EXHIBIT A

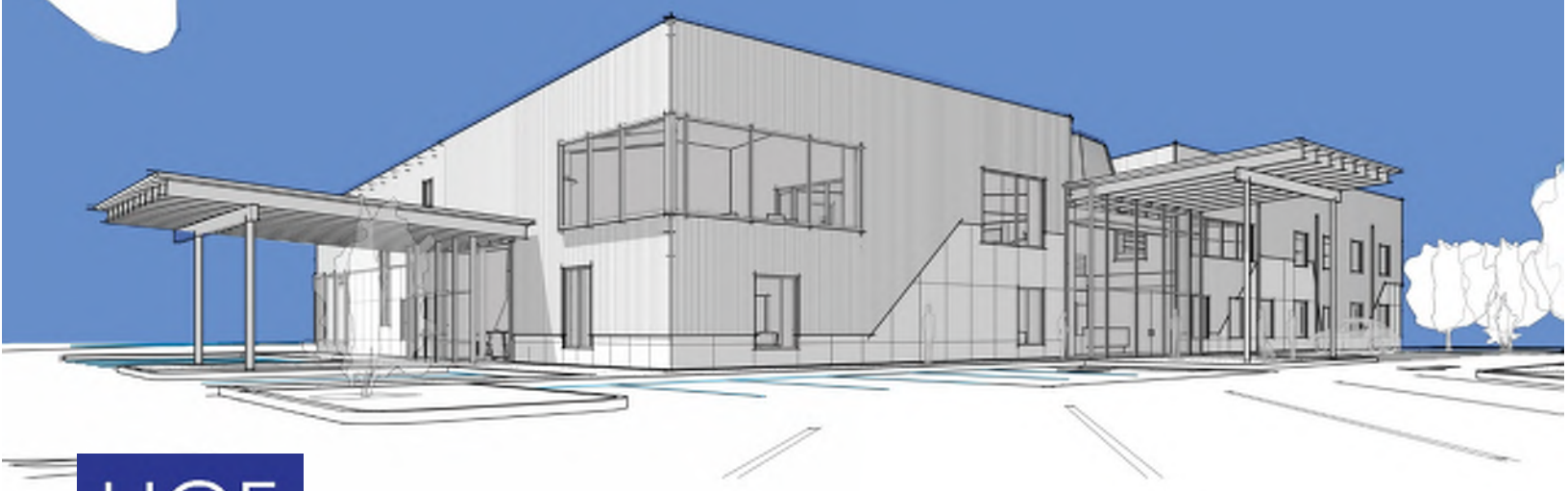
7.25.2024
Updated
8.23.2024

SCHEMATIC DESIGN REPORT

For:

STAR OF HOPE
BUILDING REMODEL

1875 N 6th ST
Coos Bay, Oregon



HGE
ARCHITECTS

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EXHIBIT A

7/25.2024

SCHEMATIC DESIGN REPORT

For:

STAR OF HOPE
BUILDING REMODEL

1875 N 6th ST
Coos Bay, Oregon

For LouAnn Dewater, Executive Director
Star of Hope

Assembled and edited by Sam Slack
HGE Architects

HGE ARCHITECTS

333 S. 4TH STREET
COOS BAY, OREGON 97420
P: 541.269.1166
www.hge1.com

EXHIBIT A

VICINITY MAP

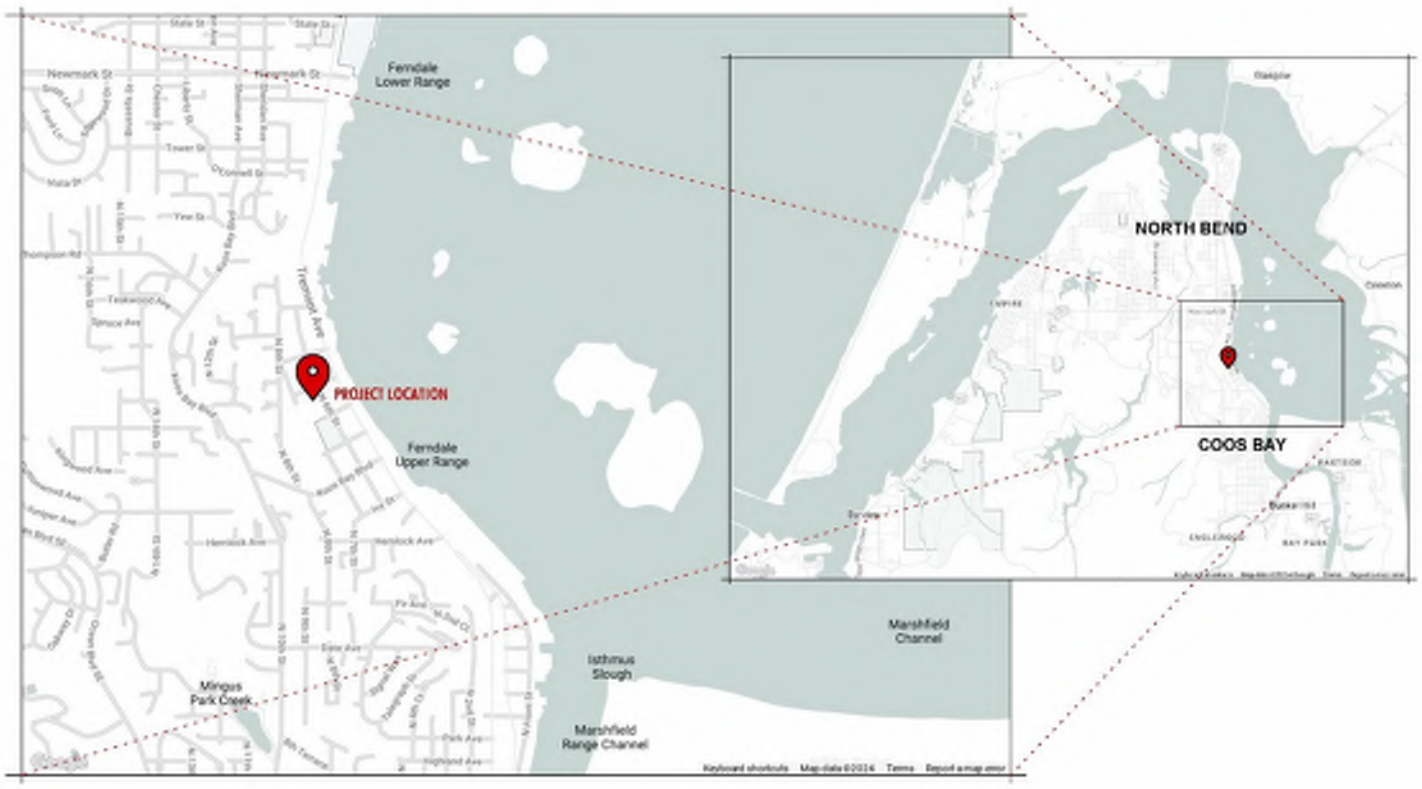

EXHIBIT A

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EXHIBIT A

SUMMARY COVER LETTER

HGE ARCHITECTS
333 S. 4TH STREET
COOS BAY, OREGON 97420
P: 541.269.1166
www.hge1.com

July 25, 2024

Star of Hope
Attn: LouAnn Dewater, Executive Director
Danny Stoddard, Director of Operations
657 Newmark Ave
Coos Bay, Oregon 97420

Re: Star of Hope Building Remodel, HGE Project# 24.006

Dear Louann and Danny,

Find within the conclusion of our Schematic Design Phase efforts. It has been a good comprehensive design phase as many items were discussed, determined and resolved – from site work to building layout, to extent of work, to program space adjacencies. The actual building design reflects the design team exploring several different options and ideas with you and your team and we are pleased with the effort to date. Upon acceptance of this report and authorization to proceed, we look forward to preparing Design Development Documents and Construction Documents, bidding, obtaining permits, and the actual construction phase.

Very truly yours,
HGE ARCHITECTS, Inc.

Samuel H. Slack, AIA
Project Architect

SHS:tg

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EXHIBIT A

PROJECT TEAM DIRECTORY

Name	Company	Position	Email
OWNER			
LouAnn Dewater	Star of Hope	Executive Director	louanndewater@sohoregon.org
Danny Stoddard	Star of Hope	Director of Operations	dstoddard@sohoregon.org
Diane Johnson	Star of Hope		djohnson@sohoregon.com
ARCHITECTS			
Joe Slack	HGE Architects	Principal Architect	jslack@hge1.com
Sam Slack	HGE Architects	Project Architect	sslack@hge1.com
Dom Libre	HGE Architects	Design Profesional	
Tess Guyer	HGE Architects	Administration	tguyer@hge1.com
STRUCTURAL ENGINEERS			
Andi Camp	KPFF Portland Structural	PE, SE, Associate	andi.camp@kpff.com
MECHANICAL + PLUMBING ENGINEERS			
Rick Silenzi	Interface Engineers	PM - Plumbing, Mechanical	takako.baker@mfia-eng.com
ELECTRICAL ENGINEER			
Jeff Glanville	Interface Engineers	PM - Electrical	jeffreyg@interfaceeng.com

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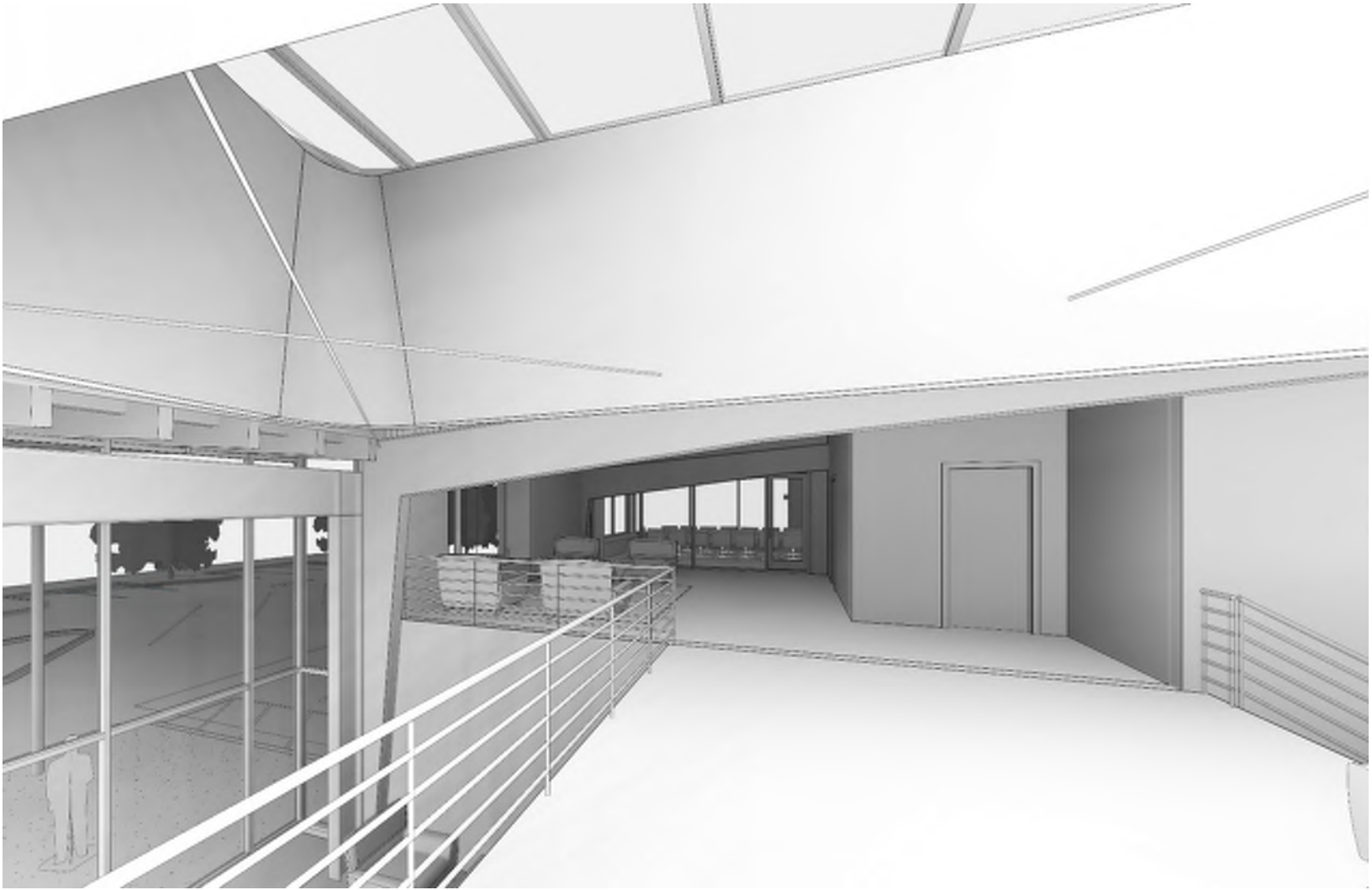
GOALS + VISION

- Create a comfortable and inviting interior.
- The building shall be fully accessible throughout.
- Modern exterior with no appearance of being a premanufactured metal building
- Abundant daylight with added windows and atriums.
- Clear circulation throughout the building.
- Sustainable strategies – passive lighting and ventilation, robust envelope to hold conditioned air, clean indoor air quality.
- Partial second floor with elevator, capitalizing on views to the bay and open to first floor.

These project objectives were observed at design meetings throughout the Schematic Design phase, beginning with the first kick-off meeting. Please review and comment if incorrect.



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STAR OF HOPE - BUILDING ADDITION & REMODEL
AREA PROGRAM

SPACES	REQUIRED AREA			REQUIRED ADJACENT SPACES	NOTES / REMARKS
	QTY.	S.F. EA.	S.F. TOTAL		
ADMINISTRATION					
Reception / Entry	1	300	300	Public Restrooms, Executive Director Office	Room for desk, waiting area, & staff. Air lock vestibule may be needed/desired.
Executive Suite Area				Board room, reception	
1. Executive Director Office (15' x 20')	1	300	300	Reception	Sitting area, plus room for small conference table. Back door access.
2. Executive Assistant Office (12' x 16')	1	200	200		Space for (8) cabinets, locked personel files
Operations Suite Area					
3. Director of Operations Office	1	200	200		Room for small conference table
4. Manager of Community Relations & Quality of Life Office (12' x 12'-6")	1	150	150		
5. Quality Assurance Coordinator Office (12' x 10')	1	120	120		Mostly digital work
6. Agency Nurse Office	1	120	120		Part-time employee. File cabinet and desk.
HR Suite Area				Operations Suite	
7. Human Resources Coordinator Office	1	150	150	Access to files in Executive Assistant Office	Large L-shaped desk for onboarding
Finance Suite Area					
8. Finance Director Office	1	150	150		
9. Accounting Assistant Office	1	120	120		Accounts payable
10. Accounting Clerk Office	1	150	150		Billing for State (lots of files)

SPACES	REQUIRED AREA			REQUIRED ADJACENT SPACES	NOTES / REMARKS
	QTY.	S.F. EA.	S.F. TOTAL		
Residential Suite Area				Operations Suite	
11. Senior Director of Residential Services Office	1	200	200		Room for small conference table
12. Residential Programs Coordinator Office	1	150	150		
Training Suite Area					
13. Behavior Professional Office	1	200	200	Training room	Room for small conference table
14. Agency Trainer Office	1	120	120	Training room	
Training Room (20' x 30')	1	600	600	Training Suite offices	20-person, staff training, tables and chairs, space to move furniture around
Training Storage (10' x 10')	1	100	100	Training room	Storage for tables, chairs, CPR, dummies
IT Suite Area					
15. IT Coordinator Office	1	120	120		
IT Open Work Area	1	150	150		Space for parts, work on computers
Spare Offices (16., 17.)	2	120	240		
Board Room / Large Meeting Room (20' x 30')	1	600	600	Executive Suite, Reception	Table for 10-12 people
Medium Meeting Room (15' x 20')	1	300	300	Near Residential Suite, onboarding	Table for 6-8 people
Small Meeting Room (11' x 14')	1	120	120	Near Reception, confidentiality, filling out forms	Table for 3-4 people
Work Room / Files / Storage	1	200	200	Executive Assistant Office	Counter space, copy machine, Agency files, office supplies
Files Storage Room	1	250	250		File cabinets, shelving
Staff Break Room (13' x 23')	1	300	300		Counter with refrigerator, sink, stove, microwave, (2) tables for eating

