



MOSIER CENTER PAR

Preliminary Architectural Report

To: LaDonn McElligott, USDA Rural Development
From: City of Mosier, Colleen Coleman, Preparer
CC: Stoner Bell, City PE; Doug Minarik, AIA; Jayme Bennett – City Manager,
Michael Carlson – Fire Chief; Witt Anderson, Mayor
Date: May 2, 2024
Re: **USDA CDS Funding Application Preliminary Architectural Report (PAR)**

I. General

The City of Mosier and the Mosier Fire District have been planning to build a new joint use public facility for over 20 years. This document is the City and Fire District's direct response to the guide headings in the Preliminary Architectural Report (PAR) for the USDA CDS grant application. Each response herein refers to one of the Schematic Design, Design Development or Final Design Documents, links for which are included in narrative text and **Appendix III Design Document Links**. We welcome your questions as you review the project. The Prime design consultant is Minarik Architecture, (971) 319.6249; Principal Doug Minarik doug@minarikarch.com. The City's Project Manager is Stoner Bell, P.E. (509) 281-1288, stonerbelle@belldesigncompany.com. They are both open to responding to your questions.

Project Description

The Mosier Center project has evolved through extensive fundraising and design iterations over the past four years (two of which were heavily impacted by the COVID pandemic). However, a current working project description can be found here: <https://cityofmosier.com/government/projects/mosier-center/>.

Project History

Early feasibility assessments and concept designs for the Mosier Center focused on site selection, street network planning and visioning workshops for improving public safety & services and stimulating economic activity in the downtown core. These preliminary studies resulted in strong public support for the City and Fire District's pilot project to be sited along Hwy 30. If reference to historic planning and feasibility documents is of interest to the reviewers, they can be found on the city's website under the heading of "Mosier Center" at <https://cityofmosier.com/government/public-documents-2/public-documents/>.

Current Mosier Center Design Process and Final Drawings / Specifications

To bring reviewers into the present phase of project design, Schematic Design and Design Development document links have been included in Appendix III for background & context only. These previous documents describe design intent, site location, evaluation, suitability, building use and program solutions. **Past documents at the Schematic Design and Design Development milestones should be considered progress and not 'final.'**

JUF Committee and CMGC Design Process

The Mosier Center's current design process began in 2018 when the City and Fire District formed an IGA to work together through a public design process. This included review of proposals from several architect teams, which resulted in Minarik Architecture as prime consultant. The Fire and City Joint Use Facility Committee--two members from each public body-- acted as the design review board and



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reported progress to their respective boards. In 2019, the committee voted to design the project through a CMGC process, by which a construction contractor participates in design and cost estimating throughout design development and final design.

Several components of the building have changed since then due to a need for re-design based on construction cost escalation. For instance, the kitchen has been changed to an acceptable public use kitchen instead of a commercial kitchen. The fire apparatus bays are reduced to two bays instead of three. However, the commercial kitchen and 3rd bay will be bid as alternates in the bidding process. If the cost is feasible, they may be built as originally designed. Refer to the links below and in Appendix III for 100% design documents for drawings and specifications of the current plan. The 100% Design documents were agreed upon by the City Council and Fire District Board as the final program and scope of the building for use in developing Bid Documents.

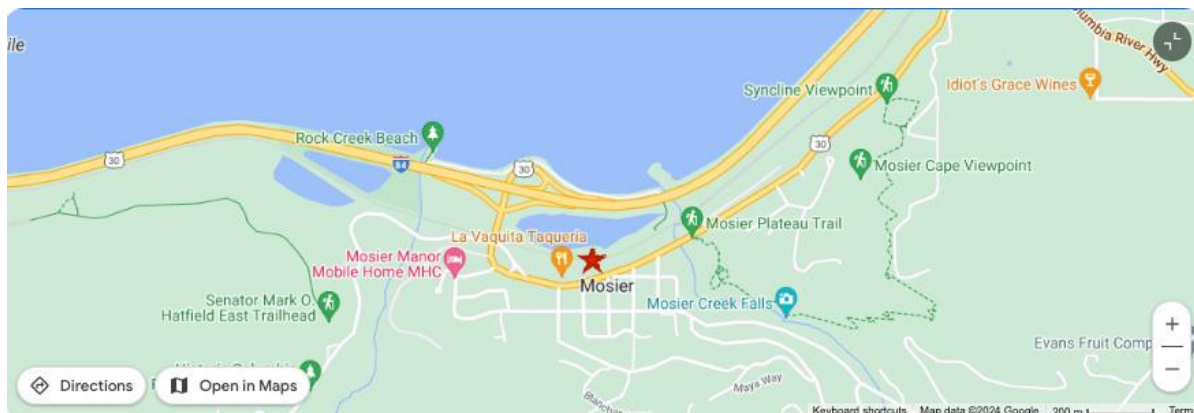
[1908-Mosier Center 100CD Drawings.pdf](#)

