



Twin Falls Historic Preservation Commission Agenda

Monday, April 16, 2018, 12:00 PM

203 Main Avenue East
Twin Falls, ID 83301

Members: Nancy Taylor, Samantha Kemp, Allen Easterling, Debbie Lattin, Lucy Wills, Samra Culum, Doug Baughman

Council Liaison: Chris Reid

- 1) Confirmation of Quorum/Call Meeting to Order
- 2) Consent Calendar
 - a) Approval of minutes from the following meeting: 03-20-18
Purpose: **ACTION ITEM**
- 3) Certificate of Appropriateness
 - a) Request for a Certificate of Appropriateness for property located at 205 Shoshone Street North for placement of a grain silo to service brewery in the building. c/o The Historic Elks Lodge. (app.18-006)
Purpose: **ACTION ITEM**
 - b) Request to amend Application 18-005 to consider appropriateness of signage installed to exterior of the building located on the property located at 127 2nd Avenue West in the Downtown Historic District. c/o TF Lodge #45, Ancient Free and Accepted Masons of Idaho, Inc. (app. 18-005)
Purpose: **Discussion**
- 4) Old Business
 - a) Idaho Certified Local Government Grant 2017
 - Brochure Update
 - Historic Master Plan UpdatePurpose: **Discussion**
 - b) Historic Preservation Month: May 19, 2018 Walking Tour
 - Advertising Update
 - Flyer UpdatePurpose: **Discussion**
 - c) Quarterly Picture Update for City Hall Lobby
Purpose: **Discussion**
- 5) New Business

6) General Input/Announcements - Public/Staff

7) Upcoming Meeting(s)

a) May 7, 2018

8) Adjournment

Any person(s) needing special accommodations to participate in the above-noticed meeting could contact Lisa A. Strickland (208) 735-7267 at least two working days before the meeting. Si desea esta información en español, llame Leila Sanchez (208) 735-7287.

Public Input Procedures

1. Individuals wishing to provide public input regarding matters relevant to the City of Twin Falls shall
 - wait to be recognized by the Mayor or Chairman
 - approach the microphone/podium
 - state their name and address, and whether they are a resident or property owner in the City of Twin Falls, and proceed with their input.
2. The Mayor or Chairman may limit input to no less than two (2) minutes. Individuals are not permitted to give their time to other speakers.

Public Hearing Procedures for Zoning Requests

1. Prior to opening the first Public Hearing of the session, the Mayor or Chairman shall review the public hearing procedures.
 2. Individuals wishing to testify or speak before the City Council or Planning and Zoning shall wait to be recognized by the Mayor or Chairman, approach the microphone/podium, state their name and address, then proceed with their comments. Following their statements, they shall write their name and address on the record sheet(s) provided by the staff. The staff shall make an audio recording of the Public Hearing.
 3. The Applicant, or the spokesperson for the Applicant, will make a presentation on the application/request (request). No changes to the request may be made by the applicant after the publication of the Notice of Public Hearing. The presentation should include the following:
 - A complete explanation and description of the request.
 - Why the request is being made.
 - Location of the Property.
 - Impacts on the surrounding properties and efforts to mitigate those impacts.
 4. Applicant is limited to 15 minutes, unless a written request for additional time is received, at least 72 hours prior to the hearing, and granted by the Mayor or Chairman.
 5. A City Staff Report shall summarize the application and history of the request.
 6. The City Council or Planning & Zoning Commission may ask questions of staff or the applicant pertaining to the request.
 7. The general public will then be given the opportunity to provide their testimony regarding the request. The Mayor or Chairman may limit public testimony to no less than two (2) minutes per person.
 - Five or more individuals, having received personal public notice of the application under consideration, may select by written petition, a spokesperson. The written petition must be received at least 72 hours prior to the hearing and must be granted by the Mayor or Chairman. The spokesperson shall be limited to 15 minutes.
 - Written comments, including e-mail, shall be either read into the record or displayed to the public on the overhead projector.
 - Following the Public Testimony, the applicant is permitted five (5) minutes to respond to Public Testimony.
 8. Following the Public Testimony and Applicant's response, the hearing shall continue. The City Council or Planning & Zoning Commission, as recognized by the Mayor or Chairman, shall be allowed to question the Applicant, Staff or anyone who has testified. The Mayor or Chairman may again establish time limits.
 9. The Mayor or Chairman shall close the Public Hearing. The City Council or Planning and Zoning Commission shall deliberate on the request. Deliberations and decisions shall be based upon the information and testimony provided during the Public Hearing. Once the Public Hearing is closed, additional testimony from the staff, applicant or public is not allowed. Legal or procedural questions may be directed to the City Attorney.
- * Any person not conforming to the above rules may be prohibited from speaking. Persons refusing to comply with such prohibitions may be asked to leave the hearing and, thereafter removed from the room by order of the Mayor or Chairman.