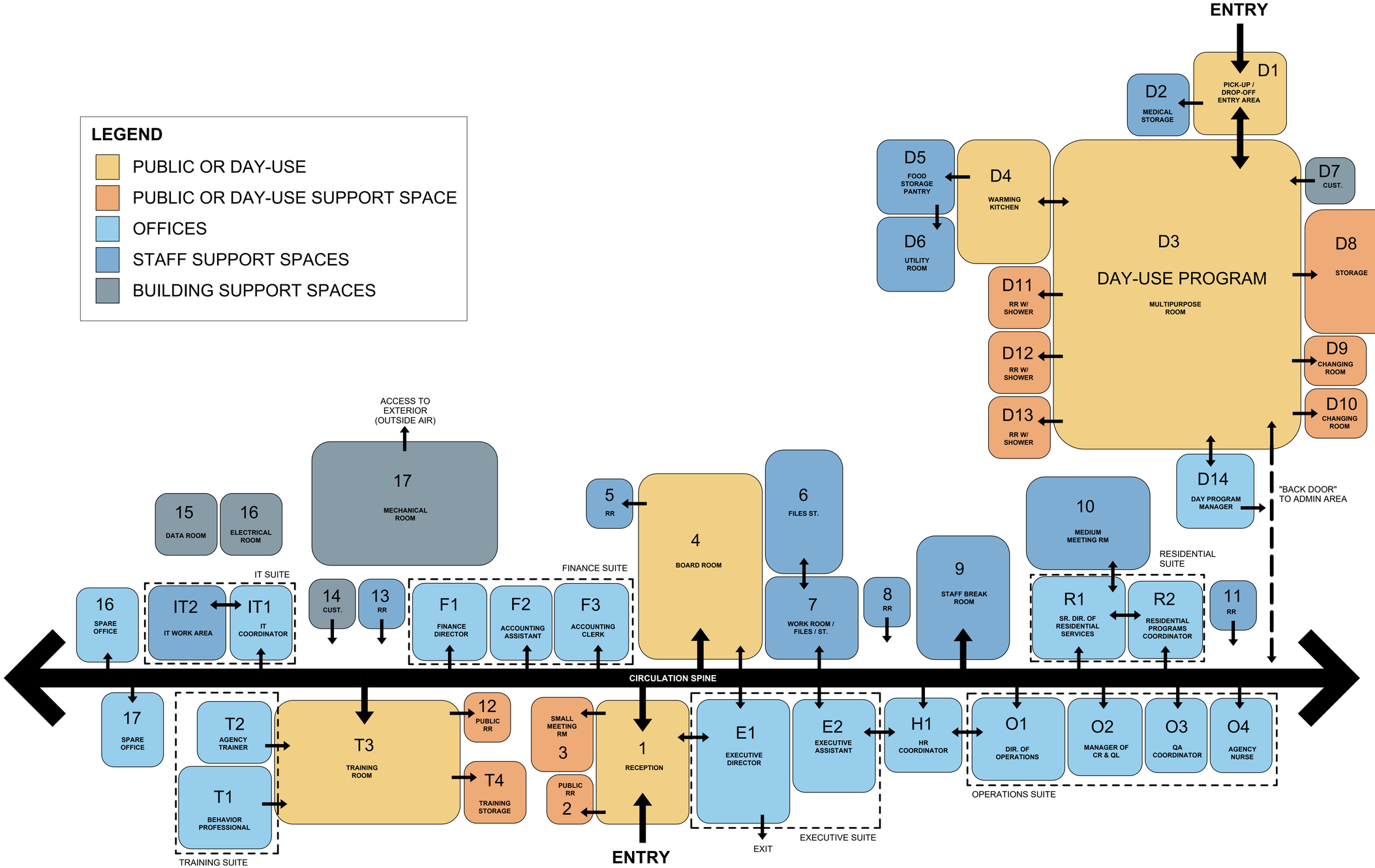
SPACES	REQUIRED AREA			REQUIRED ADJACENT SPACES	NOTES / REMARKS
	QTY.	S.F. EA.	S.F. TOTAL		
Day Program					35 clients, 10 employees, 1 Program Manager
Pick-up / Drop-off Entry Area	1	200	200	Multipurpose Room	Separate from main entry. Check-in desk (nursing station style with good sightlines). Covered vestibule
Day Program Manager Office (18.)	1	150	150	Multipurpose Room, Pick-up / Drop-off Entry Area	
Medical Storage Closet (10' x 10')	1	100	100	Pick-up / Drop-off desk station	Locked cabinet. Program books, medications, staff storage (cubbies or lockers).
Multipurpose Room	1	2,000	2,000	Dining near Warming Kitchen, Pick-up / Drop-off Entry Area	Great Room concept w/ living, dining, kitchen, & recreation. (6) 6-person round dining tables,
Warming Kitchen	1	300	300	Open to Multipurpose Room	Small, for occassional potlucks. Counter, residential stove, microwave, refrigerator, island. Eye
Food Storage Pantry	1	150	150	Warming kitchen, Utility Room	Dry storage / pantry
Utility Room (8' x 16')	1	130	130	Food Storage Pantry, Warming Kitchen	Staff fridge, washer/dryer (1 pair), utility sink
Day Program Single-User Restrooms w/ Showers	4	100	400	Changing rooms	
Changing Rooms	2	100	200	Restrooms	Bed for helping clients change, similar to medical exam room. Counter / storage, hand sink.
Storage	1	300	300	Multipurpose room	Shelving for blankets, adult depends, toiletries, etc.
Building Support Areas					
Public Single-User Restrooms	2	60	120	Reception, Board Room, Training Room	
Staff Single-User Restrooms	4	60	240	Scattered	Verify plumbing fixture count with code requirements
Data Room	1	100	100		
Electrical room	1	100	100		
Mechanical room	1	600	600		Fire riser, if fire sprinkler system is needed. Locate on outside wall.
Custodial	2	50	100	(1) adjacent to Administration, (1) adjacent to Day	Mop sink, space for cleaning cart

SPACES	REQUIRED AREA			REQUIRED ADJACENT SPACES	NOTES / REMARKS
	QTY.	S.F. EA.	S.F. TOTAL		
Site Needs					
Staff Parking (covered?)					Per City Code: 1 space/250 SF = 54 spaces (office), plus 1 space/employee = 11 (day care).
Day Program Vehicle Parking				Pick-up / Drop-off Entry Area	(2) vans, (2) buses (CCAT size), (2) cars
ADA Parking					Per Building Code: 3 spaces (1 van)
Visitor Parking					Preferred in front of building
Covered Bus Pick-up / Drop-off Area				Pick-up / Drop-off Entry Area	For Day Program
Landscape Area					Per City Code: 15% of site (new development)

Building Area Subtotal		10,800
Halls, Walls, Circulation (grossing factor)	20%	2,740
Building Area Required	Total req.:	**13,540**

LEGEND

- PUBLIC OR DAY-USE
- PUBLIC OR DAY-USE SUPPORT SPACE
- OFFICES
- STAFF SUPPORT SPACES
- BUILDING SUPPORT SPACES



1 ADJACENCY DIAGRAM
1/8" = 1'-0"

HGE ARCHITECTS
333 S. 4TH STREET
COOS BAY, OR 97420
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general@hge1.com
www.hge1.com

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NO.: 24.006

STAR OF HOPE BUILDING REMODEL

1875 N 6TH ST
COOS BAY, OR 97420

SCHEMATIC DESIGN

REVISIONS:

#	DATE	DESCRIPTION

DATE: MAY 2024

SHEET TITLE:
ADJACENCY DIAGRAM

A2.0

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EXHIBIT A

HGE ARCHITECTS
333 S. 4TH STREET
COOS BAY, OREGON 97420
P: 541.269.1166
www.hge1.com

July 31, 2024

Star of Hope

Project Narrative

Star of Hope is a nonprofit which *provides community support services in Oregon to individuals with developmental disabilities in a manner which encourages independence, productivity, and physical integration*. They have outgrown their existing office building and seek to replace it with a vibrant, **new building that better meets their staff's needs and provides space to serve more people in the communit**y.

The proposed office building is a remodel of an existing 15,000 square-foot, pre-engineered metal building on 6th street in Coos Bay, one block off Highway 101. Despite being close to a main throughfare, the building is not plagued by loud road noise. There are vacant lots and parking lots between the proposed building and the highway, offering exceptional views of the bay from a second-floor height. The building is surrounded by an expansive blacktop, which will easily accommodate the off-street parking requirements and is planned to be softened with landscape islands.

The existing building is 100 feet by 150 feet, with the long side facing east toward bay. It is wide open except for a 2,000-sf office space and mezzanine in the northeast corner. The structure is made up of steel frames spanning east to west with a column at its center span. Z-girts and purlins act as the secondary structure, spanning between frames at the roof and walls, with cross rod bracing across two bays to stiffen the building.

The remodel will accommodate two main functions for Star of Hope; first, it will replace their existing office building which supports 18 staff. Second, it will provide Day-Use space, allowing them to serve 25-30 more clients. These two functions will have separate entrances at the east and south facades, but mingling between the two user groups is encouraged. The **office** space will take advantage of the existing mezzanine and extend along the east side of the building. This will provide offices and a large boardroom. The main floor will have more offices, small and large meeting rooms, a training room and break room, as well as support spaces. The **Day-Use** space is planned much like the public spaces in a residence, with a large living room/ lounge room, a dining hall for meals and crafts, and a residential style kitchen, along with support spaces for staff and clients. Approximately 1,900 sf of the ground floor will remain semi-finished for future growth. Both entrances will have tall glazing walls and large timber and steel canopies to welcome staff and visitors to the new building, as well as provide needed protection from the weather. The exterior will be reclad in a colorful metal siding and cement board panels, dotted with windows for the various interior functions. It will be a bright, modern upgrade to the existing building and the neighborhood.

Sam Slack, AIA
Project Architect

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EXHIBIT A

Star of Hope Interior Remodel

Schematic Design Structural Narrative

June 27, 2024

Building Summary
The Star of Hope Interior Remodel project consists of remodeling an existing Pre-Engineered Metal Building from warehouse space to office space. The main space of the existing PEMB is 15,000 square feet with an additional 2,200 square foot mezzanine. The remodel will add office space and day use areas to the ground floor and expand the mezzanine area to provide additional office space.

Existing Building Structure
The existing main building structure consists of metal decking supported on light gauge steel joists and steel frames at 25 feet on center. The steel frames are moment frames spanning 100 feet with an additional gravity column at the center of the span. The exterior walls in the moment frame direction contain rod bracing in lieu of moment frames. In the perpendicular direction, the lateral system is portal frames along grid A and rod bracing along grid G.

The existing mezzanine structure consists of plywood sheathing on sleepers supported by wood I-joists. The wood joists are supported by wood bearing walls on grids A and C, and a line of steel beams on grid B. The steel beams are supported on steel HSS columns.

Structural Components of the Remodel
Roof Profile
The existing roof has a gable profile. The remodel plan includes raising one end of the roof for two bays, creating a shed roof profile for those two bays. There are two basic approaches to achieve this:

1. Leave the existing steel frame structure at its current elevation and build light-framed pony walls up from the beams to the new roof elevation.
2. Remove the existing steel beams, weld on a new column stub, and provide a new steel beam at the new roof elevation.

Option 1 is expected to be significantly less expensive, however, a more detailed analysis with the full set of existing drawings for the PEMB (or new fully detailed as-builts) will be required to verify that the beams will work without the full top flange bracing currently provided by the roof joists. In addition, this option requires that walls align with the framing.

Option 2 would free up the space more but is expected to be a more costly solution.
For both options, the new roof structure in this area would be metal deck supported by light gauge steel joists.

Mezzanine

Much of the existing mezzanine structure will be retained as is, however, one steel column will need to be relocated, which will require a new footing as well. New beams will also be required along grid C where sections of the existing bearing wall are being removed.

The expansion of the mezzanine will consist of plywood decking supported by wood joists, glulam beams, and wood-framed bearing walls. Reference the attached plan markup for additional information on the mezzanine framing.

The mezzanine requires its own lateral system independent of the steel frame system of the main building structure. The lateral system for the mezzanine will be wood shear walls, using a combination of the existing wood walls and new wood walls. It is expected that the interior shear walls will require some foundation work.

Exterior Façade and Canopies

The existing building includes cantilevered steel canopies at the front entry. The remodel will remove these existing canopies and provide new freestanding canopies. The new canopies will be wood framed with T&G decking supported on glulam beams and timber columns. The timber columns will be supported by concrete spread footings.

The exterior façade will be replaced. Where window openings are not changing, the new façade will be supported by the existing horizontal light gauge steel girts. In bays where window openings are being revised, the façade will be supported by new light gauge framing.

EXHIBIT A

INTERFACE ENGINEERING

SD Narrative

Star of Hope

Prepared for:
HGE, Inc.

Interface Engineering, Inc.
100 SW Main Street, Suite 1600
Portland, OR 97204

Prepared by:
Rick Silenzi
Jeff Glanville

July 1, 2024

MEP Engineering | Fire/Life Safety | Lighting Design | Energy Consulting | Building Technologies | Commissioning

Table of Contents

Executive Summary

This project consists of a full retrofit of a 15,000 square foot, pre-engineered metal building. The retrofitted space will serve as a day-use facility to serve adults with special needs, while also housing office facilities for the administrative and support functions of the operating organization. An existing mezzanine will be expanded to create additional second floor space, and an elevator will be added to the building to improve the accessibility of that space.

Mechanical System

Plumbing

The plumbing system in the existing building is minimal. There are two existing restrooms, janitors sink, drinking fountain and a break room sink. An electric water heater on the mezzanine provides hot water to the sinks. The size and location of the incoming water line is unknown. A single 4" sanitary sewer line enters the site from the west and is connected to the existing plumbing fixtures.

The new building configuration will add a significant number of plumbing fixtures. The plans currently show nine additional restrooms, two with showers, two kitchen sinks, two exam room sinks, and a laundry room. This will likely require a new 1-1/2" to 2" water service to the building.

The domestic cold water system will be distributed through branch piping connected to the new main. Each branch pipe will be provided with a branch shut-off valve (ball valve). Separate shut-off valves will be provided for each of the restrooms. Freeze-proof wall hydrants will be provided at approximately 100-foot intervals at ground level exterior of entire building.

The domestic hot water will be provided by a central electric water heater system with circulation for the office building. A hot water return loop and recirculation pump will be provided to maintain hot water at all fixtures.

The sanitary sewer line will need to be extended to all new fixture locations. The slab will need to be cut and trenched to install new underground piping. The waste and vent piping will connect all plumbing fixtures.

All the plumbing fixtures will be water saver type and listed by IAPMO or other acceptable listing agency for the installation in the State of Oregon. Barrier free compliant plumbing fixtures shall be utilized where required by the Americans with Disabilities Act.

Lavatories will be wall-hung or counter mounted, white vitreous china with manual faucets set at 0.5 GPM flow rate. A point of use ASSE certified point of use mixing valve will be provided at public lavatories to limit the water temperature to 110 deg F.

Drinking Fountains will be barrier Free, stainless steel, with filter system to remove lead per NSF/ANSI Standards 42, non-refrigerated.

Floor drains in finished areas shall have a six-inch nickel bronze strainer with a 3-inch outlet.

HVAC

The existing building consists of a large warehouse space and a smaller 2100 S.F. office space in one corner of the building. The warehouse is currently heated by a hydronic radiant slab. Two small boilers located on the mezzanine provide heating water to the radiant tube manifolds. A small split system fan coil also located on the mezzanine provides heating and cooling for the office. For the remodel, all existing mechanical systems will be demolished and abandoned. The radiant slab heating system will be abandoned within the existing slab. The saw cutting and trenching required for the new underground waste system for the remodel will render the in-slab piping unusable.

