

# Projects Report to the CIHA Board of Commissioners

July 2024

## **Kilkich Exterior Painting:**

- 704 Jistajaya Court – 101 Home Care scheduled to replace rotten window trim 8/5/24. McCormick & Son Construction scheduled to paint exterior of unit 8/12/24. New gutters to be installed 8/26/24.
- 2650 Mexeye Loop – Jenson Family Construction began exterior painting 7/28/24. Began emergency repairs on south wall 7/29/24 after discovering rotten window framing while replacing window trim. Repairs were made to framing, and siding and trim were replaced. New gutters to be installed 8/26/24.

## **Kilkich Accessible Housing Project – New Construction:**

- New Construction – Procurement of new architectural firm to convert blueprints to digital format in ACAD, review/revise plan specs, and make any needed corrections. Architectural rate sheets received from 3 firms the week of 5/6-10/24. Procurement and rates to LM for approval week of 5/13/24. Procurement completed 5/20/24. HGE selected.

Blueprints and specs delivered to HGE 5/30/24. Received preliminary floor plan and elevations from architect on 7/17/24. LM and SP scheduled to meet with architect on 8/15/24 for building site walkthrough and to make corrections to plans.

## **Kilkich Accessible Housing Project – Rehabilitation:**

- McCormick & Son Construction selected as general contractor to perform Section 504 compliance rehab work at 708 Jistajaya Court, 2608 Mexeye Loop, and 2651 Mexeye Loop.

- 708 – Demo began 9/29/23. All demo completed 11/2/23. Colonial Concrete Construction performed grade corrections to sidewalks and driveway. Excavated for addition, set forms, spread and compacted gravel, and installed chairs, rebar, and wire mesh 11/2-28/23. Concrete poured 11/29/23. Interior framing 10/2-23/23. Framing and dry-in of addition weeks of 12/26/23-1/29/24 as weather permitted. Drywall, texture, interior and exterior paint weeks of 1/29/24-3/7/24. Flooring, doors, cabinets, and interior finishes weeks of 3/18/24-5/1/24. HVAC installation 05/14-16/24. Wheeler Excavating regraded yard to bring grade up to meet the new sidewalk and driveway week of 5/23-30/24. Installed kitchen and bath counters week of 6/3/24. Final plumbing and electrical week of 6/10-14/24. Site cleanup and cleaning week of 6/24-28/24. Finishes and touch ups performed 7/12-16/24. Final inspections 7/23/24. Inspection correction made 7/26/24. Contractor supplied correction photos to NWCP on 7/29/24, awaiting final inspection reports.
- 2608 Rehabilitation – Demo began 9/18/23. Demo completed 10/24/23. Interior framing 10/16/23-12/01/23. Colonial Concrete Construction demoed existing driveway and sidewalks and excavated foundation for addition, sidewalk, and driveway, and to correct driveway grade issue. Set forms, spread, and compacted gravel and installed chairs, rebar, and wire mesh 10/24/23. Poured concrete 11/17/23. Framing and dry-in of addition 12/11/23-1/23/24 as weather permitted. Drywall, texture, interior and exterior paint weeks of 1/29/24-4/12/24. Flooring, doors cabinets, interior finishes, decks, ramps, and handrails weeks of 4/15/24-5/22/24. HVAC installation 5/1-2/24. Wheeler Excavating regraded yard to bring grade up to meet the new sidewalk and driveway week of 5/23-30/24. Installed kitchen counters, bath counters, final plumbing and electrical week of 6/17-21/24. Site cleanup and cleaning week of 6/24-28/24. Finishes and touch ups performed 7/12-16/24. Final inspections 7/23/24. Inspection correction made 7/26/24. Contractor supplied correction photos to NWCP on 7/29/24, awaiting final inspection reports.
- 2651 Rehabilitation – Demo began 9/21/23. Demo completed 10/24/23. Extensive termite damage discovered during demo. Unit treated for termites

9/27-29/23, 10/23/23, and exterior treatment 10/27/23. Termite damaged framing replaced weeks of 10/23/23-12/01/23. Colonial Concrete Construction performed grade corrections to sidewalks and driveway. Excavated for addition, set forms, spread, and compacted gravel and installed chairs, rebar, and wire mesh 11/2-28/23. New concrete poured 12/11/23. New siding installed because of reframed exterior walls from termite damage and framing of interior walls week of 12/18/23-12/22/23. Framing and dry-in of addition weeks of 12/29/23-2/22/24 weather permitting. Installed insulation in exterior walls from reframe caused by termite damage 2/29/24-3/1/24. Primed and painted exterior 3/14-18/24. Drywall, texture, and paint interior weeks of 4/1/24-5/21/24. Wheeler Excavating performed work to regrade yard to bring grade up to meet the new sidewalk and driveway week of 5/23-30/24. HVAC installation 5/28-29/24. Cabinet and counter installation week of 6/17-21/24. Site cleanup and cleaning week of 6/24-28/24. Final plumbing, electrical, finishes and touch ups performed 7/12-16/24. Final inspections 7/23/24. Inspection correction made 7/26/24. Contractor supplied correction photos to NWCP on 7/29/24, awaiting final inspection reports.

### **Roads:**

- Road sealing and striping procurement in progress. Met with contractor on site. Estimate expected week of 8/26/24.

### **Vegetation Management/Brush Clearing:**

- Contacted Wheeler Excavating on 5/23/24 for an hourly rate for brush and vegetation removal with an excavator mower. Compared cost and time for Wheeler Excavating to perform the work versus CIHA staff. Assessed priority areas and scheduled with Tom for work to begin mid-October 2024 after fire season has ended. A tree service company will be scheduled for any hand cutting needed.

### **Warehouse Solar:**

- Gold Star Communications was selected as installation contractor.

- Delivery of solar panels and equipment 9/22/23. Installation began 10/2/23. All labels, stickers and electrical work finished 11/22/23. Electrical inspection passed on 11/22/23. Final structural inspection passed 12/4/23. Net Meter installed by Pacific Power 5/15/24. Contractor walkthrough with Energy Trust of Oregon on 7/22/24. CIHA and contractor walkthrough with Oregon Department of Energy 8/15/24.

**Signs:**

- Welcome sign – Contractor removed sign 4/12/24. Sanded and refinished main part of sign, repainted lettering and reinstalled on 5/13/24. Emblem redesign and replacement pending.

**Mailbox Shelter Replacement:**

- CCAT donated two bus shelters to CIHA to replace two existing mailbox shelters. Sandblasting and painting completed 7/28/22. Procurement for plexiglass to replace all glass panels pending.