[1908-Mosier Center Project Manual.pdf](#)

A. Need for the Facility

The Columbia Gorge National Scenic Area ranks among the nation's most visited public lands. The City of Mosier and the Mosier Fire District are located at the ecological divide and the eastside of the Mark Hatfield Twin Tunnels Trail, marking the gateway to the eastern Columbia River Gorge in Oregon. In the aftermath of the 2017 Eagle Creek fire, considerable attention and visitor traffic focused on the Mark Hatfield Twin Tunnels Trail, Memaloose State Park, and Mosier Plateau, due to the fire ravaged, closed west side trails. All trailheads open in the Oregon gorge happened to intersect with the City of Mosier. Because of this, a flood of tourists landed in the City without warning. There were no public restrooms, designated parking, or visitor facilities to deal with the City's onslaught of public attention.

The proposed Mosier Center presents a means of connecting visitors on a tour of the Gorge while demonstrating resilience and sharing the message of responsible recreation and fire safety. Mosier Center will contain a mixed-use Community Center, Fire Station, and City Hall on Highway 30 (Historic Columbia River Highway), at the eastern gateway to the Mark Hatfield Twin Tunnels Trail. See map below with trailheads and red star location, a city boundary map is also provided in Appendix I.



Map of Mosier Center site location (red star) in proximity to Gorge trailheads



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The facility has been approved for a path to Net Zero and is critically needed for emergency response throughout our growing community and the greater Mosier Valley Fire District (see Fire District map here): <https://mosierfire.files.wordpress.com/2010/05/mosierfiredistrictmap.pdf>

Annual fire events have increased in number and severity in the last 3 years. Our success in building the facility will ensure immediate response to valuable farm and residential properties throughout the District. Following the 2016 Union Pacific oil train derailment and fire, the project has gained momentum since the critical Memaloose I & II fires in 2017 and Mosier Creek, Seven Mile, and Dry Creek fires in 2020. The community center will also address the city's growing and currently unmet need for meeting space, including an interpretive center and a plaza for outdoor recreation for residents and visitors as well as a critical need for public sanitary facilities. The project also includes office space to replace the dilapidated, mold infested two-room building that currently houses fire and city offices. In addition, Mosier Center will be one of the first net zero fire stations in the country.

B. Existing Facilities

Describe - include condition, adequacy, suitability for continued use and other pertinent information.

The existing City Hall and Fire Station located at 208 Washington Street in downtown Mosier, Oregon is in extreme disrepair and inadequate for continued future use. Mosier City Hall and Fire District offices are housed in an old garage built in 1910 and remodeled in the 1950s. The building has no storage space for public records and is a 24 ft. x 20 ft. double room; one side for Fire and one side for City. It has extensive black mold and mildew as well as unstable structural beams and roofing. The Mosier Fire District's two bay garage is an old metal shed with none of the amenities found in modern fire stations. Neither the offices or garage facilities have accommodations for accessibility, nor room for future expansion of staff or equipment. Repair and expansion of the old facilities would result in a complete tear down, bringing our two organizations back to building a new structure or set of structures to house public services. This option was ruled out in a 2018 Site Feasibility Assessment prepared by Hennebery Eddy Architects <https://zmza38.p3cdn1.secureserver.net/wp-content/uploads/2018/12/Mosier-Community-Center-Alternate-Site-Study.pdf>

