

Oregon Parks and Recreation Commission

September 18, 2024

Agenda Item:	7c	Action
Public Comment Allowed:	Yes	
Topic:	Nehalem Bay Consultant Contract Amendment	
Presented by:	Rob Morris, Engineering Lead	

Background:

- Staff requests approval to increase the A&E design contract to \$1,525,000
- The GO Bond budget is \$9-10 Million for projects including seasonal staff housing, new cabin loop, utility upgrades, several new restrooms, and road repaving.
- Work completed to date:
 - Wetland delineation
 - Land Use application
 - A & E design
- Work remaining:
 - Land Use appeal
 - Bidding assistance
 - Construction administration
- Purpose of Amendment:
 - Add budget to bolster construction administration
 - Add budget to complete design services for the boat ramp parking lots
 - Reallocate budget from Category 5 to Category 2 for scope changes during final design.
- Proposed project timeline:
 - Bidding August to September 2024
 - Construction November 2024 to June 2025

Prior Action by Commission: 09/14/2022 approved budget up to \$1.4M

Action Requested: Approval of consultant design and construction admin budget up to \$1,525,000

Attachments: 7c Attachment A Excerpt of Nehalem Bay Bid Documents

Prepared by: Tracy Johnson, Construction Project Manager

UTILITY AND ROAD IMPROVEMENT PROJECT

NEHALEM BAY STATE PARK TILLAMOOK COUNTY, OREGON

PROJECT DATA

PROPERTY ADDRESS: 34600 GAREY STREET
NEHALEM, OR 97131

LEGAL DESCRIPTION: TOWNSHIP 3N, RANGE 10W, SECTION 32 (TAXLOT 200)
TOWNSHIP 2N, RANGE 10W, SECTION 5 (TAXLOT 100)

PROJECT COORDINATES: LAT. 45°41'52.1"N (45.697806)
LONG. 123°56'07.8"W (-123.935500)

298.65 ACRES (TAX LOT 200)
SIZE: 520.12 ACRES (TAX LOT 100)

AREA OF GROUND: 6.63 ACRES - TOTAL
DISTURBANCE: 4.34 ACRES - UTILITY IMPROVEMENTS
2.29 ACRES - ROAD IMPROVEMENTS

CONTACTS

OWNER/APPLICANT:
OREGON PARKS & RECREATION DEPT.
725 SUMMER ST. NE, STE C
SALEM, OR 97301-1271
OFFICE: (503) 986-0794
FAX: (503) 986-0792

PROJECT MANAGER:
TRACY JOHNSON, PLA
tracy.johnson@opr.d.oregon.gov
(971) 283-6805

PARK MANAGER:
BEN COX
ben.cox@opr.d.oregon.gov
(503) 791-7969

ARCHITECT: SCOTT EDWARDS ARCHITECTURE
ERIC WENZEL
ewenzel@seallp.com
(503) 896-5345

STRUCTURAL ENGINEER: VLK + DESIGN
JUSTIN J. ELLIOTT, PE, SE
justin@vlmk.com
(971) 254-8279

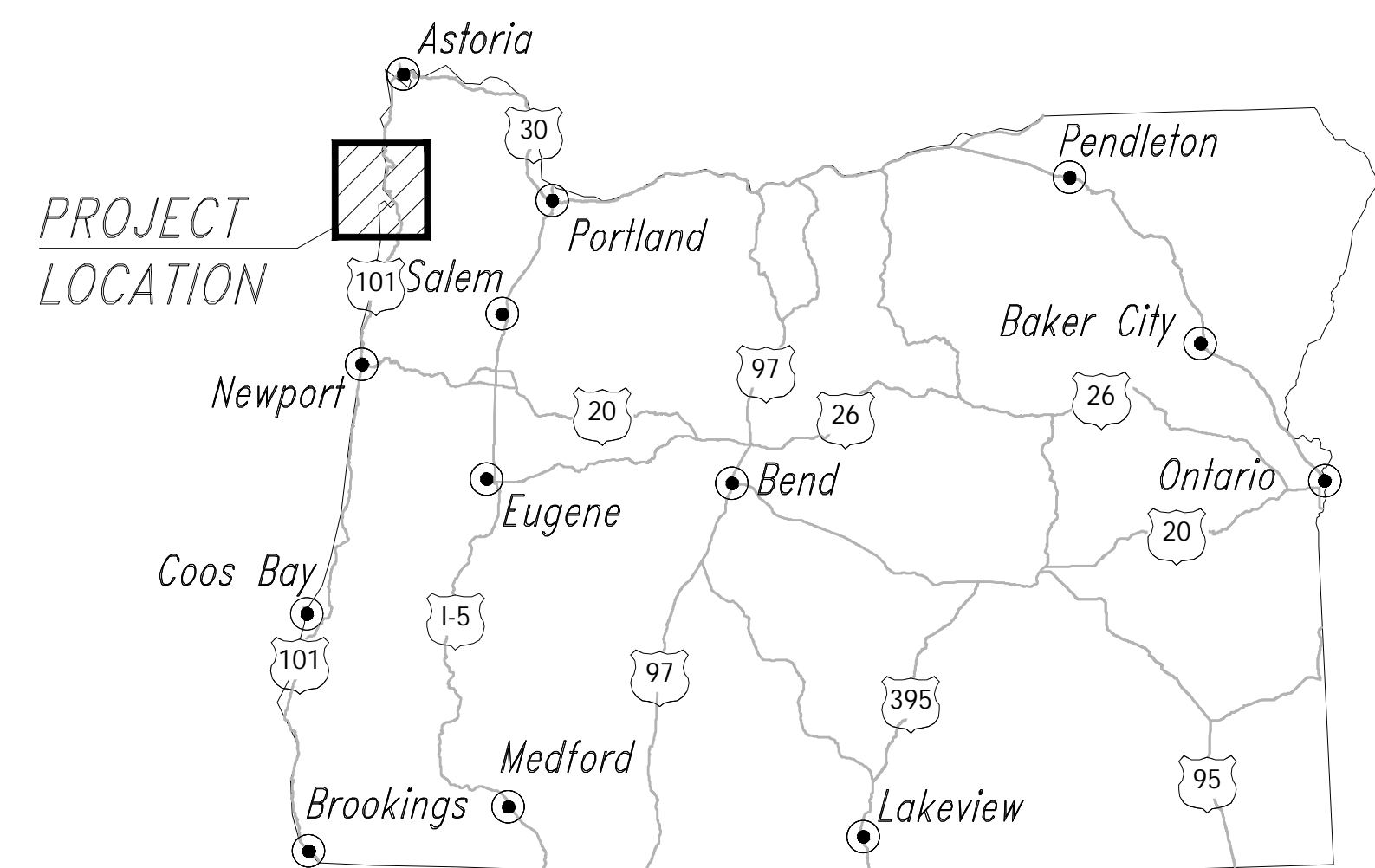
CIVIL ENGINEER: PARAMETRIX
RYAN RUDNICK, PE
rrudnick@parametrix.com
(541) 508-7785

GEOTECHNICAL ENGINEER: GRI
MIKE MARSHALL, CEG, LEG, PG
MMarshall@GRI.com
(503) 597-7615

ELECTRICAL ENGINEER: PARAMETRIX
CONNOR WITTMAN, PE
cwiltman@parametrix.com
(253) 501-5259

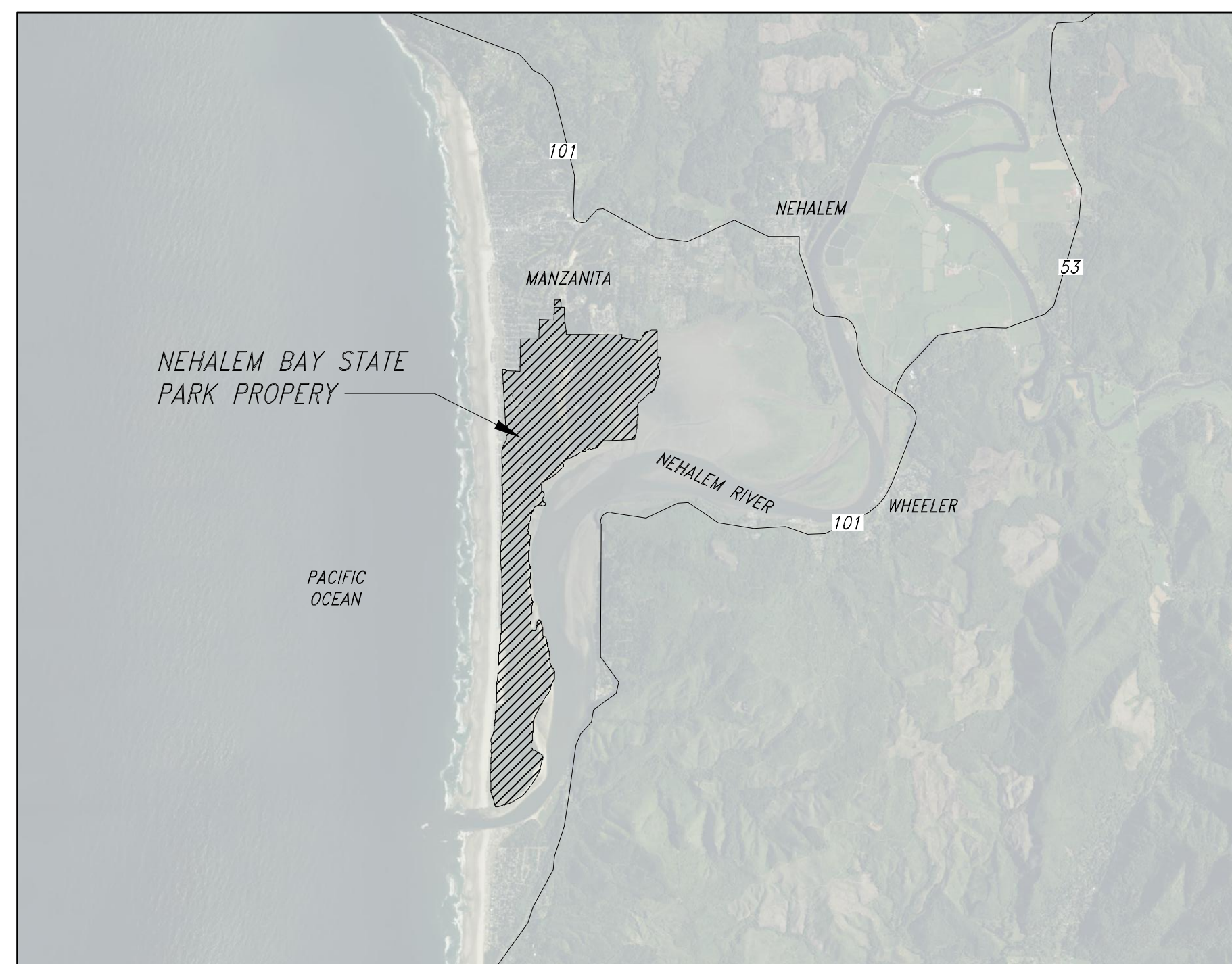
HORSE CONCESSIONAIRE ELECTRICAL ENGINEER: LANDIS CONSULTING
MARK BOETTCHER, PE
mark_boettcher@landisconsulting.com
(971) 304-8394

