

Oregon Parks and Recreation Commission

July 30, 2024

Agenda Item:	1f	Action
Topic:	Amendment to Ft. Stevens utility upgrade design contract	
Presented by:	Matt Rippee, Deputy Director (interim) – Heritage Division	

Background / Project Description:

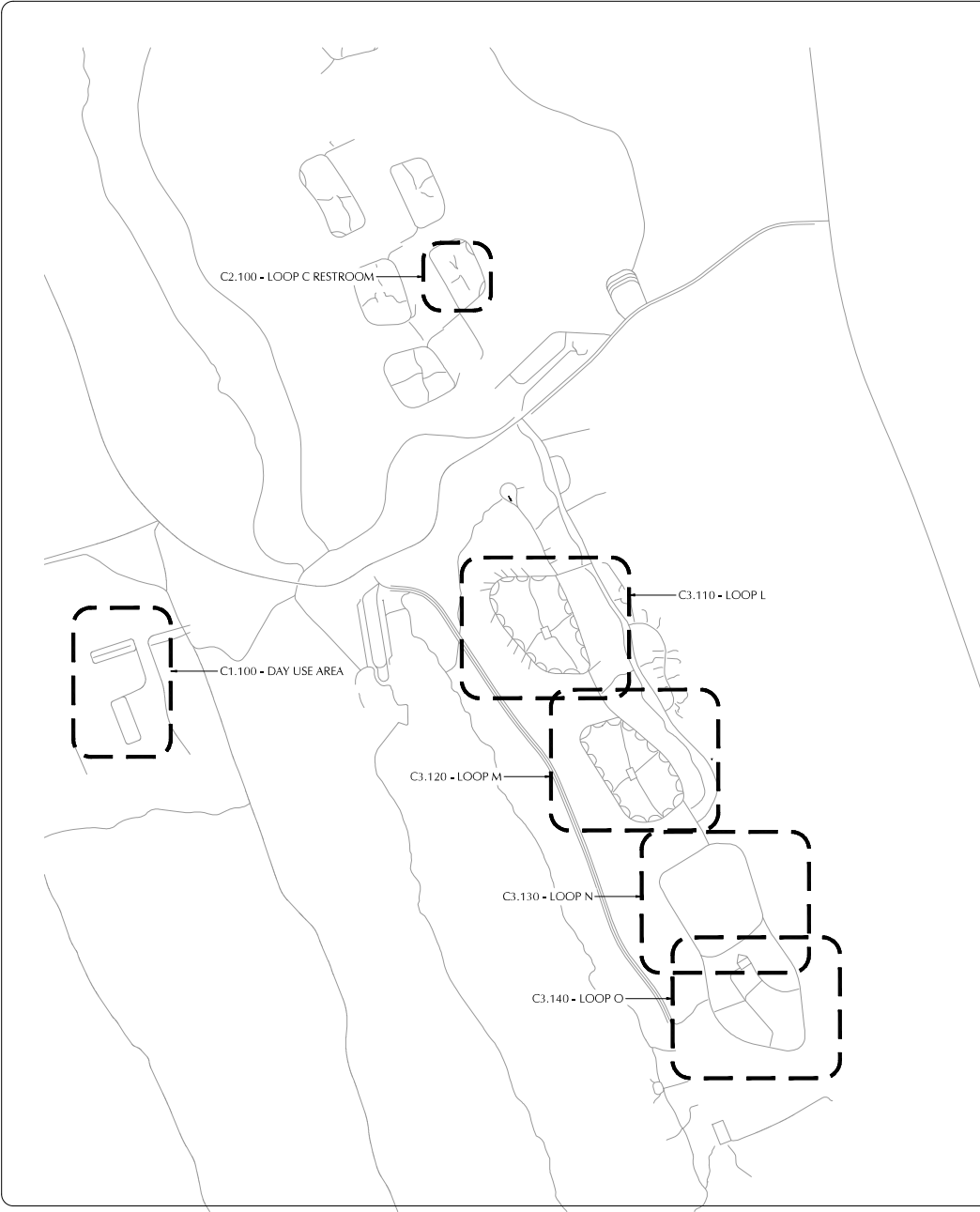
- The Fort Stevens Campground Improvements GO Bond Project includes upgrades to the Park’s electrical distribution, wastewater collections, and water distribution systems as well as site improvements to increase accessibility and replacement of a restroom/shower building.
- Construction plans, specifications, and a construction cost estimate have been developed by a consultant team led by Hennebery Eddy Architects, Inc.
- Approval is sought to amend the existing A&E Contract with Henneberry Eddy to include Bid Support and Construction Administration services in order to proceed with the bid process for construction of the project identified for the GO Bond. The current contract amount for design is \$1.59M, and this contract amendment would add an additional \$534K to the contract total.
- Improvements to Fort Stevens State Park include:
 - Utility and site improvements to Camp Loops L, M, N and O.
 - Site improvements to the Perter Iredale Day Use Area to improve universal access to the existing restrooms there.
 - Replacement of aged C Loop Restroom with an OPRD standard prototype design.
- The most recent engineer’s estimate is \$13.5M for construction of the scope described above, which is based on current construction costs seen in recent bids on similar construction projects. This scope has been reduced for cost-effectiveness to remove some previously desired improvements to the amphitheater as well as deferring the construction of a new tent camping loop.
- Construction of these improvements will occur within the 2025 calendar year, and substantial completion is targeted for December 2025 to align with the end of the GO Bond funding window. Fort Stevens State Park will experience periodic closure of the camp loops and facilities identified in the scope, with unaffected camp loops and facilities remaining open during the construction period.
- Proposed construction timeline:
 - Bidding – August to September 2024
 - Construction - December 2024 to December 2025
 - Reopening of improved facilities – January 2026, or as completed if sooner.