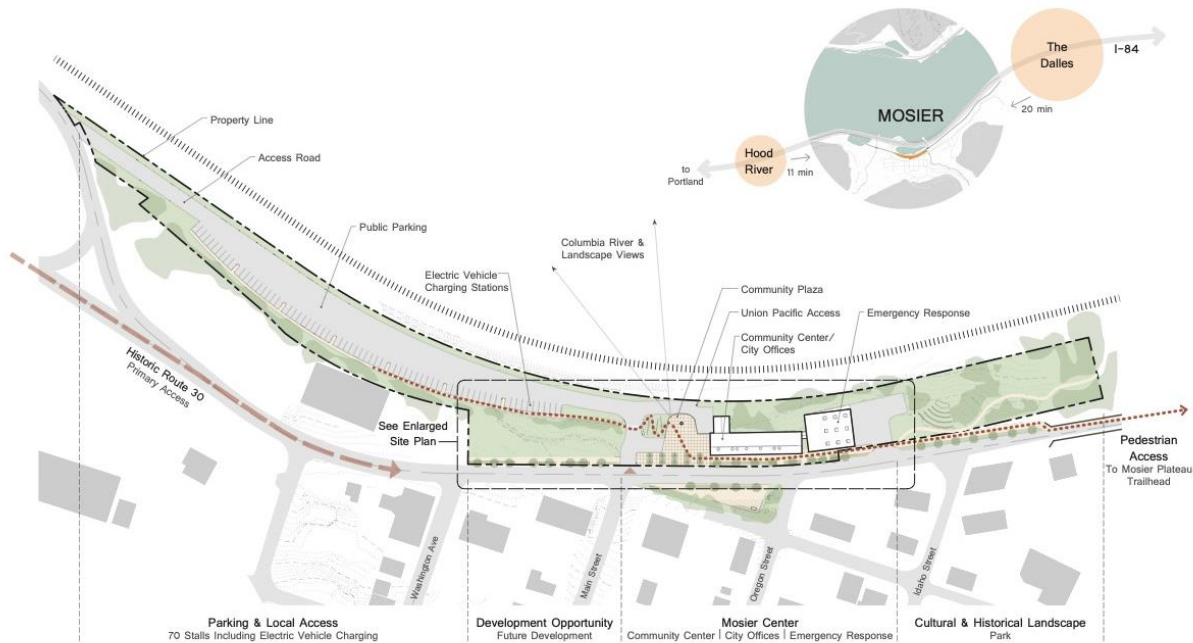
C. Proposed

The Mosier Center site is located on a 4.5-acre lot on the north side of Highway 30 (Historic Columbia River Highway), directly east of the historic Mosier Fruit Growers Building and the City's Totem Plaza. With spectacular views of the Columbia River and Gorge beyond, the site provides a prime location for a civic gateway to the city of Mosier. The building will house a full-service, 2 or 3-bay fire station (depending on bid costs—3rd bay is alternate), city hall offices, and community meeting & training center. In addition to these core functions, the approximately 10,000 sf building will include a kitchen, restrooms, storage, outdoor plaza, and parking. The illustration below by Minarik Architecture show the location of the City in context of the Columbia Gorge and the proposed site master plan. More design intent information can be found in the initial Design Summary link in Appendix III of this PAR.



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Site Plan
MOSIER CENTER 12/05/2019 | p. 4

The Mosier Center project design is organized around the following principles (design criteria).

1. Develop a new Emergency Response Facility that centralizes emergency services and information to accommodate Mosier’s current needs and anticipated future growth.
2. Provide spaces for emergency response training, equipment, and a centralized common resource for emergency information.
3. Provide a place to house Mosier’s civic life. Provide a community gathering space that is inclusive and accessible.
4. Design a Building that serves as a catalyst for Mosier’s anticipated development.
5. Be the first Net Zero certified Emergency Response Facility in the U.S. serving as an environmental steward on behalf of the community and its future generations.
6. Deliver a final design that matches the community’s desires and ability to fund the building.