MEP ENGINEER: PAE
MICHAEL MONROE, PE, LEED AP
michael.monroe@pae-engineers.com
(503) 226-2924



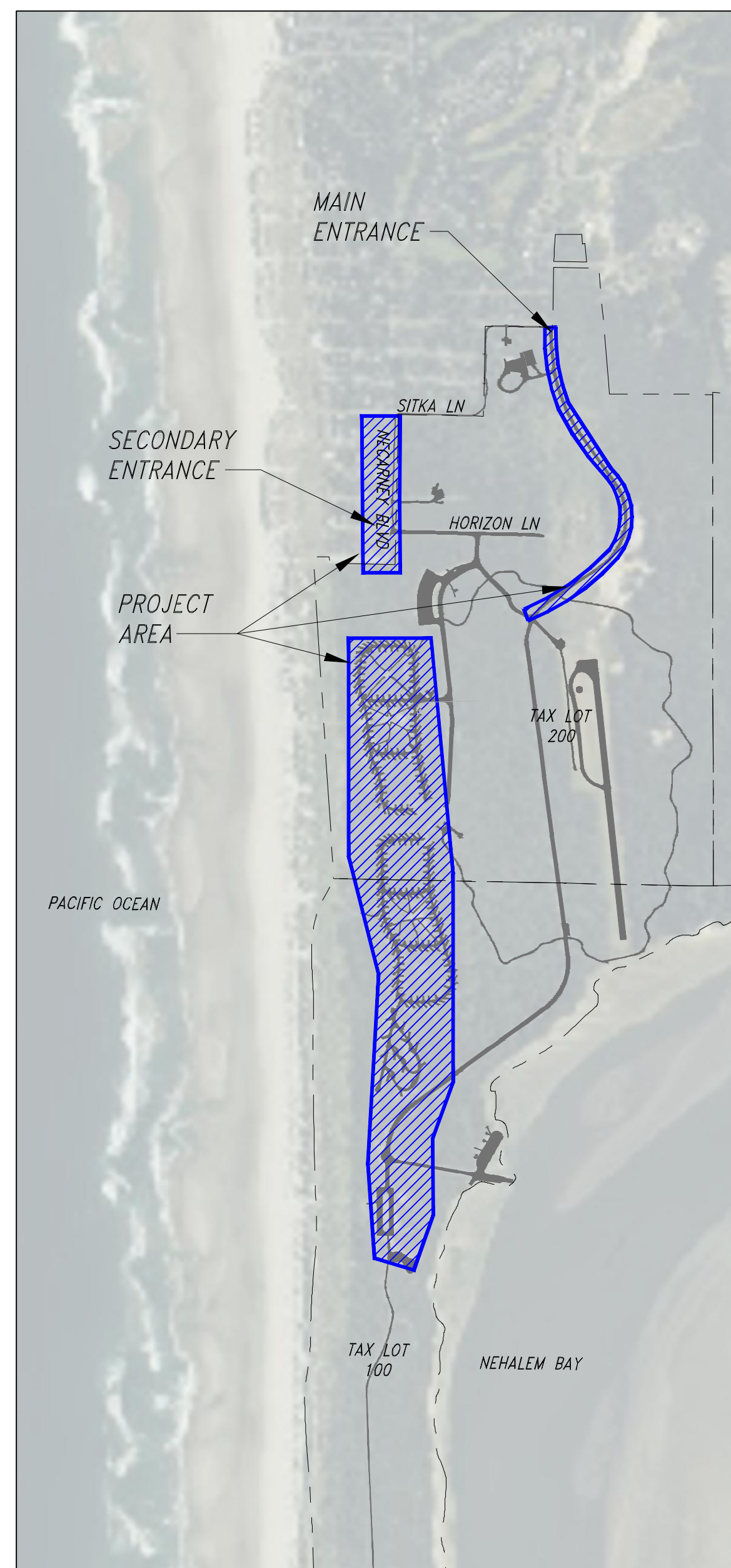
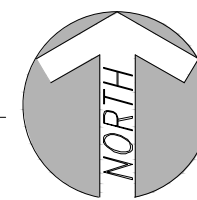
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NOT TO SCALE



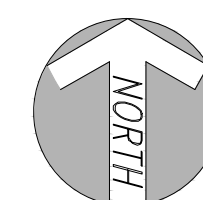
VICINITY MAP

NOT TO SCALE



PROJECT MAP

NOT TO SCALE



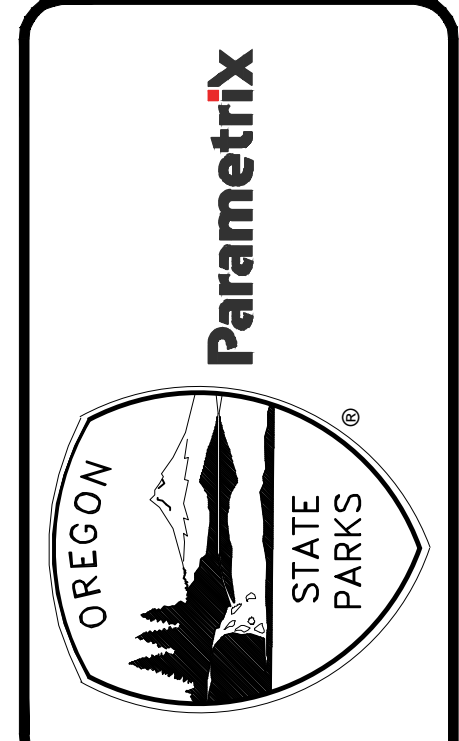
- ATTENTION:** OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH 952-001-0090. YOU MAY OBTAIN COPIES OF THE RULES BY CALLING THE CENTER. (NOTE: THE ADMINISTRATIVE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS (503) 232-1987).
- COLOR CODES:**
- RED - ELECTRICAL POWER LINES, CABLES, OR CONDUIT, AND LIGHTING CABLES
 - YELLOW - GAS, OIL, STEAM, PETROLEUM, OR OTHER HAZARDOUS LIQUID OR GASEOUS MATERIALS.
 - ORANGE - COMMUNICATIONS, CABLE TV, ALARM OR SIGNAL LINES, CABLES OR CONDUITS.
 - BLUE - WATER, IRRIGATION, AND SLURRY LINES.
 - GREEN - SEWERS, DRAINAGE FACILITIES OR OTHER DRAIN LINES.
 - WHITE - PRE-MARKING OF THE OUTER LIMITS OF THE PROPOSED EXCAVATION OR MARKING THE CENTERLINE AND WIDTH OF PROPOSED LINEAL INSTALLATIONS OF BURIED FACILITIES.
 - PINK - TEMPORARY SURVEY MARKINGS
 - PURPLE - SLURRY AND RECLAIMED

BID DOCUMENTS



REVISION	DATE	BY

APPROVED BY: RWR	CHECKED BY: SPR	DESIGNED BY: COL	DRAWN BY: MLH	DATE: 08/01/2024
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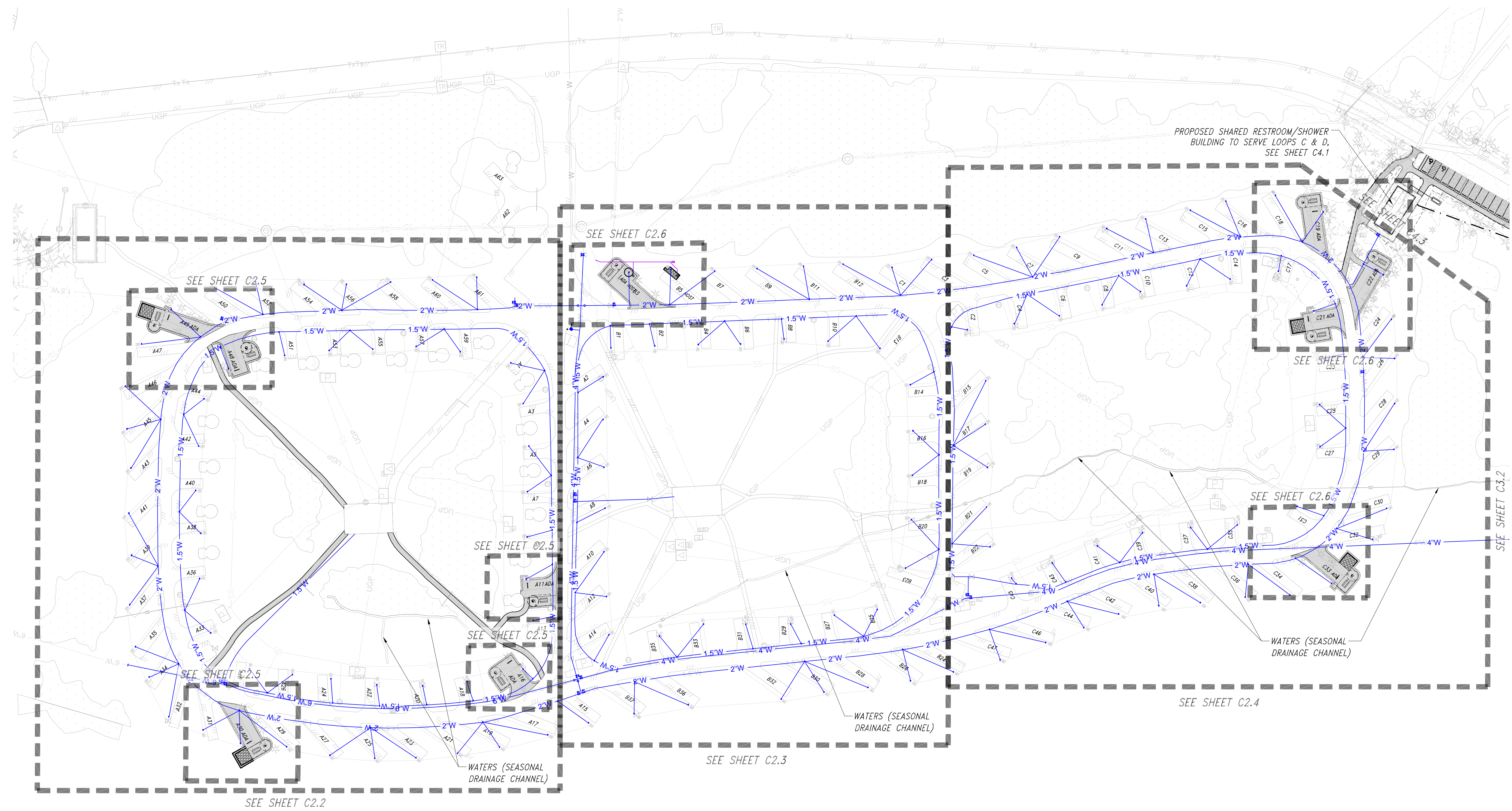


