

MACKENZIE.

August 17, 2021

Central Coast Fire & Rescue District
Attention: Jamie Mason, Fire Chief
145 NW Alsea Hwy
Waldport, OR 97394

Re: **Central Oregon Coast Fire & Rescue**
Property Value
Project Number 2200149.00

Dear Jamie:

As a follow up to our recent conversation, Mackenzie is preparing this letter for Central Coast Fire & Rescue District (District) to take into consideration as they negotiate a potential purchase pricing for the subject property at 145 NW Alsea Hwy, Waldport, OR 97394.

Our understanding is that there was a relationship or agreement between the City of Waldport (City) and the District with the existing structure. The City owned the facility, and the District co-occupied the facility with city hall functions. The City has since moved out and has offered to sell the facility to the District for \$1.1 million dollars for the collective site and building.

Mackenzie recently completed a seismic assessment of the facility to enable the District to submit a grant application for a seismic grant through the State of Oregon's Office of Emergency Management. As you know, while the facility would be eligible to receive a grant through the program, the apparatus bay does not meet seismic performance requirements for an essential facility and is significantly undersized in both front to back and side to side dimensions to be able to accommodate modern day apparatus and provide adequate space between and around the vehicles to meet optimum long term emergency operations. Because of this, the entire apparatus bay will need to be deconstructed and constructed new. New construction is not eligible for the State's seismic grant program, thus the entire cost for demolition and construction of the new apparatus bay will be something that the District will need to fund.

The entire existing facility is approximately 8,337 sf. Of this 4,710 sf is the apparatus bay and associated supporting spaces for the station that would need to be demolished. 4,710 sf is 56% of the total existing structure and it would seem reasonable that the District only pay for the value of what they will be purchasing and able to keep and seismically upgrade/renovate, not the full asking price.



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Mackenzie is composed of design professionals and are not qualified to assess value, give legal or accounting advice, or be employed to negotiate real estate but the logic for the District to negotiate a purchase price for what has value seems reasonable and fair for both the City and the District and we wanted to bring this to the District's attention as the District assesses its options and next steps.

Sincerely,



Jeff Rhys Humphreys, Architect
Principal in Charge

c: Cathy Bowman - Mackenzie