

Oregon Parks and Recreation Commission

July 30, 2024

Agenda Item:	1h	Action
Topic:	Approval of construction contract for Milo McIver restroom/shower facility replacement	
Presented by:	Matt Rippee, Deputy Director (interim) – Heritage Division	

Background:

- On February 27, 2024, the construction contract was approved for a value not to exceed \$1,200,000.
- Updated estimate for demolition and construction is \$1,750,000.
- The project consists of demolishing the existing restroom building (built in 1970) and replacing it with a new ADA compliant restroom building. The new building will contain 10 gender-neutral rooms (four toilet rooms, four shower rooms, and two rooms with a toilet and shower)
- Project was selected due to high annual use, building fatigue, and poor ADA accessibility.
- The design team completed the construction documents and submitted them to OPRD on January 31st, 2024.
- The budget for this project is currently \$1,750,000. Funding will come from the OPRD Policy Option Package 108.
- Milo McIver State Park Restroom Replacement timeline:
 - Design phase: Complete
 - ITB documents review: February 15th, 2024 – July 12th, 2024
 - Bidding and contracting: July 15th, 2024 – October 18th, 2024
 - Construction: October 28th, 2024 – March 28th, 2025

Prior Action by Commission: Approved construction contract not to exceed \$1,200,000.

Action Requested: Approval of construction contract not to exceed \$1,750,000.

Attachments:

- Attachment A: Preliminary Plans (Existing and Proposed Site Plan)
- Attachment B: Existing Photos

Prepared by: James Robinson, Construction Project Manager

**Attachment A
Preliminary Plans (Existing and Proposed)**



GENERAL SHEET NOTES

1. DEMOLITION SHALL BE PERFORMED IN ACCORDANCE WITH OREGON DEPARTMENT OF RECREATION AND CULTURE (ORP&C) RULES AND REGULATIONS.
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KEYNOTES

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LEGEND

ITEMS TO BE SALVAGED

- 1. METALS TO BE DONATED
- 2. REBAR/PISTON
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- 16. REBAR/PISTON



OREGON PARKS AND RECREATION DEPARTMENT OPRD MILO MCIVER RESTROOMS & SHOWERS DEMOLITION PLAN ADT.01 10/24/2024		APPROVED BY: SEA CHECKED BY: SEA DESIGNED BY: SEA DATE: 10/15/2024 DRAWN BY: SEA	<table border="1"> <tr><th>NO.</th><th>DATE</th><th>BY</th></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </table>	NO.	DATE	BY																		
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Figure A – Existing/Demo Site Plan



GENERAL SHEET NOTES	
1.	LOCATION OF TREES SHOWN ARE APPROXIMATE.
2.	CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE OREGON BUILDING CODE AND ALL APPLICABLE LOCAL ORDINANCES.
3.	PROVIDE ADEQUATE DRAINAGE AND PROTECT EXISTING UTILITIES.
4.	PROVIDE ADEQUATE LIGHTING AND VENTILATION.
5.	PROVIDE ADEQUATE ACCESSIBILITY AND LIFE CONDITIONS.

KEYNOTES	
1	EXISTING
2	NEW CONSTRUCTION
3	ELECTRICAL
4	PLUMBING
5	MECHANICAL
6	LANDSCAPE
7	CONCRETE
8	ASPHALT
9	PAVING
10	EXISTING DRIVE
11	NEW DRIVE
12	EXISTING SIDEWALK
13	NEW SIDEWALK

LEGEND	
[Symbol]	EXISTING
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SHEET: A1.01 PROJECT: OPRD MILO MCIVER RESTROOMS & SHOWERS	SITE PLAN OREGON PARKS AND RECREATION DEPARTMENT	 Scott Edwards Architecture	APPROVED BY: SEA CHECKED BY: SEA DESIGNED BY: SEA DATE: 01/31/2023	<table border="1"> <thead> <tr> <th>REVISION</th> <th>DATE</th> <th>BY</th> </tr> </thead> <tbody> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> <tr><td> </td><td> </td><td> </td></tr> </tbody> </table>	REVISION	DATE	BY												
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Figure B – Proposed Site Plan