COVER SHEET
 UTILITY AND ROAD IMPROVEMENT PROJECT
 NEHALEM BAY STATE PARK
 OREGON PARKS AND RECREATION DEPARTMENT

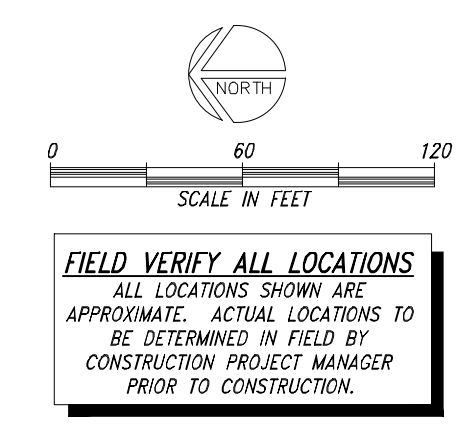
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PROJECT#: 36872	CONTRACT #: 11551

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- SHEET NOTES**
- COORDINATE WITH PARK STAFF TO HAVE WATER SYSTEM AND ELECTRICAL SYSTEMS SHUTOFF IN WORK AREA. DO NOT OPERATE WATER MAIN VALVES AND ELECTRICAL PANELS WITHOUT SPECIFIC APPROVAL FROM PARK STAFF.
 - POTHOLE ALONG WATER MAINS AND LOOPS TO REMOVE ALL FITTINGS AND REPLACE WATER DISTRIBUTION PIPING USING TRENCHLESS PIPE BURSTING METHODS. OPEN TRENCH WATER PIPING INSTALLATION IS ALLOWED WITH PROJECT MANAGER APPROVAL IN AREAS WHERE EXISTING PAVEMENT, WETLANDS, AND TREES WILL NOT BE IMPACTED.
 - MINIMIZE PAVEMENT IMPACTS TO THE MAXIMUM EXTENT FEASIBLE BY REPLACING WATER LINES VIA PIPE BURSTING AND HORIZONTAL DIRECTIONAL DRILLING. SAWCUT AND PATCH DAMAGED PAVEMENT PER DETAIL 5/SHEET C8.0.
 - WHERE NEW ALIGNMENT DIFFERS FROM EXISTING, CAP WATER TIGHT AND ABANDON OLD LINES IN-PLACE.

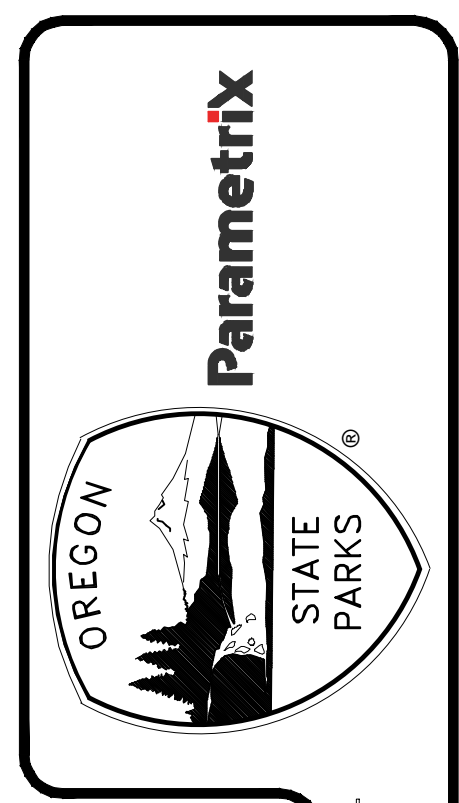


BID DOCUMENTS

RENEWS: 12/31/2024

REVISION	DATE	BY

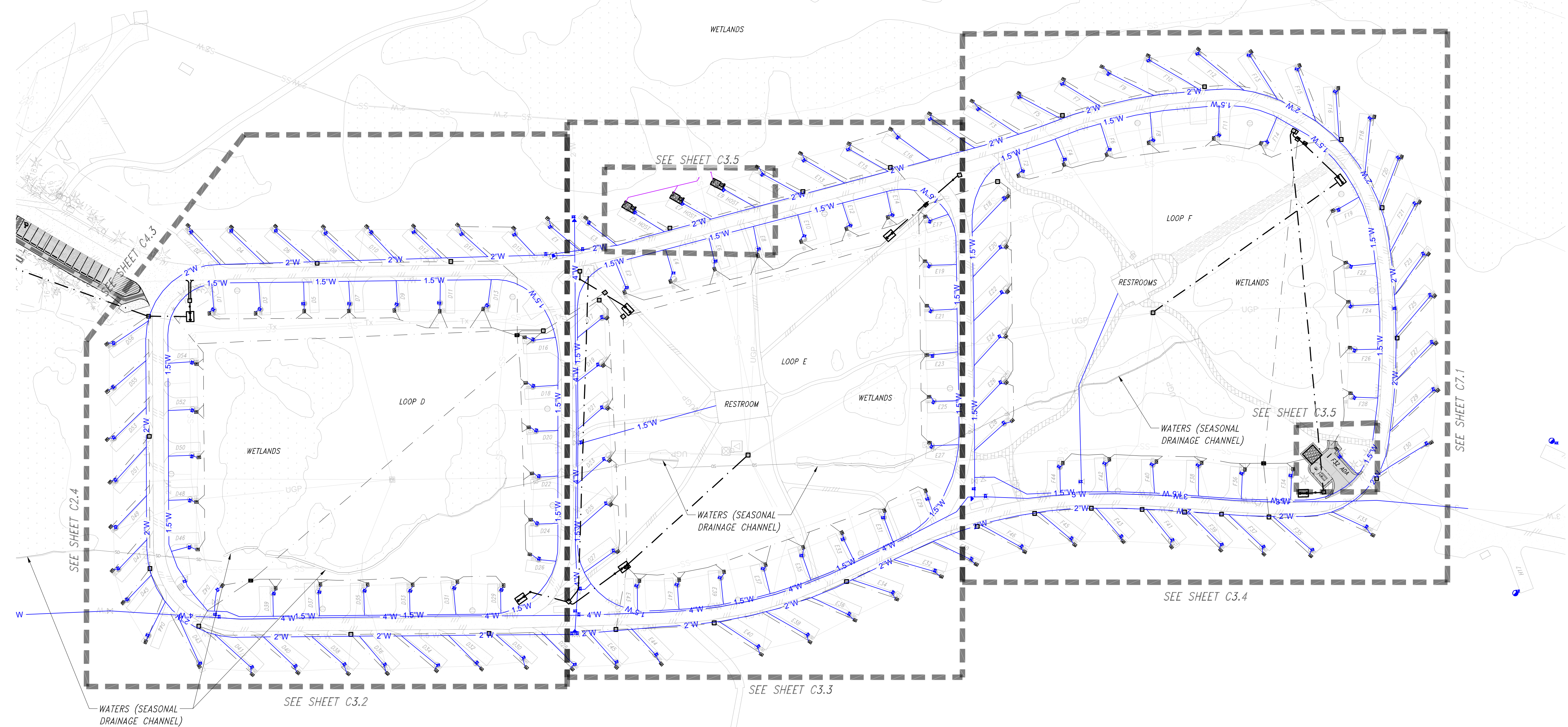
APPROVED BY: RWR	CHECKED BY: SPR	DESIGNED BY: COL	DRAWN BY: MLH	DATE: 08/01/2024
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UTILITY PLAN - ABC LOOP
 UTILITY AND ROAD IMPROVEMENT PROJECT
 NEHALEM BAY STATE PARK
 OREGON PARKS AND RECREATION DEPARTMENT

SHEET: C2.1	
PROJECT#: 36872	CONTRACT #: 11551

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- SHEET NOTES**
1. COORDINATE WITH PARK STAFF TO HAVE WATER SYSTEM AND ELECTRICAL SYSTEMS SHUTOFF IN WORK AREA. DO NOT OPERATE WATER MAIN VALVES AND ELECTRICAL PANELS WITHOUT SPECIFIC APPROVAL FROM PARK STAFF.
 2. POT HOLE ALONG WATER MAINS AND LOOPS TO REMOVE ALL FITTINGS AND REPLACE WATER DISTRIBUTION PIPING USING TRENCHLESS PIPE BURSTING METHODS. OPEN TRENCH WATER PIPING INSTALLATION IS ALLOWED WITH PROJECT MANAGER APPROVAL IN AREAS WHERE EXISTING PAVEMENT, WETLANDS, AND TREES WILL NOT BE IMPACTED.
 3. MINIMIZE PAVEMENT IMPACTS TO THE MAXIMUM EXTENT FEASIBLE BY REPLACING WATER LINES VIA PIPE BURSTING AND HORIZONTAL DIRECTIONAL DRILLING. SAWCUT AND PATCH DAMAGED PAVEMENT PER DETAIL 5/C8.0.
 4. WHERE NEW ALIGNMENT DIFFERS FROM EXISTING, CAP WATER TIGHT AND ABANDON OLD LINES IN-PLACE.
 5. SEE SHEET E2.0 FOR SITE ELECTRICAL UPGRADES

FIELD VERIFY ALL LOCATIONS
 ALL LOCATIONS SHOWN ARE APPROXIMATE. ACTUAL LOCATIONS TO BE DETERMINED IN FIELD BY CONSTRUCTION PROJECT MANAGER PRIOR TO CONSTRUCTION.

