

## Oregon Parks and Recreation Commission

September 20, 2023

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Agenda Item: **3f**

**Action**

Public Comment Allowed: **Yes**

Topic: **Nehalem Bay Staff Cabins**

Presented by: **Tracy Johnson, Construction Project Manager 3**

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### **Background / Project Description:**

- Seasonal staff housing was included as a project associated with the Nehalem Bay State Park GO Bond Projects. The staff housing project is subproject 1.
- OPRD has been working with consultants to prepare site improvement and cabin designs to build 4 to 6 staff cabins for the project.
- The construction work will be broken into two separate contracts:
  - Site improvement, including grading, utilities, driveway, paving and cabin foundations.
  - Cabin Buildings
- The Site Improvement portion of the work was bid in Spring 2023. The General Contactor received NTP on 9.1, and will break ground in September.
- OPRD has been working with Oregon Corrections Enterprises (OCE) to develop a cost estimate for the cabin building kits and construction.
- Project costs are 25-30% higher than anticipated.
  
- Proposed Staff Housing project timeline:
  - Site Improvement Construction – September 2023 to mid December 2023
  - Cabin Construction – October 2023 to May 2024
  
- Staff Housing Construction Budget:
  - Site Improvement Construction – \$695,000
  - Cabins – \$900,000 to \$1,200,000