With the change in building use and occupancy, a new mechanical system will be needed. A 15,000 CFM air handler will be provided in a mechanical room within the building. Outside air and exhaust air will be ducted form the air handler to the roof to provide ventilation air to the building. A 40-ton heat pump condensing unit will be located outside the building in the utility yard. This will be connected to the air handler to provide both heating and cooling. The air handler will be sized for the full building buildout. All outdoor equipment and coils will be provided with an additional protective corrosion resistant coating.

Supply and return air systems will be fully ducted. VAV Terminal units with electric reheat will be utilized for temperature zoning. Ductwork will be minimized in open ceiling areas and where visible, round ductwork will be used.

Exhaust will be provided for the restrooms and janitor room with ceiling mounted exhaust fans ducted to the outdoors. A domestic style exhaust hood will be provided over the ranges in both the kitchen and break room and ducted through the roof. A dryer booster fan will be installed at the laundry room to assist the clothes dryer venting.

A BACnet compatible direct digital control (DDC) system will be provided to control and monitor all HVAC equipment and systems. The control system will have remote access capability. The control system will perform all required control functions, including optimization of equipment and system performance, reliability, equipment life and energy consumption.

Electrical System

Power

Utility Service

The existing building is served via pole-mounted transformers installed on a utility pole north of the site on North 6th Street. The overhead secondary feed is extended to a pole at the NE corner of the property, where it then transitions underground and across the parking lot. The single-phase service is insufficient for the retrofitted facility and will be replaced. Pending further coordination with the serving utility (Pacific Power), a new 208-volt, three-phase pad-mount transformer will be provided at the NE corner of the site, with the secondary feed routed below grade to a new exterior current transformer cabinet, meter base, and main service disconnect installed on the north side of the building.

A new grounding electrode system, utilizing metal water piping, building steel, and concrete encased electrodes will be establish at the main service disconnect. Copper wire will be required for all ground conductors.

Power Distribution

A new 800-amp main distribution i-line style panelboard will be provided in the shared mechanical/electrical room, fed from the main service disconnect at the building's exterior. This board will feed (3) branch panelboards, the elevator, and large HVAC loads.

The i-line style panelboard will require a 3" high concrete housekeeping pad. Engraved nameplates will be required at all distribution equipment – including the panelboards and equipment disconnects.

Convenience outlets and associated branch circuit wiring will be provided as needed throughout the building. GFCI outlets will be provided within 6'-0" of a water source as required by code. All outlets will be heavy duty specification grade. Device labels will be provided at all outlets indicating the serving panel and circuit number(s).

Branch circuit wiring will be all copper and installed in conduit. No more than six outlets will be fed per circuit, with dedicated circuits provided as required. All homeruns will include a dedicated ground conductor. Shared neutrals are prohibited for single phase circuits.

Lighting

General

The designed lighting levels for the project will meet the Illuminating Engineering Society (IES) standards unless noted otherwise.

Natural daylight will be utilized where possible and as required by energy code.

Emergency lighting will be served via a central lighting inverter located in the shared mechanical/electrical room. A minimum of 1-foot candle along the paths of egress will be provided as required by code.

Interior

Interior lighting will be designed to provide a warm and inviting atmosphere. Luminaires will utilize high efficiency, 3500-degree Kelvin LED lamp sources.

Luminaire selection will be based on key factors, to include architectural appearance and performance, while also looking to provide reduced maintenance and energy efficiency.

Design strategies for each space type will be as follows:

- Where reduced glare and visual comfort is important – particularly in private offices, conference, and training rooms – lighting will be provided primarily by pendant mounted direct/indirect linear luminaires.
- Architectural performance lighting will generally be provided in the day-use space and staff entry lobby.
- Lighting in service rooms and back of house spaces will be provided via volumetric troffers and strip luminaires.
- Stumble lighting will be provided in the Phase 2 day-use space via chain-hung strip luminaires.

Exterior

Exterior lighting will utilize high efficiency, 3000-degree Kelvin LED lamp sources.

The re-designed parking lot will be illuminated by new pole-mounted area luminaires. Building mounted luminaires will be provided at personnel entrance doors. Surface mounted linear luminaires will be provided beneath the canopies at the day-use space and staff entrances.

Controls

Interior building lighting will be controlled via local devices. Automatic control will be provided by occupancy sensors, with the exception of the large open day-use space which will use timeclock control with manual overrides. Dual-technology occupancy sensors will be utilized in the majority of spaces. Combined wall switch/occupancy sensors will be used in smaller spaces. Specified luminaires will be provided with integral 0-10V dimming drivers to improve occupant comfort.

Exterior luminaires will be controlled via timeclock.

Technology System

Building Technology

Telecommunication Pathways

A below-grade 4-inch conduit from utility facilities along North 6th street will be provided to the new Main Distribution Frame (MDF) in the building for each service provider.

In the building, all horizontal cabling will be suspended on dedicated support systems. J-hooks or loops/slings will be utilized in accessible ceilings. EMT conduit will be provided for routing over inaccessible ceilings and open to structure spaces. 2-gang, 5-inch square outlet boxes with single-gang adapter and 1-1/4" conduits to accessible ceiling space will be provided for all telecommunication outlets.

Telecom Room (TR/MDF)

The walls of the telecom room will be covered with 4-foot by 8-foot by 3/4-inch fire rated A-C plywood, painted with two coats of white fire-retardant pain on all visible surfaces. Fire rating stamp to be left visible on the exterior surface of the plywood.

Equipment Rack

The telecom room will be provided with a 7-foot high, 19-inch wide by 29-inch deep equipment rack to support horizontal cable installation and installation of Owner-provided network equipment. The rack will be seismically braced with overhead ladder racking and properly anchored floor hardware.

The rack will be provided with a 10-inch wide vertical wire manager on each end. Double unit horizontal wire managers will be provided at the top and bottom of installed patch panels and equipment.

Ladder racking will by 18-inches wide and secured to the walls at a height of 6-inches above the equipment rack.

Grounding

A 12-inch ground bus bar (TMGB) will be provided in the telecom room and be bonded to building steel and the main electrical distribution panel a 3/0 insulated copper ground wire. The equipment rack and ladder racking will be grounded to the TMGB.

Horizontal Cabling

Horizontal cabling will consist of 4-pair unshielded twisted pair (UTP) Category 6 voice and data network cable for work area outlets, and Category 6A cable for wireless access point locations.

Telecommunications Outlets

Standard work area outlets will be provided with (2) Category 6 cables. Ceiling mounted wireless access points will be provided with (1) Category 6A cable. All cabling to be terminated on 48-port, rack-mounted, angled patch panels in the telecom room. Typical offices will receive (2) outlets.

Access Control

Card readers will be provided on the day-use and staff entrance doors, the telecom room door, and others as identified by Owner. Card readers and controllers will tie into the control system located in the telecom room.

Door contacts will be placed on all exterior doors and interior doors with access control, allowing the Owner to ensure all doors are securely closed and armed.

STAR OF HOPE - COOS BAY, OR
SCHEMATIC DESIGN COST ESTIMATE

EXISTING BUILDING

First Floor	15,000	SF
Mezzanine	2,280	SF
Total existing building area	17,280	SF

CONSTRUCTION COSTS

SITE WORK

Earthwork, sidewalks, asphalt patching, utilities, landscaping, site accessories			Low $	High $$		RANGE OF COST Low End	RANGE OF COST High End
Site Work Allowance			$ 8	$ 12	/SF	$ 160,000	$ 240,000
Phase 1 Site Area Factor					75%	$ 120,000	$ 180,000

BUILDING

First Floor	13,085	SF	$ 220	$ 350	/SF	$ 2,878,700	$ 4,579,750
Phase 2 Day Use Area	1,915	SF	$ 50	$ 120	/SF	$ 95,750	$ 229,800
Second Floor Addition	2,720	SF	$ 220	$ 350	/SF	$ 598,400	$ 952,000
Second Floor Remodel	2,280	SF	$ 150	$ 200		$ 342,000	$ 456,000
Total building area	20,000	SF				$ 3,914,850	$ 6,217,550

CANOPIES

East	765	SF	$ 70	$ 115	/SF	$ 53,550	$ 87,975
South	920	SF	$ 70	$ 115	/SF	$ 64,400	$ 105,800
Total canopies	1,685	SF				$ 117,950	$ 193,775

SUBTOTAL		$ 4,152,800	$ 6,591,325
Construction Contingency	10%	$ 415,280	$ 659,133
BUILDING & SITE WORK COST SUB-TOTAL		**$ 4,568,080**	**$ 7,250,458**
Sub-total Cost/SF		$ 228	$ 363

DEVELOPMENT COSTS

Furniture, Furniture & Equipment	$ 10 /SF	$ 180,850	$ 180,850
Architectural/Engineering Fees	8%	$ 473,000	$ 473,000
Permit, Fees, Inspection	1.5%	$ 68,521	$ 108,757
Survey		$ -	$ -
Soils Engineering		$ -	$ -
Total Development Costs	15.8%	$ 722,371	$ 762,607
TOTAL PROJECT COST ESTIMATE		**$ 5,290,451**	**$ 8,013,064**
Total Cost/SF		**$ 265**	**$ 401**

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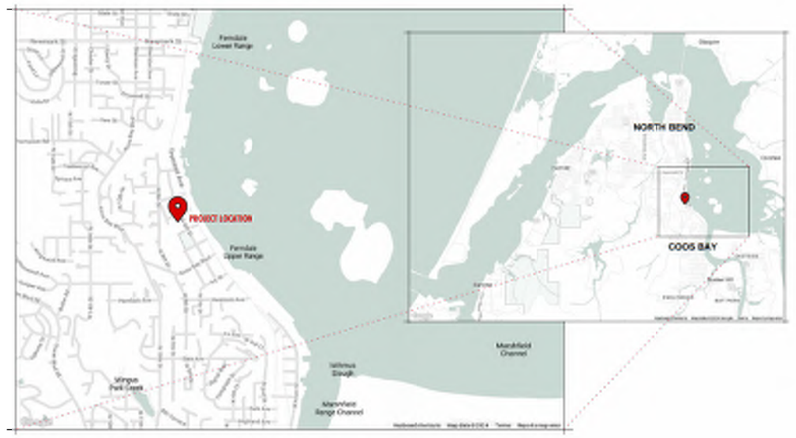
EXHIBIT A

STAR OF HOPE - BUILDING REMODEL

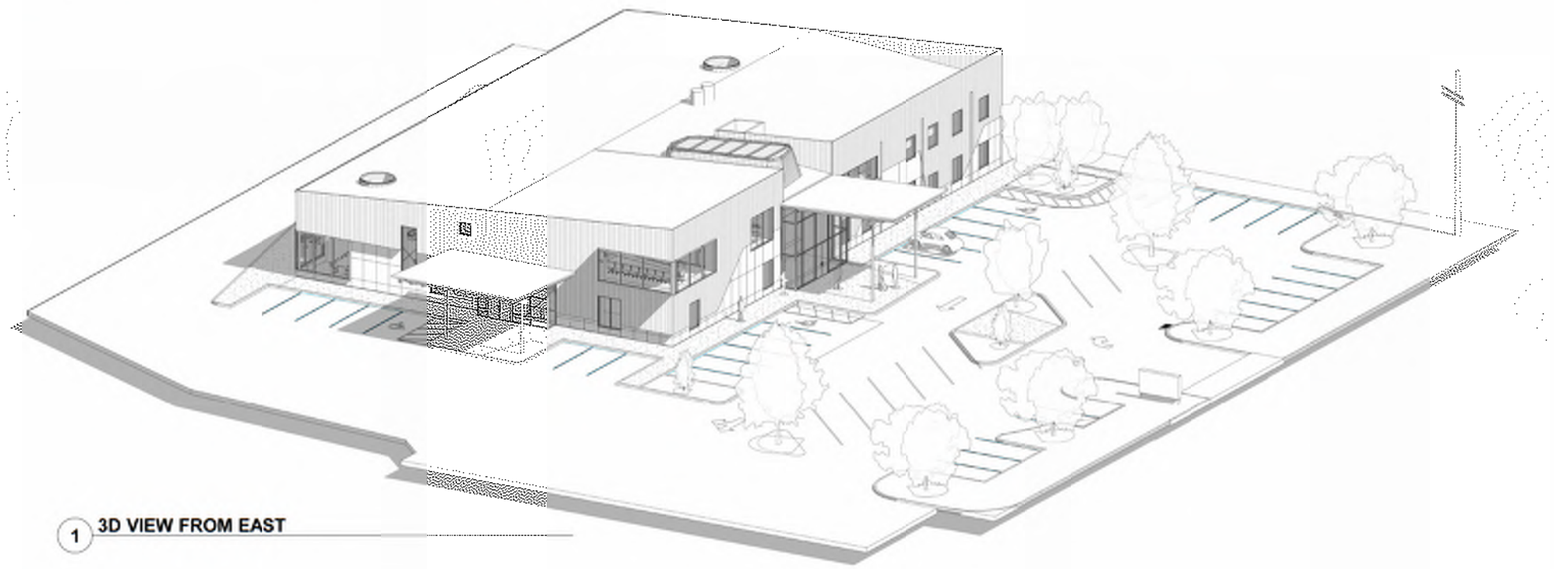
FOR LOUANN DEWATER, EXECUTIVE DIRECTOR

1875 N 6TH ST
COOS BAY, OREGON



2 VICINITY MAP
N.T.S.

3 ENTRY PERSPECTIVE



1 3D VIEW FROM EAST

SHEET INDEX

PROJECT TEAM

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HGE ARCHITECTS INC.
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CONTACT: JOE SLACK

STRUCTURAL
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CONTACT: ANDI CAMP

MECHANICAL, PLUMBING, & ELECTRICAL
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CONTACT, MECH. & PLUMB.: RICK SILENZI
CONTACT, ELEC.: JEFFREY GLANVILLE

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PRELIMINARY
NOT FOR
CONSTRUCTION

PROJECT NO.: 24.066

STAR OF HOPE INTERIOR REMODEL
STAR OF HOPE, FOR LOUANN DEWATER, EXECUTIVE DIRECTOR
1875 N 6TH ST
COOS BAY, OR 97420

SCHEMATIC DESIGN

REVISIONS:

