

emailed to Amanda Beitel 3/8/21 1:51 pm 2 emails

2021-23 CAPITAL FUNDING REQUEST PROJECT INFORMATION FORM



Legislative Fiscal Office
900 Court St. NE, H-178
Salem, OR 97301

CONTACT INFORMATION FOR RECIPIENT ORGANIZATION

Legal Name City of Milton-Freewater

Organization Type Municipality Federal Tax ID Number 93-6002516

Address 722 S. Main Street

City Milton-Freewater State OR Zip Code 97862

Contact Person Linda Hall

Contact Phone (541) 938-8242 Contact Email linda.hall@milton-freewater-or.gov

PROJECT INFORMATION

Project Name **Milton-Freewater Shared Wine Production and Tasting Room Facility**

Project Description

See Attached

Project Location South west corner of the intersection of Hwys 11 and 332.

Project Schedule (Please describe the project's readiness, including planned start and end dates and any remaining permits, approvals, or other steps that must be completed prior to beginning.)

PROJECT BUDGET

Estimated Project Cost

| | |
|--------------------------------------|------------------|
| Construction/Renovation | 5,084,260 |
| Site Improvements | 654,050 |
| Land Acquisition | 962,780 |
| Architectural and Engineering Fees | 589,900 |
| Equipment | 979,360 |
| Contingencies | 379,800 |
| Other Costs (specify) _____ | _____ |
| Other Costs (specify) _____ | _____ |
| Estimated Total Project Costs | 8,650,150 |

Amount Requested 3,000,000 **Percent of Total Project Cost** 35%

Type of Funding Requested Lottery Bond - Economic Development

Matching Funds

| | |
|---|------------------|
| State Funds (source) _____ | _____ |
| Federal Funds (source) _____ | _____ |
| Private/Other Grants _____ | _____ |
| Donations/Gifts _____ | _____ |
| Other Revenues/Financing (source) _____ | 6,000,000 |
| Other Revenues/Financing (source) _____ | _____ |
| Total Matching Funds | 6,000,000 |

OTHER INFORMATION

Grants financed through the issuance of bonds are not available until bonds are sold. Multiple factors impact the timing of sales; however, many sales often occur during the last six months of the biennium (Oregon's biennial budget begins on July 1 of odd-numbered years and runs through June 30 of the next odd-numbered year). Significant decreases in revenues or changes in financial conditions subsequent to authorization may also delay or prevent the issuance of bonds, which means that the approved projects or grants would also be delayed or not funded.

Public works projects, including any project that uses \$750,000 or more of public funds for constructing, reconstructing, painting or performing a major renovation on a road, highway, building, structure or improvement of any type, may be subject prevailing wage requirements. Grant recipients must comply with prevailing wage rate laws and should consult the Oregon Bureau of Labor and Industries to determine whether a project is subject to prevailing wage.

Please return the completed form and any supporting documentation to:

Amanda Beitel, Principal Legislative (Bonds) Analyst
amanda.beitel@oregonlegislature.gov

Milton-Freewater Wine Production and Tasting Room Facility

The City of Milton-Freewater, The Rocks District Winegrowers and Willamette Valley Vineyards are requesting \$3,000,000 in Oregon economic development funds for the construction of a wine production and tasting room facility in Milton-Freewater.

The proposed Milton-Freewater Wine Production and Tasting Room Facility is designed to promote the wine produced from the grapes grown in The Rocks District of Milton-Freewater AVA, which are gaining global recognition as one of the most distinctive wine regions in the world. The Rocks District is believed to be the only AVA in the United States that is defined solely on the basis of its terroir and the cobblestone gravels which are its trademark, similar to Chateauneuf du Pape in the Rhone Valley of France. The wines from The Rocks have produced some of the highest scoring wines in Pacific Northwest for two decades and command the highest price positioning in the state.

Currently, nearly all of the grapes grown in this AVA are transported and processed at facilities located in Walla Walla, Washington. In accordance with Federal Tax and Trade Bureau labeling standards, the wine label is not eligible to carry the appellation because the grapes are processed across the state line. Nearby Walla Walla, Washington is home to over 110 wineries and at least 3 shared co-operative winery production facilities.