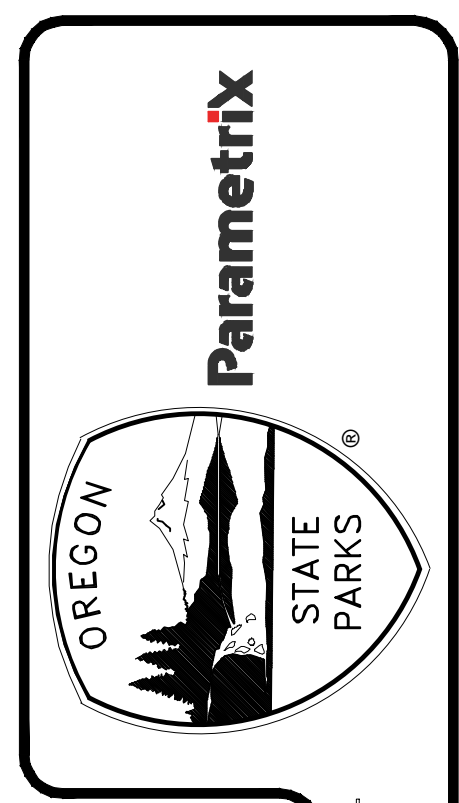
BID DOCUMENTS

REGISTERED PROFESSIONAL ENGINEER
 88634
 DIGITALLY SIGNED
 OREGON
 JULY 10, 2018
 RYAN W. RUDNICK

RENEWS: 12/31/2024

REVISION	DATE	BY

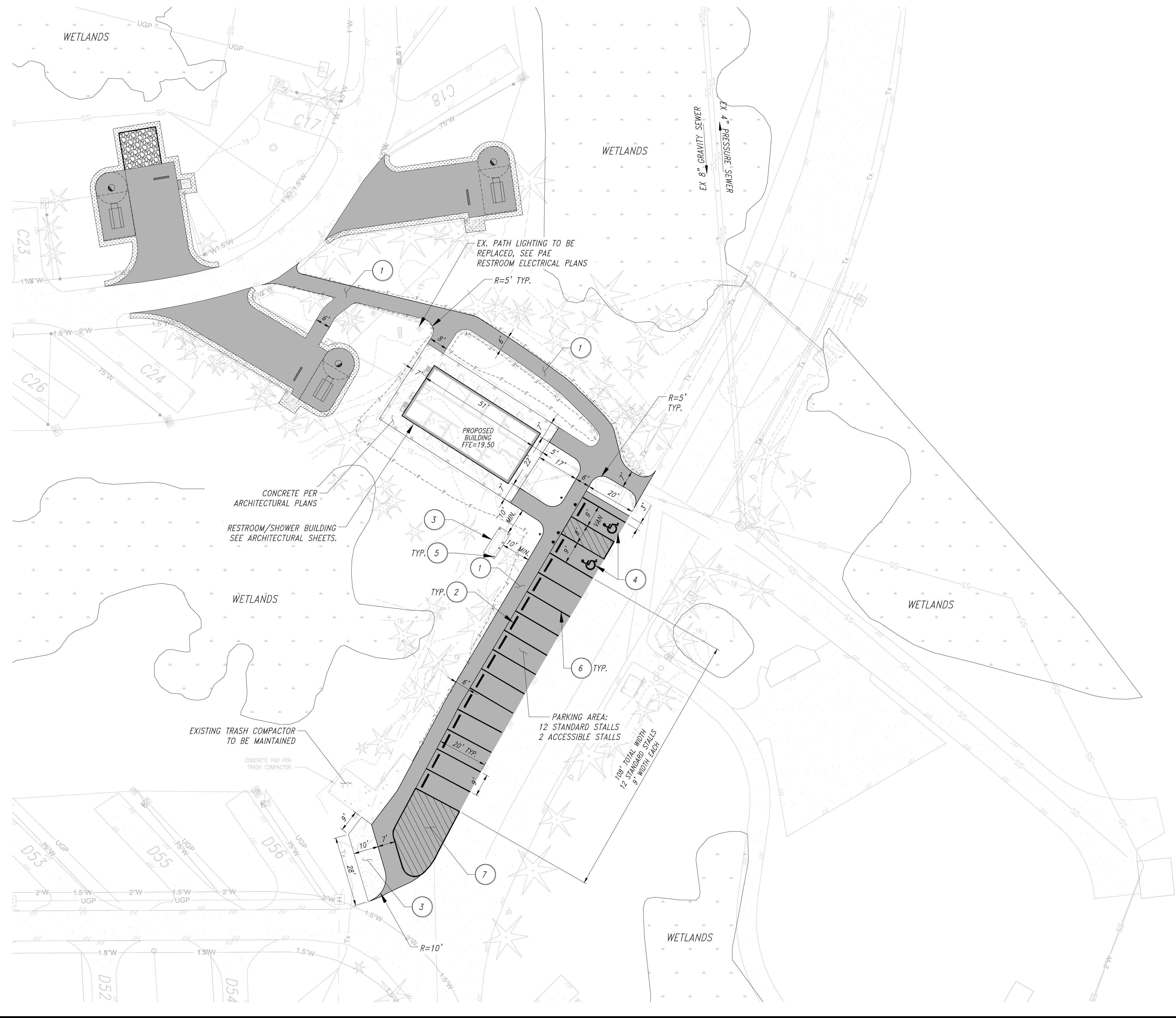
APPROVED BY: RWR	CHECKED BY: SPR	DESIGNED BY: COL	DRAWN BY: MLH	DATE: 08/01/2024
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UTILITY PLAN - DEF LOOP
 UTILITY AND ROAD IMPROVEMENT PROJECT
 NEHALEM BAY STATE PARK
 OREGON PARKS AND RECREATION DEPARTMENT

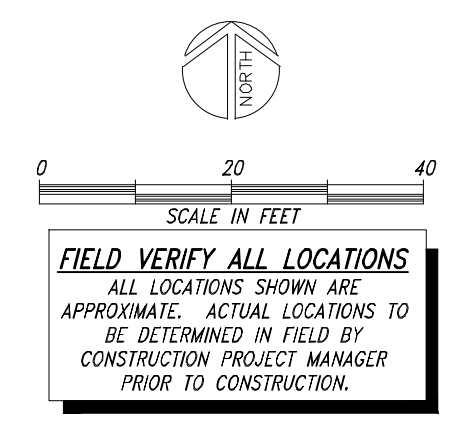
SHEET: C3.1	
PROJECT#: 36872	CONTRACT #: 11551

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SHEET NOTES
 1. REFER TO RESTROOM ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING SHEETS FOR RESTROOM BUILDING DETAILS.

- CONSTRUCTION NOTES**
1. CONSTRUCT ASPHALT PAVEMENT PER DETAIL 6/C8.2.
 2. INSTALL CONCRETE WHEEL STOP PER DETAIL 1/C8.2.
 3. POUR 6'X13' CONCRETE PAD 6" THICK PER DETAIL 1/C8.3.
 4. ADA PARKING SPACE PER DETAILS ON SHEET C8.3.
 5. INSTALL (5) BOLLARDS AROUND EDGE OF PROPANE TANK PAD AS SHOWN PER DETAIL 8/C9.2 WITH 4' MAX CLEARANCE BETWEEN BOLLARDS.
 6. WHITE 4" PARKING STRIPE.
 7. WHITE NO PARKING ZONE STRIPING PER DETAIL 3/C8.3.

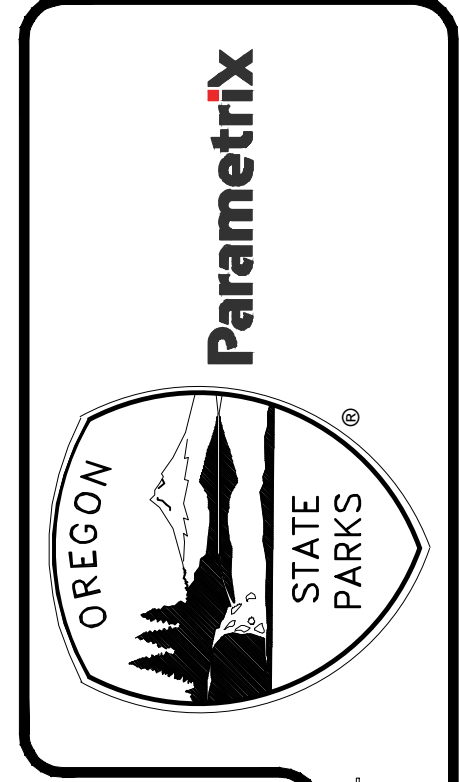


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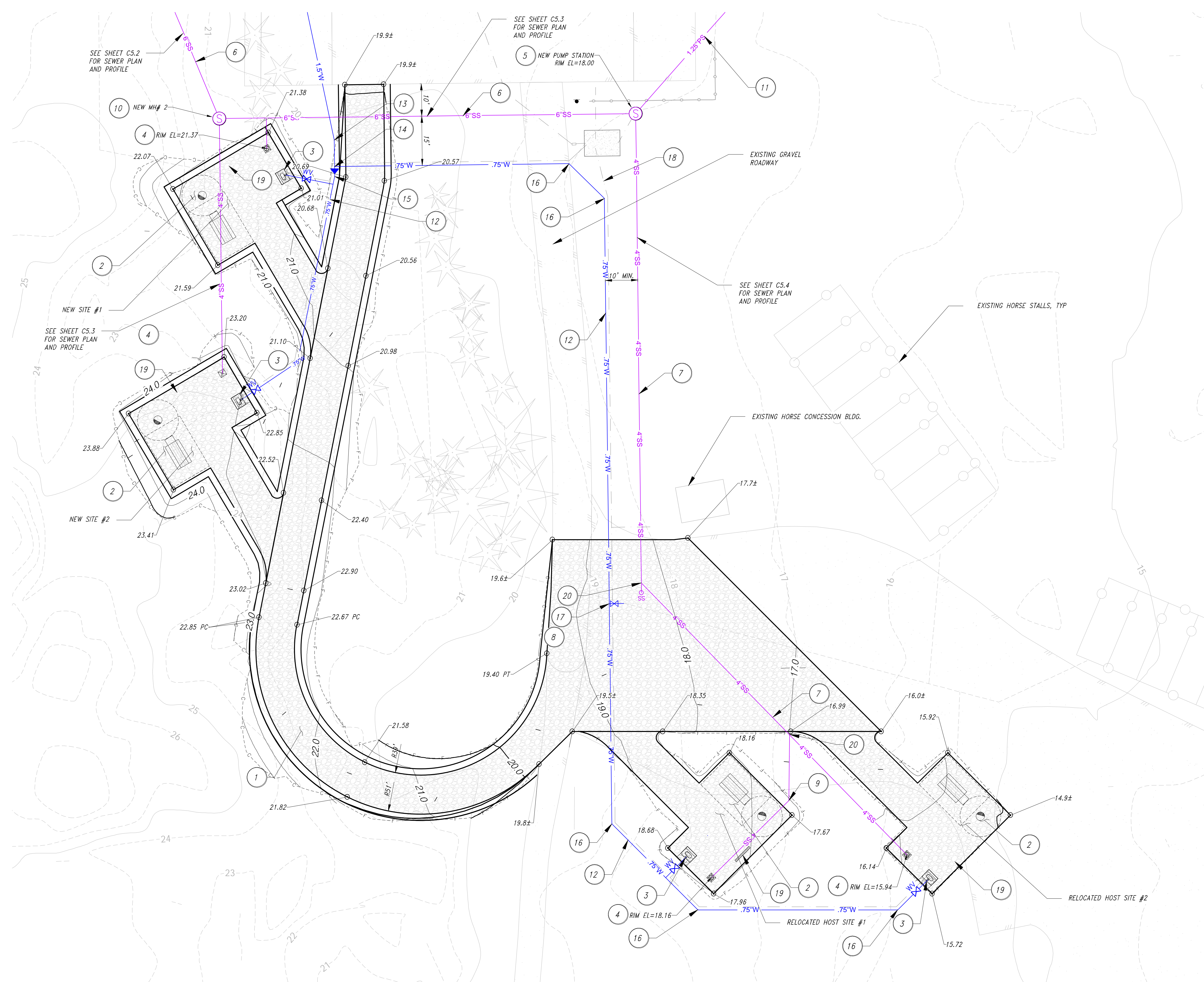
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APPROVED BY: RWR	CHECKED BY: SPR	DESIGNED BY: COL	DRAWN BY: MLH	DATE: 08/01/2024
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SITE PLAN - CD RESTROOMS
UTILITY AND ROAD IMPROVEMENT PROJECT
NEHALEM BAY STATE PARK
OREGON PARKS AND RECREATION DEPARTMENT

