND TO OBTAIN A LOAN TO PAY FOR ALL OR PART OF THE WORK SPECIFIED IN THE CONTRACT, YOU HAVE THE RIGHT TO CHANGE YOUR MIND AND CANCEL THIS CONTRACT WITHIN THREE DAYS OF THE DATE WHEN THE LENDER PROVIDES YOU WITH YOUR TRUTH-IN-LENDING DISCLOSURE STATEMENT OR THE DATE WHEN YOU RECEIVE WRITTEN NOTIFICATION THAT YOUR LOAN WAS DENIED. BE SURE THAT ALL PROMISES MADE BY YOUR CONTRACTOR ARE PUT IN WRITING BEFORE YOU SIGN THIS CONTRACT.

CUSTOMER INITIALS

Ca. 1883 image of Ox Barn



2021 Ox Barn with woode cedar roof



2022 Ox Barn with CeDUR composite roofing material



Close-up of CeDUR material installed on Ox Barn



Support information on CeDUR composite shakes

National Park Service / Forest Service Guidelines for Roofing Materials

The 2007 Forest Service's publication, *Alternative Roofing Materials*, supports the use of alternate roofing material:

Modern materials provide better roof performance, which is key to protecting the original structure of the building and any other historic materials or valuables housed inside... Alternative materials can be more cost-effective while imparting the same style, color and texture of the original roof."

The National Park Service has not updated their Preservation Brief #19, *Repair and Replacement of Historic Wood Shingle Roofs*, since 1989 prior to the creation of some of the synthetic products and when old growth cedar was more accessible. However, the National Park Service did use CeDUR on the Prince William Forest's CCC Cabins. They provided the following justification for the use of CeDUR, which is equally applicable to the Ox Barn:

Prince William Forest Park management considered a variety of materials for the proposed roof replacement, and has concluded that the use of authentic cedar shake shingles would be fiscally prohibitive not only due to the cost of the materials themselves, but also because of the frequency with which the shingles would have to be replaced. This new roofing plan will return to a more aesthetic and sustainable roofing material that maintains the character of the rustic style architecture originally used on the camp buildings, as well as to provide for the long-term preservation of these historic buildings. The NPS chose not to select asphalt shingles because they do not match the appearance and visual qualities of wood shake.

Park management has selected to replace the existing asphalt shingles with a substitute material shingle, made of composite, recycled material, which best meets the purpose and need of this project. These shingles are made to replicate the look and profile of the original cedar shake shingles that were hand-made by the CCC and installed on the cabins in the 1930s. They are a faded grey color, matching the look of cedar after a few years of weathering. The long term life cycle replacement (how long the shingles are on the roofs until they need to be replaced) far outstretches both asphalt shingles and the original cedar shake shingles. The composite shingles are fire and mod resistant. These factors led the park to choose the composite shingle for its roofing needs on the historic cabins. (<https://www.nps.gov/prwi/learn/historyculture/cabinpreservation.htm>)

Comparison of Roofing Material

Material	Fire Resistant ^{1,2}	Wind Resistant (mph) ^{1,2}	Durability (years) ^{1,2}	Estimated Actual Durability per Roofers) ³	Weight (pound per square 1 square = 100 ft ²) ^{1,2}
Treated Cedar Shingles	Class A (Requires periodic treatment)	173	25-30	20-25	260-40

CertainTeed Presidential Shake TL	Class A	110	50	30-40	468
CertainTeed Presidential Shake	Class A	110	50	30-40	350
CeDUR Synthetic	Class A	115	50	40+	170

¹ Alternative Roofing Materials: A Guide for Historic Structures, US Department of Agriculture, Forest Service, September 2007

² www.cedur.com

³ Per conversations with roofing contractors

Examples of Use of CeDUR on Historic Structures:

Old Aurora Colony Museum – Ox Barn Property (2022)

15018 NE 2nd St, Aurora, OR (see photos)

Contributing structure in the Aurora National Historic District. One of the few remaining Aurora Colony-era (1856-1883) buildings standing on its original site. Constructed circa 1862 and believed to have been used to house the oxen from one of the large wagon trains that traveled from Bethel, MO to Aurora on the Oregon Trail.

Old College Hall (Project completed 2020/2021)

Pacific University, 2021 College Way, Forest Grove, OR

Listed on the National Register of Historic Places

Old College Hall, built in 1850, was the first permanent structure of Pacific University and is one of the oldest collegiate buildings in the western United States.