The proposed facility will provide grape growers and wine makers the ability to add value to their wine by producing it in Oregon and labeling the wine with The Rocks District appellation designation. It will also allow the many small wine producers to achieve economies of scale in a combined facility, help incubate new winery brands, and become a tourist attraction for supporting the storytelling, sales and marketing of these wines.

Willamette Valley Vineyards purchased 36 acres in Milton-Freewater at the entrance to The Rocks situated on Hwy 11 that is ideally located for this project. They will operate the shared facility.

The wine industry is critical to the overall economic health of the region and the financial benefits of having a production and tasting room facility in Milton-Freewater are significant to the overall economic resiliency of the region. It will also help spur new tourism opportunities for the City of Milton-Freewater and Umatilla County. The need for this type of facility is evident by the lack of existing facilities in the area and the potential revenues and jobs that will be created in this economically depressed area.

Governor Brown recently awarded a \$230,000 grant from the Strategic Reserve Fund to the City of Milton-Freewater to support the market assessment and design development phase of the wine production facility. Building construction costs are estimated to be \$8,000,000 of which \$3,000,000 is requested from the State's economic development funds and the remainder will be financed through the private sector.

Private Investment To Date by Willamette Valley Vineyards

Land Purchase: \$ \$864,000 + 98,780 = \$962,780

Irrigation Infrastructure: \$80,000

Vineyard Planting: 15 acres = \$247,500

Initial Facilities Site Plan and Scoping with Architect, Boxwood Architects

Private Additional Investment in 2020 by Willamette Valley Vineyards

Water Line Extension for City Utilities = \$130,000

Private Investment Committed for Completion by Willamette Valley Vineyards

Capital match of approximately \$5 million to complete shared wine production, tasting and hospitality facilities.

Public Resources

\$230,000 Strategic Reserve Fund for feasibility study granted in 2019 by Governor Brown.

Feasibility Report Findings

• The market assessment performed by Tincknell & Tincknell, Napa, California, for the City of Milton-Freewater and Business Oregon recommends the construction of a 10,000-sq. ft. custom-crush winery able to produce 58,000 cases combined with a 3,140 sq. ft. restaurant, a 3,500 sq. ft. visitor center, a 600 sq. ft. covered patio and a 10 room, 5,900 sq. ft. lodge.