**Prior Action by Commission:** Nehalem Bay GO Bond Project approved 9/14/2022

**Action Requested:** Approval to execute OCE purchase order for 4-6 cabins not to exceed \$1.2 million.

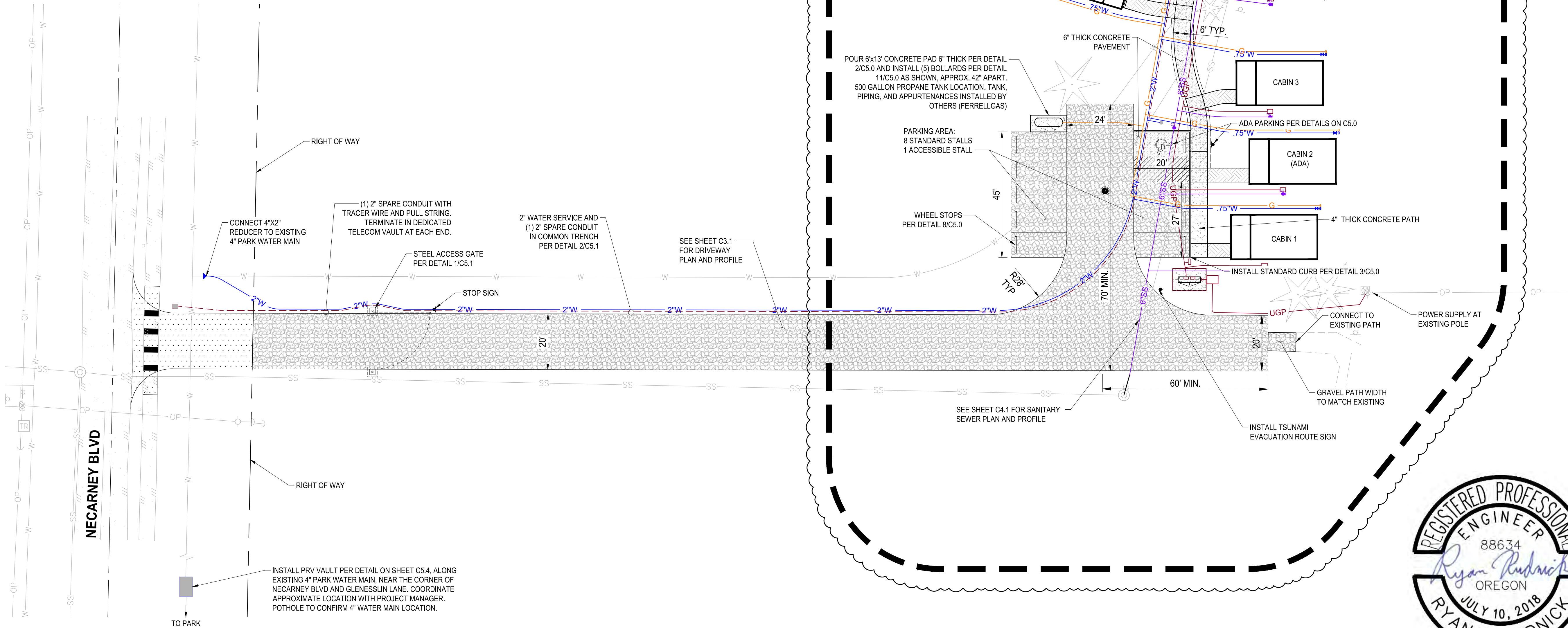
**Attachments:** Staff Cabin Site Plan

**Prepared by:** Tracy Johnson, Construction Project Manager

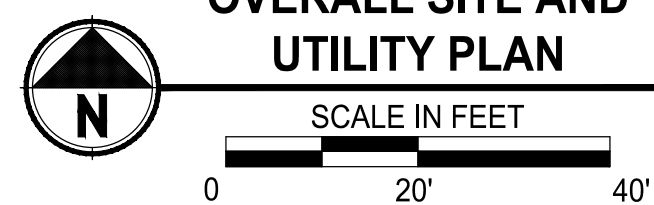
6/29/2023 5:59 PM - U:\Bend\Projects\Clients\4011-Oregon Park & Rec Dept\297-4011-016 NehalemBayUpgrProj\Des\99Svcs\CADD\DWG\SHEETS\C2.2 OVERALL SITE PLAN.dwg - Ryan Rudnick

LEGEND	
	2"W WATER SERVICE, SIZE AS NOTED
	YARD HYDRANT
	CONTROL VALVE IN VALVE BOX
	6" SS SANITARY SEWER
	SANITARY SEWER STUB AND CAP
	SANITARY SEWER CLEANOUT
	UGP UNDERGROUND ELECTRICAL CONDUIT
	POWER TRANSFORMER
	TELECOM VAULT
	2" SPARE TELECOM CONDUIT
	G PROPANE DISTRIBUTION PIPING (BY OTHERS)
	ASPHALT PAVEMENT (3" AC ON 3" AGG. BASE, 6" AGG. SUBBASE)
	GRAVEL SURFACING (3" AGG. BASE ON 9" AGG. SUBBASE)
	6" CONCRETE PAVEMENT ON 4" AGGREGATE BASE
	4" CONCRETE PATH ON 4" AGGREGATE BASE
	BID ADD ALTERNATE