Twin Falls Historic Preservation Commission Minutes

Tuesday, March 20, 2018, 12:00 PM

203 Main Avenue East
Twin Falls, ID 83301

SPECIAL MEETING

Members: Nancy Taylor, Samantha Kemp, Allen Easterling, Debbie Lattin, Lucy Wills, Samra Culum, Doug Baughman

Council Liaison: Chris Reid

Affiliate Volunteer Advisor: Darrell Buffalo

1) Confirmation of Quorum/Call Meeting to Order

2) Consent Calendar

- a) Approval of minutes from the following meeting:
 - 03-05-18

Motion:

Commissioner Easterling made a motion to approve the consent calendar, as presented.
Commissioner Kemp seconded the motion. All members present voted in favor of the motion.

3) Certificate of Appropriateness

- a) Request to consider appropriateness to construct new façade, replace windows and door and stucco exterior of the building located on the property located at 127 2nd Avenue West in the Downtown Historic District. c/o TF Lodge #45, Ancient Free and Accepted Masons of Idaho, Inc. (app. 18-005) **Tabled March 5, 2018**

Applicant Presentation:

Colby Ricks, representing the Masonic Lodge, stated they wanted a design that reflects the heritage for the Masonic Lodge. The building is a little difficult because of its location. The building is on a state highway so they have setback concerns and requirement they would need to meet if they encroach into those. The adjacent building is all brick however the front facade on this building is a brick veneer. They would like to remove the existing brick veneer and the canopy has metal and plywood behind it which they would cover with stucco. They are trying to make changes without encroaching into the setback areas. The color will be an off white. They are trying to meet the needs of the customer and to stay within the budget. They were looking for an old Greek look without using brick because it is very expensive. The stucco finish should look like a finished stone product and the lines within the facade is a design choice.

Discussion Followed:

- Fran Florence explained this building does not qualify for any historic credits nor does it have architectural value. By using a stucco it provides a clean sanded finish. This will have a

smooth finish and be much more reminiscent of the Twin Falls Bank and Trust building if a shine was added it would look more like Christa's.

- Commissioner Kemp explained the Commission was concerned that the design would look like a house stucco.
- Commissioner Lattin also explained the other concern is the single color would be stark.
- Commissioner Easterling explained as long as there is some breakup of the building and doesn't just look plain he has no concerns.
- Mr. Ricks showed on the overhead the Wells Fargo and explained it is a monotone color like the Wells Fargo building.
- Commissioner Kemp explained that she loves that it will look like the Wells Fargo building.
- Commissioner Culum explained she did not understand the full scope of the work and understands much better.
- Commissioner Easterling explained that he likes the look.
- Mr. Ricks explained the columns will be square so that they do not extend into the right of way.
- Commissioner Taylor explained the historic integrity of the block was a concern, and if the design follows, what was presented it will be a lot better than what is there.

Motion:

Commissioner Kemp made a motion to approve the request, as presented, with staff recommendations Commissioner Easterling seconded the motion.

Unanimously Approved

4) Old Business

a) Idaho Certified Local Government Grant 2017

- Commissioner Taylor explained she has had a very difficult time finding someone to help with the Master Plan and she is not sure if the CSI students will have time to assist with the brochure project before the deadline.
- Commissioner Culum explained the CSI Media Program works on one entity at a time and she is not sure about their timeline for completion.
- Senior Planner Spendlove explained the first draft has to be submitted to the state by April 30, 2018. The final draft with amendments needs to be submitted by May 30, 2018. The downside is there is not an allowance for an extension and he is not sure about the possibility of being awarded a grant again if we are not able to meet the deadlines for this grant. He stated that he does have a call into the company that created the City Comprehensive Plan to see if the budget and timeline for completion is possible, if we hired them to do the Master Plan. He is currently waiting on a call back. The other suggestion was that an educational display of photos be created for display in the City Hall lobby and put on a rotation scheduled, it would be preferable if the money was used versus forgone.
- Commissioner Taylor explained that she is going on a tour to look at historic artifacts that they city would like to display in the City Hall lobby and is considering having display cabinets for these items. This may be another project to for which the funds could be used.

The other part of the project is re-design of the historic brochures.

Senior Planner Spendlove explained that it may be possible to do a design in-house the issue is time.

