



5-December-2024

Historic Preservation Commission
City of Port Orford
Attn: Rick Cook
PO Box 310
Port Orford, OR 97465

RE: City of Port Orford
Request for Proposal
Reconnaissance Survey of Hamlet Street

Dear Mr. Cook and Members of the Commission

I am pleased to submit this response to your request for proposal on the Hamlet Street Survey Project. We look forward to the opportunity to assist the commission and the City of Port Orford as you undertake the survey of this interesting area of the city and develop documentation that can assist you with future planning for the area.

The following sections provide the required information, as per the city's RFP.

Bidder Experience and Qualifications:

Kramer & Company, based in Ashland, was established in 1989 following my graduation from the Historic Preservation program at the University of Oregon with a M.S., Historic Preservation degree. Since then we have provided a wide range of professional preservation services to government, non-profit, and private clients throughout the Pacific Northwest. Our work ranges from code development, survey and inventory, documentation (National Register of Historic Places nominations, Section 106 compliance and management plans. Our municipal clients include the cities, counties and quasi-governmental agencies throughout Oregon, often in association with some of the largest engineering and architectural firms in Oregon. Longtime clients include the Portland Water Bureau, Portland General Electric, the Central Oregon Irrigation District, and many more. We are proud to have served as the historic preservation specialist on commercial rehabilitation projects such as the Ashland Springs Hotel, the Medford Southern Pacific Passenger Depot, The Woodlark Hotel, the Holly Theatre, and, on the Oregon coast, the Egyptian Theatre, in Coos Bay, and the Liberty Theater, in North Bend.

Over the past four decades we've done numerous reconnaissance and intensive level survey projects, including work for Ashland, Jacksonville, Medford, Talent, Eagle Point, Grants Pass, and Coquille.

As a full service historic preservation firm, we maintain one of the largest architectural and historical engineering libraries in southern Oregon and have all the necessary equipment (cameras, drone cameras, laptop computers, field kits, etc.) necessary for the work. While we sometimes hire out smaller aspects of projects, for the Hamlet Street survey, all work will be personally undertaken by George Kramer, M.S., HP to ensure a high quality project, completed on budget and on the stated timetable.

Kramer and Company is a sole proprietorship, owned and operated by George Kramer, under a DBA approved by the State of Oregon. We maintain appropriate levels of commercial liability insurance and auto insurance. Additional information can be found at www.preserveoregon.com.

Proposed Project Plan:

The proposed recon survey of approximately 30-35 individual residential resources fronting on Hamlet Street will begin with high-level archival background review of this history of Port Orford, the Trans-Pacific Lumber Company and Gilbert E. Gable, to establish a general context in which the resources may be evaluated.

Relying upon available online data (Address/MapID/YrBuilt etc.) from the Curry County Assessor's Office, individual SHPO-approved Reconnaissance Level Form will be developed for all identified tax lots in the study area, creating a digital framework for data gathering that meets state standard. Forms will be refined in the field, verifying architectural design and information, including digital color photography. Any additional resources located during fieldwork will be flagged for review and potential inclusion in the survey. All forms will be completed and edited for submittal in SHPO format.

All resources will be evaluated for potential significance with information correlated to create a project-wide snapshot regarding age, type, style and conditions. Final forms will be assembled into report format, both printed and PDF, in addition to SHPO digital database format for ease of distribution. A short overview narrative on the history and development of the Hamlet area (6-10 pages, including graphics and mapping) will be included to provide background context on the development the Hamlet area within the city of Port Orford, to guide future study.

Project Timeline:

As per the City, the project will begin March 1, 2025. This assumes a contract award no later than mid-February. The work will occur on the following schedule.

NOTE: Fieldwork is planned as early as feasible, to minimize foliage and provide for optimal resource photography. *If the project start date could occur in February, that would be preferred.* If not, fieldwork will occur as soon after contracting as is possible.