D. Building Sites

1) Amount of land required. The selected site for the Mosier Center is on a 4.5-acre property formerly owned by Union Pacific Railroad (UPRR) on Hwy 30 (Historic Columbia River Highway) in downtown Mosier. The land was deeded to the City in the 2016 oil train derailment. **The Mosier Center and its landscape will use about one acre of the property, identified in the site master plan above.**

2) Location - Alternate locations. As noted above in *B. Existing Facilities*, the City and Fire District underwent an early feasibility assessment to determine site selection and suitability for the Mosier Center. Initially, the site of the current plan along Hwy 30 was selected. However, City Council and Fire Board members were curious to know if the new facilities could be feasibly located at the same site as the current city hall and fire station at 208 Washington Street. The study concluded that the 208



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Washington Street site was not suitable due to a need to purchase neighboring property to accommodate the larger, more equipped facilities. For reference see the 2018 study at the following link: <https://zmza38.p3cdn1.secureserver.net/wp-content/uploads/2018/12/Mosier-Community-Center-Alternate-Site-Study.pdf>

3) Site plan. See pages 4 & 5 in the link for the Mosier Center Summary Document in Appendix III.

4) Site suitability. See page 6 in the link for the Schematic Design Document in Appendix III.

5) Site environmental concerns. See attached NEPA report submitted to USDA as part of this application.

E. Cost Estimate

Please refer to SF 424-C diagram below. It includes costs for all categories listed in the PAR guide for this grant application.

BUDGET INFORMATION - Construction Programs			OMB Approval No. 4040-0008 Expiration Date 05/30/2014
<small>NOTE: Certain Federal assistance programs require additional computations to arrive at the Federal share of project costs eligible for participation. If such is the case, you will be notified.</small>			
COST CLASSIFICATION	a. Total Cost	b. Costs Not Allowable for Participation	c. Total Allowable Costs (Columns a-b)
1. Administrative and legal expenses	\$ 368,323.00	\$	\$ 368,323.00
2. Land, structures, rights-of-way, appraisals, etc.	\$ 57,600.00	\$	\$ 57,600.00
3. Relocation expenses and payments	\$	\$	\$ 0.00
4. Architectural and engineering fees	\$ 1,119,237.00	\$	\$ 1,119,237.00
5. Other architectural and engineering fees	\$ 376,407.00	\$	\$ 376,407.00
6. Project inspection fees	\$ 72,000.00	\$	\$ 72,000.00
7. Site work	\$ 1,357,246.00	\$	\$ 1,357,246.00
8. Demolition and removal	\$ 18,181.00	\$	\$ 18,181.00
9. Construction	\$ 4,902,692.00	\$	\$ 4,902,692.00
10. Equipment	\$	\$	\$ 0.00
11. Miscellaneous	\$	\$	\$ 0.00
12. SUBTOTAL (sum of lines 1-11)	\$ 8,271,686.00	\$ 0.00	\$ 8,271,686.00
13. Contingencies	\$ 507,314.00	\$	\$ 507,314.00
14. SUBTOTAL	\$ 8,779,000.00	\$ 0.00	\$ 8,779,000.00
15. Project (program) income	\$	\$	\$ 0.00
16. TOTAL PROJECT COSTS (subtract #15 from #14)	\$ 8,779,000.00	\$ 0.00	\$ 8,779,000.00
FEDERAL FUNDING			
17. Federal assistance requested, calculate as follows: (Consult Federal agency for Federal percentage share.) Enter the resulting Federal share.			Enter eligible costs from line 16c Multiply X 11.106 % \$ 975,000.00



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F. Operating Budget

An operations & maintenance pro forma showing expenses and income is included below. Keep in mind that the Mosier Center is designed to be a net zero facility, utilizing a renewable energy system that relies on solar and battery backup operations to fulfill energy needs for the City Hall, Community Center, and Fire Station (both the offices and apparatus bay). The landscape surrounding the Mosier Center will be designed with low impact, nature-based design solutions for stormwater runoff and reduced need for irrigation. Therefore, operating costs of this facility, compared to others of the same footprint are conservative.