- Commissioner Culum asked if a scholarship could be awarded or payment to a small group of CSI students could be paid with the grant money.
 - Senior Planner Spendlove explained he would check into that as another option.
- b) 2018 Idaho Archaeology & Historic Preservation Month
- Commissioner Taylor explained she will not be available for the May 19, 2018 Historic Walking Tour.
 - Commissioner Culum volunteered to do the walking tour for May 19, 2018.
- c) Quarterly Pictures for City Hall
- Commissioner Taylor explained she has a meeting to discuss the historic display in the lobby and will report back at the next meeting.

5) New Business

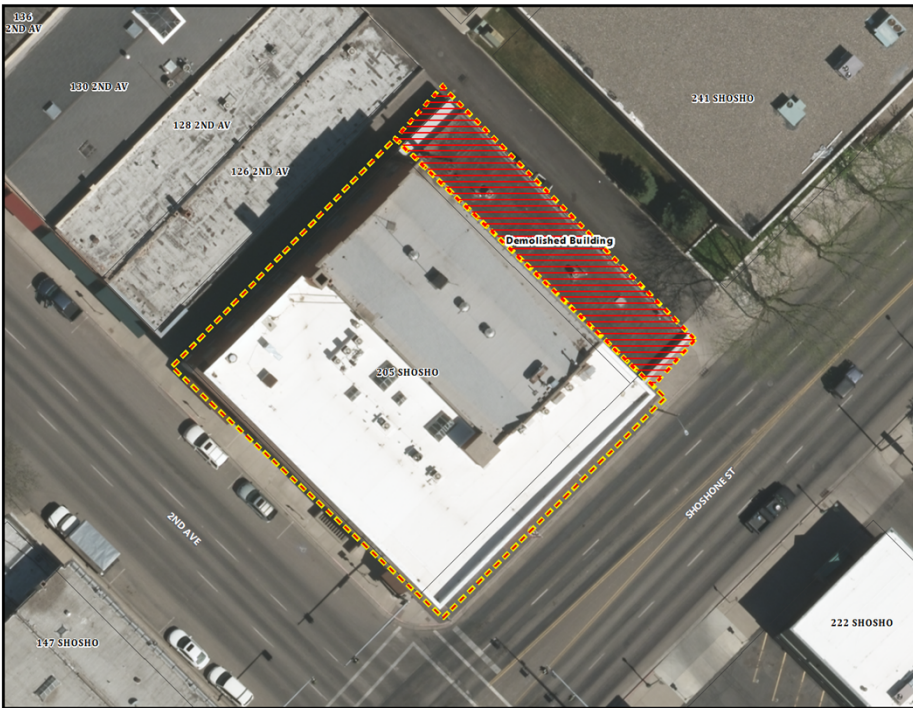
6) General Input/Announcements - Public/Staff

7) Upcoming Meeting(s)

- a) April 2, 2018
April 16, 2018

8) Adjournment

Chairperson Taylor adjourned the meeting at 12:46pm.



Comprehensive Staff Report



To: Historic Preservation Commission
Presenter: Jonathan Spendlove
Authored by: Jonathan Spendlove
Request: Amendment to **Certificates of Appropriateness #17-005 and 17-008** to remodel the Historic Ballroom and demolish an adjacent building.

Public Meeting: April 16th, 2018

Analysis

This is a request to amend and update the previous Certificate of Appropriateness for a grain silo to be placed close to and or adjacent to the side walk at the east corner of the Old Elks Lodge Building.

The original proposal showed the grain silo at the rear of the exterior patio on the NE side of the building setback and not a visual focal point.

Approval Process

The Certificate of Appropriateness process requires a public meeting in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall hear the request within ten (10) days of City Staff receiving a complete application. Any conditions placed by Commission shall be specifically listed on the Certificate, and shall be completed as part of the approval.

Any decision of the Commission may be appealed to the City Council.

History

The building was constructed by BPOE in 1922 to serve as the Elks Lodge, as well as provide space for other tenants such as Wright and Sons Department Store. Over time the storefronts have housed various

businesses, including Hoosier Furniture and the Public Library during the 1930's.

It is listed on the National Register of Historic Places as a contributing property. The two-story, concrete structure is faced with a yellow-brown brick on the second story. The embellishments include a series of arched windows on the second level with keystones, modillions and a dentil molding under the projecting cornice, and Doric columns with a full entablature over the recessed over the recessed entrance on Shoshone Street East. The windows of both stories have suffered the most extensive alterations.

Applicable Regulations or Codes

Per City Code 10-13-1, a Certificate of Appropriateness is required for any exterior alterations to buildings within a Historic District as identified by City of Twin Falls.

Historic Guideline Compliance

This request is located within the Downtown District. The Design Goal for this district is to maintain and enhance the unique historic character and pedestrian scale of the area.

