

Barceloux-Tibessart Foundation

PO Box 908 Orland, CA 95963

bt_foundation@yahoo.com

Grant Application

Date: May 22, 2018

Name of Organization: Orland Historical & Cultural Society

Street Address: PO Box 183

City: Orland State: California Zip: 95963

Contact Person: Christine Stifter

Phone: 530/865-2115 or 530/519-3174

Fax number: 530/865-1276

Email Address: cstifter@sbcglobal.net

Tax Exempt Number: Federal ID #942-624-264

Maximum Dollar Amount Requested: \$7446.36

Minimum Dollar Amount that can be effectively used if not fully funded:

\$3446.36

Did you receive funds last year? No

Did you complete and return GUR? Yes, for the original project

1. Mission of Organization and description of existing services:

The primary mission of the Orland Historical & Cultural Society is to preserve the history and culture of Orland and surrounding Glenn County for the generations to come. We make every effort to promote cultural activities in the community for families to enjoy and participate in honoring our heritage, protecting the future, maintaining the opportunity for enhanced quality of life.

2. Description of proposed project or program:

Our original proposal was to replace the roof on the Southern Pacific Depot housed on the Glenn County Fairgrounds. The start date was delayed a year after an extended season of welcomed heavy precipitation; a situation that related to many of individuals and businesses in need to roof repairs and replacement were subject to delays. After the initial bid was approved, and the project actually began there was significant damage that could not be seen without the removal of the original roof; this resulted in an increase in the cost of the replacement with excessive repairs that needed to be repaired prior to installation of the new roof.

3. Explain how this project benefits the in and around the community of Orland.

In regards to the Southern Pacific Depot housed on the Glenn County Fairgrounds as the focal point of the Orland Historical & Cultural Society's Heritage Trail our primary concern was preservation of this historical landmark. The Society had been warned delaying the project was dangerous in preventing what could be a disaster if the building sitting so close to the street was subject to a fire. The fire department explained a roof with wooden shingles does not burn in the same manner as other roofing materials, it burns down and into the structure, creating a danger to first responders and increased damage to the contents of a building with wood shingle roof.

There is not another complex in the north state that contains and salutes the history of our area better than Heritage Trail, which includes the Southern Pacific Railroad Depot. The buildings comprising Heritage Trail are filled, many to overflowing, with history of Orland and Glenn County. The vision of the late Ray Lyon and Nelda Sweet, and founding volunteers who began the Historical Society some four decades ago is a tribute to the hard work and dedication of making Orland a gem within the north state and a prime example of the quality of life we offer to the community and those who stop by for a visit to appreciate the efforts of our founding fathers.

4. Project expenditures, including all major components and bids:

See attached narrative of excessive costs unavailable prior to the initial estimate to repair and replace the roof.

5. What previous sources and amounts of funding were available for this project:

The initial project of replacing the roof on the Southern Pacific Railroad Depot was funded by a grant from the Barceloux-Tibessart Foundation in the amount of \$20,000. The Orland Historical & Cultural Society contributed an additional \$6006.00 in addition to the \$20,000 grant from the foundation. As the project continued more damage was discovered that needed repair/replacement.

6. List all the entities and their donations that have been asked to support this project financially, and what sources other than the Foundation are available to fund the project:

The Historical Society has received donations, although many not for a specific project, but to help with overall expenses to preserve and maintain the historic buildings that stand with the Southern Pacific Depot on Heritage Trail. We implemented an Adopt a Building program on Heritage Trail to help offset the expenses with maintaining the historic buildings.

With the Southern Pacific Depot, we were caught off guard as we assumed the leakage in the main office of the Depot was, and had been due to someone flushing the toilet upstairs in the living quarters where the Trainmaster once resided. We were wrong, after speaking with White Roofing, we found neither previous problems were the cause of the current leakage. They located several holes in the roofing, big enough to put three fingers through, it brought to our attention we had a major problem inside the Depot, which ruined a substantial number of irreplaceable historical items inside the office section. We paid out of our general funds to have the roof tarped on the top of the second story and a portion of the baggage area to get us through the extended rainy season. The funds spent for this stop-gap fix would have been money designated to help offset the cost of the roof project. We have also received funds from the Orland Historical Society's association with the Avenue of Lights to help fund the Historical Society in

addition to contributions from the Orland Craft Fair sponsored by the Historical Society.

7. How shall the Grant from the Foundation be recognized by your organization?

Acknowledgment of the generosity of the Barceloux-Tibessart Foundation will be recognized for the donation through the local newspapers, The Sacramento Valley Mirror, the monthly newspaper publication of the Glenn County Office of Education the Glenn Gazette, and hopefully the Glenn Transcript, thank you letter, and a permanent metal plaque attached to the Southern Pacific Depot denoting the contribution of the Barceloux-Tibessart Foundation's support of the Orland Historical & Cultural Society.

8. List the contact person and contact information who will submit the Grant Utilization Report, detailing how the grant money was spent by the next annual meeting of the Barceloux-Tibessart Foundation Advisory Committee:

Christine Stifter
Orland Historical & Cultural Society
PO Box 183
Orland, CA 95963
530/865-2215 or 530/519-3174
cstifter@sbcglobal.net

9. Your organization's current budget:

See attached cost overruns

10. Your organization's financial statement:

Please note: after nearly 40 years serving as Orland Historical & Cultural Society's treasurer, Joanne Overton has retired, not left the building, and given the reins of her duties to Cathy Hightower from the new Redding Bank of Commerce. Unfortunately, the Society was not aware she had previously scheduled a vacation from Memorial Day through the first week of June. That being said we have not access to any of the financial records to include. If it is at all possible to send the financial statement the Foundation requires for the grant application after the first week of June, I will forward

to you as soon as it is available. I have included the financial figures we had submitted with the original grant application in 2016 for your records.