Pro Forma Operating Budget
The Mosier Center

Expense		Year 1	Year 2	Year 3	Year 4	Year 5
Utilities	Pacific Power (facility is net zero)	\$ 1,200	\$ 1,260	\$ 1,323	\$ 1,389	\$ 1,459
	Propane					
	Phones (land lines)	\$ 2,200	\$ 2,310	\$ 2,426	\$ 2,547	\$ 2,674
	Internet	\$ 1,200	\$ 1,260	\$ 1,323	\$ 1,389	\$ 1,459
	Security (shared network/backup)	\$ 3,000	\$ 3,150	\$ 3,308	\$ 3,473	\$ 3,647
	Total Utilities	\$ 7,600	\$ 7,980	\$ 8,379	\$ 8,798	\$ 9,238
Management	Office Supplies	Not a bldg maint. Exp.	#VALUE!	#VALUE!	#VALUE!	#VALUE!
	Trash, recycling (Low due to Waste Franchise.	\$ 46	\$ 48	\$ 51	\$ 53	\$ 56
	Management fee		\$ -	\$ -	\$ -	\$ -
O&M	Janitorial & Restroom Maintenance	\$ 2,400	\$ 2,520	\$ 2,646	\$ 2,778	\$ 2,917
	Landscaping/Plaza Maintenance	\$ 2,000	\$ 2,100	\$ 2,205	\$ 2,315	\$ 2,431
			\$ -	\$ -	\$ -	\$ -
			\$ -	\$ -	\$ -	\$ -
	Water and Sewer	\$ 4,200	\$ 4,410	\$ 4,631	\$ 4,862	\$ 5,105
	Repair/Replacement/Cap Reserve	\$ 7,000	\$ 7,350	\$ 7,718	\$ 8,103	\$ 8,509
	Insurance	\$ 11,100	\$ 11,655	\$ 12,238	\$ 12,850	\$ 13,492
	Additional Staff		\$ -	\$ -	\$ -	\$ -
	Legal		\$ -	\$ -	\$ -	\$ -
	Accounting		\$ -	\$ -	\$ -	\$ -
	Total O&M	\$ 26,700	\$ 28,035	\$ 29,437	\$ 30,909	\$ 32,454
	All Operating	\$ 34,300	\$ 36,015	\$ 37,816	\$ 39,707	\$ 41,692
Income		Year 1	Year 2	Year 3	Year 4	Year 5
	City annual contribution	15,150	\$ 15,908	\$ 16,703	\$ 17,538	\$ 18,415
	Fire District annual contribution	15,150	\$ 15,908	\$ 16,703	\$ 17,538	\$ 18,415
	Rental fees	1,000	\$ 1,050	\$ 1,103	\$ 1,158	\$ 1,216
	Event fees	2,000	\$ 2,100	\$ 2,205	\$ 2,315	\$ 2,431
	Sponsorship	1,000	\$ 1,050	\$ 1,103	\$ 1,158	\$ 1,216
	Other revenue					
	Total	\$34,300	\$36,015	\$37,816	\$39,707	\$41,692



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G. Maps, Drawings, Sketches, and Photographs

- 1) **Maps** - Locations, boundaries, elevations, population distribution, existing and proposed facility, right-of-way, and land ownership are described in the Schematic design document link in Appendix III.
- 2) **Drawings and sketches** - Show preliminary design and layout elevations – see the link to Schematic Design Document in Appendix III for preliminary context only and the 100% CD Final Design document link in Appendix III for reference to the completed project design.
- 3) **Photographs** – See Appendix I and II of this document.

H. Construction Problems

Discuss in detail - Include information on items which may affect the cost of construction.

Rapid escalation of costs is the primary risk to construction at this time. Since the pandemic, construction costs in the Columbia River Gorge have steadily increased, causing the City and Fire District to undergo a re-design of the facility to reduce the project's program and size. The intent of the City and Fire District here is to avoid another seasonal construction cost escalation and begin construction this summer.

I. Conclusions and Recommendations

Discuss possible alternatives to proposed plans.

Because the current set of buildings that house the City and Fire District are beyond cost effective repair and the City intends to sell the property to afford new facilities, the only alternative to the proposed plans for the Mosier Center are to delay construction another season to finalize funding.