#	DATE	DESCRIPTION

DATE: JUNE 2024

SHEET TITLE:
COVER SHEET

G0.0

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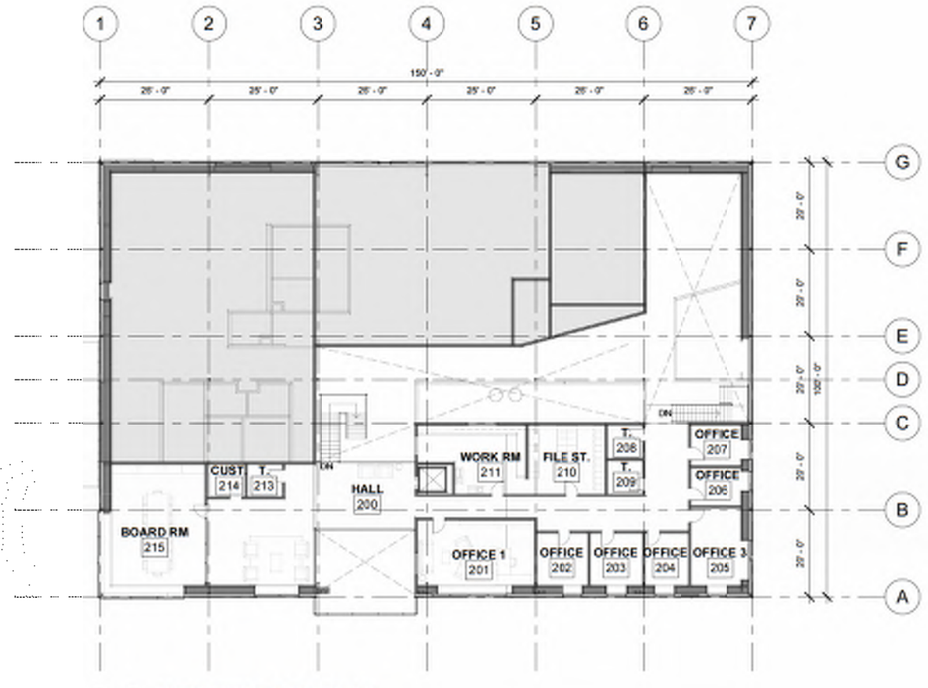
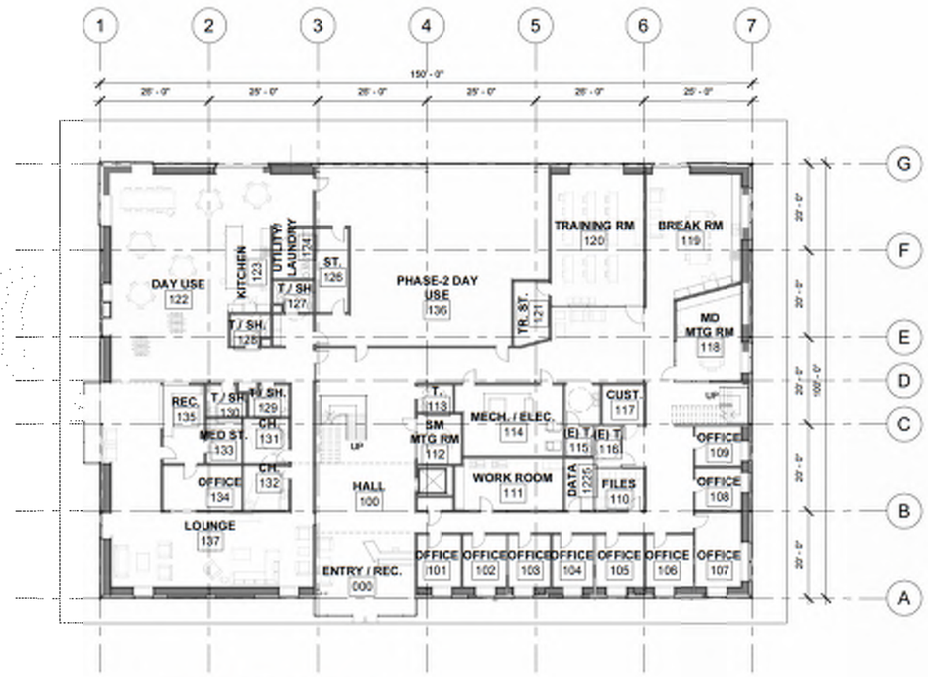
EXHIBIT A



2 **MEZZANINE CODE PLAN**
1/16" = 1'-0"



1 **FIRST FLOOR CODE PLAN**
1/16" = 1'-0"

CODE SUMMARY

APPLICABLE CODES:
2022 OREGON STRUCTURAL SPECIALTY CODE

CONSTRUCTION TYPE (TABLE 601):
TYPE III B, SPRINKLERED

BUILDING AREA (GROSS SQUARE FEET):
EXISTING
GROUND FLOOR: 15,000 SF
MEZZANINE: 2,270 SF
TOTAL: 17,270 SF

PROPOSED
GROUND FLOOR: 15,000 SF (7,575 SF DAY-USE, 7,925 SF BUSINESS)
SECOND FLOOR: 5,035 SF
TOTAL: 20,035 SF

OCCUPANCY CLASSIFICATIONS (CHAPTER 3):
B BUSINESS (OFFICES & ASSOCIATED SPACES)
I-4 INSTITUTIONAL (ADULT DAY CARE FACILITIES)

OCCUPANCY SEPARATIONS (TABLE 508.4):
B / I-4: 1-HR SEPARATION REQUIRED (SPRINKLERED)

ALLOWABLE BUILDING HEIGHTS & AREAS:
TYPE III B, SPRINKLERED; MOST STRINGENT OF B & I-4
HEIGHT (TABLE 504.3)
ALLOWABLE: 75 FT (ALLOWABLE HEIGHT PER CITY OF COOS BAY, ZONE I-C: 35 FT)
ACTUAL: 25 FT; OK
STORIES (TABLE 504.4)
ALLOWABLE: 3
ACTUAL: 2; OK
AREA (TABLE 506.2)
ALLOWABLE: 39,000 SF
ACTUAL: 20,035 SF; OK

TRAVEL DISTANCE MAXIMUM (TABLE 1017.2):
OCCUPANCY B: 300 FT
OCCUPANCY I-4: 200 FT

PLUMBING FIXTURES (TABLE 2902.1):
OCCUPANCY B:
TOILETS: 1 PER 25 FOR THE FIRST 50, THEN 1 PER 50
LAVATORIES: 1 PER 40 FOR THE FIRST 80, THEN 1 PER 80
DRINKING FOUNTAINS: NONE

TOTAL OCCUPANTS: 44
REQUIRED: 2 TOILETS, 2 LAVS
ACTUAL: 6 TOILETS, 6 LAVS; OK

OCCUPANCY I-4
TOILETS: 1 PER 15
LAVATORIES: 1 PER 15
BATHTUBS/SHOWERS: 1 TOTAL
DRINKING FOUNTAINS: 1 PER 100

TOTAL OCCUPANTS: 46
REQUIRED: 4 TOILETS, 4 LAVS, 1 SHOWER, 1 DRINKING FOUNTAIN
ACTUAL: 4, TOILETS, 4 LAVS, 4 SHOWER, 2 DRINKING FOUNTAINS; OK

OCCUPANCY SCHEDULE

NO.	ROOM NAME	AREA	TYPE	OLF	OCC. LOAD	MIN. EXITS
100	HALL	2506 SF			0	
101	OFFICE	127 SF	BUSINESS	150	1	1
102	OFFICE	127 SF	BUSINESS	150	1	1
103	OFFICE	122 SF	BUSINESS	150	1	1
104	OFFICE	122 SF	BUSINESS	150	1	1
105	OFFICE	138 SF	BUSINESS	150	1	1
106	OFFICE	139 SF	BUSINESS	150	1	1
107	OFFICE	206 SF	BUSINESS	150	1	1
108	OFFICE	110 SF	BUSINESS	150	1	1
109	OFFICE	104 SF	BUSINESS	150	1	1
110	FILES	104 SF	ACCESSORY ST	300	1	1
111	WORK ROOM	295 SF	BUSINESS	150	3	1
112	SM MTG RM	113 SF	BUSINESS	150	1	1
114	MECH. / ELEC.	384 SF	MECH. ROOM	300	2	1
118	MD MTG RM	315 SF	BUSINESS	150	3	1
119	BREAK RM	647 SF	BUSINESS	150	4	1
120	TRAINING RM	665 SF	BUSINESS	150	5	1
121	TR. ST.	112 SF	ACCESSORY ST	300	1	1
122	DAY USE	1979 SF	INSTITUTIONAL	100	33	1
123	KITCHEN	199 SF	INSTITUTIONAL	35	2	1
124	UTILITY/ LAUNDRY	107 SF	ACCESSORY ST	300	1	1
125	FOOD ST.	Not Placed	ACCESSORY ST	300	1	1
126	ST.	143 SF	ACCESSORY ST	300	1	1
130	T./ SH.	81 SF	ACCESSORY ST	300	1	1
131	CH.	106 SF	INSTITUTIONAL	100	1	1
132	CH.	107 SF	INSTITUTIONAL	100	1	1
134	OFFICE	185 SF	INSTITUTIONAL	100	2	1
135	REC.	170 SF	INSTITUTIONAL	100	3	1
137	LOUNGE	1273 SF			0	
201	OFFICE 1	435 SF	BUSINESS	150	1	1
202	OFFICE	152 SF	BUSINESS	150	1	1
203	OFFICE	152 SF	BUSINESS	150	1	1
204	OFFICE	129 SF	BUSINESS	150	1	1
205	OFFICE 3	230 SF	BUSINESS	150	1	1
206	OFFICE	109 SF	BUSINESS	150	1	1
207	OFFICE	116 SF	BUSINESS	150	1	1
210	FILE ST.	284 SF	ACCESSORY ST	300	1	1
211	WORK RM	332 SF	BUSINESS	150	2	1
215	BOARD RM	687 SF	BUSINESS	150	5	1
122B	DATA	79 SF			0	
TOTAL OCCUPANTS:					90	

WALL LEGEND
EXISTING WALLS TO REMAIN
NEW WALLS

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PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NO.: 24.006

STAR OF HOPE INTERIOR REMODEL

STAR OF HOPE, FOR LOUANN DEWATER, EXECUTIVE DIRECTOR
1875 N 6TH ST
COOS BAY, OR 97420

SCHEMATIC DESIGN

REVISIONS:
DATE DESCRIPTION

DATE: JUNE 2024

SHEET TITLE:
CODE SUMMARY

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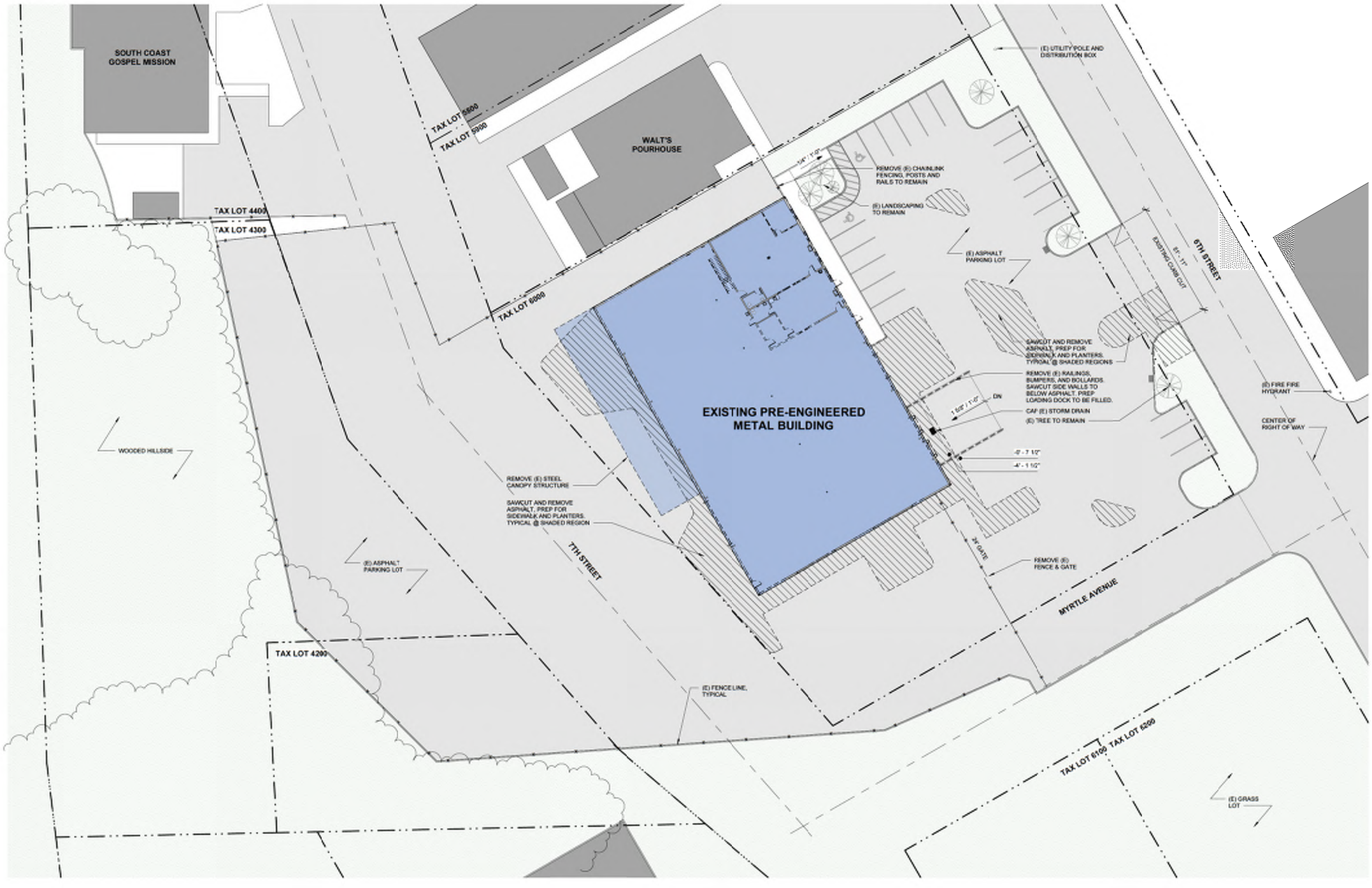
EXHIBIT A



1 EXISTING CONDITIONS PLAN
1" = 20'-0"

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PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NO.: 24.056

STAR OF HOPE INTERIOR REMODEL

STAR OF HOPE, FOR LOUANN DEWATER, EXCECUTIVE DIRECTOR
1875 N 6TH ST
COOS BAY, OR 97420

SCHEMATIC DESIGN

REVISIONS:

#	DATE	DESCRIPTION
1	Date 1	Revision 1

DATE: JUNE 2024

SHEET TITLE:
SITE PLAN - DEMO

A1.0

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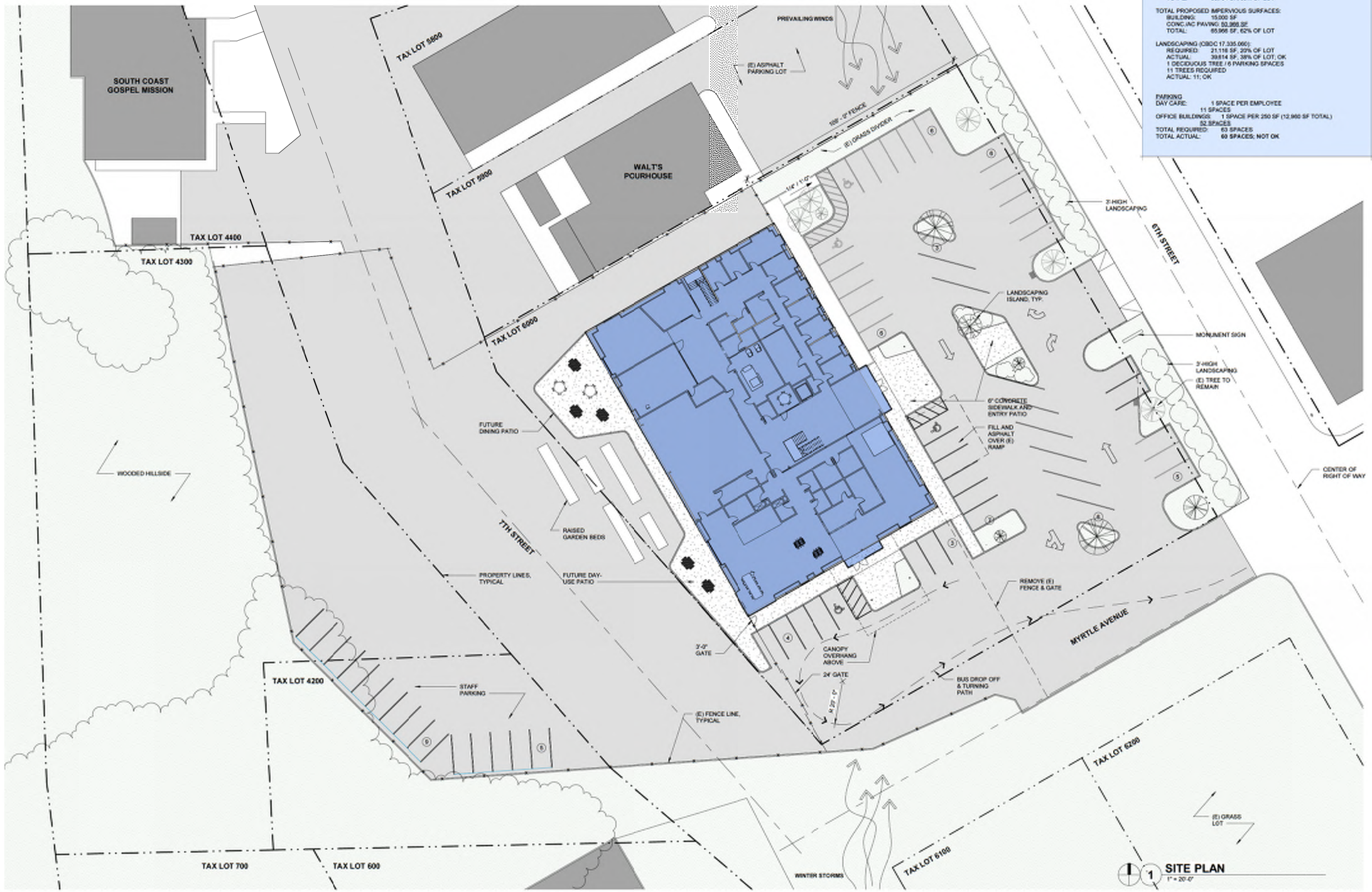