As of May 2016 Joanne Overton, Treasurer, Orland Historical & Cultural Society

Redding Bank of Commerce	\$7,799.69
US Bank – Craft Fair	4,752.03
Umpqua Bank – Avenue of Lights	17,666.15
Total of all checking accounts	30,217.87
CD in Tri Counties Bank	10,053.30

Orland Historical Society Depot Roof Replacement

Cost overages

The unforeseen damages were discovered when the roof's wooden shingles (two layers, the original bid estimated tearing off one layer).

In May of 2016 when the Depot roof continued to leak due to excessive rain, White Roofing tarped the roof at no extra charge; at that time, it was discovered there were two layers of shingles. White Roofing indicated there was the possibility the cost for tear-off and dump fees would be doubled. White Roofing also indicated he was not able to get an accurate cost estimate from Corning Lumber; he estimated the cost increase would be in the neighborhood of a 10 percent increase over the initial bid of \$22,202.00 (not including the re-roof permit fees we may incur).

1. Two layers of wood shingles were discovered, not one layer as first bid and estimated.
2. The gap on the eastern side of the roof, running in the north to south direction was significantly more than expected, in some portions the gap was well over 8 inches in width. The gap was created when the Depot building was cut apart in order to move it to the fairgrounds; the section that was cut out/off was also necessary, as the entire depot building was too large to fit in the space dedicated by the fair to house the Depot. That section was placed on blocks in the western parking lot at the fairgrounds for three years until it was utilized for the Blacksmith's Shop on the east side of Heritage Trail.

The gap resulted in White Roofing repairing this unexpected defect. They repaired with 2 ½ plywood shims on both the north and south sides of the Depot in order to seal the gap and provide support for the metal roofing.

3. White Roofing also encountered an excessive amount of dry rot on a number of locations on the original roof.
4. A dozen of the outriggers (roof to building under the eaves support struts) were either missing or damaged beyond reuse; resulting in White roofing custom making replacements to follow proper building principles and satisfy the building inspector.
5. Each of the 12 outriggers were cut out, primed and painted to match the rest of the Depot exterior and installed.
6. The building needed new out riggers on all four corners of the lower portion of the Depot. White Roofing added strong-ties on two of the corners for added strength. There were no supports on any of the corners of the building; each of the corners were either missing sections of wood or they were badly decomposing from dry rot and separating.
7. The door in the kitchen area of the Depot had been sealed off; originally there was a staircase off the second story kitchen area. The kitchen door posed another problem in that there was virtually no support for that section of the structure under the door to nowhere. White Roofing rebuilt the support system under the area that houses the non-functioning door on the westside of the upper floor.

8. Rebuilt the rafters on the cut-out portion on both the north and south sides of the Depot to support.
9. Upon removal of the wood shake roof it was discovered at one time there were three chimneys/stove pipe openings in the roof on the upper floor, in addition to a number of other holes/openings in the roof for some sort of venting, possibly for the upstairs bathroom or kitchen plumbing, (neither of which are now operational). He replaced and repaired all the exposed openings, most of which were on the west and top story of the structure.
10. The wrap around eyebrows, the short portions of roofing above the station master's office on the southside of the depot posed another problem in attaching the metal sheeting.
11. The metal sheeting between the shake/shingle roof could not be re-used as they were not the proper type that is used with metal roofing. This resulted in every wall and around every corner replacing the flashing.
12. Several of the gables had to be custom bent. White Roofing provided that 100 feet of metal at no charge, however the cost to Greg's Heating & Air to bend the metal resulted in an additional charge of \$250. He indicated to have the same custom work done by another company, i.e., Modern Building, was estimated at \$520.

The break down on the additional charges were as follows:

Materials ordered	7,391.31
Invoices attached	
Labor to replace and repair	13,800.00
Dump fees to remove debris	<u>1,154.30</u>
8 invoices attached	
3 invoices missing	
Total	22,345.61

Extra Costs

Materials supplied by White Roofing	408.00
Materials Orland hardware	234.61
3 invoices attached	
Corning Lumber	1,689.14
6 invoices attached	
Additional metal needed for valleys & ridges	775.00
Supplied by White Roofing and Greg's	
Heating & Air. Metal bent by Greg's	

The breakdown on this charge for additional metal is as follows:

White Roofing supplied all the metal for this portion of the project. It was not included in the original metal package, there was not enough of the metal to complete the replacement. Metal and bending by Greg's (invoices attached).

Greg's bending	\$130.00
White Roofing metal	\$120.00
Labor Marvin bending	\$250.00
White Roofing metal	\$275.00
Total	\$775.00

Labor for dry rot and repairs,
 White Roofing supplied two men, estimating the billable hours at 80 hours each for
 a total of 160 hours. White Roofing's normal labor charge is \$75 per hour, saving
 OH&CS \$4600.00

8,000.00

Total	11,106.75
-------	-----------

Job costs and bid	\$22,3345.61
Extra costs	<u>11,106.75</u>
Total	\$33,452.36
Prepaid August for materials ordered	\$12,000.00
Payment made November 2017	<u>14,006.00</u>
Balance due	\$7,446.36