SEE C3.0 CABIN GRADING PLAN AND C4.0 CABIN UTILITY PLAN



**OVERALL SITE AND UTILITY PLAN**



RENEWS: 12/31/2024

REVISION	DATE	BY
1	6.30.2023	ADDENDUM 1

APPROVED BY	RWR
CHECKED BY	SPR
DESIGNED BY	LYF
DATE	6/9/2023
COL	
DRAWN BY	



**OVERALL SITE AND UTILITY PLAN**

STAFF HOUSING  
SITE IMPROVEMENT PROJECT  
NEHALEM BAY STATE PARK

SHEET:	C2.2
OPRIS#:	TBD
CONTRACT #:	9155

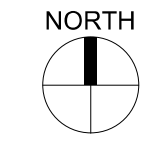
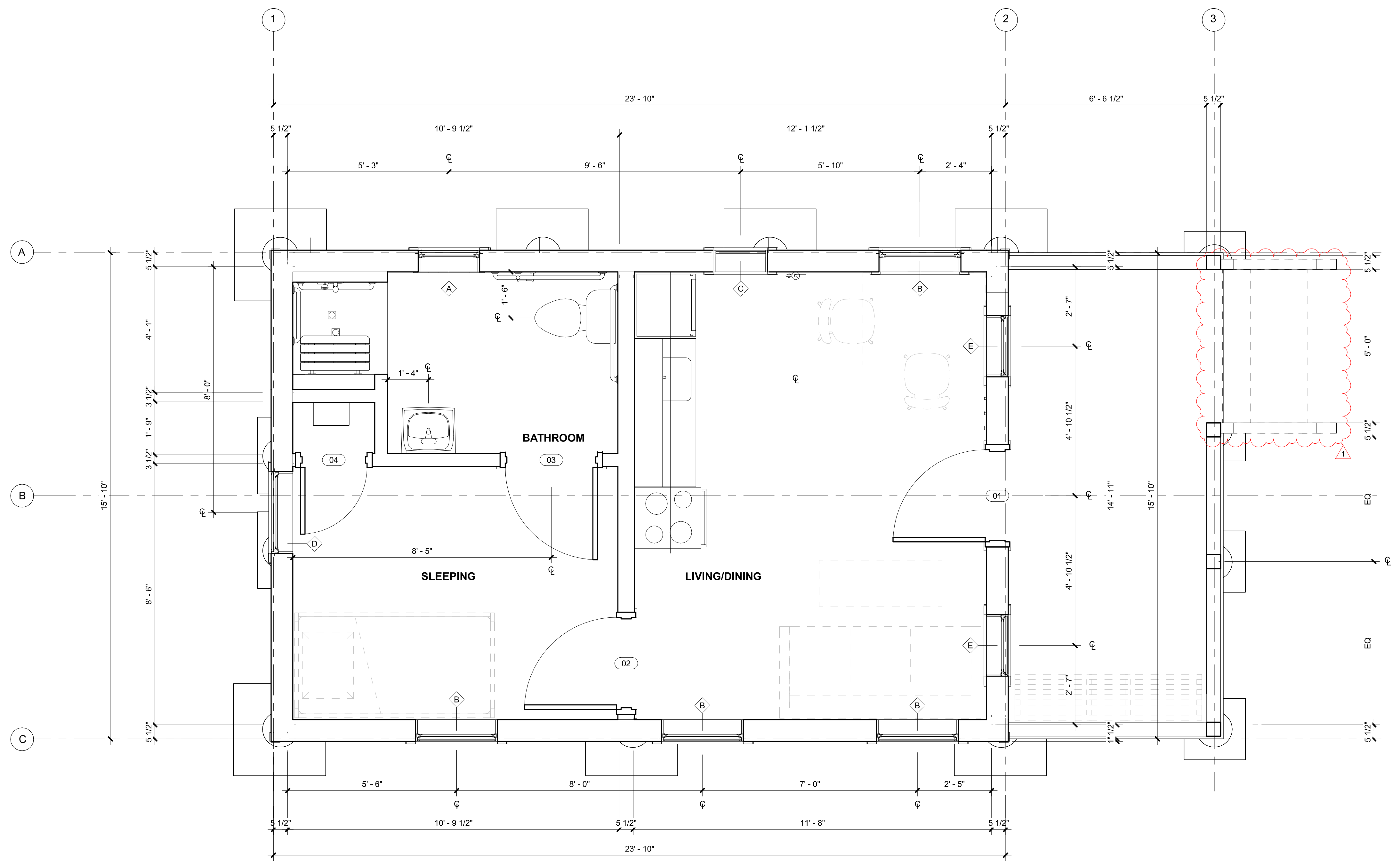
**OREGON PARKS AND RECREATION DEPARTMENT**

**GENERAL SHEET NOTES**

A. NORTH ARROW IS ARBITRARY AND SHOWN FOR COORDINATION PURPOSES WITH ELEVATIONS AND SECTIONS

B. ALL DIMENSIONS SHOWN ARE TO FACE OF STUD OR CENTERLINE OF POST

C. ALL DIMENSIONS SHOWN ARE TO CENTERLINE OF WINDOW AND DOORS. REFER TO A10.01 FOR WINDOW AND DOOR SCHEDULE



**1 STAFF DIMENSION PLAN**  
1/2" = 1'-0"



Digitally signed by Peter Grimm  
Date: 2023.06.29 14:00:02-0700

REVISION	DATE	BY
Δ	6/30/2023	Adrian M. H.