1 SITE PLAN
1" = 20'-0"

SITE DATA

TAX LOTS 4200, 4300, & 6000
ZONE: I-G (INDUSTRIAL / COMMERCIAL)
PERMITTED USES:
PROFESSIONAL & ADMINISTRATIVE SERVICES
MEDICAL SERVICES
TOTAL LOT SIZE: 135,580 SF (NOT INCLUDING 7TH STREET)
BUILDING FOOTPRINT: 15,000 SF, 14% OF LOT

TOTAL EXISTING IMPERVIOUS SURFACES:
(BUILDING): 15,000 SF
CONC./AC PAVING: 51,764 SF
TOTAL: 66,764 SF, 63% OF LOT

TOTAL PROPOSED IMPERVIOUS SURFACES:
(BUILDING): 15,000 SF
CONC./AC PAVING: 50,966 SF
TOTAL: 65,966 SF, 62% OF LOT

LANDSCAPING (CSDC 17.335.060):
REQUIRED: 21,116 SF, 25% OF LOT
ACTUAL: 39,614 SF, 38% OF LOT; OK
1 DECIDUOUS TREE / 6 PARKING SPACES
11 TREES REQUIRED
ACTUAL: 11; OK

PARKING
DAY CARE: 1 SPACE PER EMPLOYEE
11 SPACES
OFFICE BUILDINGS: 1 SPACE PER 250 SF (12,960 SF TOTAL)
52 SPACES
TOTAL REQUIRED: 63 SPACES
TOTAL ACTUAL: 69 SPACES; NOT OK

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SCHEMATIC DESIGN

REVISIONS:

#	DATE	DESCRIPTION
1	Date 1	Revision 1

DATE: JUNE 2024

SHEET TITLE:
SITE PLAN

A1.1

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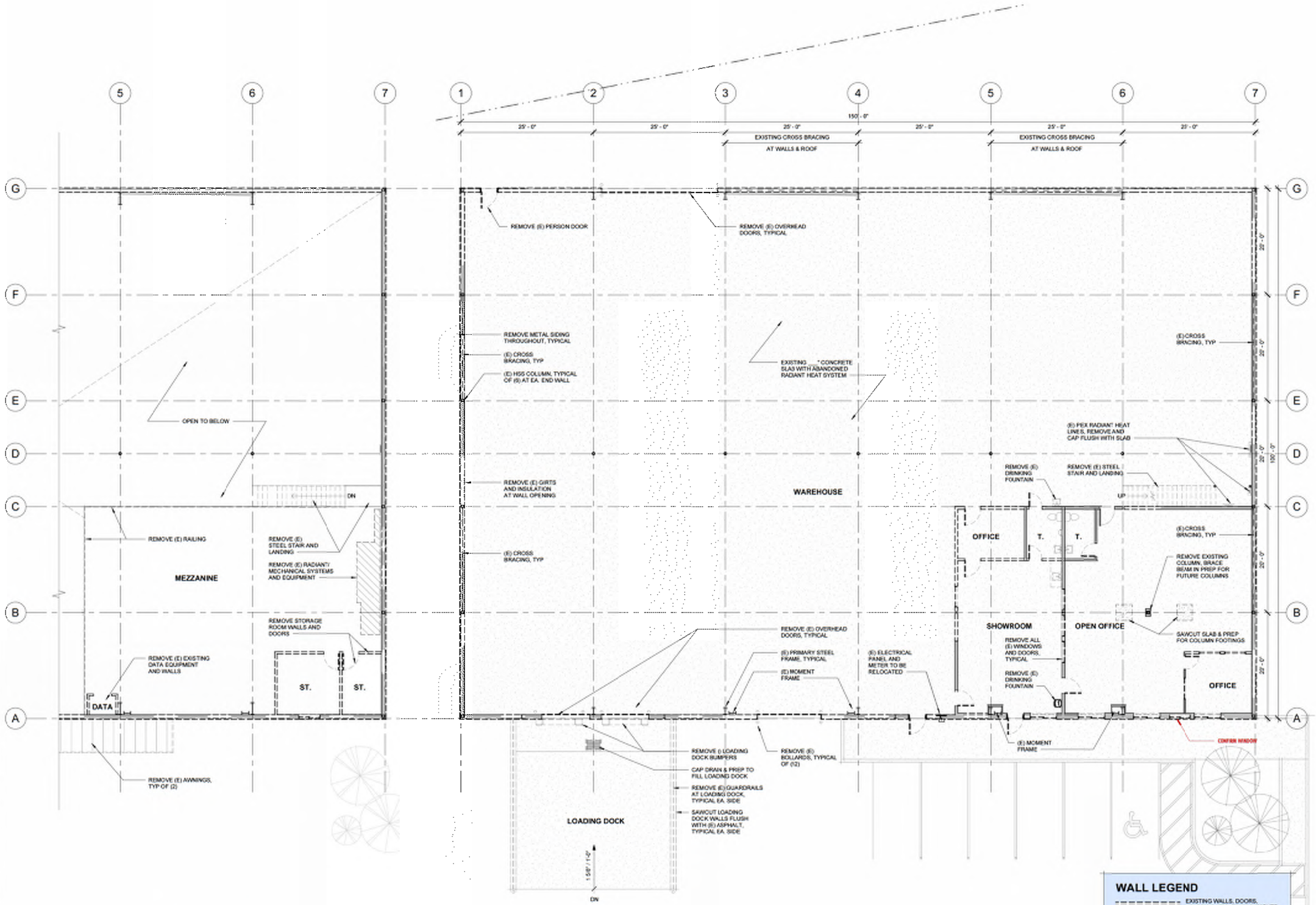

2 MEZZANINE FLOOR PLAN - DEMO
1/8" = 1'-0"

1 FIRST FLOOR PLAN - DEMO
1/8" = 1'-0"

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SCHEMATIC DESIGN

REVISIONS:

#	DATE	DESCRIPTION

DATE: JUNE 2024

SHEET TITLE: EXISTING / DEMO PLANS

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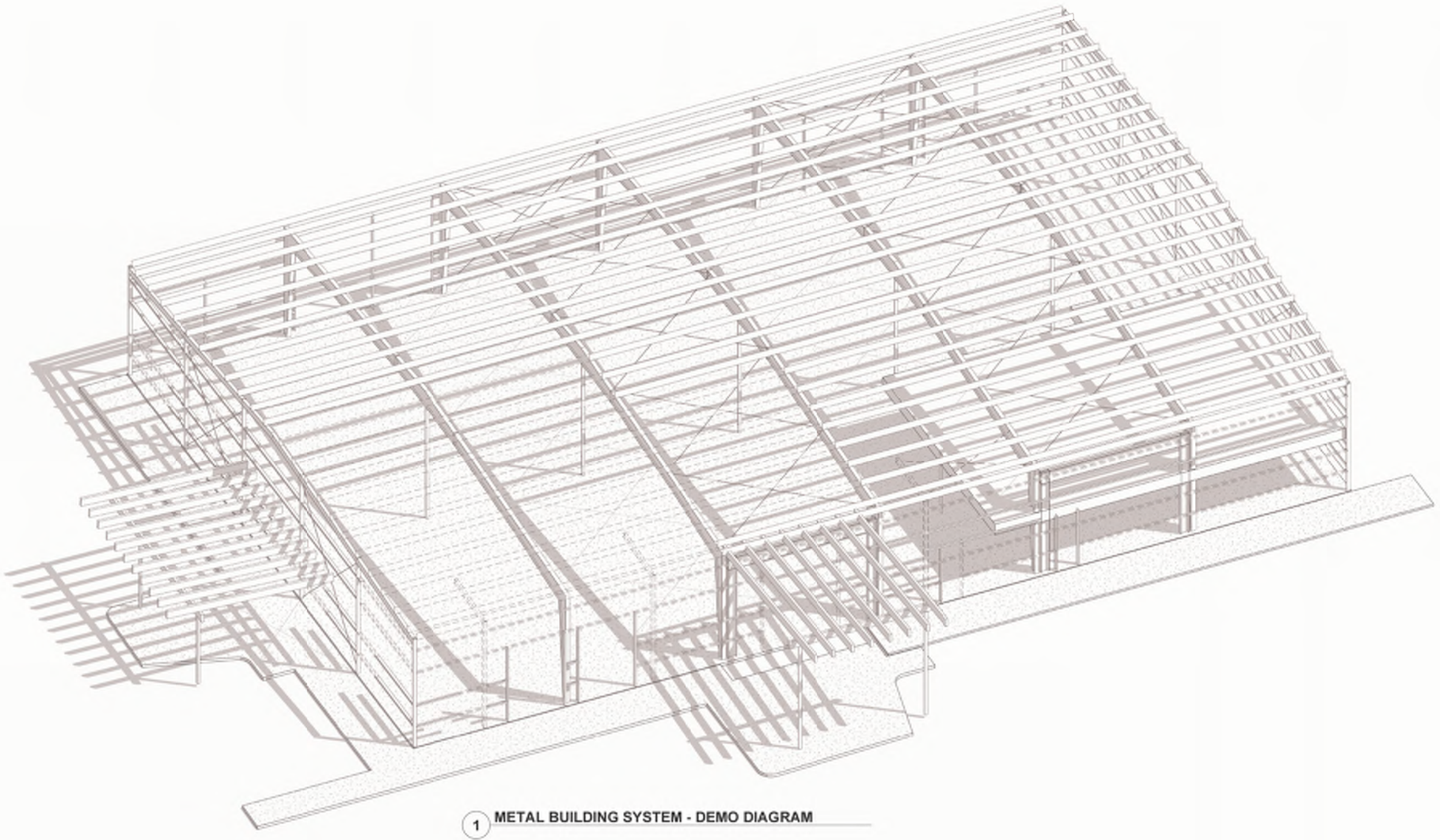

1 METAL BUILDING SYSTEM - DEMO DIAGRAM

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STAR OF HOPE INTERIOR REMODEL
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1875 N 6TH ST
COOS BAY, OR 97420

SCHEMATIC DESIGN

REVISIONS
DATE DESCRIPTION

DATE: JUNE 2024

SHEET TITLE:
DEMO METAL
FRAME DIAGRAM

A2.0b

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EXHIBIT A

1 FIRST FLOOR PLAN
1/8" = 1'-0"

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STAR OF HOPE INTERIOR REMODEL

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COOS BAY, OR 97420

SCHEMATIC DESIGN

REVISIONS:

#	DATE	DESCRIPTION

DATE: JUNE 2024

SHEET TITLE: FIRST FLOOR PLAN

A2.1

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EXHIBIT A

WALL LEGEND

- EXISTING WALLS TO REMAIN
- NEW WALLS

1 MEZZANINE FLOOR PLAN
1/8" = 1'-0"

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COOS BAY, OR 97420

SCHEMATIC DESIGN

REVISIONS:

#	DATE	DESCRIPTION

DATE: JUNE 2024

SHEET TITLE: MEZZANINE PLAN

A2.2

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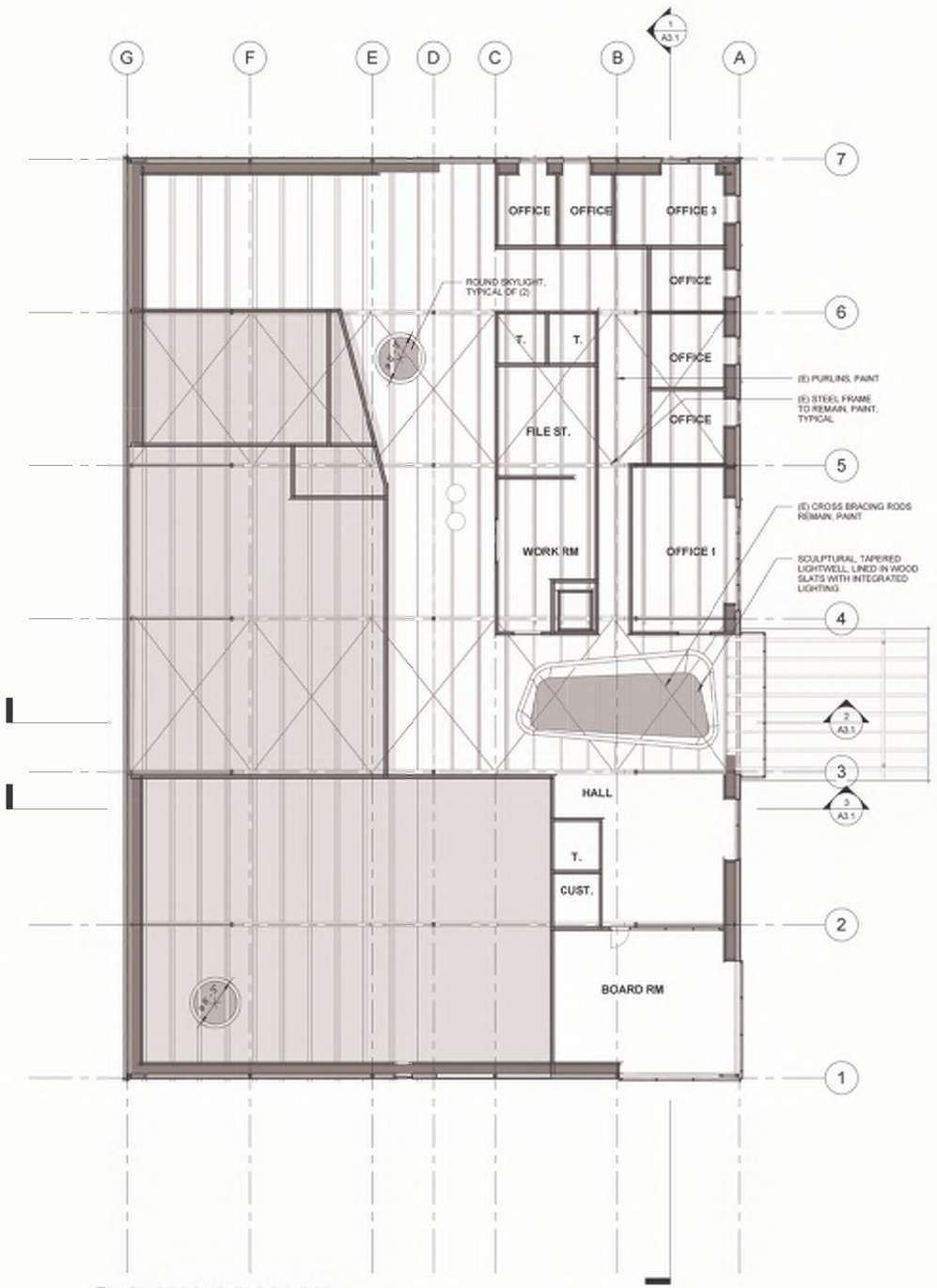
EXHIBIT A



2 SECOND FLOOR RCP
3/32" = 1'-0"

1 FIRST FLOOR RCP
3/32" = 1'-0"

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COOS BAY, OR 97420

SCHEMATIC DESIGN

REVISIONS:

#	DATE	DESCRIPTION

DATE: JUNE 2024

SHEET TITLE:
REFLECTED CEILING PLANS

A2.3

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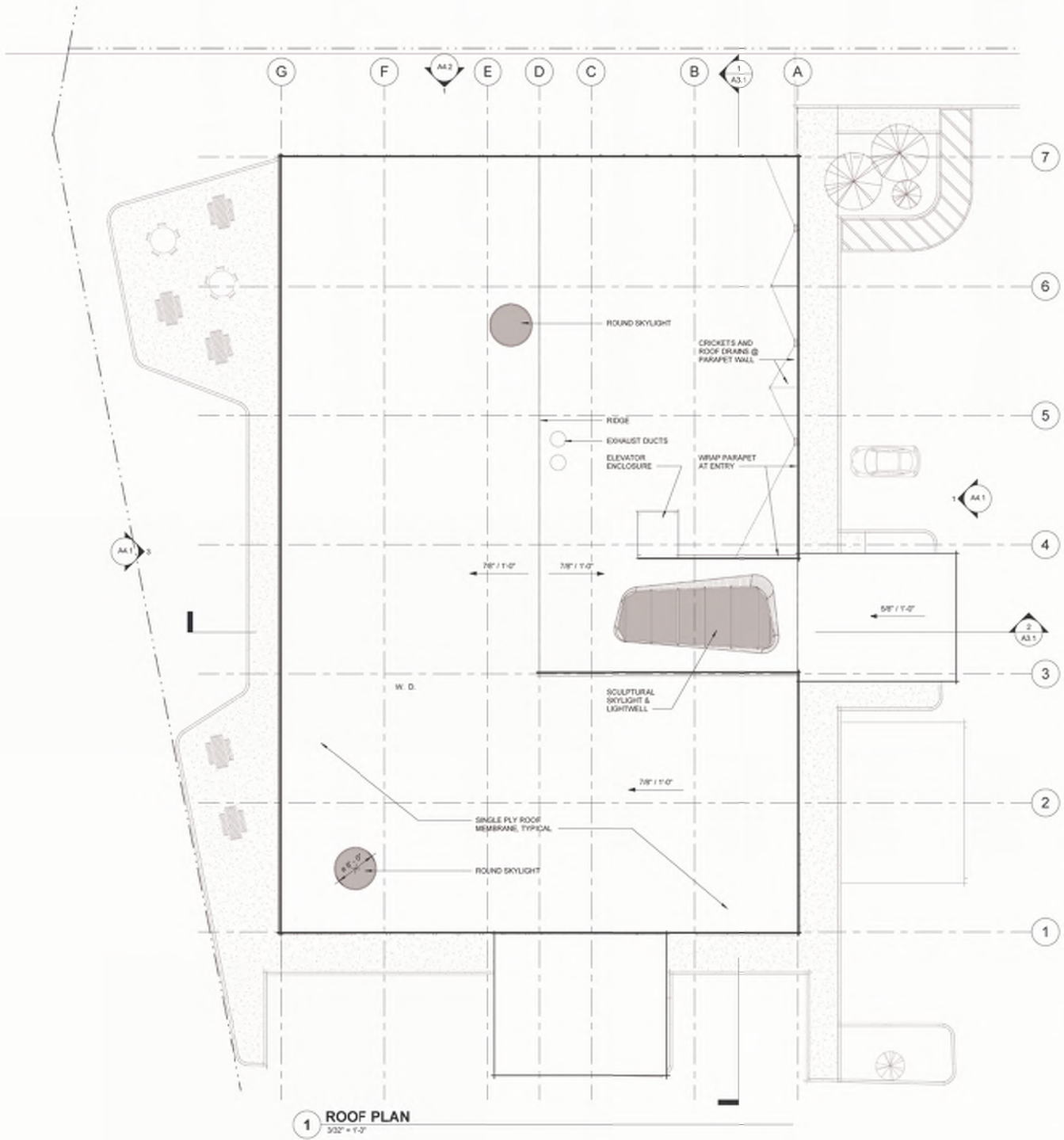

1 ROOF PLAN
3/32" = 1'-0"

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STAR OF HOPE INTERIOR REMODEL
STAR OF HOPE, FOR LOUANN DEWATER, EXECUTIVE DIRECTOR
1875 N 6TH ST
COOS BAY, OR 97420

SCHEMATIC DESIGN

REVISIONS:

#	DATE	DESCRIPTION

DATE: JUNE 2024

SHEET TITLE:
ROOF PLAN

A2.4

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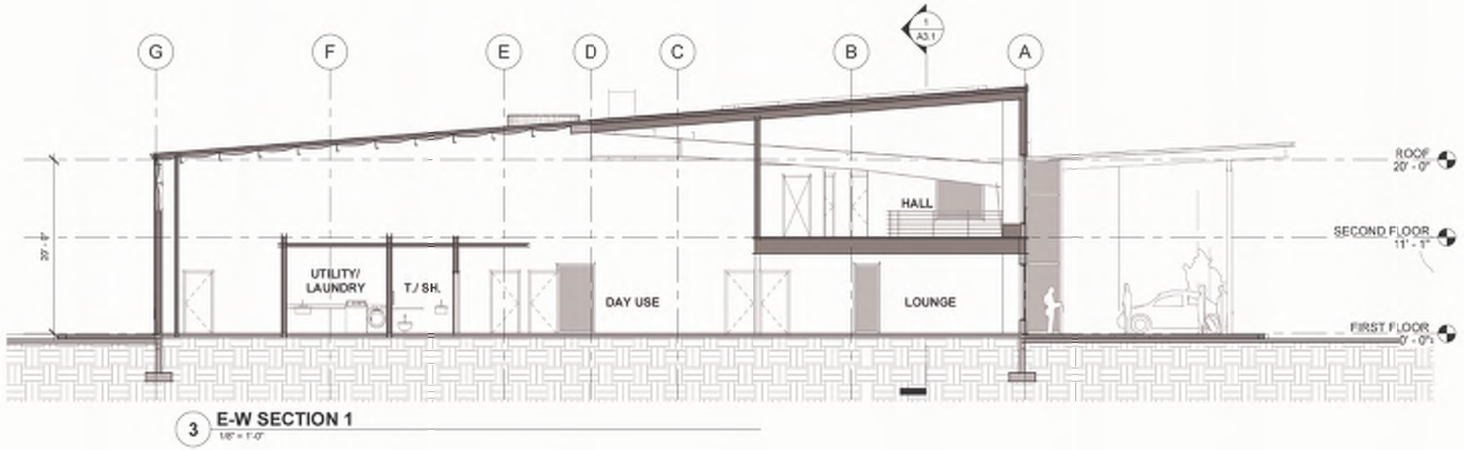
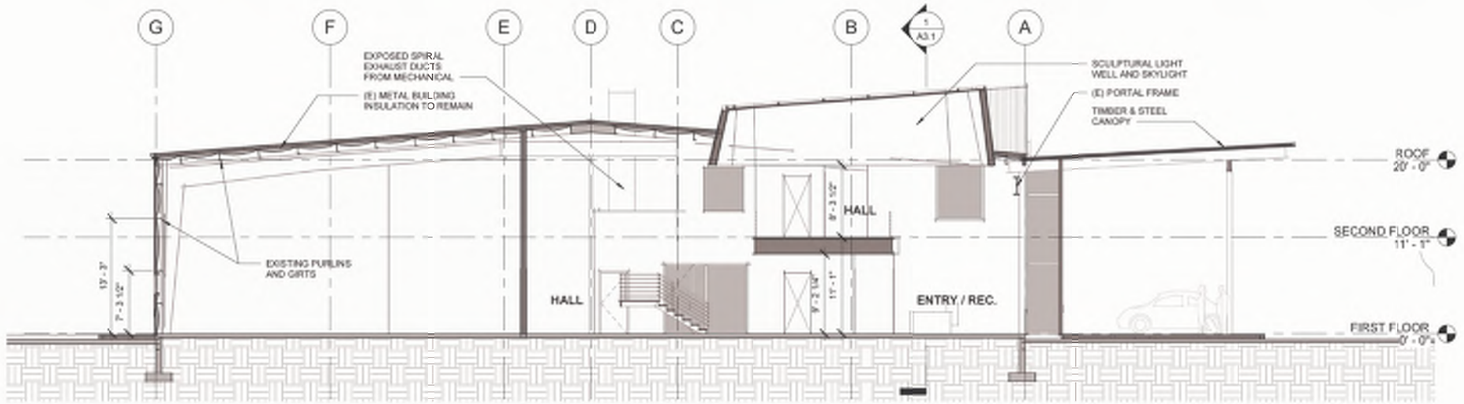
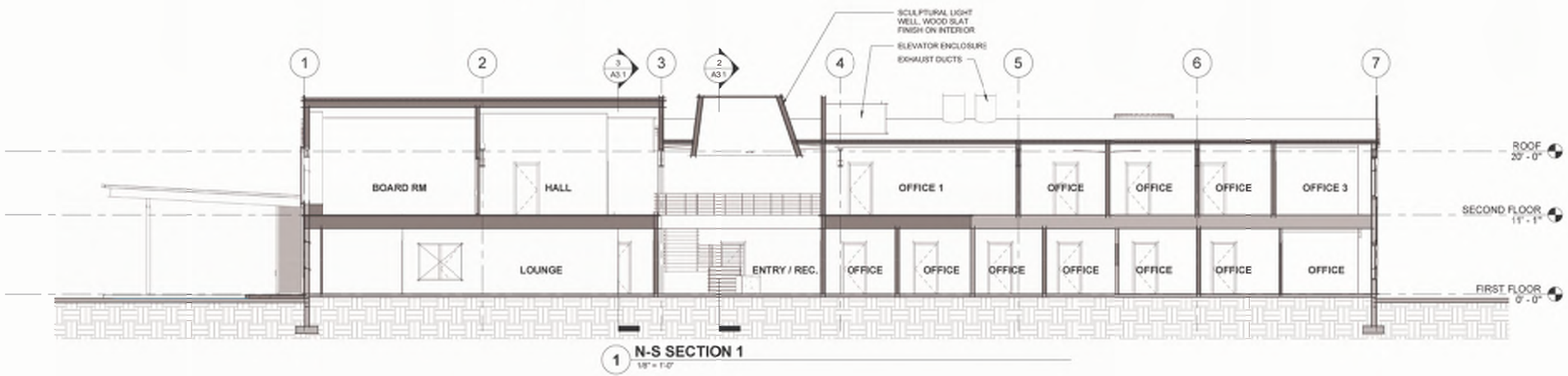


3 E-W SECTION 1
1/8" = 1'-0"



2 E-W SECTION 2
1/8" = 1'-0"



1 N-S SECTION 1
1/8" = 1'-0"

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SCHEMATIC DESIGN

REVISIONS:

#	DATE	DESCRIPTION

DATE: JUNE 2024

SHEET TITLE:
BUILDING SECTIONS

A3.1

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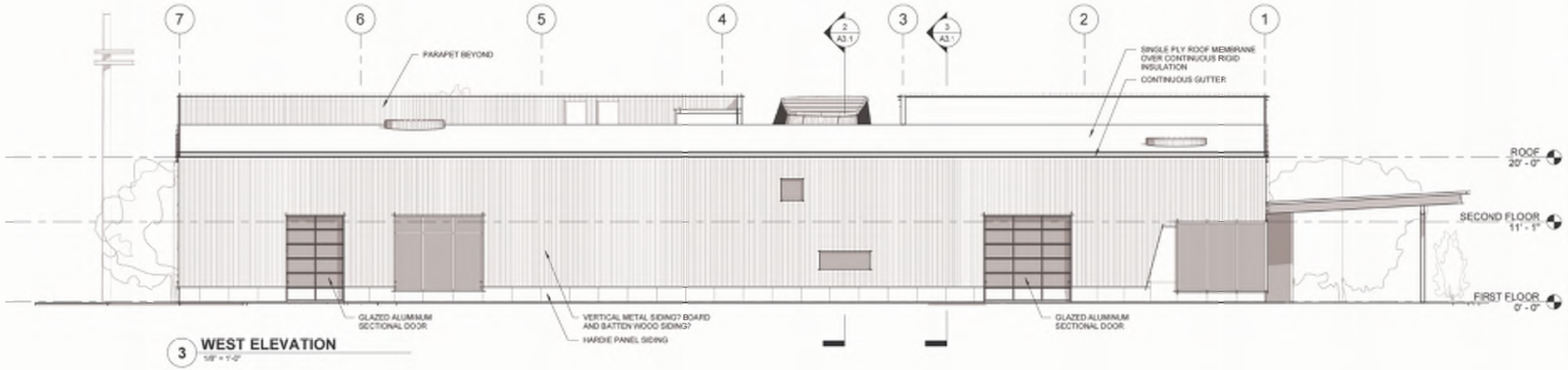
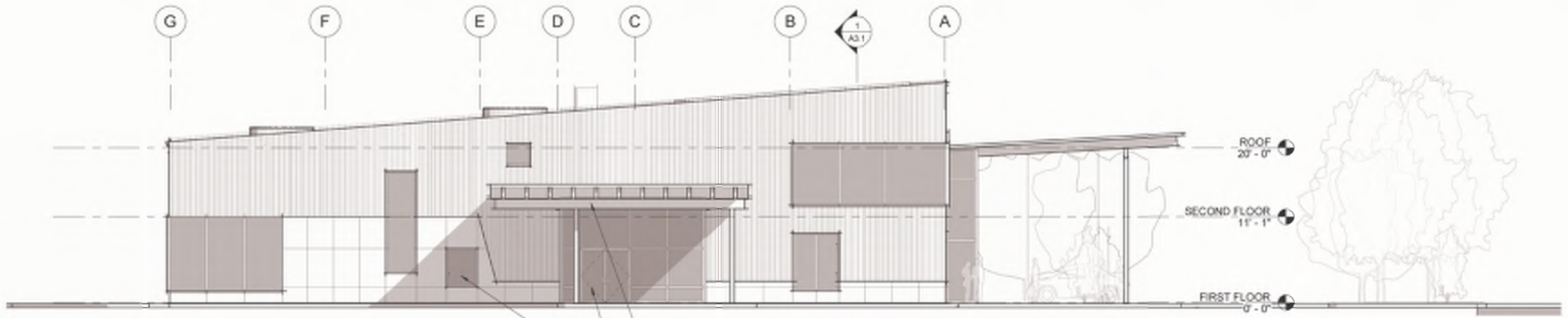
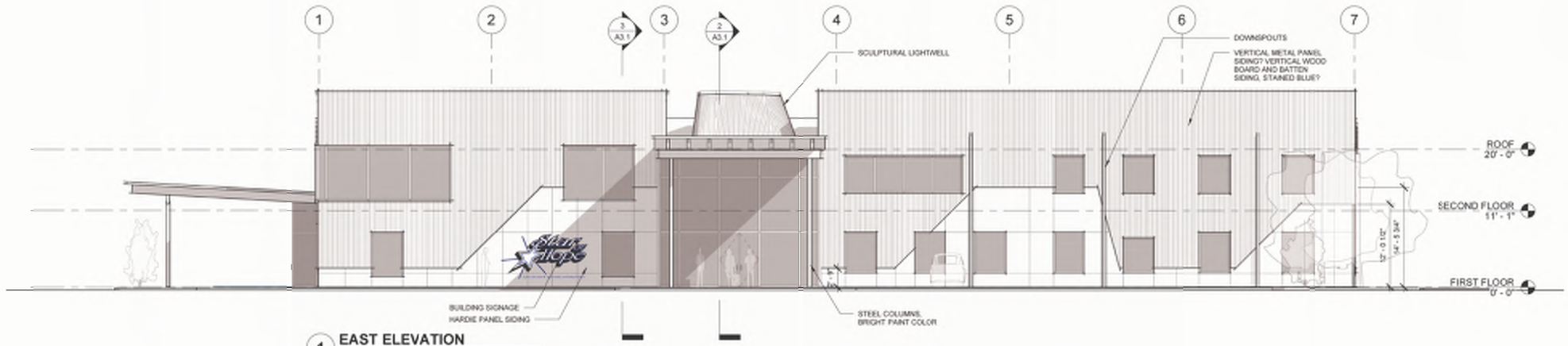
EXHIBIT A



