



October 19, 2015  
Dear Mr. Miller

Colas Construction with subcontractor input performed a thorough investigation of the Wood Shed Shelter- formerly the “Black Cauldron” located at 16015 SE Stark, Portland, Oregon 97233. The purpose of the investigation was to assess the integrity of the building’s existing roof and the heating and ventilation system.

The roof needs some basic maintenance but appears to have another 5 years of useful life. Recommended maintenance includes removing any loose debris that has collected on the roof, lowering the scuppers on flat roof for better roof drainage and adding tin shingles to the shake roof to replace those that are missing. There isn’t any water damage inside the building and the roof is fully functional. The cost for the basic roof maintenance is \$4,965.00

The Wood Shed currently has one working 5-ton gas pack unit that is serviceable but needs basic maintenance. There are two other HVAC units that are not operational. Our recommendation is to service the one working AC unit and to install two replacement 5-ton AC units in place of the non-operational units. HVAC system updating will cost \$26,724. If replacement of the 3<sup>rd</sup> RTU is required the cost will be an additional \$9,000

The Wood Shed Shelter is in good condition and Colas does not believe that major repairs will be required for a minimum of 5 years.

Sincerely,

Colas Construction Inc.

A handwritten signature in red ink, appearing to read 'Marc-Daniel Domond', is written over the printed name.

Marc-Daniel Domond  
Executive Project Manager  
Colas Construction Inc.