Possible Impacts

Moving the silo/container to the edge of the sidewalk may have an impact on the perceived openness of the outdoor patio. It should be investigated whether the

location of the silo is critical to the operations, and that could be weighed against the viability of the project as a whole. Additionally, the materials and colors of the silo/container should also be reviewed for visual impact to the original approval and with the updated location closer to the public way.

Conclusion

The Commission is tasked with making a decision on the appropriateness of this request in terms of following the approved guidelines.

Attachments

1. Narrative
2. Renderings
3. Aerial
4. Photos

Public Meeting: April 16th, 2018

Certificate of Appropriateness Application

205 Shoshone Street, Twin Falls Idaho

The Historic Elks Lodge Building

4/2/18

This application is to request an addition to our previous application for the renovation of the building at 205 Shoshone Street, known as the Historic Elks Lodge building. Although our previous application was approved, our restaurant and brewpub tenant has requested the placement of a grain silo near the sidewalk on Shoshone Street. This location has been chosen because it would be well located to receive deliveries, a concrete slab can be poured to support the weight of the loaded silo, and it does not interfere with parking, mechanical systems, or any windows or doors.

The renderings provided with this application are general, but show a diameter and height that will not be exceeded. The renderings show a silo that is 22 feet tall, with a 9-foot diameter. The silo that is currently being considered for this location is only 17-18 feet tall, and 7 feet in diameter. The silo will meet all engineering and safety codes for this location. The silo will not effect any sight lines from neighboring properties.

This application requests permission from the Historic Preservation Commission to place a silo near the sidewalk on Shoshone Street, with a silo not to exceed 20 feet in height or 9 feet in diameter.



136
2ND AV

130 2ND AV

128 2ND AV

126 2ND AV

241 SHOSHO

Demolished Building

205 SHOSHO

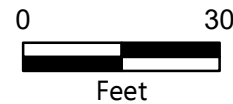
2ND AVE

147 SHOSHO

SHOSHONE

230 SHOSHO

Aerial Map



AERIAL PHOTO APRIL 2016
REFERENCE ONLY





Comprehensive Staff Report



To: Historic Preservation Commission
Presenter: Steve O'Connor
Authored by: Steve O'Connor
Request: Amendment to **Certificate of Appropriateness #18-0005** to construct new façade, replace windows and door and stucco exterior of the building located on the property at 127 2nd Avenue West in the Twin Falls Downtown Historic District.

Public Hearing: March 17th, 2018

Analysis

This is a request to amend Certificate of Appropriateness #18-0005 to include the proposed signage as shown in the renderings. The signage proposed will be etched into the stucco and also they would like to add the Mason's Square and Compass façade above the main door.

Approval Process

The Certificate of Appropriateness process requires a public meeting in which interested persons have the opportunity to be heard, with regards to the application.

The Commission shall hear the request within ten (10) days of City Staff receiving a complete application. Any conditions placed by Commission shall be specifically listed on the Certificate, and shall be completed as part of the approval.

Any decision of the Commission may be appealed to the City Council.

History

The property was constructed in 1920's. Drake's Funeral Parlor first occupied this structure in 1922. Reynold's Funeral Home was the following tenant, remaining from 1941 until 1959. From 1965 until the 1970's, Banner Furniture was located in this building. Furniture Outlet now occupies the building.

Applicable Regulations or Codes

Per City Code 10-13-1, a Certificate of Appropriateness is required for any exterior alterations to buildings within a Historic District as identified by City of Twin Falls.

Historic Guideline Compliance

This request is located within the Downtown District. The Design Goal for this district is to maintain and enhance the unique historic character and pedestrian scale of the area.

Possible Impacts

Staff nor the Applicant anticipate any detrimental impacts from this request on the surrounding properties.

Conclusion

The Commission is tasked with making a decision on the appropriateness of this request in terms of following the approved guidelines.