SHEET: C4.1	
PROJECT#: 36872	CONTRACT #: 11551



SHEET NOTES

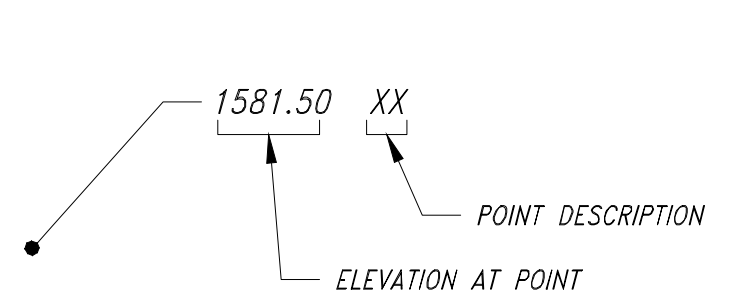
1. TOPOGRAPHIC SURVEY NOT GATHERED IN THIS AREA PER OPRD DIRECTION. CONTOURS SHOWN ARE BASED ON LIDAR SURFACE DATA.
2. WATER PIPE BENDS CAN BE OMITTED IF HDPE OR PEX PIPE IS USED THAT CAN FOLLOW GENERAL ALIGNMENT AND CURVE AT DEFLECTIONS WITHIN MANUFACTURER'S PUBLISHED RADIUS LIMITATIONS.
3. IMPLEMENT AND MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES, INCLUDING RESTORATION SEEDING, PER EROSION CONTROL PLANS.

CONSTRUCTION NOTES

1. CONSTRUCT NEW 12" WIDE GRAVEL ROADWAY PER DETAIL 5/CB.2.
2. CONSTRUCT GRAVEL CONCESSIONAIRE SITE PER DETAIL 2/CB.4.
3. INSTALL NEW 3/4" WATER SERVICE VALVE BOX AND CAMPSITE SERVICE PEDESTAL PER TYPICAL DETAIL 2/CB.1.
4. INSTALL NEW SEWER CONNECTION PER DETAIL 1/CB.1.
5. INSTALL WH471-122 E-ONE GRINDER PUMP STATION, SEE DETAIL 2/CB.7.
6. INSTALL NEW 6" GRAVITY SANITARY SEWER MAIN PER DETAIL 1/CB.0.
7. INSTALL NEW 4" GRAVITY SANITARY SEWER MAIN PER DETAIL 1/CB.0.
8. INSTALL 4" SANITARY SEWER CLEANOUT PER DETAIL 2/CB.2.
9. INSTALL 4" 45° HORIZONTAL BEND.
10. CONSTRUCT NEW 48" CONCRETE MANHOLE, SEE DETAIL 3/CB.7.
11. INSTALL 1.25" HDPE PRESSURE SEWER. SEE SHEET C5.5 FOR PLAN AND PROFILE.
12. INSTALL NEW 3/4" WATER SERVICE.
13. INSTALL 1.5" 11.25° HORIZONTAL BEND.
14. INSTALL 1.5"x3/4" REDUCING TEE OR SADDLE WITH 1.5"x3/4" REDUCER ON DOWNSTREAM LINE.
15. INSTALL 3/4" 11.25° HORIZONTAL BEND.
16. INSTALL 3/4" 45° HORIZONTAL BEND.
17. ESTIMATED LOCATION OF EXISTING WATER LINE SERVING HORSE CONCESSIONAIRE AREA AND HOSE BIBS. CONFIRM LOCATION IN FIELD AND CONNECT EAST SIDE TO NEW PIPING WITH A TEE AND ISOLATION VALVE. SEE DETAIL 2/CB.1 FOR VALVE AND BOX MATERIALS (H-20 TRAFFIC RATED IF IN VEHICULAR AREA).
18. SITE ELECTRICAL UPGRADES, SEE LANDIS PLANS.
19. INSTALL CAMPSITE WHEELSTOPS PER DETAIL 4/CB.2.
20. INSTALL 4" WYE.

SHEET LEGEND

- FILL SLOPE
- - - CUT SLOPE



- POINT DESCRIPTIONS:**
- NONE FINISH GRADE
 - ± MATCH EXISTING GRADE
 - EG EXISTING GRADE
 - PC POINT OF CURVATURE
 - PT POINT OF TANGENCY
 - RIM STRUCTURE RIM ELEVATION

BID DOCUMENTS

REGISTERED PROFESSIONAL ENGINEER
88634
DIGITALLY SIGNED
OREGON
JULY 10, 2018
RYAN W. RUDNICK

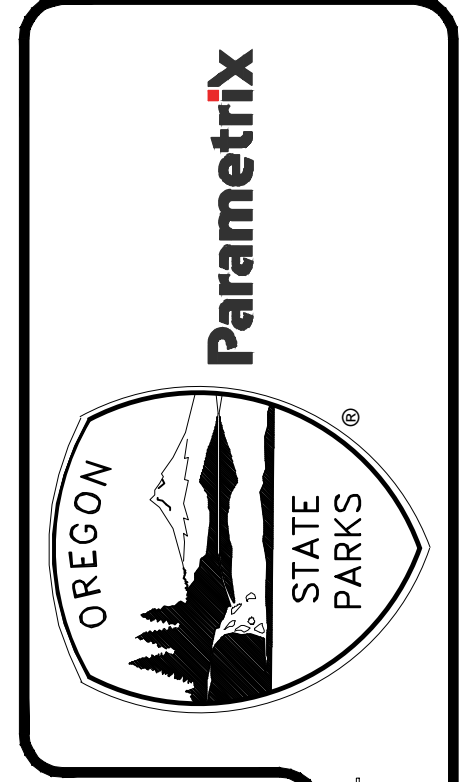
SCALE IN FEET
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FIELD VERIFY ALL LOCATIONS
ALL LOCATIONS SHOWN ARE APPROXIMATE. ACTUAL LOCATIONS TO BE DETERMINED IN FIELD BY CONSTRUCTION PROJECT MANAGER PRIOR TO CONSTRUCTION.

REVISIONS: 12/31/2024

BY	
DATE	
REVISION	

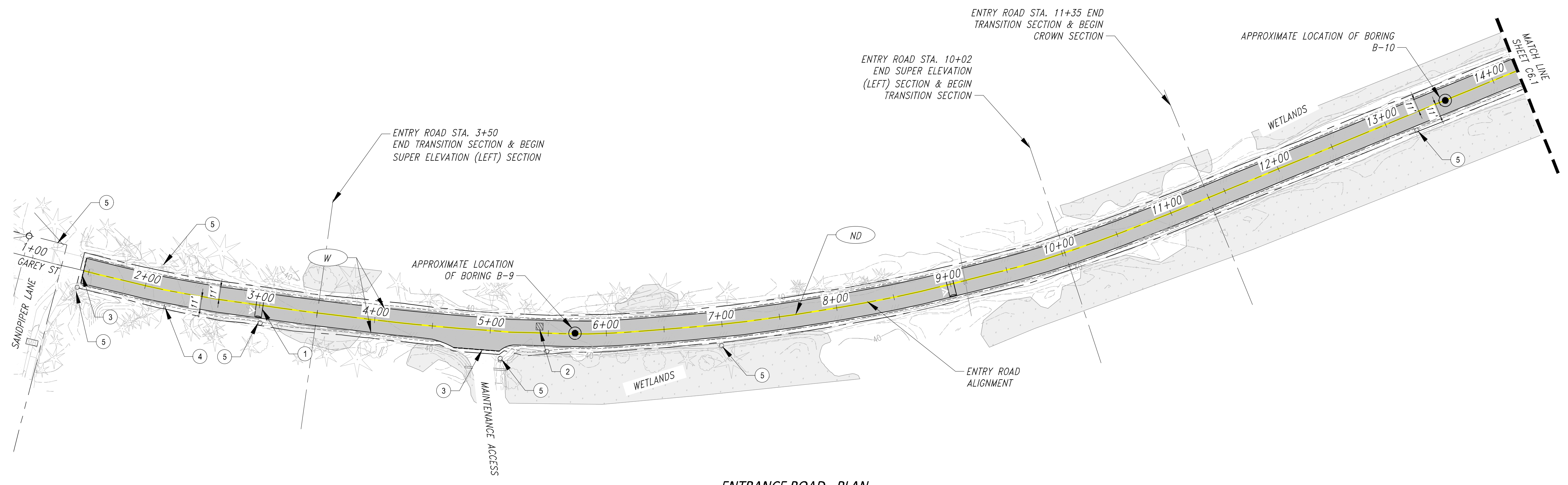
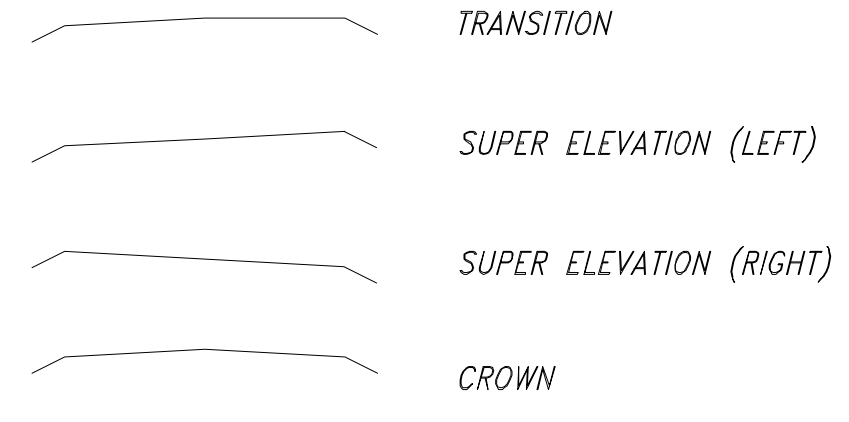
APPROVED BY	RWR
CHECKED BY	SFR
DESIGNED BY	COL
DRAWN BY	MLH
DATE	08/01/2024



