

Joan Davies

From: Jonathan Pincus <jpincus24@gmail.com>
Sent: Friday, August 11, 2017 1:46 PM
To: Joan Davies
Subject: Library Relocation and the Little Log Church
Attachments: Jonathan M Pincus Professional Summary 15-2.pdf2.pdf

Hello Yachats Officials,

My name is Jonathan Pincus. I live in Eugene, Oregon but have been a frequent visitor to Yachats for many years. I have worked as a consultant and project manager for many complex projects involving the re-use of major buildings for both continuing and revised occupancy.

I also have had a considerable amount of experience with additions and new construction. Many of my previous projects have focused on treatment of major public buildings and sites, some publicly owned. I have conducted projects under contract for a number of public agencies as well as non-profit organizations and private entities. Much of my previous employment has involved facility management including the management of portable assets as well as physical structures and real property. My services include consultation, design, project management and financial development.

I became interested in contacting you when I learned that the City of Yachats is planning to relocate the Library and may need some assistance in managing the project. Since then I have also learned that the Little Log Church is in need of repair. My professional experience in space management and structural repair for historic properties seem well suited for application to the two potential projects noted. I have visited the log church recently and there is indeed cause for concern. I am interested in developing a proposal for assisting the City of Yachats in the planning and management of these projects. My method of developing such proposals is to work collaboratively with the potential client to determine which services would best serve the clients interests and to define the scope or the work. I encourage you to review my Professional Summary as an indication of my ability to assist the City in addressing the proposed library relocation and treatment of the Little Log Church. Please contact me at your convenience to arrange further discussion of the potential for collaboration on these projects.

Thank you for your consideration,
Jonathan M. Pincus, M-Arch
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Jonathan M. Pincus, M-Arch

Design and Management Services

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Jonathan M. Pincus, M-Arch, Design and Management Services provides consulting and services in project management, design, construction management, historic preservation, facility management, financial development and grant writing. Established in 1979.

Education:

Bachelor of Arts, Washington University, St. Louis, Missouri.

Secondary Teacher Certification, School of Education, University of Oregon, Eugene, Oregon

Master of Architecture, School of Architecture and Allied Arts, University of Oregon, Eugene, Oregon

Significant Projects:

Eugene Downtown Core Area Historic Context Statement, Planning and Community Development Department, City of Eugene, Oregon

Eugene Downtown Core Area Cultural Resources Survey, Planning and Community Development Department, City of Eugene, Oregon

Design and Restoration Consultant, feasibility study for the Benton County Courthouse rehabilitation, Cy Stadvold, AIA, Corvallis, Oregon

Design and Restoration Consultant, design program and contract documents for the Benton County Courthouse rehabilitation, Cy Stadvold AIA, Corvallis, Oregon

National Register of Historic Places nomination and preservation consultant, Oregon Electric Station, Eugene, Oregon William H. Neel, AIA

National Register of Historic Places nomination and preservation consultant, Hayse Blacksmithing Shop – Red Barn, Eugene, Oregon, Neighborhood Economic Development Corporation.

National Register of Historic Places Nomination, Eugene Blair Boulevard Historic Commercial District, Blair Boulevard Neighbors in association with the City of Eugene, Oregon

National Register of Historic Places Nomination, Woodmen of the World Hall, Community Center for the Performing Arts Inc., Eugene, Oregon

Determination of Eligibility for the National Register of Historic Places East Blair Residential Area, Neighborhood Economic Development Corporation, Eugene, Oregon

Determination of Eligibility for the National Register of Historic Places, Woodrow Wilson Jr. High School (Lincoln School), Planning and Community Development Department, City of Eugene, Oregon

Design and construction of the Jeffrey Lewis House, Williams, Oregon

Recording of the Henry Faling Cable Barn, William L. Finley National Wildlife Refuge, U.S. Fish and Wildlife Service.

Design Coordinator, National Endowment for the Arts sponsored Design Program for rehabilitation of the historic Woodmen of the World Hall for use by the Community Center for the Performing Arts, Inc.

Design and construction coordinator for numerous rehabilitation and restoration projects for the Community Center for the Performing Arts, Inc., W.O.W. Hall, between 1975 to present, including: structural repair, new water main, new electrical service, smoke detection system, exit lighting, fire sprinkler system, revision of internal layout for wheelchair accessibility and emergency exiting compliance, restroom revision for wheelchair accessibility, new wheelchair entry, ramp and courtyard addition, roof installation, exterior security lighting, interior sound adjustment, portable stage and riser construction landscape treatment, boiler rehabilitation, external sound attenuation, HVAC installation,

emergency lighting power system, concrete replacement, neighborhood improvement project coordination, interior restoration project management, historic streetlamp and landscape restoration, and numerous incremental restoration and improvement projects in all construction trades. Coordinator of funding acquisition for most of the projects listed.