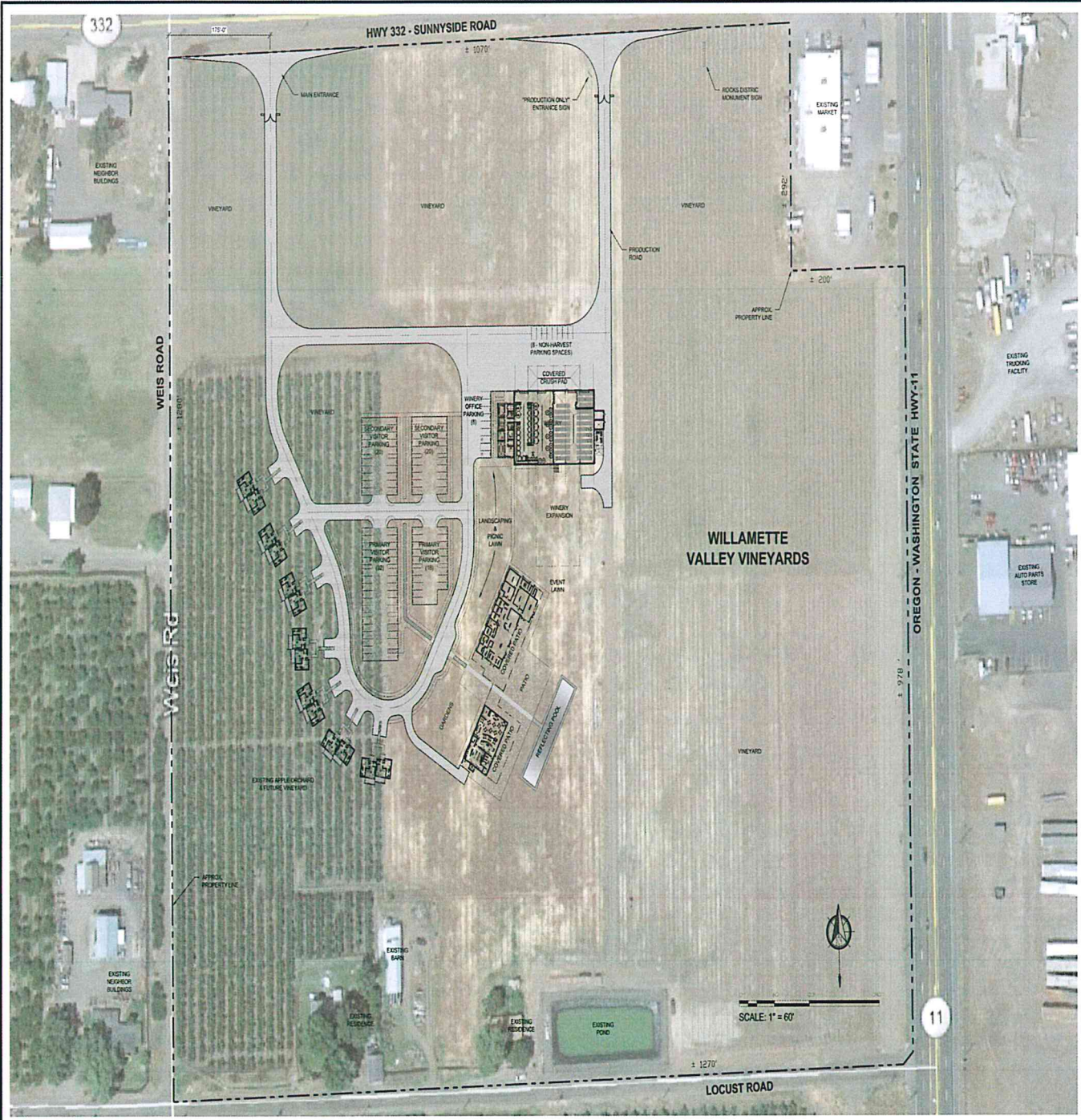
- Estimated construction costs of \$8 million
- Complex would employ 53 persons with wages totaling over \$1.7 million
- Facility would generate gross revenues of over \$5 million annually

Projected Economic Development Benefits

- Establishes a small business incubator collective with 4-8 Oregon-based craft winemakers and brands utilizing facilities for production, sales and marketing
- Rural development in economically depressed area
- American Viticultural Area promotion and prestige
- Adds to Oregon's \$5.6 billion wine industry, one of the state's fastest-growing agricultural sectors
- Eco and agri-tourism opportunities for Eastern Oregon
- Meets regional solutions priorities for Greater Eastern Oregon by supporting emerging business and natural resources utilization

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SMA

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**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

**MASTER PLANNING
 SITE PLAN
 WITH AERIAL MAP**

**MILTON-FREEWATER
 SHARED
 WINE PRODUCTION &
 HOSPITALITY FACILITY**

ISSUED FOR

- SITE REVIEW
- DESIGN REVIEW
- PERMITS
- CONSTRUCTION
- O&M

REVISIONS

| NO. | DATE | DESCRIPTION |
|-----|------|-------------|
| 1 | | |
| | | |
| | | |
| | | |
| | | |

JOB NO. SMA2119-013
 DATE: JAN 25, 2021
 DRAWN: JT, CHD, SW
 FILE NO: 1913-MP1.1
 DRAWING

MP1.1

FREEWINE COMPLEX MODEL PRELIMINARY COST ESTIMATE

**Maison Bleue @ The Rocks District
Milton-Freewater**

SMA

MAISON BLEUE/PAMBRUN FACILITY
Milton-Freewater, Oregon
Preliminary Cost Estimate - 5/6/20