SITE, GRADING, & UTILITY PLAN - SOUTH DAY USE
 UTILITY AND ROAD IMPROVEMENT PROJECT
 NEHALEM BAY STATE PARK
 OREGON PARKS AND RECREATION DEPARTMENT

SHEET:	C5.1
PROJECT#:	36872
CONTRACT #:	11551

FINISH GRADE SECTION VIEW LEGEND

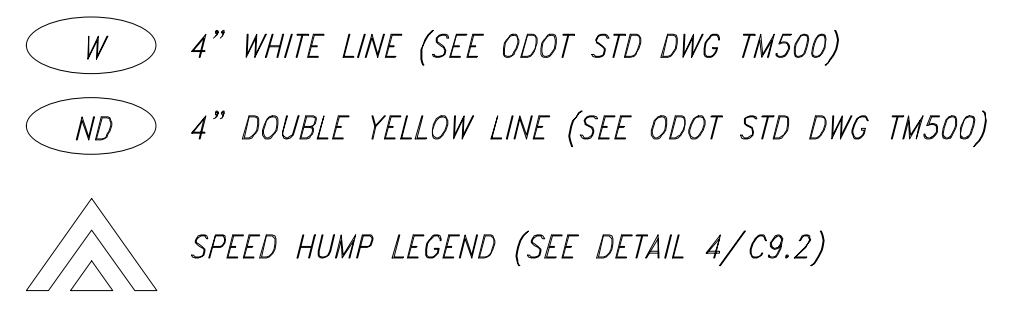


ENTRANCE ROAD - PLAN

SHEET NOTES

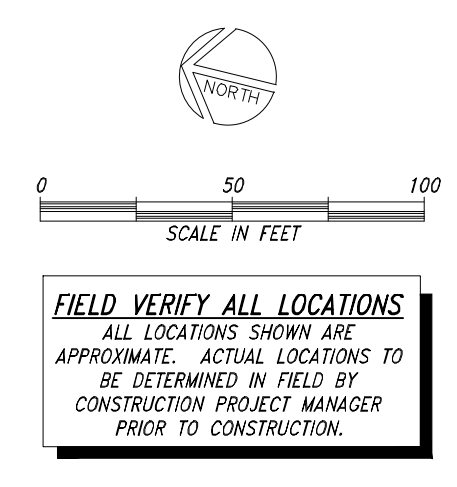
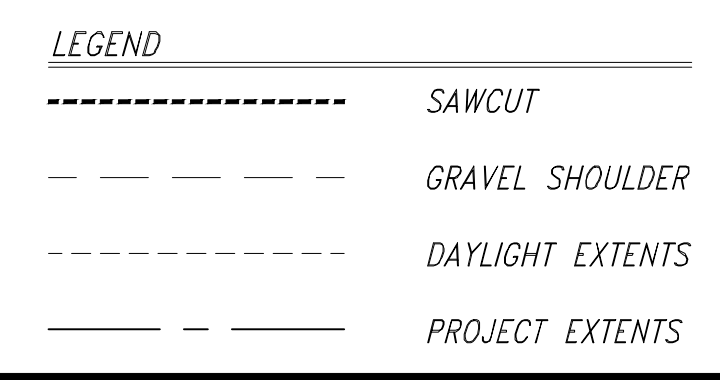
- ALL LONGITUDINAL STRIPING AND PAVEMENT MARKINGS SHALL BE INSTALLED PER SECTION 00850 OF THE OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION. MATERIAL SHALL BE PER SECTION 00860 OF THE OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION.
- WETLAND EXTENTS ARE SHOWN FOR REFERENCE PER WETLAND DELINEATION REPORT BY PARAMETRIX. CONCURRENCE GIVEN BY DSL 01/25/2024
- REMOVE THE EXISTING PAVED SURFACE, ADD 1" AGGREGATE BASE TO ACHIEVE IMPROVED SLOPES, COMPACT, GRADE AND REPAVE ENTRANCE ROAD PER DETAIL 3/C9.1.
- CONTRACTOR TO SAWCUT ALL TRANSITIONS BETWEEN IMPROVED AND UNIMPROVED SURFACES PROVIDING A STRAIGHT AND CLEAN JOINT. IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN A SMOOTH EDGE.
- FOR EXISTING ASPHALT DEPTHS SEE DETAIL 2/C9.1
- IMPLEMENT AND MAINTAIN EROSION CONTROL MEASURES PER EROSION CONTROL PLANS.

STRIPING LEGEND



CONSTRUCTION NOTES

- CONSTRUCT SPEED HUMP PER DETAIL 3/C9.2
- APPROXIMATE LOCATION OF MINIMUM 6'X6' FULL DEPTH PAVEMENT REPAIR. CONTRACTOR TO EXTEND FOOTPRINT OF REPAIR AREA TO MATCH EXTENT OF DAMAGE. SEE DETAIL 3/C9.1
- SAWCUT AND MATCH NEW PAVING TO EXISTING. SEE DETAIL 2/C9.2.
- INSTALL 24"X30" MUTCD SIGN R2-1. SEE DETAILS 4 & 6/C9.1
- EXISTING SIGN TO REMAIN IN PLACE.



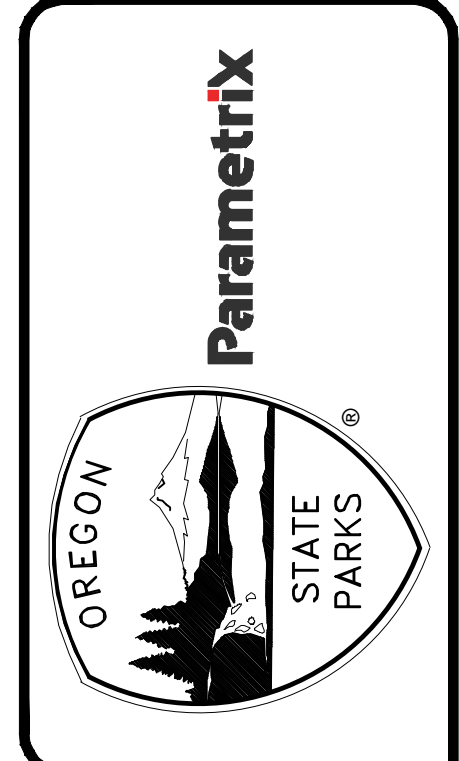
FIELD VERIFY ALL LOCATIONS
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BID DOCUMENTS

DIGITALLY SIGNED
OREGON
JULY 10, 2018
RYAN W. RUDNICK
RENEWS: 12/31/2024

BY	
DATE	
REVISION	

APPROVED BY	RWR
CHECKED BY	SPR
DESIGNED BY	COL
DRAWN BY	MLH
DATE	08/01/2024







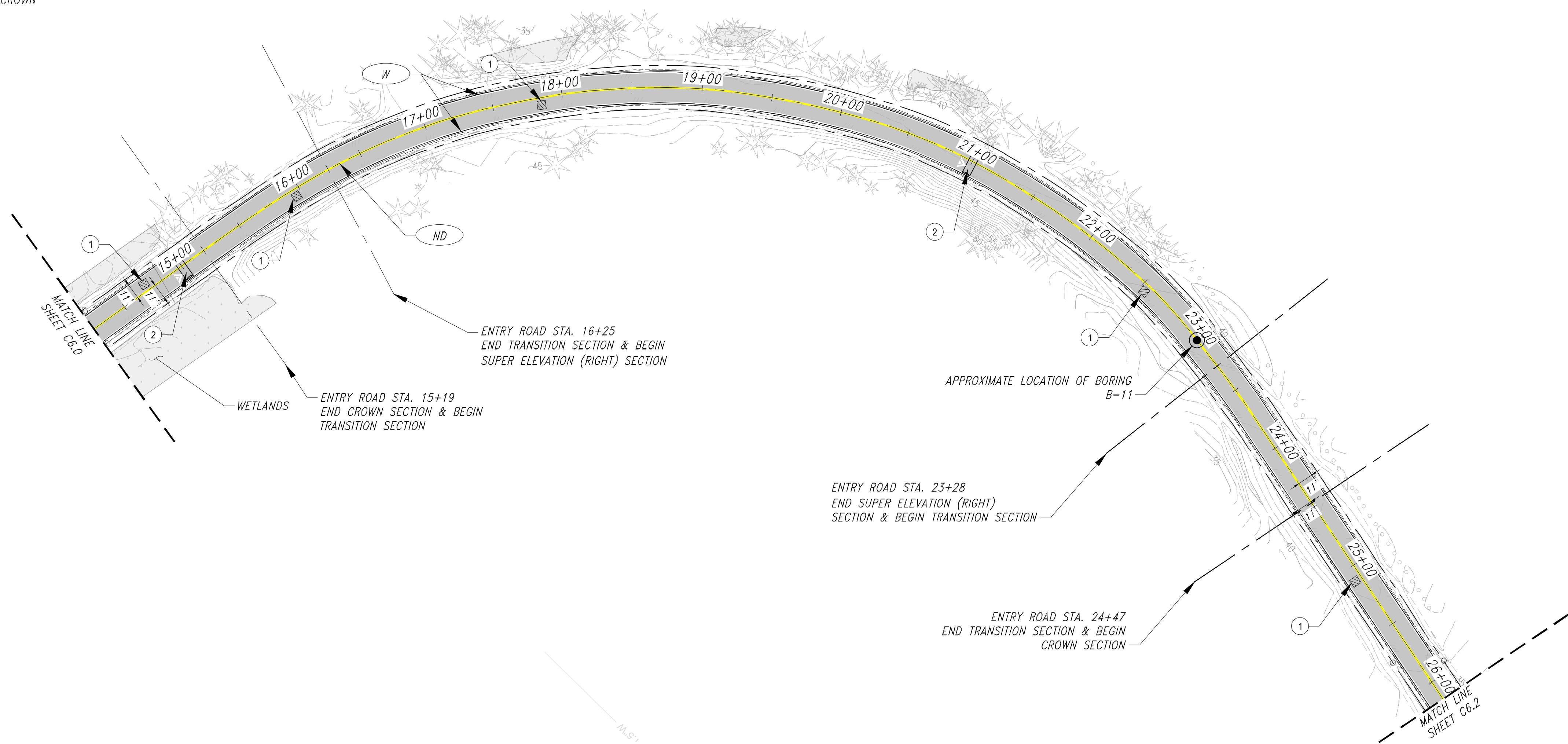
PLAN & PROFILE - ENTRY ROAD NORTH
IMPROVEMENT ROAD IMPROVEMENT PROJECT
NEHALEM BAY STATE PARK
OREGON PARKS AND RECREATION DEPARTMENT