Prior Action by Commission: Approval of Fort Stevens GO Bond Project – April 13, 2023 Commission meeting.

Action Requested: Approval to amend design contract to a value not to exceed \$2,230,000.

Attachments: Sample design sheets: 1f Attachment A - Overall Area of Improvements, 1f Attachment B - Peter Iredale Day Use Site Plan, Attachment C – C Loop Restroom Site Plan, Attachment D - Camp Loops and South Lift Station Site Plan.

Prepared by: Rob Morris, Facilities Engineer 3



NOTES:

1. VERTICAL DATUM: NAVD 88 (GEOID 324)
 ELEVATION WAS ESTABLISHED THROUGH A GPS OBSERVATION ON CONTROL POINT NO. 23 USING THE OREGON REAL-TIME GPS NETWORK (ORDN).
 ELEVATION: 22.28'
2. BASIS OF BEARINGS FOR THIS SURVEY IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), OREGON COAST ZONE. THE RESULTANT BEARING BETWEEN CONTROL POINTS #13 AND #14 IS NORTH 02°10'10" EAST.
3. THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY. RIGHT OF WAY LINES SHOWN HEREIN ARE APPROXIMATE AND FOR REFERENCE ONLY.
4. UTILITY LOCATIONS SHOWN ARE PER FIELD LOCATED UTILITY PAINT MARKS & REFERENCE MAPS MADE AVAILABLE BY THE VARIOUS UTILITY PROVIDERS. UNLESS INDICATED, DEPTHS OF UTILITY LINES ARE NOT AVAILABLE. ALL UTILITY LOCATIONS SHOULD BE FIELD VERIFIED (POTHOLE) PRIOR TO CONSTRUCTION.

LEAVE BLANK FOR CITY APPROVAL STAMP

LEGEND:

- BUILDING OUTLINE WITH DOOR
- CONCRETE SURFACE
- ASPHALT SURFACE
- WALL
- BUILDING OVERHANG
- CURB LINE
- EDGE OF ASPHALT
- BRUSH LINE
- ELECTRICAL LINE
- TELECOMMUNICATIONS LINE
- STORM LINE
- SANITARY SEWER LINE
- WATER LINE
- GAS LINE
- OVERHEAD UTILITY LINES
- UNDERGROUND LINE PER AS-BUILTS
- SIGN
- DOUBLE POST SIGN
- ROLLARD
- FIRE PIT
- DRIVEWAY ENTRY
- HANDICAP RAMP
- BIKE RACK
- MAILBOX
- ROOF DRAIN
- ELECTRICAL MANHOLE
- ELECTRICAL JUNCTION BOX
- ELECTRICAL OUTLET
- ELECTRICAL METER
- ELECTRICAL RISER
- ELECTRICAL CABINET
- ELECTRICAL VAULT
- TRANSFORMER
- GUY ANCHOR
- GUY POLE
- LUMINAIRE
- GROUND FLOOD LIGHT
- POWER POLE
- OVERHEAD LIGHT
- POWER POLE/OVERHEAD LIGHT
- GAS METER
- GAS RISER
- GAS VALVE
- SANITARY/STORM CLEAN OUT
- SANITARY/STORM STRUCTURE #
- TELECOMMUNICATIONS VAULT
- TELECOMMUNICATIONS RISER
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- WATER SHUTOFF VALVE
- FIRE DEPARTMENT CONNECT
- HOSE BIB
- IRRIGATION CONTROL VALVE
- TRASH CAN
- DECIDUOUS TREE
- PERIMETER REPRESENTS DRIPLINE
- CONIFEROUS TREE
- PERIMETER REPRESENTS DRIPLINE
- SHRUB
- FOUND MONUMENT
- PROJECT CONTROL POINT
- MISCELLANEOUS VAULT