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APPENDIX DIVIDER

- I. EXISTING CONDITION PHOTOS
- II. PROJECT LOCATION MAPS
- III. DESIGN DOCUMENT LINKS



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I. EXISTING CONDITIONS PHOTOS



Existing Mosier Fire District Office (door at left) and Mosier City Hall (door at right)



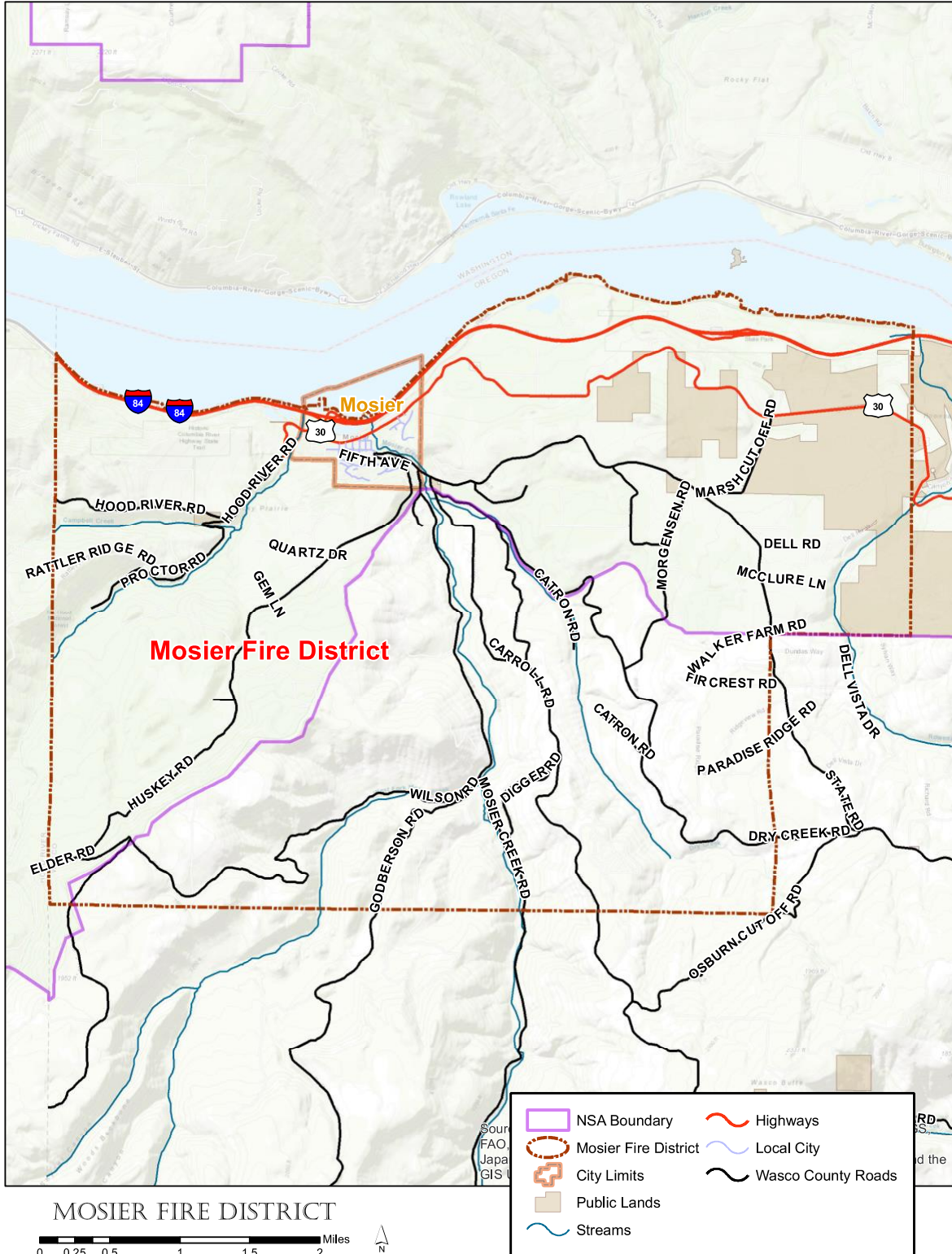
Existing Mosier Fire District apparatus bay