3 **WEST ELEVATION**
1/8" = 1'-0"



2 **SOUTH ELEVATION**
1/8" = 1'-0"



1 **EAST ELEVATION**
1/8" = 1'-0"

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PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NO.: 24.006

STAR OF HOPE INTERIOR REMODEL
STAR OF HOPE, FOR LOUANN DEWATER, EXECUTIVE DIRECTOR
1875 N 6TH ST
COOS BAY, OR 97420

SCHEMATIC DESIGN

REVISIONS:

#	DATE	DESCRIPTION

DATE: JUNE 2024

SHEET TITLE:
BUILDING ELEVATIONS

A4.1

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EXHIBIT A

HGE
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PRELIMINARY
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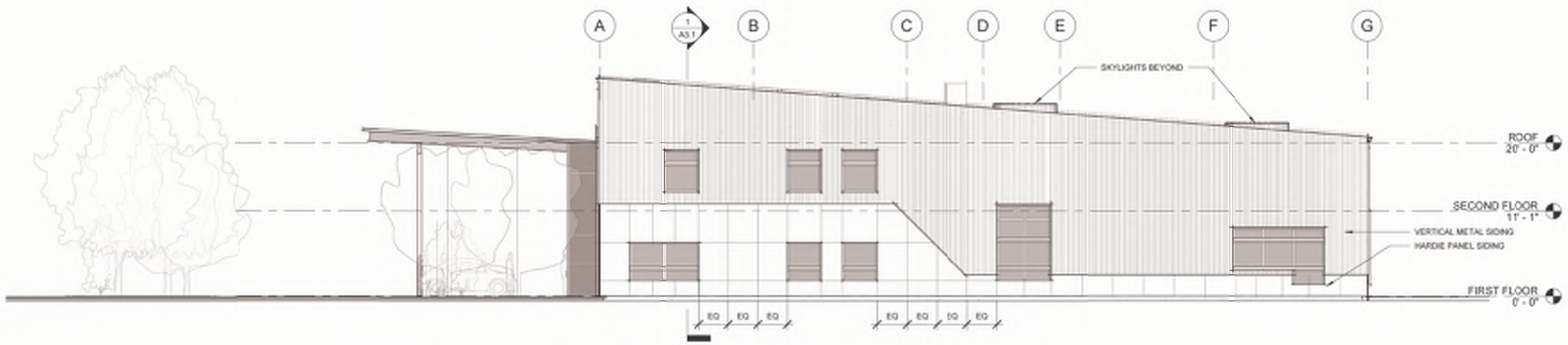

1 NORTH ELEVATION
1/8" = 1'-0"

PROJECT NO.: 24.006

STAR OF HOPE INTERIOR REMODEL

STAR OF HOPE, FOR LOUANN DEWATER, EXCECUTIVE DIRECTOR
1875 N 6TH ST
COOS BAY, OR 97420

SCHEMATIC DESIGN

REVISIONS:

#	DATE	DESCRIPTION

DATE: JUNE 2024

SHEET TITLE:
BUILDING
ELEVATIONS

A4.2

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EXHIBIT A

STAR OF HOPE
EXISTING BUILDING ROOM SCHEDULE

NO.	NAME	AREA (SF)	L x W
1	EXECUTIVE DIRECTOR	237	20' x 12'
4	ACCOUNTING CLERK	111	9' x 12'
6	ACCOUNTING ASSISTANT	116	9' x 12'
7	FINANCE DIRECTOR	182	16' x 12'
8	BEHAVIOR PROFESSIONAL	197	15' x 13'
9	AGENCY TRAINER	148	8' x 18'
11	EXEC. ASSISTANT	168	9' x 19'
12	SR DIRECTOR RESIDENTIAL	118	9' x 13'
14	RESIDENTIAL COORD. OFFICE	95	8' x 12'
21	DIRECTOR OF OPERATIONS	145	11' x 13'
22	MANAGER OF CR & QOL	145	11' x 13'
24	AGENCY NURSE	101	8' x 13'
25	QA COORDINATOR	135	11' x 12'
26	HR COORDINATOR	141	12' x 12'
39	IT MEZZANINE	375	28' x 14'
2	RECEPTION	305	20' x 16'
5	BREAK ROOM	91	9' x 10'
13	MTG RM	74	9' x 9'
23	I.P.I.	128	10' x 13'
27	CONFERENCE ROOM	276	21' x 13'
31	TEMPORARY TRAINING ROOM	1496	72' x 20'
15	MAP ROOM	495	15' x 33'
3	AGENCY FILES	57	5' x 11'
17	STORAGE	87	10' x 9'
18	STORAGE	99	11' x 9'
19	CANTINA	85	10' x 9'
20	STORAGE	88	10' x 9'
29	ELECTRICAL	57	5' x 13'
30	STORAGE	53	5' x 10'
32	FOOD ST.	113	13' x 9'
33	STORAGE	31	4' x 9'
34	STORAGE	115	13' x 9'
35	IT ST.	115	13' x 9'
36	D.O.O. ST.	85	10' x 9'
37	TRAINING ST.	52	6' x 8'
40	FILES STORAGE	394	22' x 18'
15A	CUSTODIAL	15	3' x 5'
10	TOILET	33	5' x 6'
16	MENS RR	150	19' x 8'
28	WOMENS RR	167	16' x 11'
38	TOILET	59	8' x 8'

TYPE	AREA (SF)
Offices	2414
Office Support	874
Training	1496
Day-Use Services	495
Storage	1446
Toilets	409
SUBTOTAL:	7,134
HALLS/WALLS/CIRCULATION	3,150
GROSSING FACTOR	31%
GROSS TOTAL	10,284

198

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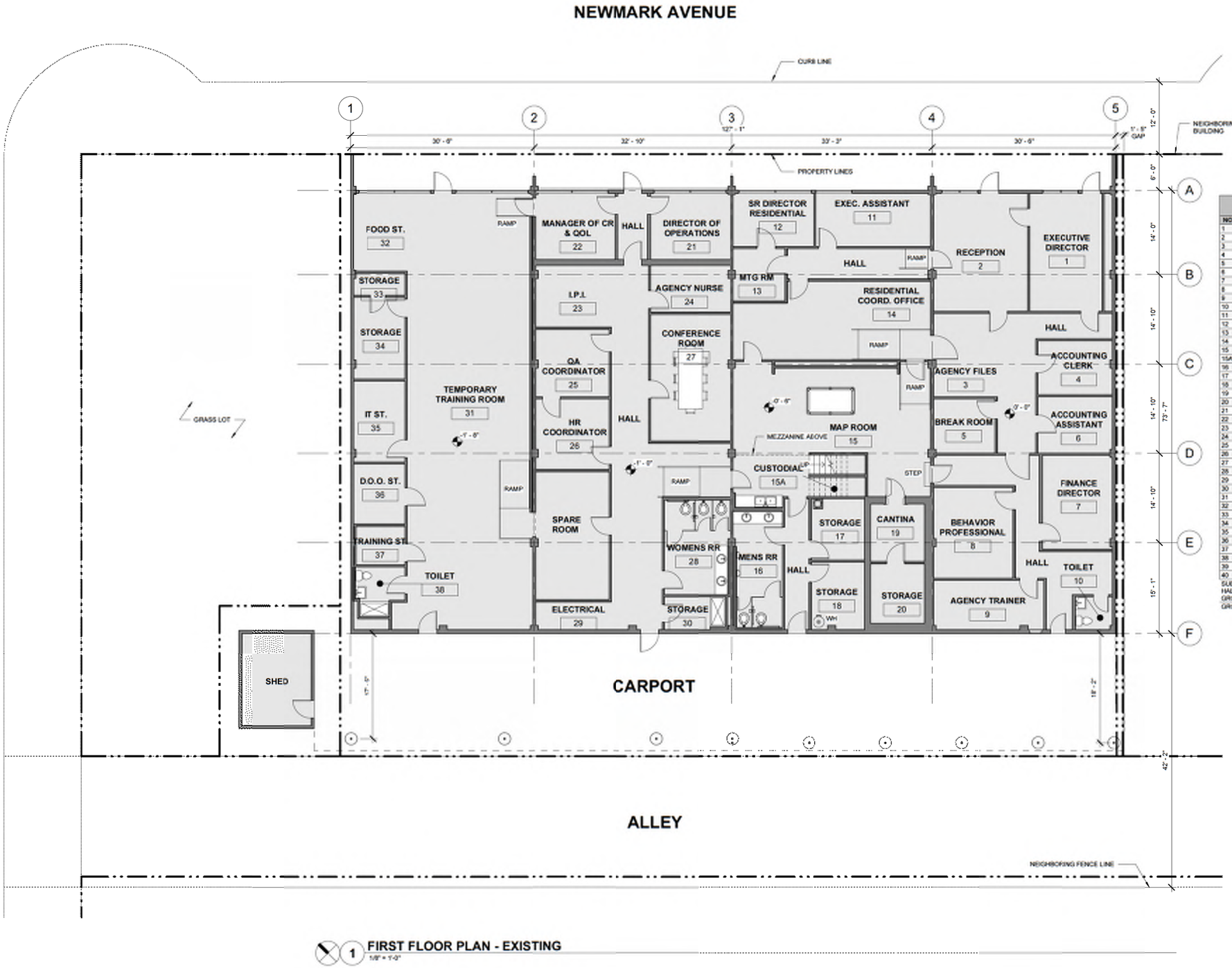
EXHIBIT A



EXISTING ROOM SCHEDULE

NO.	NAME	AREA	L x W
1	EXECUTIVE DIRECTOR	237 SF	20' x 12'
2	RECEPTION	305 SF	20' x 16'
3	AGENCY FILES	57 SF	5' x 11'
4	ACCOUNTING CLERK	111 SF	9' x 12'
5	BREAK ROOM	91 SF	9' x 10'
6	ACCOUNTING ASSISTANT	116 SF	9' x 12'
7	FINANCE DIRECTOR	182 SF	16' x 12'
8	BEHAVIOR PROFESSIONAL	197 SF	15' x 13'
9	AGENCY TRAINER	148 SF	8' x 18'
10	TOILET	33 SF	5' x 6'
11	EXEC. ASSISTANT	168 SF	9' x 19'
12	SR DIRECTOR RESIDENTIAL	118 SF	9' x 13'
13	MTG RM	74 SF	9' x 9'
14	RESIDENTIAL COORD. OFFICE	95 SF	8' x 12'
15	MAP ROOM	495 SF	15' x 33'
15A	CUSTODIAL	30 SF	3' x 8'
16	MENS RR	153 SF	19' x 8'
17	STORAGE	87 SF	10' x 9'
18	STORAGE	99 SF	11' x 9'
19	CANTINA	85 SF	10' x 9'
20	STORAGE	88 SF	10' x 9'
21	DIRECTOR OF OPERATIONS	145 SF	11' x 13'
22	MANAGER OF CR & QOL	145 SF	11' x 13'
23	LPI	128 SF	10' x 13'
24	AGENCY NURSE	101 SF	8' x 13'
25	QA COORDINATOR	135 SF	11' x 12'
26	HR COORDINATOR	141 SF	12' x 12'
27	CONFERENCE ROOM	278 SF	21' x 13'
28	WOMENS RR	167 SF	16' x 11'
29	ELECTRICAL	57 SF	5' x 13'
30	STORAGE	53 SF	5' x 10'
31	TEMPORARY TRAINING ROOM	1496 SF	72' x 20'
32	FOOD ST.	113 SF	13' x 9'
33	STORAGE	31 SF	4' x 9'
34	STORAGE	115 SF	13' x 9'
35	IT ST.	115 SF	13' x 9'
36	D.O.O. ST.	85 SF	10' x 9'
37	TRAINING ST.	52 SF	6' x 8'
38	TOILET	59 SF	8' x 8'
39	IT MEZZANINE	375 SF	28' x 14'
40	FILES STORAGE	394 SF	22' x 18'
SUBTOTAL:		7151 SF	
HALLS/WALLS/CIRCULATION:		3103 SF	
GROSSING FACTOR:		31%	
GROSS TOTAL:		10,264 SF	

1 FIRST FLOOR PLAN - EXISTING
1/8" = 1'-0"

HGE ARCHITECTS
333 S. 4TH STREET
COOS BAY, OR 97420
P: 541.269.1166
general@hge1.com
www.hge1.com

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NO.: 24.056

STAR OF HOPE ADDITION & REMODEL

657 NEWMARK AVE
COOS BAY, OREGON

PRELIMINARY DESIGN

REVISIONS:

#	DATE	DESCRIPTION

DATE: APRIL 2024

SHEET TITLE:
EXISTING FIRST FLOOR PLAN

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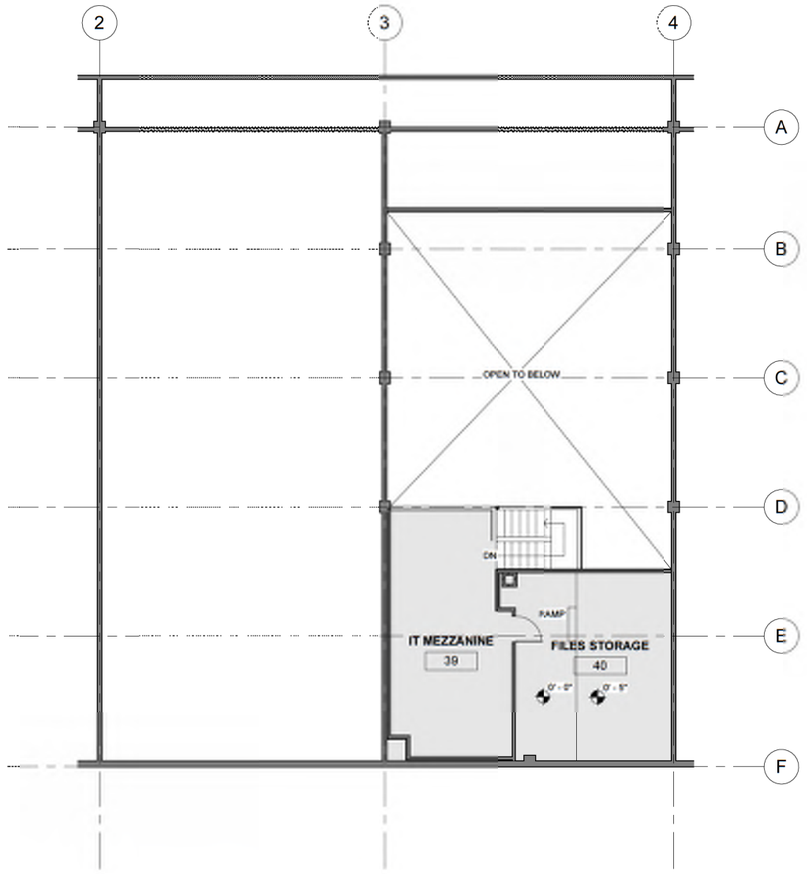
EXHIBIT A



1 MEZZANINE FLOOR PLAN - EXISTING
1/8" = 1'-0"

HGE ARCHITECTS
333 S. 4TH STREET
COOS BAY, OR 97420
P: 541.269.1166
general@hge1.com
www.hge1.com

PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NO.: 24.006

STAR OF HOPE ADDITION & REMODEL

657 NEWMARK AVE
COOS BAY, OREGON

PRELIMINARY DESIGN

REVISIONS:
DATE DESCRIPTION

DATE: APRIL 2024

SHEET TITLE:
EXISTING MEZZANINE FLOOR PLAN

A2.2

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EXHIBIT A

Star of Hope - Addition
PROJECT #: 24.006
KICKOFF MEETING MINUTES

Date: January 16, 2024
Time: 10 AM
Location: Star of Hope Location

Present:	Title / Organization:	Email:
Design Team:		
Joe Slack	**Principal Architect, HGE**	joeslack@hge1.com
Sam Slack	**Project Architect, HGE**	sslack@hge1.com
Owner:		
LouAnn Dewater	**Star of Hope, Executive Director**	louanndewater@sohoregon.org
Dianne Johnson	**Star of Hope, Dir. of Com. Based Services**	diannejohnson@sohoregon.org

Discussion Items:

1. Really comfortable directors office
2. Current Admin Building
    a. Since 1998, approximately 10,000 sf.
    b. Wasted space here, but feel like it outgrown
    c. Currently institutional feeling, want to get away from that
    d. 18 offices
3. Keeping Myrtlewood in downtown Coos Bay building – current day use
4. Day Program
    a. People dropped off at 8:30 – 9:00 a.m.
    b. Varying degree of function
    c. Vans & busses come to pick up and go out to community
        i. (2) outings in morning
        ii. (2) in afternoon
        iii. Lots coming and going
    d. Admin building has a good drop off area, but is too institutional
    e. Necessities
        i. Changing rooms
        ii. Restrooms with shower
        iii. Separate entrance and exit
    f. Kitchen – more warming things up, occasional potlucks
    g. Want to add more day use services
        i. Have a 25 person waitlist
        ii. Currently serving 33 people and 7 staff
    h. Need more storage – have very little
    i. Would want to add 2 or 3 offices
    j. Open space – used for:
        i. Eating
        ii. Arts & crafts/Rec
        iii. Foosball
        iv. Couches & TV
        v. Computer/tech area
        vi. (6) round table – 6 people each
    k. Existing space is big, but can feel small quick when full
    l. Have a color palette
    m. Need plenty of parking

n. Amy Linder, Building official, with City of Coos Bay classified facility as "Adult Daycare", only 1 of 200 similar agencies in State of Oregon.
o. Need (2) conference rooms and a training room – 20 people in training rooms.
p. 7 people on Board and others
q. Desired Options to explore:
    i. Remodel & expand existing
    ii. Buy a building & remodel (Rite Aid Building)
    iii. Buy land & build new (property on Ocean Blvd next to Graham's Dodge

5. HGE to develop a building space program for Star of Hope to review. Star of Hope to attempt to obtain existing construction drawings of the existing facility.