Design and Project Management Committee for the construction of the Lillis Business Center addition to the Charles H. Lundquist College of Business' facilities complex, University of Oregon, Eugene, Oregon

In addition to the primarily publicly funded projects listed above, Jonathan M. Pincus, has provided design and construction management, related services and consulting for numerous private residential and commercial projects in the mid-Willamette Valley and in other regions.

Relevant Prior Employment

Building Manager and Special Events Coordinator, Charles H. Lundquist College of Business, University of Oregon

Development Director, Mt. Pisgah Arboretum

Designer, The Van Allen Co., New York, N.Y.

Coordinator (General Manager), Community Center for the Performing Arts, Inc.

House Manager, Community Center for the Performing Arts, Inc.

Relevant Prior Volunteer Service

Vice Chairman, Westside Neighborhood Quality Project, Eugene, Oregon

Neighborhood Advisory Group, Westside Neighborhood Improvement Program, City of Eugene, Oregon

Research and Production Coordinator, The Lincoln School Study, Michael Shellenbarger, AIA, School of Architecture and Allied Arts, University of Oregon, Eugene, Oregon

Volunteer, Action Now!, a non-profit organization providing residential rehabilitation for rural low-income Lane County residents

Board of Directors, Oregon Country Fair

Founding Board Chairman, Community Center for the Performing Arts, Inc.

President, Citizens for Public Accountability

Present Volunteer Service

Path Planning Committee, Oregon Country Fair

Facilities & Fundraising Committees, Community Center for the Performing Arts, Inc.

**Event Management and Services resume available upon request.*

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Consultant's Proposal for Preliminary Project Analysis Regarding Relocation of the Yachats Public Library

This proposal is preliminary in nature and based on the consultant's current understanding of the City of Yachats' needs in the initial phase of the Yachats Public Library relocation project. The proposal is negotiable. The client may select portions of the proposal for consideration or request additional components. The rates quoted are based on the consultant's non-profit and governmental rate of \$54.00 per hour. This consultant only assigns actual production hours to billings. Travel time to and from Eugene will not be charged for this proposal. The total costs of the proposed services may be less than quoted based on efficiencies identified and agreed upon by the client and the consultant. A proposal for the management of the entire project including development, construction and relocation has not been included in this proposal. The information needed to identify the scope of the work for the overall relocation project will be accrued through the processes described in this proposal. That information will serve as the basis for subsequent proposals.

I. Goals, Objectives and Criteria:

This component of the proposed preliminary project is designed to provide production targets and criteria for the design, construction and relocation components of the Yachats Public Library relocation project.

A. Focus sessions with the project advisory group.

Ideally this process would occur in two sessions. These sessions might occur over a two day period or in separate morning and afternoon sessions. The first session will help establish a standardized discussion and recommendation format. The intent of the format is to facilitate the identification of benchmarks for the deliberative process. The product of the process will be the establishment of a set of applicable criteria and objectives for the overall project.

Session 1: Introductions followed by establishment of process protocols, standards for the organization of information and a decision-making format for the advisory group's recommendations. 2 hours

Session 2: Establishment of overall goals, near and long term objectives and applicable project criteria. 3 hours.

II. Inspection of the Former Bank of the West Structure

The former Bank of the West building has been identified by the City of Yachats as the future home of the Yachats Public Library. Although the consultant has visited the building briefly, a full-building inspection by the consultant will be required in order to ascertain the scope of future project work. The consultant requests that all areas of the building including structural chambers be open at the start of the proposed inspection. In order to maximize productivity the consultant requests that copies of any records pertaining to acquisition and subsequent physical treatment of the structure be made available either at the relocation site or at City Hall at the time of inspection. Additional productivity will be gained if representatives of the companies providing maintenance for the HVAC system and the fire suppression system can visit the site during the inspection. 4 hours.

III. Informational Consultation with Lincoln County Code Authorities

3 hours. (including travel time to Newport.)

