

Oregon Parks and Recreation Commission

June 12, 2024

Agenda Item: **8d** **Action**

Public Comment Allowed: **Yes**

Topic: **Otter Crest Gift Shop Construction Contract**

Presented by: **Jenny Wilder, Historic Architecture Project Manager**

Background:

Title: The Look-Out at Otter Crest Restoration and Rehabilitation

Location: Otter Crest SSV, Beverly Beach MU

Description: This project will preserve the historic Look-Out at Cape Foulweather, also known as the Otter Crest Giftshop. The historic Look-Out at Cape Foulweather was constructed in 1937 and is listed on the National Register of Historic Places. It currently serves as a popular roadside viewpoint and giftshop along the coastal 101 highway. Work will include restoration of the building’s exterior envelop and an interior rehabilitation to increase accessibility to the building and its facilities and address safety for park staff and the public.

Funding for this project will include POP funding for the 2023-2025 biennium. If the project exceeds POP funding, the park has committed to fund \$450,000 in additional construction costs through the business account associated with the Giftshop.

Projected Schedule:

Phase 1 (A&E Services):

Consultant Selection	Contract Award	Contract Completion
2023	May 2024	June 2025

Phase 2 (Exterior Restoration):

Advertise	Bid Close	Contract Award	Contract Completion
October 2024	October 2024	November 2024	September 2024

Phase 3 (Interior Rehabilitation):

Advertise	Bid Close	Contract Award	Contract Completion
August 2025	August 2025	September 2025	March 2026

Prior Action by Commission: None

Action Requested: Approval of construction contract not to exceed \$1,300,000.

Attachments: 8d Attachment Photos and Site Plan

Prepared by: Jenny Wilder, Historic Architecture Project Manager

8d Attachment A – Historic photos, current site conditions, and proposed work



Historic photo taken shortly after the building’s construction in the 1937.



The Look-Out at Cape Foulweather’s primary façade in spring, 2024.



(a) Erosion of concrete at exterior of existing foundations at southwest corner



(b) Exposed, corroded foundation reinforcing at south facade

Foundation requires repairs to address deterioration, photos demonstrate exposed rebar and loose aggregate.



(a) West Elevation

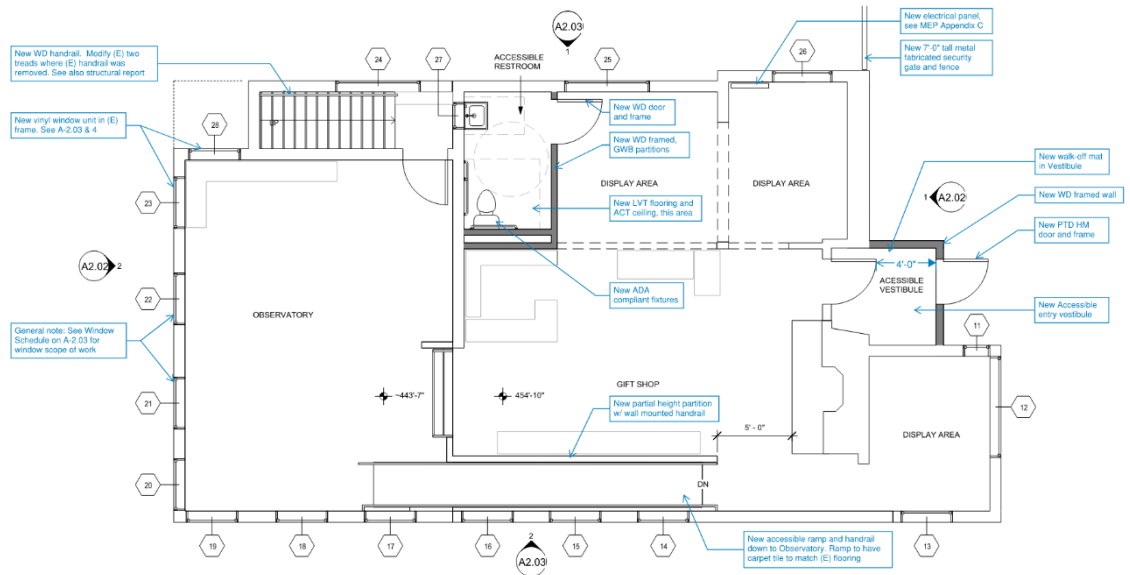


(b) South Elevation

Photos highlight significant cracking to the buildings concrete as assessed by structural engineer consultant. Repairs include addressing concrete stabilization as necessary.



Current restroom conditions.



1 FIRST FLOOR PROPOSED PLAN
A1.01 1/4" = 1'-0"

Proposed interior rehabilitation will include facilities including a restroom and ramp to accommodate ADA access to the observatory.



Failing roof and flashing results in deterioration to the buildings historic fabric.



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