Attachments

1. Narrative
2. Renderings
3. Aerial
4. Photos

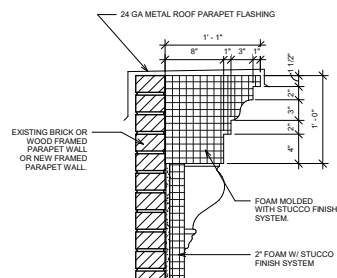
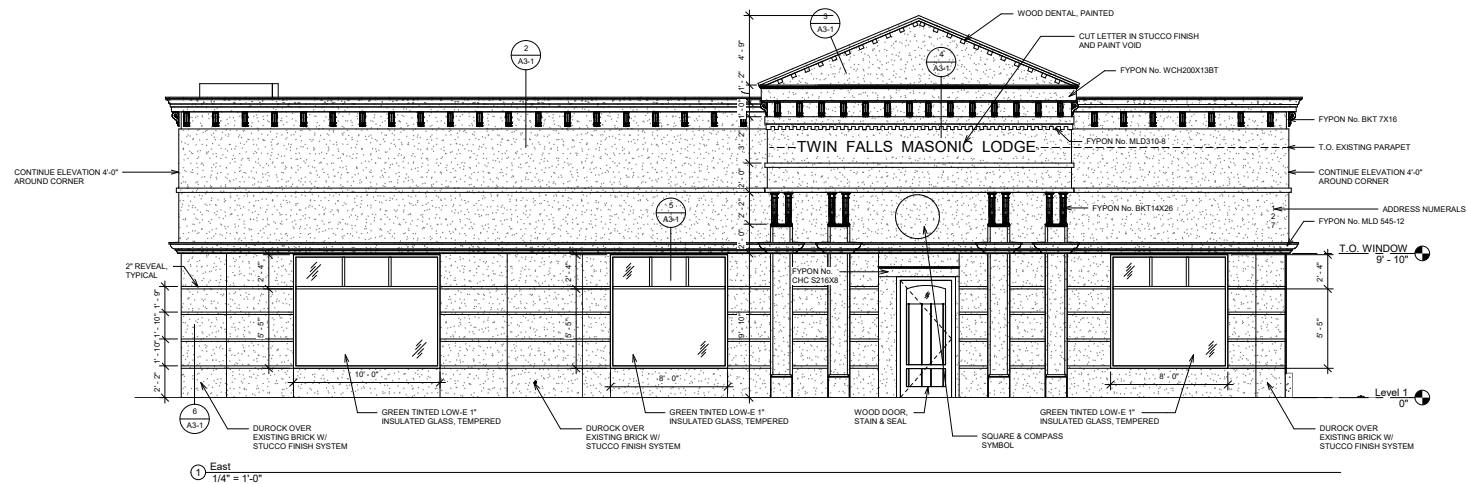
Public Hearing: March 17th, 2018

CERTIFICATE OF APPROPRIATENESS APPLICATION

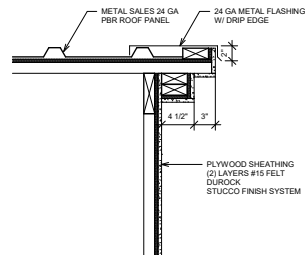
7.

a. The certificate of appropriateness is being requested to allow the modernization of the existing furniture outlet facility and convert the facility into the Twin Falls Lodge No. 45, Ancient Free and Accepted Masons of Idaho facility.

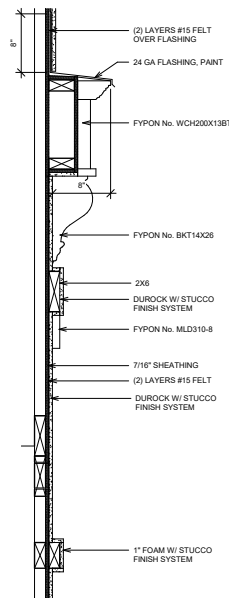
b. The effects on adjoining property will be minimal. The effects on adjoining property will be positive as the exterior and the interior of the facility will be updated. The exterior will be attractive façade that represents a more ancient style of architecture. The new façade will go well with the historic architecture of Historic Downtown in Twin Falls. The facility will be utilized more often after normal business hours which will not add significant vehicles trips on 2nd Ave during normal business hours.



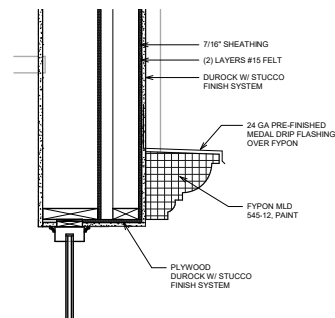
② FOAM MOLDING DETAIL
1 1/2" = 1'-0"



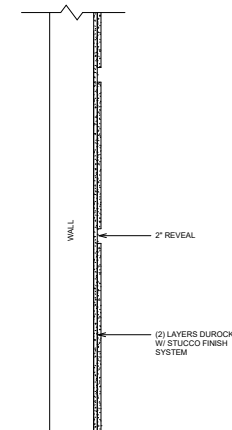
③ ROOF DETAIL 1
1 1/2" = 1'-0"



④ ROOF DETAIL 2
1 1/2" = 1'-0"



⑤ WINDOW DETAIL
1 1/2" = 1'-0"



⑥ 2\"/>

A REMODEL FOR:

TWIN FALLS MASONIC LODGE

127 2nd AVE W. TWIN FALLS

SHEET INDEX	
Sheet Number	Sheet Name
A0-0	TITLE SHEET
A0-1	CODE REQUIREMENTS
A0-2	SITE PLAN
A1-1	DEMOLITION FLOOR PLAN
A2-1	FLOOR PLAN
A2-2	DIMENSION FLOOR PLAN
A3-1	EXTERIOR ELEVATION
A7-1	REFLECTED CEILING PLAN
A8-1	INTERIOR ELEVATIONS
A9-1	ROOM FINISH SCHEDULE
E0-0	ELECTRICAL COVER SHEET
E2-0	POWER DEMO FLOOR PLANS
E2-1	LIGHTING DEMO FLOOR PLANS
E2-2	POWER PLANS
E2-3	LIGHTING PLANS
E3-0	PANEL SCHEDULE
E4-0	ELECTRICAL DETAILS
P0-0	PLUMBING COVER SHEET
P2-1	PLUMBING WASTE & VENT FLOOR PLANS
P2-2	PLUMBING WATER FLOOR PLANS
P3-0	PLUMBING SCHEDULES
P4-0	PLUMBING DETAILS
S1-1	STRUCTURAL

GENERAL NOTES:

- ALL WORK SHALL MEET CURRENT STATE, LOCAL CODES, ORDINANCES, & 2015 IBC
- ALL MECHANICAL, ELECTRICAL, & PLUMBING WORK SHALL MEET ALL CURRENT APPLICABLE STATE & LOCAL CODES.
- ALL UTILITIES SHALL BE PROPERLY IDENTIFIED & LOCATED BEFORE WORK BEGINS ON PROJECT.
- CONTRACTOR SHALL VERIFY ALL CONDITIONS & DIMENSIONS AT THE JOB SITE & NOTIFY THE ARCHITECT OF ANY DIMENSIONAL ERRORS, OMISSIONS, OR DISCREPANCIES BEFORE BEGINNING OR FABRICATING ANY WORK.
- DO NOT SCALE DRAWINGS.
- ALL DOOR HANDLES SHALL BE LEVER TYPE, ALL DOOR HARDWARE SHALL BE A.D.A COMPLIANT AS PER CURRENT ANSI 117.1
- THE INTERIOR OF ALL EGRESS DOORS SHALL HAVE SINGLE ACTION LOCKING DEVICES
- AT MAIN ENTRANCE DOOR SHALL HAVE SINGLE ACTION LOCKING DEVICE &/ OR SIGNED "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED."
- VERIFY ALL INTERIOR FINISHES W/ OWNER.



Render 1
1/2" = 1'-0"

PLAN ANALYSIS Based on 2015 Edition of I.B.C.

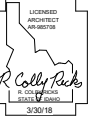
Architect of Engineer of Record: Laughlin Ricks Architecture, L.L.C.
Job Address: 127 2nd Ave. W. Twin Falls, ID 83301
Legal Description: _____
Occupancy Classification: A-3 Occupant Load Per Area: BASEMENT 7
MAIN FLOOR 302
MEZZANINE 11
Number of Stories: 1 Vestibule Req'd: Yes: X No: _____ Total: 320
Floor Area: Basement: 2,625 SF 1st: 9,390 SF Exits Required: Basement: _____ 1st: 3 REQ'D
Mezzanine: 682 SF 3rd: _____ 4th: _____ 2nd: _____ 3rd: _____ 4th: 3 PROVIDED
Actual furthest travel distance to exit: 137'-0" (IBC Table 1017.2 & 1020.2)
Type of Construction: VB Allowable Area Calc's: 24,000 (506.2)
Area Increase: _____ SPRINKLER _____
Sprinkler System: Yes: X No: _____ Exit Signs: Yes: X No: _____
Maximum Floor Area Allowed: 24,000 SF Emergency Lights: Yes: X No: _____
Special Inspections Required? Yes: _____ No: X
Firewalls Required? Yes: _____ No: X (If yes, please provide cross section & UL listing)
Occupancy Separation Required? Yes: _____ No: X (If yes, please provide cross section & UL listing)
Area Separation Required? Yes: _____ No: X (If yes, please Provide cross section & UL listing)
Classified Areas? Yes: _____ No: X

Comments: _____

PLUMBING FIXTURE COUNT

4092 =
205 MEN
1 PER 150
3 REQUIRED
3 PROVIDED
205 WOMEN
1 PER 75
3 REQUIRED
3 PROVIDED
LAVATORIES:
1 PER 200
3 REQUIRED
4 PROVIDED

THIS BUILDING IS EQUIPPED W/ AN AUTOMATIC FIRE
SPRINKLER SYSTEM & SHALL BE MODIFIED AS REQUIRED
FOR THE NEW WORK AND AS REQUIRED BY THE I.B.C. 903
THE BUILDING SHALL HAVE A FIRE ALARM SYSTEM AS
REQUIRED BY THE I.B.C. 907.