See attached photographs of completed project.

CCC Cabins (Project 2012-2017)

Prince William Forest, National Park Service, 18100 Park Headquarters Road, Triangle, VA 22172

Four of the five cabins are listed on the National Register of Historic Places.

<https://www.nps.gov/prwi/learn/historyculture/cabinpreservation.htm>

The Prince William Forest Park cabins were built by the Civilian Conservation Corps (CCC) during the Great Depression to provide overnight, outdoor recreation for impoverished youth from Washington, DC. During World War II, these same cabins were taken over by the Office of Strategic Services (OSS), the WWII predecessor the CIA and America's Special Forces, for use as Special Operations and Communications Training Camps.

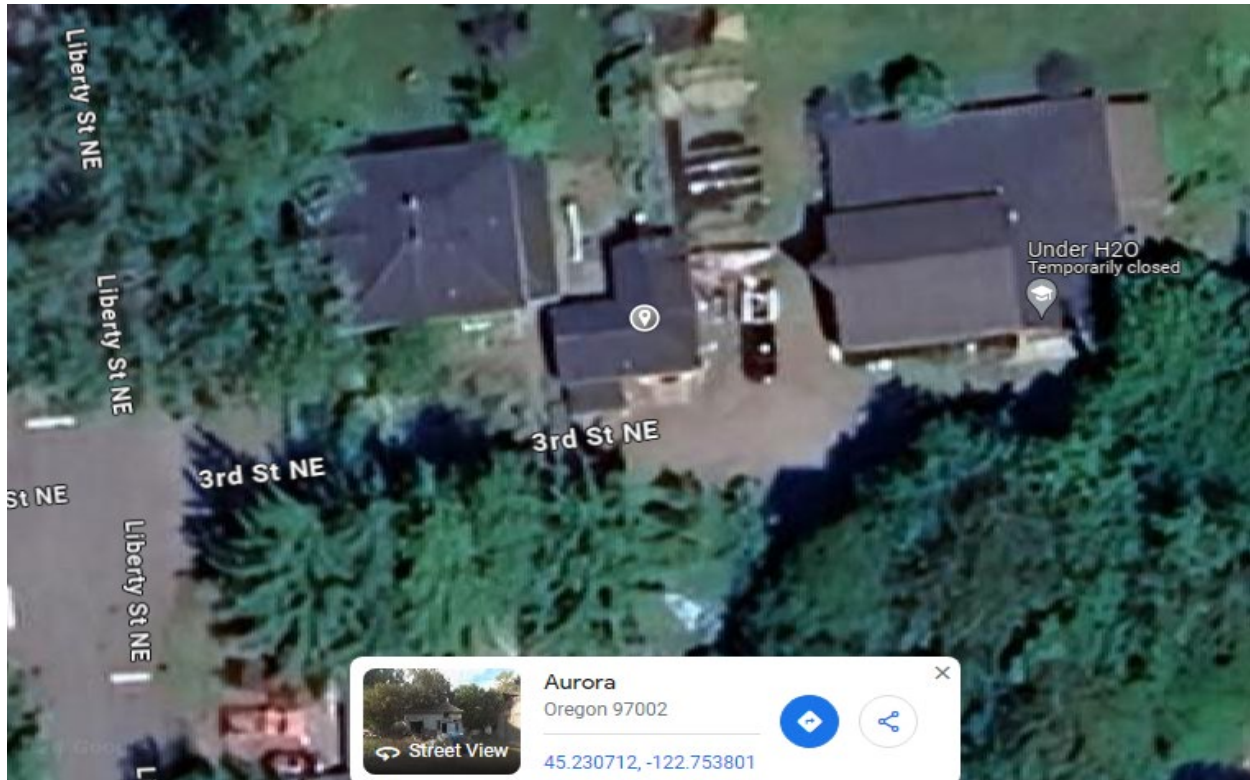
Day Log Home (Project completed 2014)

4727 Green Hills Road, Parkville, Missouri 64150

<https://www.cedur.com/blog-old/cedur-roofing-materials-to-be-used-on-historic-day-log-cabin-in-missouri>

The historic Day Log Cabin was built in 1850, just a decade after Platte County was established, it is one of the oldest structures in the country. Project completed 2014

Christian Zimmerman Annex Chimney Project Map – 21514 Liberty Street, Aurora, Oregon 97002



Giesy Store (ACHS) Roof Project – 21581 Main Street, Aurora, Oregon 97002