APPROVED BY	CHECKED BY	DESIGNED BY	DRAWN BY	DATE



**DIMENSION PLAN**

**STAFF HOUSING PROJECT**  
**CABIN BUILDING PLANS**  
**NEHALEM BAY STATE PARK**

**OREGON PARKS AND RECREATION DEPARTMENT**

SHEET:	A2.12B
OPRIS #:	CONTRACT #:
38857	9266 16116

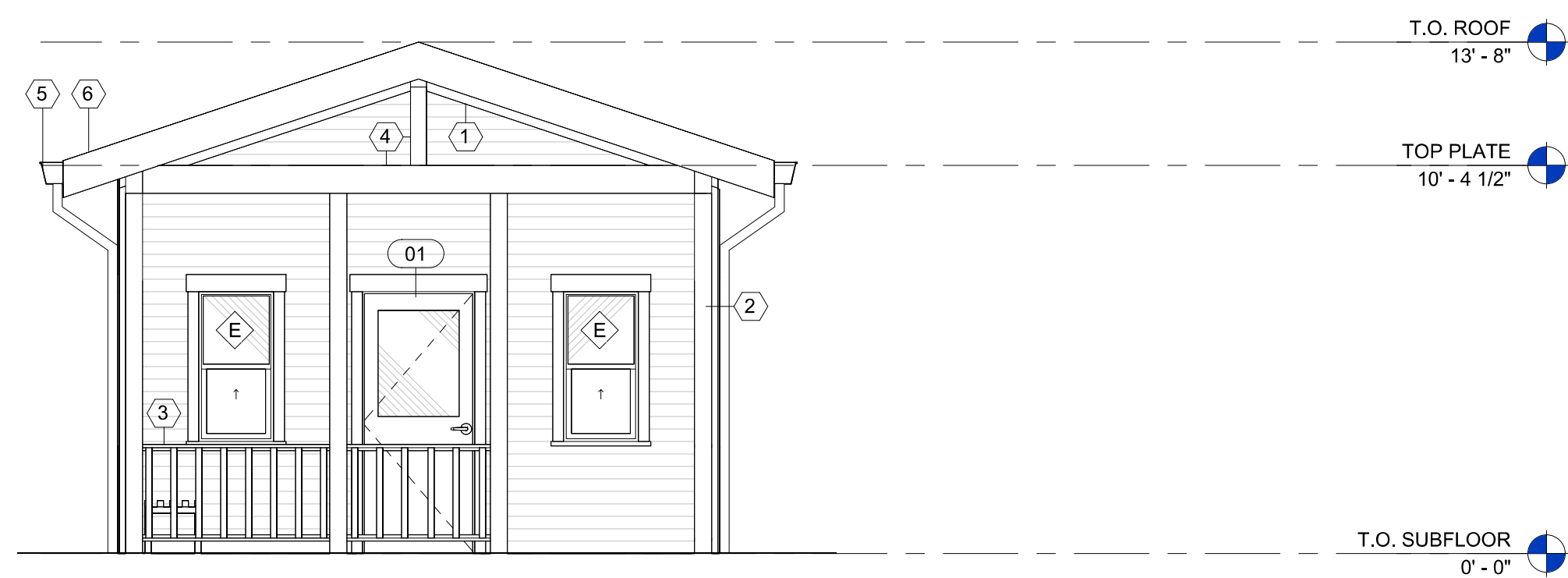




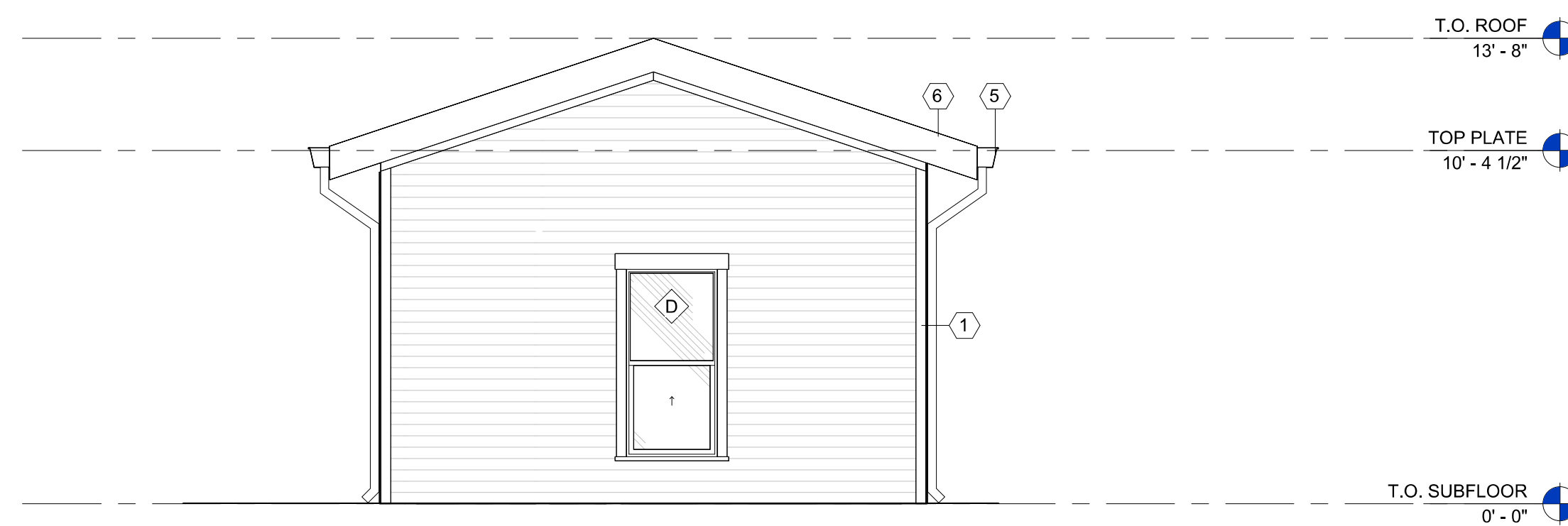
**1 STAFF - NORTH**  
1/4" = 1'-0"



**2 STAFF - SOUTH**  
1/4" = 1'-0"



**4 STAFF - EAST**  
1/4" = 1'-0"



**3 STAFF - WEST**  
1/4" = 1'-0"

KEYNOTES #	
1	WOOD CORNER TRIM TYP.
2	WOOD POST TYP. SEE STRUCTURAL. TO BE CEDAR OR NON-INCISED PRESSURE TREATED WOOD
3	36" HIGH EXTERIOR WOOD RAILING WITH VERTICAL WOOD PICKETS
4	TIMBER TRUSS. SEE STRUCTURAL
5	SHEET METAL GUTTER & DOWNSPOUT
6	WOOD FASCIA TRIM TYP.

FINISH LEGEND	
	STANDING SEAM ROOFING
	WOOD SIDING
	GLAZING

REVISION	DATE	BY

APPROVED BY	CHECKED BY	DESIGNED BY	DRAWN BY	DATE



EXTERIOR ELEVATIONS

STAFF HOUSING PROJECT  
CABIN BUILDING PLANS  
NEHALEM BAY STATE PARK

OREGON PARKS AND RECREATION DEPARTMENT



Digital Signature of Peter H. Grimm  
Date: 2023.05.29 14:00:06-0700'

SHEET:	A3.01B
OPRIS #:	CONTRACT #:
38857	9366 16116