| IMPROVEMENT | QUANTITY | AREA (SF) | TOTALAREA(SF) |
|--------------------------------------|----------|--------------|---------------|
| Winery | 1 | 10,000 | 10,000 |
| Winery Canopy | 1 | 1,800 | 1,800 |
| Winery Expansion (building pad only) | 0 | 10,000 | - |
| Visitor Center (50 seats) | 1 | 3,500 | 3,500 |
| Covered Patio | 1 | 600 | 600 |
| Restaurant | 1 | 3,140 | 3,140 |
| Lodge Structures (2 units/structure) | 10 | 590 | 5,900 |
| | | TOTAL | 24,940 |

| <u>ITEM</u> | <u>QUANTITY</u> | <u>UNIT</u> | <u>UNIT COST</u> | <u>COST</u> | <u>COST/SF</u> |
|--|-----------------|-------------|------------------|--------------|----------------|
| I. Sitework | | | | | |
| Vine Removal | 1 | LS | \$4,000.00 | \$4,000.00 | |
| Site Grading | | | | | |
| Site Rough Grading - Overex & Recompact (3') | 4,300 | CY | \$10.00 | \$43,000.00 | |
| Main Driveway & Parking Grading (2' Ov Ex) | 1,700 | CY | \$12.00 | \$20,400.00 | |
| Production Access Road & Work Area Grading | 800 | CY | \$12.00 | \$9,600.00 | |
| Parking Area (visitors) | 600 | CY | \$10.00 | \$6,000.00 | |
| Select Fill <i>Allowance</i> | 500 | CY | \$26.00 | \$13,000.00 | |
| Finish Grading | 1 | LS | \$10,000.00 | \$10,000.00 | |
| Erosion Control | 1 | LS | \$5,000.00 | \$5,000.00 | |
| Site Drainage | 1 | LS | \$16,000.00 | \$16,000.00 | |
| Cobble-lined Ditches (north & west) | 800 | LF | \$8.00 | \$6,400.00 | |
| Rip-rap Discharge Flares | 2 | EA | \$800.00 | \$1,600.00 | |
| Drop Inlets | 4 | EA | \$1,500.00 | \$6,000.00 | |
| Main Driveway & Parking - 3.5" AC/12" Class II | 30,000 | SF | \$3.50 | \$105,000.00 | |
| Production Road & Work Area - 3.5" AC/12" Class II | 17,000 | SF | \$3.50 | \$59,500.00 | |
| Entrance Improvements | 1 | LS | \$20,000.00 | \$20,000.00 | |
| Entrance Columns & Gate | 1 | LS | \$15,000.00 | \$15,000.00 | |
| Entrance Monument Sign | 1 | LS | \$2,500.00 | \$2,500.00 | |
| Site Utilities (PW, SS, Gas) | 1 | LS | \$12,000.00 | \$12,000.00 | |
| Trench Drains & Basins (Receiving Area) | 90 | LF | \$250.00 | \$22,500.00 | |
| Concrete Slab Areas (Receiving Area) | 4,500 | SF | \$8.50 | \$38,250.00 | |
| Utility Chases | 400 | LF | \$30.00 | \$12,000.00 | |
| Electrical & Telephone - UG to new building | 800 | LF | \$40.00 | \$32,000.00 | |

MARKET ASSESSMENT FOR SHARED WINE PRODUCTION & TASTING ROOM IN MILTON-FREEWATER, OR

| | | | | |
|---|-------|-----|-------------|---------------------|
| Electrical Equip (xfrm, wire, pad, etc.) - City | - | LS | \$25,000.00 | \$ - |
| Telephone Equipment - (boxes) | 1 | LS | \$3,000.00 | \$3,000.00 |
| Site Lighting | 1 | LS | \$10,000.00 | \$10,000.00 |
| Site Electrical | 1 | LS | \$16,000.00 | \$16,000.00 |
| Domestic Water Supply Piping | 800 | LF | \$16.00 | \$12,800.00 |
| Water Treatment System (allowance) | - | LS | \$10,000.00 | \$ - |
| FP Water Storage - <i>City supply</i> | - | GAL | \$0.65 | \$ - |
| Fire Protection Pumping System - <i>City supply</i> | - | LS | \$35,000.00 | \$ - |
| Fire Protection Piping/Hydrants | 1,500 | LF | \$35.00 | \$52,500.00 |
| Exterior Patio - Dining & Tasting | 2,000 | SF | \$20.00 | \$40,000.00 |
| Landscaping Allowance | 1 | LS | \$60,000.00 | \$60,000.00 |
| | | | Subtotal | \$654,050.00 |