1 FLOOR PLAN
3/16" = 1'-0"

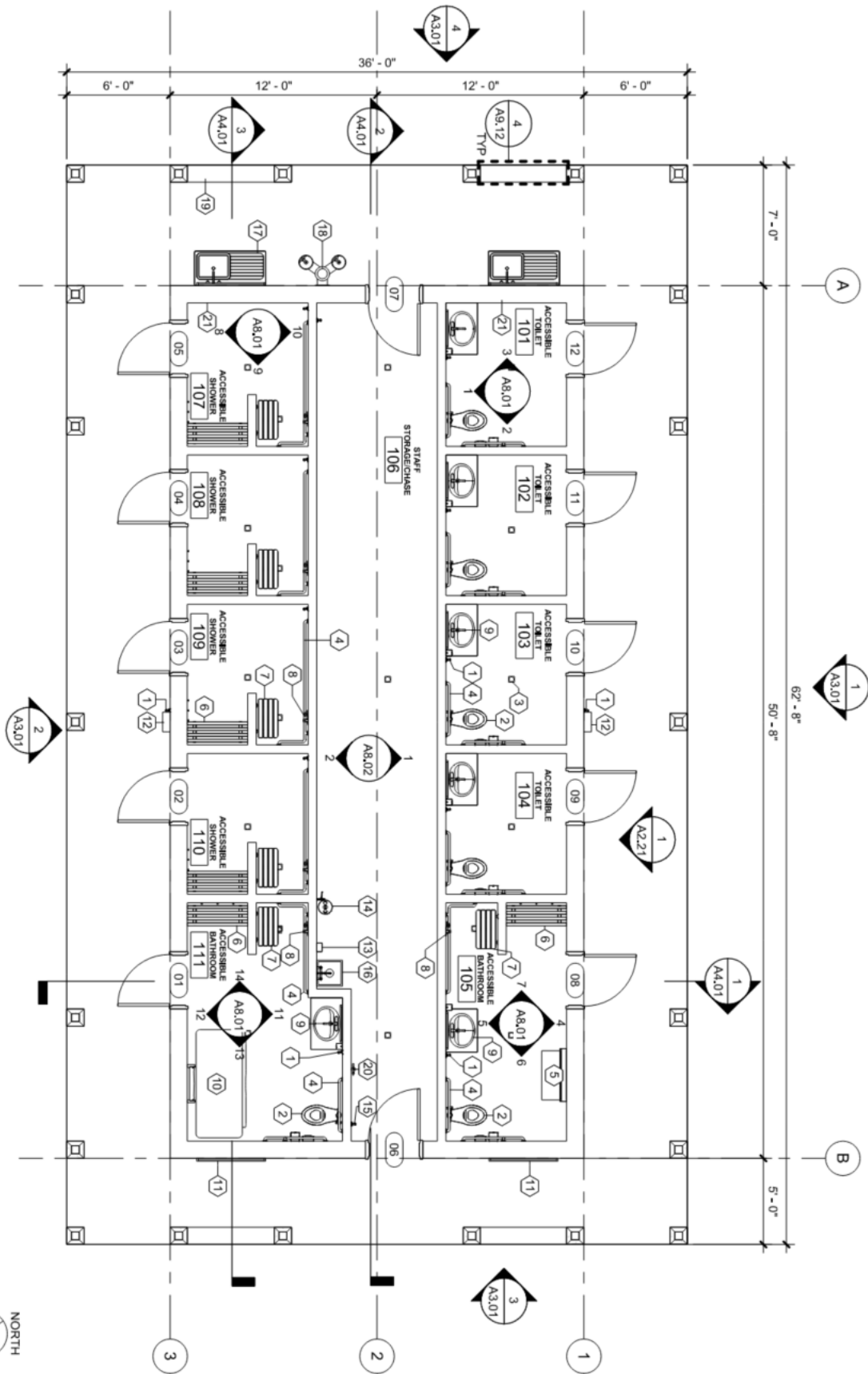


Figure C – Proposed Building Floor Plan

**Attachment B
Existing Photos**



Figure 1 – Existing restroom building.



Figure 2 – Path to ADA site, uneven pavers.



Figure 3 – Numerous repairs, difficult to maintain.



Figure 4 – Non-ADA showers, numerous partitions impede movement.