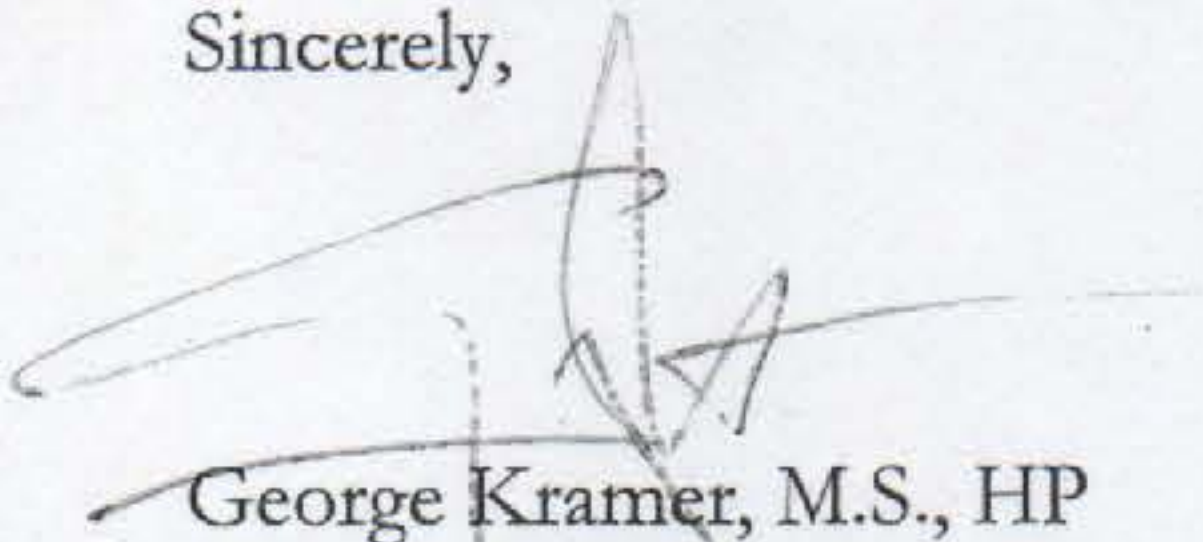
TASK	DESCRIPTION	BEGIN	EST. COMPLETE
1	Project Kick-off	3/1/2025	3/10/2025
2	Archival Review	3/1/2025	4/1/2025
3	Fieldwork	3/1/2025	4/7/2025
4	Data Entry/Report Generation	4/8/2025	6/1/2025
5	Finalize, submittal to city and SHPO	6/1/2025	07/1/2025

Project Budget Proposal:

This proposal is offered at a Fixed Cost /Not to Exceed amount, per the attached Scope of Work. Any additional costs outside the scope, as requested and confirmed by the city, will be billed at our standard hourly rate of \$180/hr in minimum quarter-hour increments. Invoices are submitted at the first of the month for work performed to date.

I appreciate the opportunity to support the City of Port Orford's interest in documenting the Hamlet, its development and potential historic significance. Our long history of working on projects throughout the northwest gives us a chance to learn more about Oregon's history and the people who helped create our state's unique character. I look forward to discussing this project, and our approach toward its completion, in the near future.

Sincerely,



George Kramer, M.S., HP

Owner/Principal

Kramer & Company

541-482-9504 (Landline), 541-292-6861 (Mobile/Text)

george@preserveoregon.com

Attached: Port Orford, Hamlet St RLS Scope of Work

KRAMER & COMPANY, ASHLAND

SCOPE OF WORK

CITY OF PORT ORFORD, OREGON

HAMLET STREET - RLS PROJECT

1-DEC-24

TASK	DESCRIPTION	EST HRS	EXT.
1	Project Coordination/Kick-off meeting etc. (Digitally)	4	\$ 720
2	Archival review, Port Orford context, Hamlet St development, Trans-Pacific Lumber Co., etc.	8	\$ 1,440
3	Fieldwork, photography, site visits, Curry County Courthouse, historical society, etc. (two days, expenses below)	12	\$ 2,160
4	Data entry, report generation, produce forms for all surveyed resources (35 maximum)	22	\$ 3,960
5	Finalize and present findings to City of Port Orford (Digitally) submit to SHPO	4	\$ 720
			\$ -
	EXPENSES: Travel (gas/hotel/per diem) two (2) days		included
TOTAL EVALUATION PROJECT (FIXED COST)			\$ 9,000
FIXED COST PROPOSAL - NOT TO EXCEED			