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II. PROJECT LOCATION MAPS

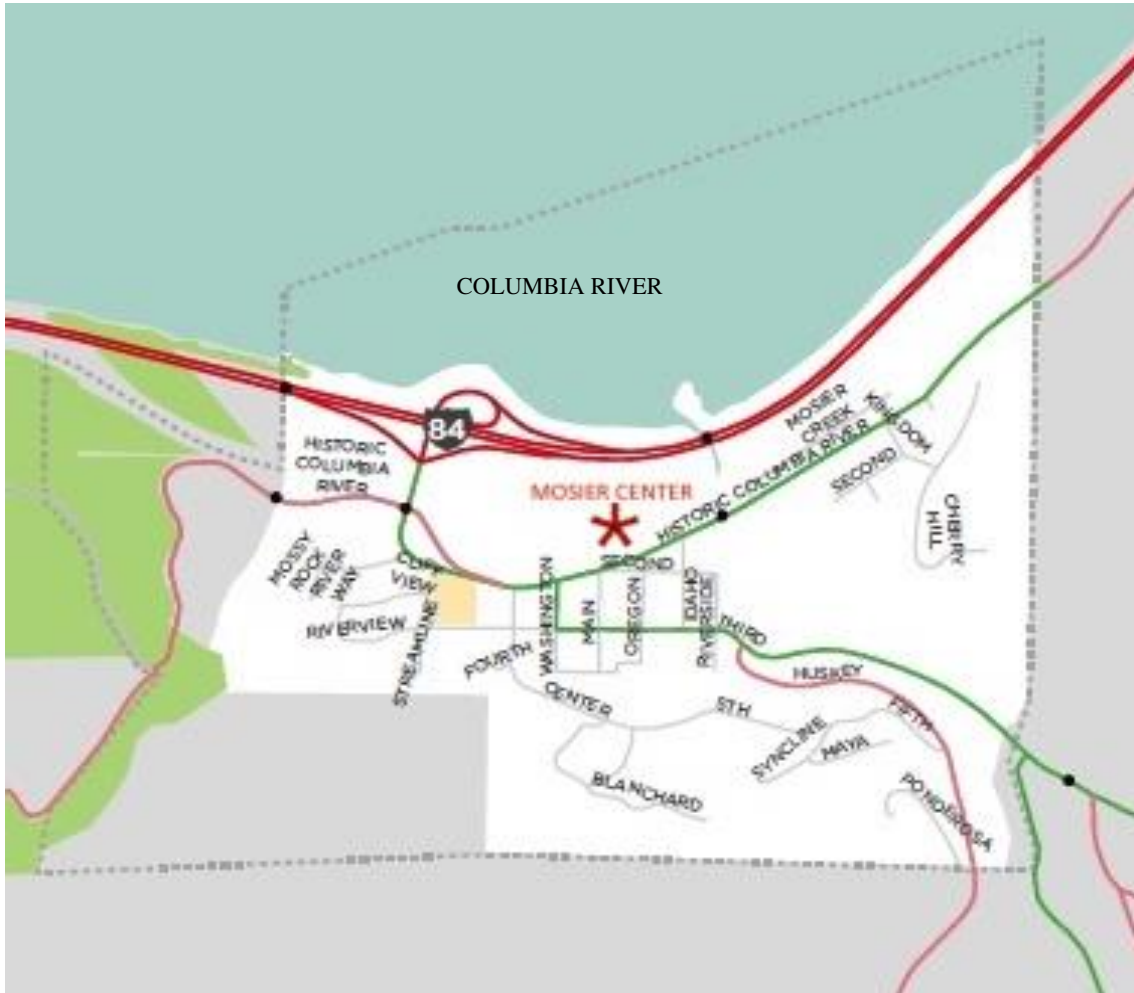




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II. PROJECT LOCATION MAPS (pg. 2)



Map of the City of Mosier with red star at location of new Mosier Center and phot of site in context of the city below.





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III. DESIGN DOCUMENT LINKS

A. Final Design – 100% CDs and Specifications

[1908-Mosier Center 100CD Drawings.pdf](#)

[1908-Mosier Center Project Manual.pdf](#)

B. Design Development – For Context Only

[220318-MosierCenter-100DD-Narrative.pdf](#)

C. Schematic Design – For Context Only

SD Mosier Center Design Narrative Document

[MosierCenter - DesignNarrative 2019 12-06.pdf](#)

Mosier Center Performance Graphics and Notes

[191202 MosierCenterSummaryAppendix EMAIL.pdf](#)