IV. Project Cost

A. Production of a preliminary project report: 8 hours

B. Project expenses:

Round trip from Eugene and to Newport: fuel \$40.00

Lodging: (based on two nights at the Ya'tel) \$180.00

Clerical and graphic costs: two copies. \$30.00

Consultant time: 20 hours at \$54.00 pr hr. (non-profit and government rate) \$1,080.00

Project expenses \$250.00

Estimated Total Project Cost = 1,330.00

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**Consultant's Proposal for Analysis of Building Conditions and Treatment Options
For the Little Log Church in Yachats, Oregon**

This proposal is preliminary in nature and based on the consultant's current understanding of the City of Yachats' objectives for the treatment of conditions at the Little Log Church in Yachats Oregon. The proposal is negotiable. The client may select portions of the proposal for consideration or request additional components. The rates quoted are based on the consultant's non-profit and governmental rate of \$54.00 per hour. This consultant only assigns actual production hours to billings. Travel time to and from Eugene will not be charged for this proposal. The total costs of the proposed services may be less than quoted based on efficiencies identified and agreed upon by the client and the consultant. A proposal for management of a treatment program for the building has not been included in this proposal. The information needed to identify the scope of the work for a treatment program will be accrued through the processes described.

I. Comprehensive Inspection of the Facility and the Site:

A comprehensive inspection of the Little Log Church structure will be conducted by the consultant with the assistance of Don Peting, AIA. The objective of the inspection will be to identify conditions which may potentially threaten the structural integrity and the general integrity of the building fabric.

At the time of the inspection the consultant requests:

- A. The client to provide a set of ladders of sufficient heights to enable access to all parts of the building including roofs
- B. Access to all interior spaces and structural chambers of the building including the understructure.
- C. Assistance from City of Yachats personnel (1) in accessing all parts of the building.
- D. The client to provide to the consultant access to any existing records in possession of or available to the client regarding the construction of the Little Log Church its additions and previous treatments applied to the building. The consultant requests that these records be made available at City Hall or at the project site. 4 hours

II. Informational Consultation with Lincoln County Code Authorities

Consultation with local code authorities may be required in order to clarify any code related issues which may pertain to the conditions and treatment options identified during the inspection and subsequent analysis of the Little Log Church structure. 3 hours. (including travel time to Newport)

III. Analysis and Report

The consultant shall provide a report describing the findings of the completed inspection of the Little Log Church building based on the information acquired during the inspection and review of existing construction and treatment records. The report will include the consultant's recommendations for establishment of a program of treatment of existing conditions and application of measures to prevent the development of damaging conditions in the future. Recommendations for treatment will include options based on best practices and the client's financial capacity for conducting the work. It is noted that the Little Log Church is an important landmark in Yachats but is not listed on the National Register of Historic Places. Unless otherwise directed by the client, the consultant shall provide recommendations based on the premise that the client wishes the structure to be treated in a manner which preserves the original character of the visible exterior building fabric to the degree that is practicable. The consultant requests that the client's best estimate of financial resources which could be made available to conduct a treatment program be provided to the consultant for use in formulating treatment options. This study and report will provide a basis for the establishment of an active treatment program for the structure and for efforts to acquire any additional funding needed to support the treatment program.

(10 hours)

IV. Project Cost

- A. Inspection by the consultant. 4 hours
- B. Consultation with Lincoln County code authorities. 3 hours
- C. Production of analysis and report. 10 hours
- D. Assistance in the on-site inspection and analysis for the report provided by Don Peting. No Charge.
(Professor Peting has generously offered his services to the project at no charge.)
- E. Project expenses:
 - Round trip from Eugene (2) and to Newport, fuel \$70.00
 - Lodging (based on two rooms for one night at the Ya'tel) \$180.00
 - Clerical and graphic costs, two copies \$50.00

Consultant time: 17 hours @54.00 per hour (non-profit and government rate) \$918.00

Project expenses: \$300.00

Estimated Total Project Cost = \$1,218.00

Professor Don Peting has agreed to assist in inspection, analysis and identification of treatment options that may be applicable to the Little Log Church in Yachats, Oregon. Professor Peting is the former head of the Historic Preservation Program at the University of Oregon's School of Architecture and Allied Arts (now known as the College of Design.) Previously he was the head of the school's Structures Program. Don is also a member of the State of Oregon's Committee for Historic Preservation, the body which approves nominations to the National Register of Historic Places and recommends approval of requests for funding from the State of Oregon's Heritage Grant Programs. Professor Peting works annually with the University's Preservation Field School. He will be an invaluable source of information and experience for the proposed project.