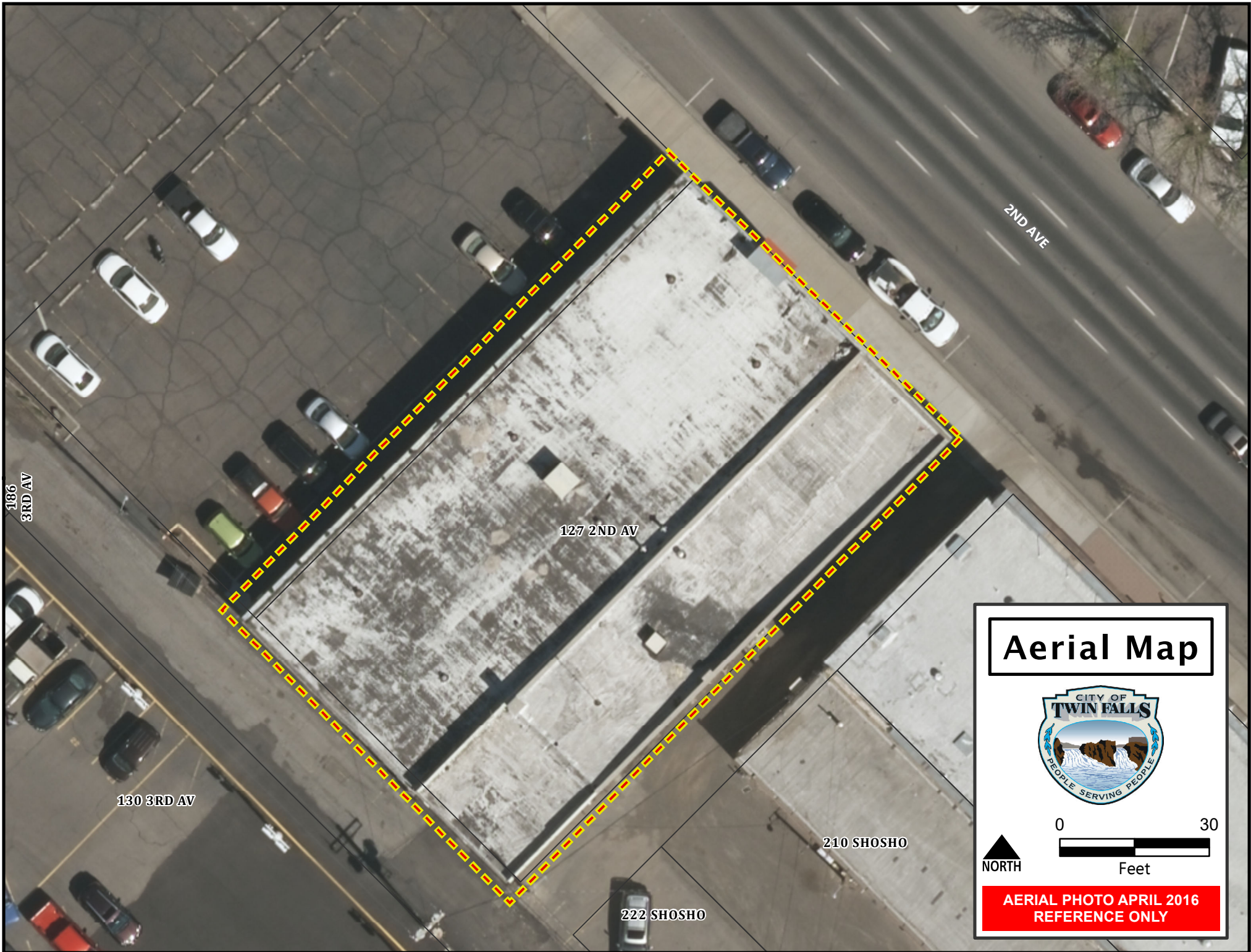


A REMODEL FOR:
TWIN FALLS MASONIC LODGE
127 2ND AVE W. TWIN FALLS, ID 83301
TITLE SHEET

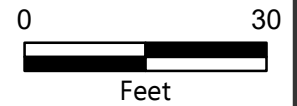
Laughlin Ricks Architecture
—architecture/planning—
935 Shoshone Street North • Twin Falls, Idaho 83301
(208) 739-8100 Fax: (208) 733-0926

DATE: 3/30/18
KL RCR
Drawn Checked

A0-0



Aerial Map



AERIAL PHOTO APRIL 2016
REFERENCE ONLY





LOGAN SIMPSON

10 April 2018, VI

CITY OF TWIN FALLS COMMUNITY HISTORIC PRESERVATION MASTER PLAN

SCOPE OF WORK

Task 1. Kickoff Meeting and Background Research

Logan Simpson team members will attend a kickoff conference call to review the contract and coordinate with the City on schedule of tasks, general project objectives and timeframe and means of coordination.