Project No. 2011014
20200506 PrelimCostEst-MF.xlsx

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Steve Martin Associates

**Maison Bleue @ The Rocks District
Milton-Freewater**

SMA

| <u>ITEM</u> | <u>QUANTITY</u> | <u>UNIT</u> | <u>UNIT COST</u> | <u>COST</u> | <u>COST/SF</u> |
|--|-----------------|-------------|------------------|--------------------|----------------|
| II. Sanitary Sewage Treatment System (Winery & Residence) | | | | | |
| SS Pump Sump | 2 | EA | \$2,500.00 | \$5,000.00 | |
| SS Sump Pump & Controls | 1 | LS | \$4,500.00 | \$4,500.00 | |
| Effluent Filters | 1 | EA | \$500.00 | \$500.00 | |
| SS Force Main (joint w/ PW) | 1,350 | LF | \$12.00 | \$16,200.00 | |
| | | | Subtotal | \$26,200.00 | |
| III. Process Wastewater Management Systems | | | | | |
| PW Septic/Settling Tanks | 2 | EA | \$5,000.00 | \$10,000.00 | |
| Aeration Pre-treatment | 1 | EA | \$15,000.00 | \$15,000.00 | |
| PW Pump Sump | 1 | EA | \$4,000.00 | \$4,000.00 | |
| PW Sump Pump & Controls | 1 | LS | \$4,500.00 | \$4,500.00 | |
| Effluent Filters | 2 | EA | \$500.00 | \$1,000.00 | |
| PW Force Main (joint w/ SS) | 1,350 | LF | \$12.00 | \$16,200.00 | |
| PW Testing Manhole | 1 | EA | \$2,000.00 | \$2,000.00 | |
| Appurtenances | 1 | LS | \$1,200.00 | \$1,200.00 | |
| | | | Subtotal | \$53,900.00 | |
| IV. Winery Building | | | | | |
| Winemaker's Office | 133 | SF | \$150.00 | \$19,950.00 | |
| Open Offices | 267 | SF | \$150.00 | \$40,050.00 | |
| Conference Room/Technical Tasting | 257 | SF | \$160.00 | \$41,120.00 | |
| Hallway | 80 | SF | \$120.00 | \$9,600.00 | |
| Janitor's Closet | 21 | SF | \$120.00 | \$2,520.00 | |
| Breakroom | 349 | SF | \$200.00 | \$69,800.00 | |

MARKET ASSESSMENT FOR SHARED WINE PRODUCTION & TASTING ROOM IN MILTON-FREEWATER, OR

| | | | | | |
|-------------------------------|-------|--------|----------|--------------|-----------------------|
| Lab | 178 | SF | \$160.00 | \$28,480.00 | |
| Production Restrooms & Shower | 230 | SF | \$160.00 | \$36,800.00 | |
| Chemical Storage | 162 | SF | \$110.00 | \$17,820.00 | |
| Cold Room/Case-goods Staging | 445 | SF | \$130.00 | \$57,850.00 | |
| Wine Library | 142 | SF | \$130.00 | \$18,460.00 | |
| Barrel Room | 3,400 | SF | \$110.00 | \$374,000.00 | |
| Fermentation Room | 3,600 | SF | \$110.00 | \$396,000.00 | |
| Barrel Wash & Layout Space | 736 | SF | \$110.00 | \$80,960.00 | |
| Crush/Receiving Canopy | 1,800 | SF | \$65.00 | \$117,000.00 | |
| | Area | 11,800 | | Subtotal | \$1,310,410.00 |
| | | | | | \$111.10 per SF |