SHEET:	C6.0
PROJECT#:	36872
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FINISH GRADE SECTION VIEW LEGEND

-  TRANSITION
-  SUPER ELEVATION (LEFT)
-  SUPER ELEVATION (RIGHT)
-  CROWN

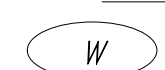




ENTRANCE ROAD - PLAN

SHEET NOTES

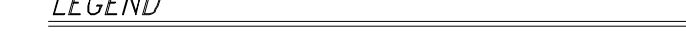



- ALL LONGITUDINAL STRIPING AND PAVEMENT MARKINGS SHALL BE INSTALLED PER SECTION 00850 OF THE OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION. MATERIAL SHALL BE PER SECTION 00860 OF THE OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION.
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- FOR EXISTING ASPHALT DEPTHS SEE DETAIL 2/C9.1.
- IMPLEMENT AND MAINTAIN EROSION CONTROL MEASURES PER EROSION CONTROL PLANS.


STRIPING LEGEND

-  4" WHITE LINE (SEE ODOT STD DWG TM500)
-  4" DOUBLE YELLOW LINE (SEE ODOT STD DWG TM500)
-  SPEED HUMP LEGEND (SEE DETAIL 4/C9.2)

CONSTRUCTION NOTES

- APPROXIMATE LOCATION OF MINIMUM 6'X6' FULL DEPTH PAVEMENT REPAIR. CONTRACTOR TO EXTEND FOOTPRINT OF REPAIR AREA TO MATCH EXTENT OF DAMAGE. SEE DETAIL 3/C9.1
- CONSTRUCT SPEED HUMP PER DETAIL 3/C9.2

- LEGEND
-  SAWCUT
 -  GRAVEL SHOULDER
 -  DAYLIGHT EXTENTS
 -  PROJECT EXTENTS

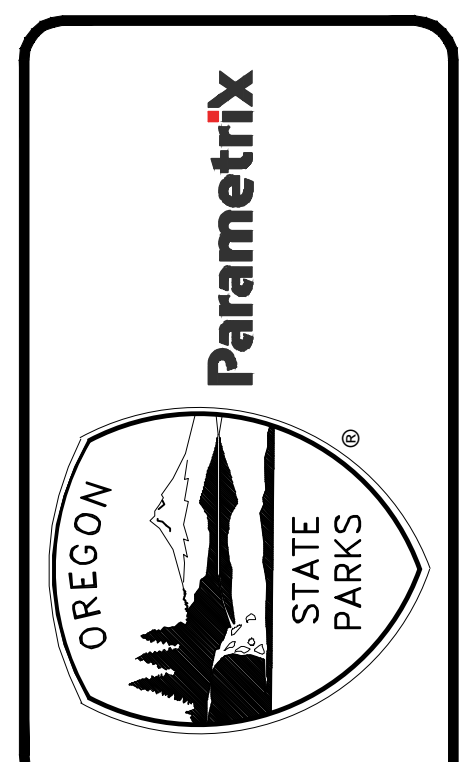

 SCALE IN FEET
 0 50 100
FIELD VERIFY ALL LOCATIONS
 ALL LOCATIONS SHOWN ARE APPROXIMATE. ACTUAL LOCATIONS TO BE DETERMINED IN FIELD BY CONSTRUCTION PROJECT MANAGER PRIOR TO CONSTRUCTION.

BID DOCUMENTS


 REGISTERED PROFESSIONAL ENGINEER
 88634
 DIGITALLY SIGNED
 OREGON
 JULY 10, 2018
 RYAN W. RUDNICK
 RENEWS: 12/31/2024

REVISION	DATE	BY

APPROVED BY: RWR	CHECKED BY: SPR	DESIGNED BY: COL	DRAWN BY: MLH	DATE: 08/01/2024
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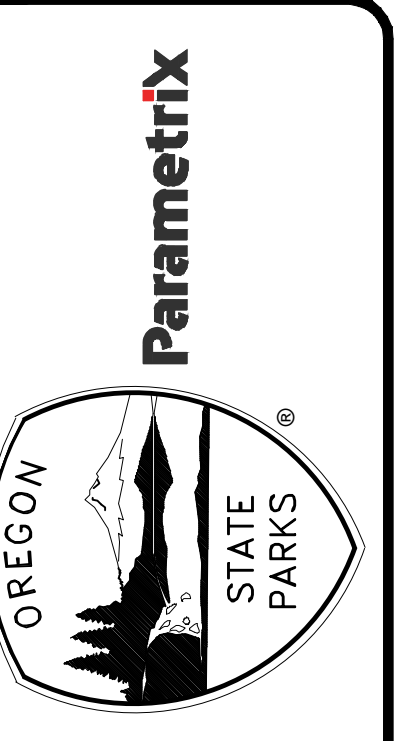
PLAN & PROFILE - ENTRANCE ROAD CENTRAL
 IMPROVEMENT ROAD IMPROVEMENT PROJECT
 NEHALEM BAY STATE PARK
 OREGON PARKS AND RECREATION DEPARTMENT

SHEET: C6.1	
PROJECT#: 36872	CONTRACT #: 11551

8/5/2024 11:42 AM - u:\Bend\Projects\Clients\4011-oregon park & rec.dept\297-4011-016 nehalembayupprojdes\CADD\DWG-SP3\3SHEETS\SP3A\C4.0 PLAN & PROFILE.dwg - Ryan Rudnick