MEETING ADJOURNED

Issued by: Sam Slack, Project Architect	HGE ARCHITECTS, INC. 333 South 4th Street, Coos Bay, Oregon 97420
Distribution *(via email)*: All attendees, plus:	

1. This initial meeting was to acquaint HGE with the Star of Hope facility and programs within. Topics of discussion were broad and specific. A tour of the facility followed.

EXHIBIT A

Star of Hope - Addition
PROJECT #: 24.006
PROGRAMMING MEETING #2 MINUTES

Date: April 2, 2024
Time: 3:15 PM
Location: HGE Conference Room

Present:	Title / Organization:	Email:
Design Team:		
Joe Slack	**Principal Architect, HGE**	joeslack@hge1.com
Sam Slack	**Project Architect, HGE**	sslack@hge1.com
Dominic Librie	**Design Professional, HGE**	sslack@hge1.com
Owner:		
LouAnn Dewater	**Star of Hope, Executive Director**	louanndewater@sohoregon.org
Dianne Johnson	**Star of Hope, Dir. of Com. Based Services**	diannejohnson@sohoregon.org
Ray	**Star of Hope, Head of Maintenance**	

Discussion Items:

1. Discussed Building Program draft prepared by HGE. See attached for revised version.
2. Star of Hope Staff
    a. 180 total staff between Coos Bay, Curry County, and group homes.
        i. +/- 16 staff in Administration in this building.
        ii. +/- 10 staff in Day Program for 35 clients, plus 1 Program Manager.
3. LouAnn says they have made an offer for the Ferguson Building and have an offer on their existing building in Empire.
4. Goals / Vision if Ferguson Building purchase moves forward:
    a. Would like to vacate 7th Street
    b. Improved exterior elevations, not to look like a metal building
        i. Likes the look of the Coos History Museum
    c. Comfortable and inviting
    d. Partial second floor with views of the Bay and down into Day Program area
    e. Elevator
    f. ADA access
    g. Plenty of natural daylight
    h. Sustainability: interested in solar
    i. Outdoor spaces would be nice, but lower priority
5. HGE to ask Star of Hope's real estate agent for access to pre-engineered metal building drawings.
6. HGE to work on 2-3 Schematic Design options.
    a. LouAnn: no rush, Ferguson Building purchase likely to move forward anyway.

MEETING ADJOURNED

Issued by: Dominic Librie, Design Professional	HGE ARCHITECTS, INC. 333 South 4th Street, Coos Bay, Oregon 97420
Distribution *(via email)*: All attendees, plus: Danny Stoddard, dstoddard@sohoregon.org	

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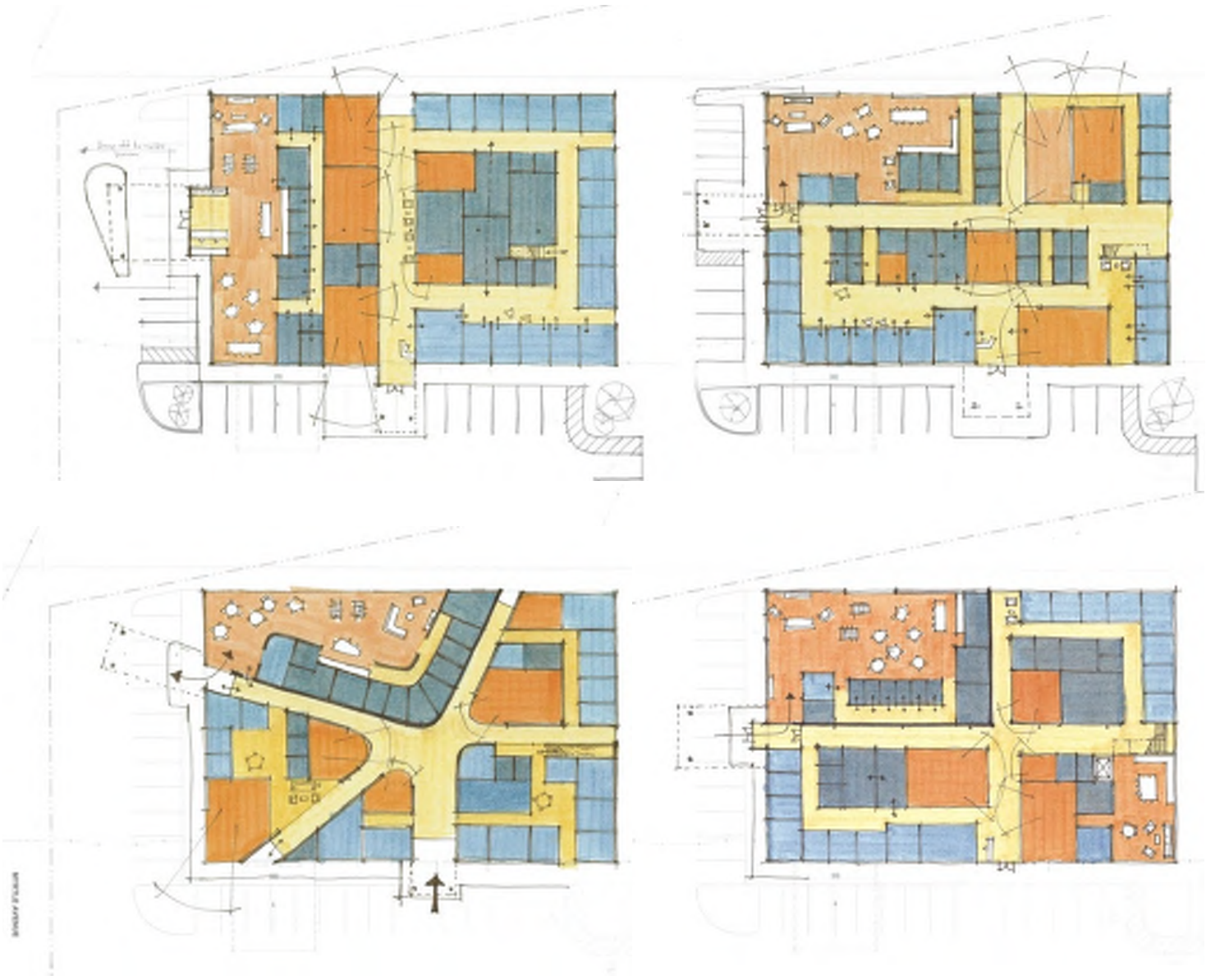
EXHIBIT A

EARLY DESIGN + CONCEPTS



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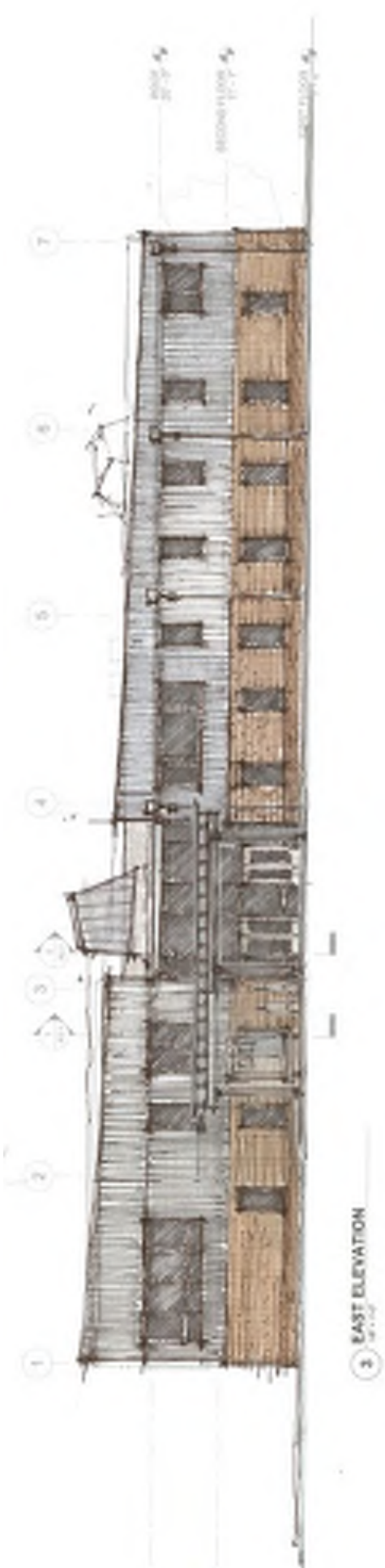
EARLY DESIGN + CONCEPTS



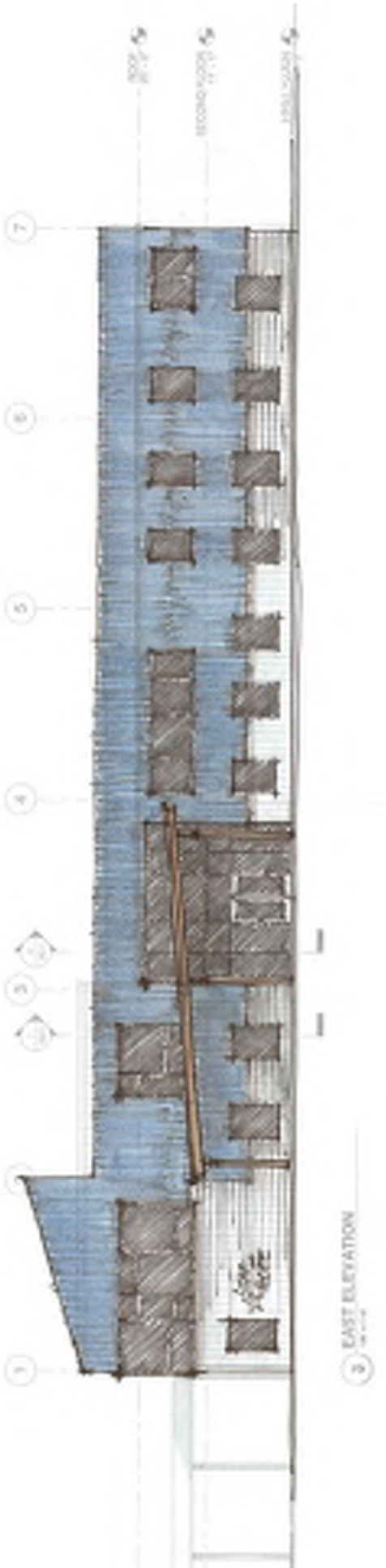


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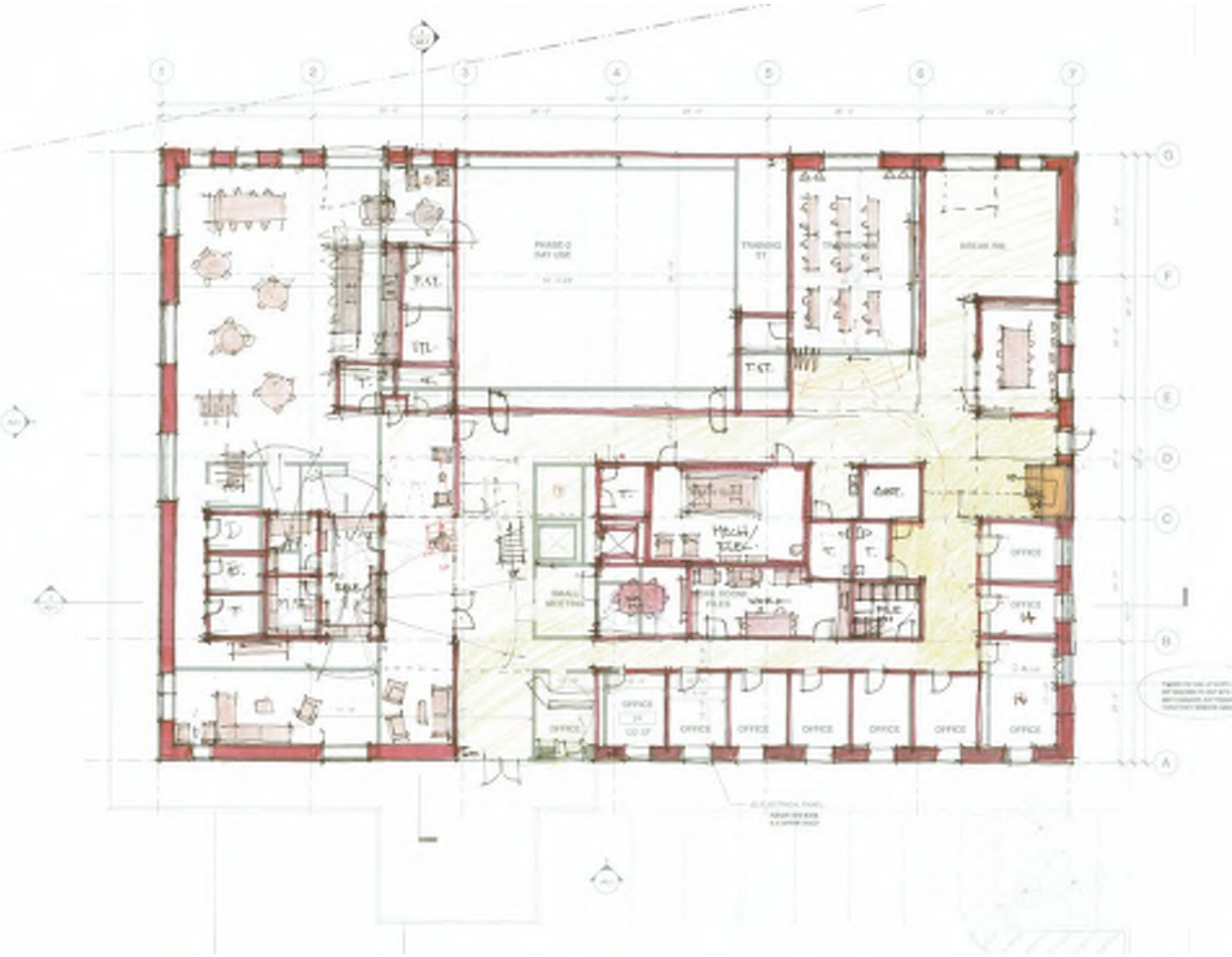
EXHIBIT A

EARLY DESIGN + CONCEPTS



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