V. Visitor Center

| | | | | | |
|---------------------|-------|-------|----------|--------------|---------------------|
| Reception | 150 | SF | \$210.00 | \$31,500.00 | |
| Hospitality/Tasting | 1,500 | SF | \$250.00 | \$375,000.00 | |
| Administration | 785 | SF | \$200.00 | \$157,000.00 | |
| Restrooms | 540 | SF | \$250.00 | \$135,000.00 | |
| Tax Paid | 185 | SF | \$200.00 | \$37,000.00 | |
| Prep Room | 340 | SF | \$250.00 | \$85,000.00 | |
| Covered Patio | 600 | SF | \$60.00 | \$36,000.00 | |
| | Area | 4,100 | | Subtotal | \$856,500.00 |
| | | | | | \$208.90 per SF |

VI. Restaurant

| | | | | | |
|-------------------------------|-------|----|----------|--------------|--|
| Foyer | 150 | SF | \$210.00 | \$31,500.00 | |
| Dining Room | 1,200 | SF | \$250.00 | \$300,000.00 | |
| Bar Dining | 380 | SF | \$200.00 | \$76,000.00 | |
| Employee Restroom & Lockers | 160 | SF | \$250.00 | \$40,000.00 | |
| Commercial Kitchen & Scullery | 750 | SF | \$200.00 | \$150,000.00 | |

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**Maison Bleue @ The Rocks District
Milton-Freewater**

SMA

| <u>ITEM</u> | <u>QUANTITY</u> | <u>UNIT</u> | <u>UNIT COST</u> | <u>COST</u> | <u>COST/SF</u> |
|----------------------------|-----------------|-------------|------------------|-------------|---------------------|
| Cold Storage | 120 | SF | \$250.00 | \$30,000.00 | |
| Dry Storage | 160 | SF | \$80.00 | \$12,800.00 | |
| Liquor Storage | 120 | SF | \$80.00 | \$9,600.00 | |
| Mechanical/Electrical Room | 100 | SF | \$100.00 | \$10,000.00 | |
| | Area | 3,140 | | Subtotal | \$659,900.00 |
| | | | | | \$210.20 per SF |

VII. Lodges

Suites

| | | | | | |
|---------------|-----|----|----------|-------------|--|
| Entry/Closets | 70 | SF | \$200.00 | \$14,000.00 | |
| Bathroom | 100 | SF | \$280.00 | \$28,000.00 | |

MARKET ASSESSMENT FOR SHARED WINE PRODUCTION & TASTING ROOM IN MILTON-FREEWATER, OR

| | | | | | |
|-------------------|-----|----|--------------|-----------------------|----------|
| Kitchenette | 50 | SF | \$250.00 | \$12,500.00 | |
| Living Area | 160 | SF | \$230.00 | \$36,800.00 | |
| Bedroom w/ Closet | 210 | SF | \$230.00 | \$48,300.00 | |
| Area | 590 | | Subtotal | \$139,600.00 | \$236.60 |
| | 10 | EA | \$139,600.00 | \$1,396,000.00 | per SF |

VIII. Exterior Utility Areas

| | | | | |
|----------------------|-----|----|----------|--------------------|
| Debris Bin (covered) | 280 | SF | \$60.00 | \$16,800.00 |
| | 280 | | Subtotal | \$16,800.00 |

IX. Building Equipment

| | | | | |
|----------------------|---|----|-------------|---------------------|
| Refrigeration System | 1 | LS | \$85,000.00 | \$85,000.00 |
| Air Compressor | 1 | LS | \$5,500.00 | \$5,500.00 |
| Hot Water Boiler | 1 | LS | \$20,000.00 | \$20,000.00 |
| | | | Subtotal | \$110,500.00 |

Project Construction Subtotal **\$5,084,260.00**

General Contractor Fee @ 1% **\$457,600.00**

Liability Insurance @ 1.5% **\$76,300.00**

Builder's Contingency @ 5% **\$280,900.00**

CONSTRUCTION TOTAL **\$5,899,060.00**

PERMITS & DEVELOPMENT FEES @ 2.5% **\$127,100.00**

DESIGN FEES @ 10% **\$589,900.00**

PROCESS EQUIPMENT (800 tons Red, 200 tons White)

Crush Area

| | | | | |
|--------------------------|---|----|-------------|-------------|
| Sorting Table & Hopper | 1 | EA | \$16,000.00 | \$16,000.00 |
| Crusher/Destemmer | 1 | EA | \$28,000.00 | \$28,000.00 |
| 6000 Liter Bladder Press | 1 | EA | \$65,000.00 | \$65,000.00 |
| Must Pump/Peristaltic | 1 | EA | \$17,500.00 | \$17,500.00 |