Logan Simpson will examine past historic plans and reports and other pertinent data provided by the City, as well as historic aerial photographs available on historicaerials.com to identify locations of potentially NRHP-eligible properties within the city limits. This data will then be supplemented with property records available electronically on the Twin Falls County Assessor's web page to determine approximate construction dates for all buildings located within these areas. Data obtained from the resources will then be compiled into a Microsoft Excel spreadsheet, which will be used to guide the field documentation efforts (provided by City staff). Logan Simpson assumes that the City will provide information necessary to chronicle the historic development of the City; as such, primary document research on individual buildings, architects/builders/developers, residents, and historic events transpiring in the area will not be conducted. Goals and objectives within the HPMP are expected to tier from *Grow With Us: Twin Falls Comprehensive Plan*.

Task 2. Field Documentation

City of Twin Falls staff will commence fieldwork after Logan Simpson's completion of the background research and literature review. This documentation should include field-checking buildings recognized in the background research as "potentially" eligible to determine if the buildings retain sufficient integrity for listing in the NRHP, and buildings that may have just turned 50 years of age that have not been previously documented or evaluated for listing in the NRHP. The architectural style of each building will be noted during the field inventory and a brief description of the physical appearance of the buildings and their significant architectural features will be recorded. The general distribution of buildings, structures, and neighborhoods representing different architectural styles, periods, and methods of construction will also be noted during the field survey. The purpose of the survey is to provide the City with a preliminary list of potentially NRHP-eligible buildings and structures, as well as to identify neighborhoods, which may contain concentrations of contributing and non-contributing historic resources, sufficient for listing as historic districts.

Potentially significant resources should be further evaluated and included in future preservation planning efforts will be photographed. A single color photograph will be taken for each building, although multiple photographs may be taken for buildings with unique architectural features or commercial buildings whose size cannot adequately be captured in a single photograph. Photographs will also be taken from key vantage points to provide an overview of the historic streetscape and setting.

Task 3. Preparation of Final Report

Logan Simpson will prepare the draft report which will include a title page; abstract; table of contents; introduction describing the project's purpose, applicable regulations and programs. The report will also include a context that summarizes the historic development of the City and applicable research; fieldwork methodology; a thorough discussion of the results of the reconnaissance survey; a vision statement that encapsulates the cultural heritage of the City, as seen by its community (building off *Grow With Us*); and supporting goals and objectives which outline recommendations, preservation priorities, and a path for implementation of a Historic Preservation Plan. Supportive tables, maps, figures, and photographs will be



included in the report, as appropriate, to illustrate subject interpretations and assessments. A digital .pdf draft report will be submitted to the City no later than May 31, 2018. Logan Simpson will prepare and submit the final report and project deliverables after the City's comments of the draft report have been received. The final deliverables for the project will consist of one hard copy, and digital files of the report and supporting editable files. The paper copy of the final report will be printed in color and organized in a three-ring binder that includes a cover page and spine that is printed in color. The final deliverables for the project will be submitted to the City no later than June 30, 2018.

PROPOSED SCHEDULE

Logan Simpson is available to commence work immediately after receiving notice to proceed (NTP) from the City. Our proposed schedule for the project is summarized in the table below.

Task	Expected Timeframe	Estimated Completion Date
Post-Award Meeting	One working day	April 16, 2018
Background Research	Ten working days	April 16–27, 2018
Field Documentation (City staff)	Five working days	April 30–May 4, 2018
Preparation of Draft Report	Ten working days	April 30–May 11, 2018
Internal QA/QC of the Draft Report	One working day	May 14–15, 2018
Submission of Draft Report for City Review	Three working days	May 16 - 18, 2018
Revisions to Draft Report	Three working days	May 21–24, 2018
Submission of Draft Report to SHPO	One working day	May 27, 2018
Submission of Final Report and Files	One working day	June 30, 2018

PRICING

Budget Item	Cost
Task 1. Kickoff Meeting/ Background Research	\$2,750
Task 2. Field Documentation	\$750
Task 3. Preparation of the Report/ Final Deliverables	\$4,500
Total Cost	\$8,000