PROJECT CONTROL:

STATION	DESCRIPTION	NORTHING	EASTING	ELEVATION
8	MAG NAIL W/ WASHER "KPIFF CONTROL"	1734540.33	463230.26	22.28'
9	MAG NAIL W/ WASHER "KPIFF CONTROL"	1731856.58	460023.46	26.50'
10	MAG NAIL W/ WASHER "KPIFF CONTROL"	1731813.78	460139.04	32.75'
11	MAG NAIL W/ WASHER "KPIFF CONTROL"	1731488.81	460253.23	26.50'
12	MAG NAIL W/ WASHER "KPIFF CONTROL"	1731940.66	460232.06	20.72'
13	1-1/8" BRASS CAP "KPIFF CONTROL"	1733785.70	464651.94	23.28'
14	1-1/8" BRASS CAP "KPIFF CONTROL"	1733574.16	464651.18	22.61'
15	MAG NAIL W/ WASHER "KPIFF CONTROL"	1733899.48	464795.59	21.60'
52	HUB & TAC	1733837.60	463806.39	22.89'
53	HUB & TAC	1733878.46	463886.49	21.09'
54	HUB & TAC	1733860.05	463835.88	22.86'

DISCLAIMER:

THIS SHEET REPRESENTS EXISTING SITE CONDITIONS BASED ON LAND SURVEY PROVIDED BY KPIFF OR OTHERS (NOT CONDUCTED BY KPIFF OR ANY OTHER SURVEYORS).
 ALL INFORMATION SHOWN HEREON MAY OR MAY NOT EXACTLY REFLECT THE ACTUAL CONDITIONS. THIS INFORMATION IS FOR THE PROJECT SITE. THE INFORMATION HAS BEEN OBTAINED FOR DESIGN PURPOSES. SURVEY COMPLETED BY: KPIFF 12/20/2023