Tank Room

Reds - 2.0 Reuse

| | | | | |
|---|----|----|-------------|--------------|
| 4' SQ x 5' H Open Top Tanks (2.3 ton/598 gal) | 20 | EA | \$4,800.00 | \$96,000.00 |
| 6' Dia x 6' H Open Top Tanks (4.8 ton/1270 gal) | 18 | EA | \$8,660.00 | \$155,880.00 |
| 6' Dia x 8' H Closed Top Tanks (6.4 ton/1690 gal) | 16 | EA | \$12,500.00 | \$200,000.00 |
| 8' Dia x 8' H Closed Top Tanks (11 ton/3010 gal) | 14 | EA | \$15,600.00 | \$218,400.00 |

Whites (50% tank, 50%-barrel ferment, 1.75 reuse)

| | | | | |
|---|---|----|-------------|-------------|
| 6' Dia x 8' H Closed Top Tanks (1690 gal) | 2 | EA | \$16,700.00 | \$33,400.00 |
|---|---|----|-------------|-------------|

Project No. 2011014

20200506 PrelimCostEst-MF.xlsx

Maison Bleue @ The Rocks District

SMA

Milton-Freewater

| <u>ITEM</u> | <u>QUANTITY</u> | <u>UNIT</u> | <u>UNIT COST</u> | <u>COST</u> |
|---|-----------------|-------------|------------------|-----------------------|
| 8' Dia x 8' H Closed Top Tanks (3010 gal) | - | EA | \$16,700.00 | \$ - |
| Tank Stats - movable tanks | 20 | EA | \$500.00 | \$10,000.00 |
| Tank Stats | 42 | EA | \$800.00 | \$33,600.00 |
| 500 gal Portable Tanks | 2 | EA | \$2,000.00 | \$4,000.00 |
| Catwalks | 140 | LF | \$237.00 | \$33,180.00 |
| Catwalk Stairs | 3 | LS | \$2,800.00 | \$8,400.00 |
| <i>General Winery</i> | | | | |
| Hoses | 1 | LS | \$6,000.00 | \$6,000.00 |
| Bin Dumper for Forklift | 1 | EA | \$5,500.00 | \$5,500.00 |
| Pallet Scale | 1 | EA | \$3,000.00 | \$3,000.00 |
| Pressure Washer w/attachments | 1 | EA | \$7,000.00 | \$7,000.00 |
| Steam Cleaner | 1 | EA | \$8,200.00 | \$8,200.00 |
| General Fitting Budget "Inc Tank Valves" | 1 | EA | \$8,000.00 | \$8,000.00 |
| Fitting Cart | 1 | EA | \$2,500.00 | \$2,500.00 |
| Pump-Over Pumps | 1 | EA | \$7,000.00 | \$7,000.00 |
| Spray-down Hoses w/Strahmann Nozzles | 8 | EA | \$350.00 | \$2,800.00 |
| BBL Racks - <i>by customer</i> | - | EA | \$180.00 | \$ - |
| Hose Rack | 2 | EA | \$2,500.00 | \$5,000.00 |
| Miscellaneous | 1 | LS | \$5,000.00 | \$5,000.00 |
| | | | Subtotal | \$979,360.00 |
| PROJECT SUBTOTAL | | | | \$7,595,420.00 |
| CONTINGENCIES @ 5% | | | | \$379,800.00 |
| CONCEPT PROJECT BUDGET | | | | \$7,975,220.00 |

General Notes:

1. The above estimate assumes winery building is a pre-engineered metal building system with wood framed interior spa and insulated panel exterior; all other buildings are wood framed.
2. Process equipment budget assumes 60,000-case wine production (48K red & 12K white) and all new equipment.
3. Visitor Center, Restaurant, Lodges and Utility structures are wood framed construction with plaster & wood exterior siding and large timber trusses within main rooms, sustainable materials, and Sierra Pacific windows (or equivalent).