



## Oregon City Metro Enhancement Grant Exit Report

This form is to be filled out within 30 days of completion of the Metro Enhancement grant project. Please limit responses to the space provided. When complete please submit to Michele Beneville at City Hall, 625 Center Street.

**Project Title :** Museum of the Oregon Territory **Steel Roof Repair & Window Restoration**

**Organization:** Clackamas County Historical Society

**Coordinators:** R.E. Pennington (Grant Administration) & Terry Judkins (Project Supervision, Estimates & Repairs Contracting)

**Phone:** 503.655.5574 **Email:** [Programs@clackamashistory.org](mailto:Programs@clackamashistory.org)

### **Brief project description:**

On May 28, 2014, the Clackamas County Historical Society finished the intended grant-funded improvements to the Museum of the Oregon Territory facility in Oregon City covered by this 2013-2014 Metro Enhancement Grant. This project addressed both the replacement of leaking/fogged (once) gas-filled insulated windows, as well as finding the ultimately best solution to chronic roof leaks that have been soaking, damaging and staining the 1<sup>st</sup>, 2<sup>nd</sup> & 3<sup>rd</sup> floors and ceilings.

### **Description of Project Accomplishments:**

Canyon Glass Company replaced 13 large, insulated, SolarCool Bronze double-pane windows at a cost of up to \$500 each, plus installation. These windows now allow clear visibility and give a clean impression, improving the appeal of the museum's upper floor as a potential event and meeting venue, as well as 2<sup>nd</sup> floor museum vistas.

Oregon Roof Cleaning was hired to power wash the roof gutters, which are too steep and high for our volunteers to manage. Then Orion Roofing & Sheet Metal repaired the entire 3<sup>rd</sup> floor roof, not only the southwest section which was of greatest concern. First, they pressure washed the edges, exposing all corroded metal and seams including those around the electric, plumbing, and vents. They then rebuilt the ill-fitting edges of the entire roof using layers of Elastomeric roof coating and supportive sheets of rayon fibers. This has eliminated the leaks and resulting ceiling stains that had been affecting potential reviews and rent-ability of the 3<sup>rd</sup> floor "Tumwater Room" Event Center, the leasing of which provides the bulk of the day-to-day budget needed to support CCHS free museum admission and free-or-low-cost cultural education programs to youth, adults and seniors.

**Measures of performance** (i.e. number of people served; effects of the project): Rental of the Tumwater Room and museum visitation (combined) is up by 36 % (up by an additional 433 patrons per month) at the Museum of the Oregon Territory over last season, when comparing February, March, April, and May numbers for 2013 vs. 2014.

**List additional sponsors of the project:** The membership base of Clackamas County Historical Society responded to a special appeal for help with the 2013 windows, roof, and HVAC projects. Portland General Electric (PGE) followed through with our grant request with a gift of \$2,500 in February 2014 for unspecified facility repairs/improvements. These PGE funds were employed to make up the remainder of the “balance due” on this project, as well as to patch/paint the affected areas of the rain-stained ceilings and to repaint all of the museum’s 2<sup>nd</sup> floor exhibits for the first time in 20 + years.

**1. How were Metro Enhancement grant funds spent?**

Metro Enhancement Grant funds were spent exclusively on contracted labor and materials for this project in the areas of Steel Roof Repair, Pressure Washing Preparation for roof repairs, and Window Replacement.

**2. Final budget:**

	(A) Metro Grant Dollars	(B) Matching Funds (Cash)	(C) In-Kind Matching	(D) Total
<b>Personnel</b> Services (salaries, administration) Project Manager Terry Judkins & Admin. R, Pennington avg. 30 hours each, paid and volunteer	\$0	\$600	\$600	\$1,200
<b>Materials and Labor: ROOF REPAIR</b>	\$4,413	\$237	\$0	\$4,650
<b>Materials and Labor: WINDOW REPLACEMENT</b>	\$5,500	\$1,774	\$0	\$7,274
<b>Pre-Repair Pressure Washing, Roof &amp; Gutters</b>	\$900	\$100	\$0	\$1,000
<b>Totals</b>	\$10,813	\$2,711	\$600	\$14,124

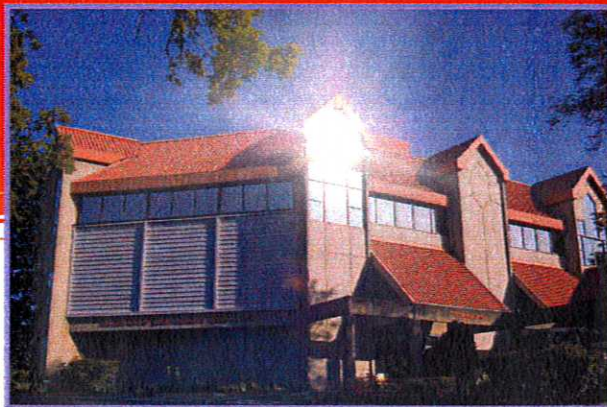


# "AFTER" PHOTOS

**MUSEUM OF THE  
OREGON TERRITORY**

211 Tumwater Drive  
Oregon City, OR

A division of the  
**Clackamas County  
Historical Society**



**MOOT Building Roof Repair and  
2nd/3rd floor window replacement.**

Shown: Sample Photos of improved  
ceiling condition in Tumwater Room,  
stripped/ repaired roof edges and flash-  
ings, and new windows w/ clear visibility.



**Thank you, METRO funds and City of  
Oregon City!**