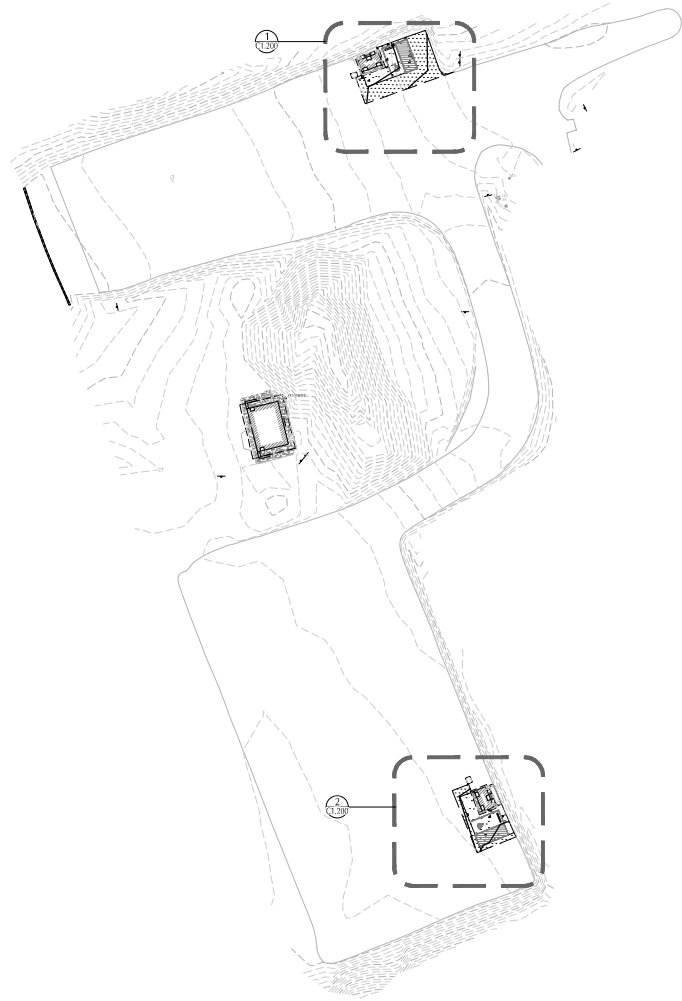
DATE	
APPROVED BY:	
DESIGNED BY:	
CHECKED BY:	
DATE	07/05/24



EXISTING CONDITIONS PLAN OVERALL
 FORT STEVENS STATE PARK CAMPGROUND UPGRADES
 100 PETER REDDALE RD, HAMMOND, OR 97121
 OREGON PARKS AND RECREATION DEPARTMENT

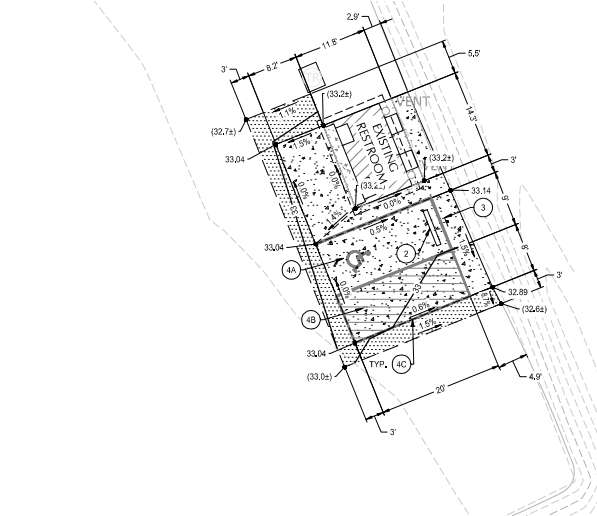
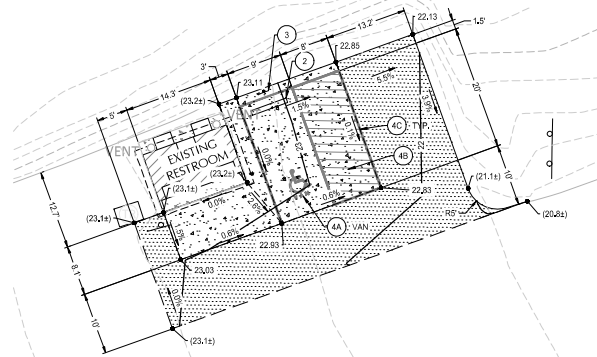
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 OPRIS: 36311





1 NORTH DAY USE RESTROOM
 SCALE: 1" = 10'

2 SOUTH DAY USE RESTROOM
 SCALE: 1" = 10'



LEAVE BLANK FOR CITY APPROVAL STAMP

SHEET NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.

(X) SITE KEY NOTES

#	DESCRIPTION	DETAIL REF.
2	WHEEL STOP	
3	ADA PARKING SIGN	21C9,000
4A	ADA PARKING STALLS AND STRIPING	31C9,000
4B	NO PARKING ZONE STRIPING	41C9,000
4C	4" WIDE WHITE STRIPE	41C9,000
5	DIRECTIONAL ARROW	41C9,000
6	FIELD LOCATE PROTRUDING ROOT, CUT AND REMOVE ROOT, REPAIR DAMAGED PAVEMENT.	
7	SEE LANDSCAPE DRAWINGS FOR UTILITY CONNECTIONS AT ADA CONVERSION SITES.	

SHEET LEGEND

	PROPERTY LINE	
	SAWCUT	
	EX. CONTOUR MINOR	
	EX. CONTOUR MAJOR	
	CONVEYANCE SWALE	
	SCOPE OF WORK BOUNDARY	
	STANDARD ASPHALT PAVEMENT	(1A)
	CONCRETE PAVEMENT	(1B)

GRADING LABEL LEGEND

CALLOUT	DESCRIPTION
X.X%	GRADING SLOPE AND DIRECTION (DOWNHILL)
[X.X%]	SLOPE ORIENTATION INDICATING DIRECTION OF MAXIMUM GRADE (DOWNHILL)
XX.XX XX	SPOT ELEVATION DESCRIPTION LISTED BELOW, NO DESCRIPTION MEANS TP OR TG
EG	EXISTING GRADE
FF	FINISHED FLOOR
FL	FLOW LINE
LP	LOW POINT
RM	ROOM OF STRUCTURE
TC	TOP OF CURB
TP	TOP OF PAVEMENT
(XXX.X)	EXISTING GRADE (MATCH WHERE APPLICABLE)



PRELIMINARY
 NOT FOR
 CONSTRUCTION

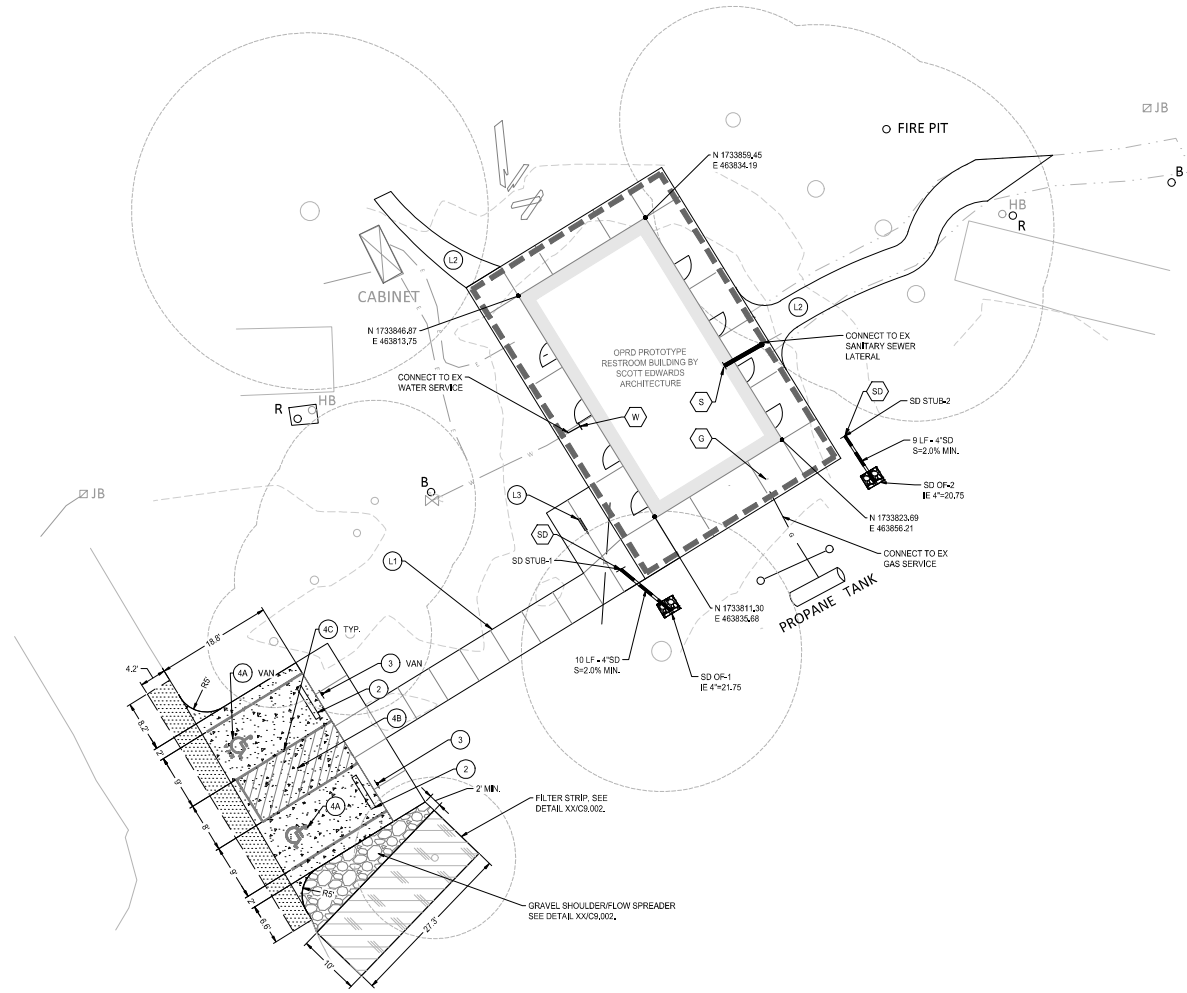
DATE	REVISION	BY

APPROVED BY:	DP	NO	07/05/24
DESIGNED BY:			
CHECKED BY:			
DATE:			



SITE PLAN & HORIZONTAL CONTROL - DAY USE AREA
 FORT STEVENS STATE PARK CAMPGROUND UPGRADES
 100 PETER REDDALE RD, HAMMOND, OR 97121
 OREGON PARKS AND RECREATION DEPARTMENT

SHEET:	C1.200
UPRIS#:	36311



LEAVE BLANK FOR CITY APPROVAL STAMP

SHEET NOTES

- ALL DIMENSIONS ARE TO FACE OF CURB OR FACE OF WALL.

(A) SITE KEY NOTES

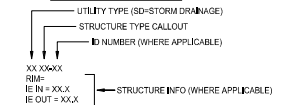
#	DESCRIPTION	DETAIL REF.
2	WHEEL STOP	
3	ADA PARKING SIGN	2/C2,000
4A	ADA PARKING STALLS AND STRIPING	3/C2,000
4B	NO PARKING ZONE STRIPING	4/C2,000
4C	4" WIDE WHITE STRIPE	4/C2,000
5	DIRECTIONAL ARROW	4/C2,000
6	FIELD LOCATE PROTRUDING ROOT, CUT AND REMOVE ROOT, REPAIR DAMAGED PAVEMENT.	
7	SEE LANDSCAPE DRAWINGS FOR UTILITY CONNECTIONS AT ADA CONVERSION SITES.	
L1	CONCRETE PATH. SEE LANDSCAPE PLANS FOR LAYOUT. SEE 10 C2,000 FOR PAVEMENT DESIGN.	
L2	AGGREGATE PAVING. SEE LANDSCAPE PLANS.	
L3	BIKE RACK. SEE LANDSCAPE PLANS.	

SHEET LEGEND

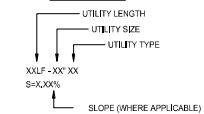
---	PROPERTY LINE
---	SAWCUT
---	EX, CONTOUR MINOR
---	EX, CONTOUR MAJOR
---	CONVEYANCE SWALE
---	SCOPE OF WORK BOUNDARY
[Pattern]	STANDARD ASPHALT PAVEMENT (1A)
[Pattern]	CONCRETE PAVEMENT (1B)
[Pattern]	STORMWATER TREATMENT FACILITY (1X)

UTILITY LABEL LEGEND

STRUCTURE LABEL



PIPE LABEL



STRUCTURE TYPE

CALLOUT	DESCRIPTION	DETAIL REF.
BND	BEND	
CB	CATCH BASIN	3/C2,001
CO	CLEANOUT TO GRADE	2/C2,001
CONN	CONNECTION TO EXISTING PIPE	
OSCO	CAMPERSITE SANITARY CLEANOUT	4/C2,002
CHH	CAMPERSITE YARD HYDRANT	5/C2,002
DS	DOWNSPOUT	6/C2,001
OF	OUTFALL	6/C2,000
OV	OVERFLOW INLET	6/C2,000
STUB	STUB	
YH	YARD HYDRANT	

PRELIMINARY
NOT FOR
CONSTRUCTION

NO.	REV.	DATE

APPROVED BY:	DP	ENGINEER BY:	NO	DATE:	07/05/24
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SITE PLAN & HORIZONTAL CONTROL - C LOOP REST ROOM
 FORT STEVENS STATE PARK CAMPGROUND UPGRADES
 100 PETER REDDALE RD, HAMMOND, OR 97121
 OREGON PARKS AND RECREATION DEPARTMENT

SHEET: C2,200
 OPRIS: 36311



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SCALE 1 INCH = 150 FEET
 150 0 150 300

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 CONSTRUCTION

NO.	REVISION	DATE

APPROVED BY:	DP	ENGINEER BY:	NO	ISSUED BY:	07/05/24	DATE:
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OREGON STATE PARKS
 KPIFF
 111 9th Ave, Suite 200
 Astoria, OR 97103
 P: 503.325.6666
 F: 503.325.6667

SITE PLAN & HORIZONTAL CONTROL — OVERALL
 FORT STEVENS STATE PARK CAMPGROUND UPGRADES
 100 PETER REDDALE RD. HAMMOND, OR 97121
 OREGON PARKS AND RECREATION DEPARTMENT

SHEET: C3.200
 UPRIS#: 36311