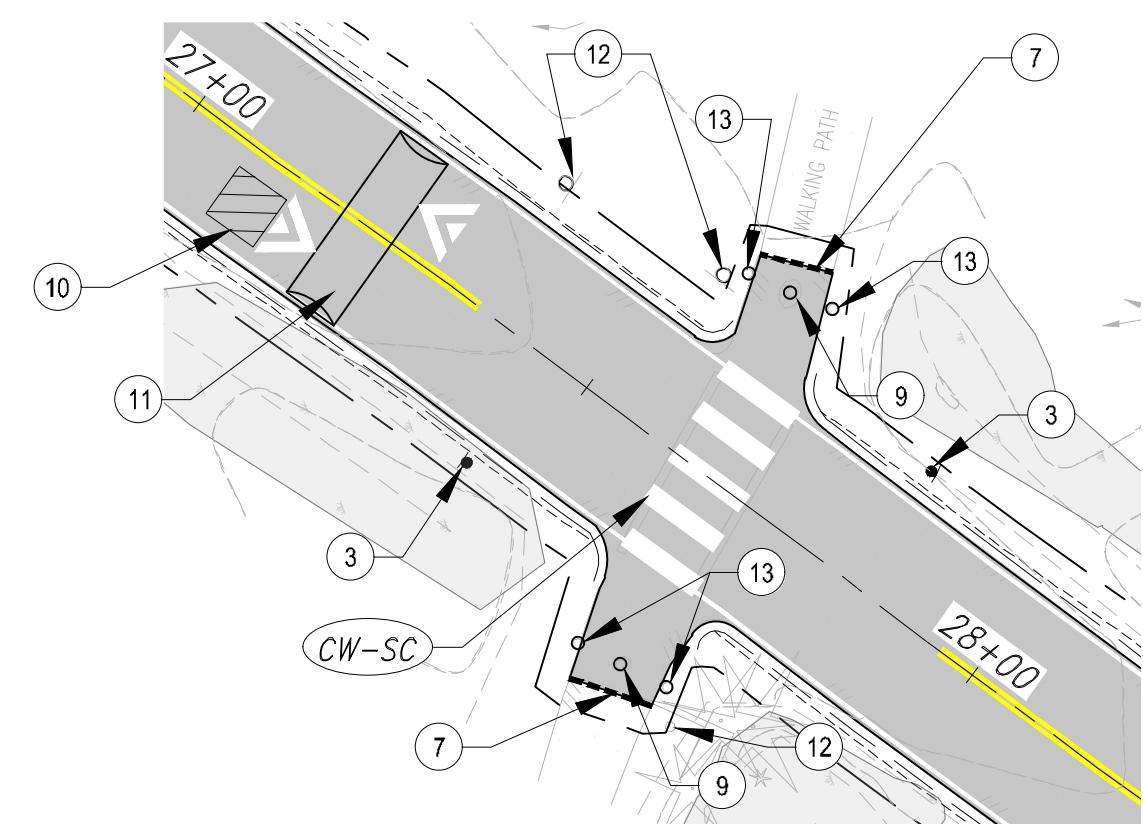
BY	
DATE	
REVISION	

APPROVED BY	RWR
CHECKED BY	SPR
DESIGNED BY	COL
DRAWN BY	MLH
DATE	08/01/2024

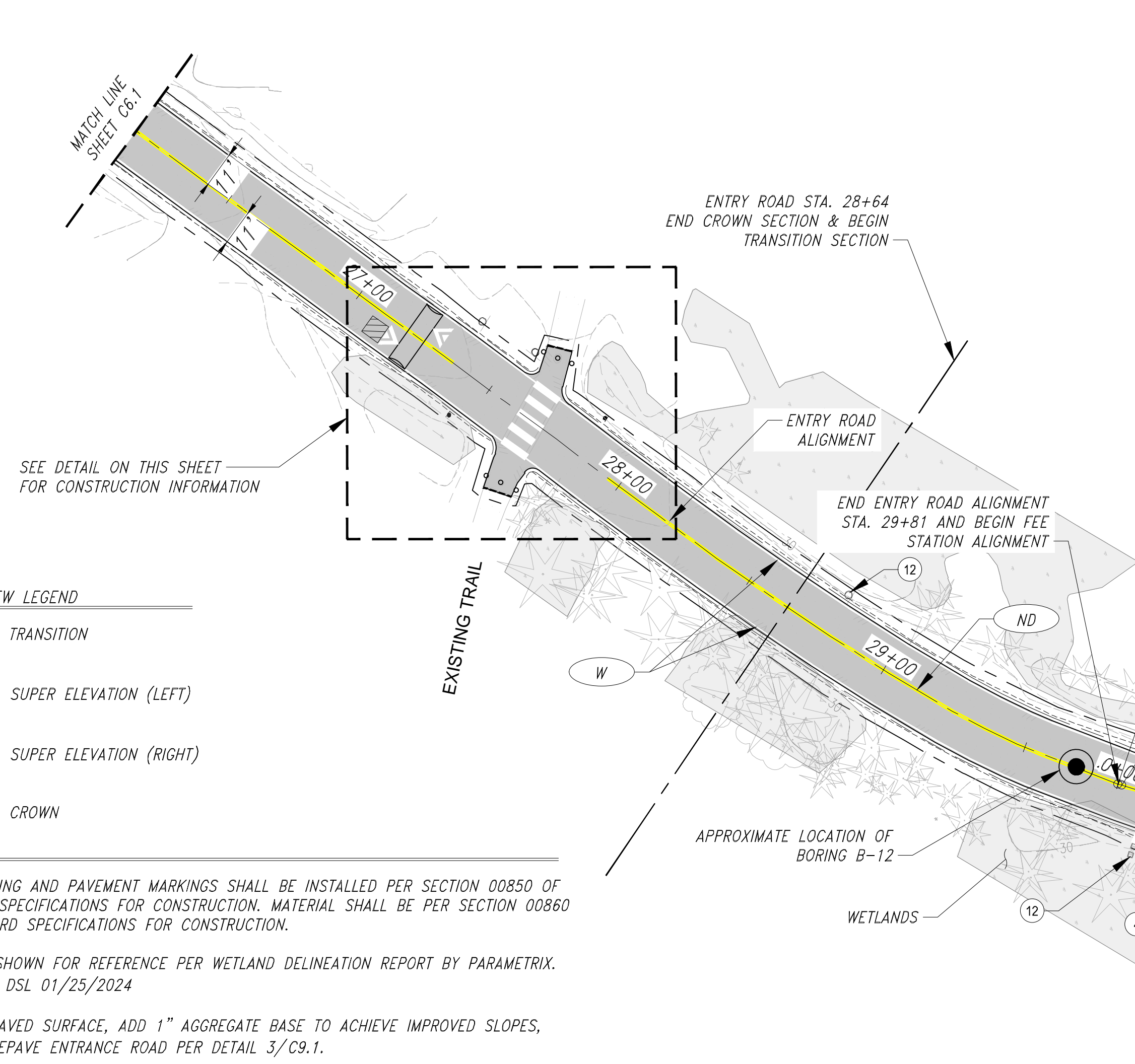


PLAN & PROFILE - ENTRY ROAD SOUTH IMPROVEMENTS
 UTILITY AND ROAD IMPROVEMENT PROJECT
 NEHALEM BAY STATE PARK
 OREGON PARKS AND RECREATION DEPARTMENT

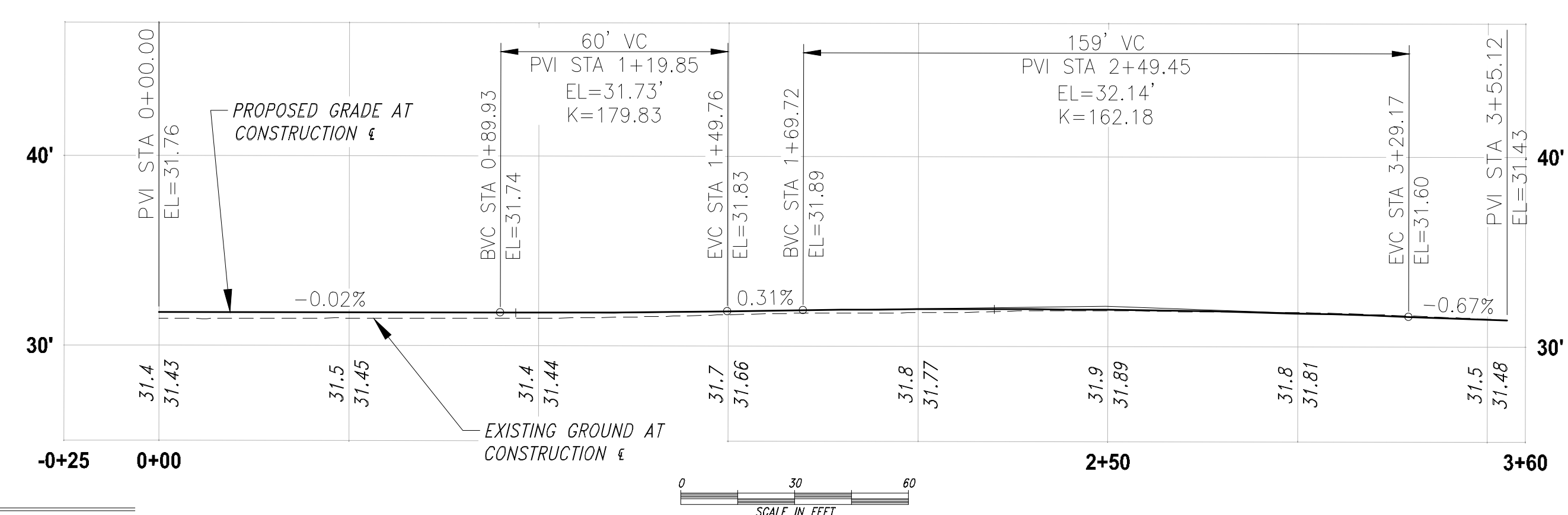
SHEET:	C6.2
PROJECT#:	36872
CONTRACT #:	11551



EXISTING TRAIL CONNECTION - DETAIL
SCALE: 1" = 20"



ENTRANCE ROAD - PLAN



FEE STATION - PROFILE
(5:1 VERTICAL EXAGGERATION)

FINISH GRADE SECTION VIEW LEGEND

	TRANSITION
	SUPER ELEVATION (LEFT)
	SUPER ELEVATION (RIGHT)
	CROWN

- SHEET NOTES**
- ALL LONGITUDINAL STRIPING AND PAVEMENT MARKINGS SHALL BE INSTALLED PER SECTION 00850 OF THE OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION. MATERIAL SHALL BE PER SECTION 00860 OF THE OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION.
 - WETLAND EXTENTS ARE SHOWN FOR REFERENCE PER WETLAND DELINEATION REPORT BY PARAMETRIX. CONCURRENCE GIVEN BY DSL 01/25/2024
 - REMOVE THE EXISTING PAVED SURFACE, ADD 1" AGGREGATE BASE TO ACHIEVE IMPROVED SLOPES, COMPACT, GRADE AND REPAVE ENTRANCE ROAD PER DETAIL 3/C9.1.
 - REMOVE THE EXISTING PAVED SURFACE AND CONSTRUCT THE "FEE STATION" SECTION OF THE ROADWAY PER DETAIL 5/C9.1.
 - CONTRACTOR TO SAWCUT ALL TRANSITIONS BETWEEN IMPROVED AND UNIMPROVED SURFACES PROVIDING A STRAIGHT AND CLEAN JOINT. IT IS THE CONTRACTORS RESPONSIBILITY TO MAINTAIN A SMOOTH EDGE.
 - FOR EXISTING ASPHALT DEPTHS SEE DETAIL 2/C9.1.
 - IMPLEMENT AND MAINTAIN EROSION CONTROL MEASURES PER EROSION CONTROL PLANS.

- CONSTRUCTION NOTES**
- EXTG. STOP SIGN TO REMAIN IN PLACE. REPLACE IF DAMAGED DURING CONSTRUCTION
 - INSTALL FEE STATION, MODEL "VENSTATION XC TILT CORE MACHINE", PER MANUFACTURERS INSTRUCTIONS
 - INSTALL 30"x30" MUTCD SIGN W11-15 IN COMBINATION WITH 24"x15" MUTCD SIGN W16-7P. SEE DETAILS 4 & 6/C9.1
 - INSTALL "DAY USE FEE STATION AHEAD" SIGN, SUBMIT SHOP DRAWING TO PM FOR APPROVAL. SEE DETAIL 4/C9.1 FOR INSTALLATION INSTRUCTIONS.
 - INSTALL GATE PER DETAIL 1/C9.0
 - INSTALL FIXED PIPE BOLLARD PER DETAIL 8/C9.2, 10' O.C.
 - CONSTRUCT PATHWAY TIE IN PER DETAIL 1/C9.1. SAWCUT AND MATCH FLUSH.
 - RELOCATE EXISTING SIGN TO DAYLIGHT EXTENTS
 - INSTALL REMOVABLE BOLLARD, PER DETAIL 1/C9.2
 - APPROXIMATE LOCATION OF MINIMUM 6'X6' FULL DEPTH PAVEMENT REPAIR. CONTRACTOR TO EXTEND FOOTPRINT OF REPAIR AREA TO MATCH EXTENT OF DAMAGE. SEE DETAIL 3/C9.1
 - CONSTRUCT SPEED HUMP PER DETAIL 3/C9.2
 - EXISTING SIGN TO REMAIN IN PLACE.
 - INSTALL FIXED WOOD BOLLARD, PER DETAIL 1/C9.2
 - SAWCUT AND MATCH NEW PAVING TO EXISTING. SEE DETAIL 2/C9.2.
 - INSTALL 24"x30" MUTCD SIGN R2-1. SEE DETAILS 4 & 6/C9.1
 - FIELD VERIFY EXTG. STRIPING LAYOUT AND ADJUST NEW STRIPING WITHIN 50FT IF NECESSARY FOR A SMOOTH TIE-IN.

STRIPING LEGEND

	4" WHITE LINE (SEE ODOT STD DWG TM500)
	4" DOUBLE YELLOW LINE (SEE ODOT STD DWG TM500)
	STAGGERED CONTINENTAL CROSSWALK 2' WHITE BARS (SEE ODOT STD DWG TM503 AND TM 530)
	STOP BAR 1' WHITE BAR (SEE DETAIL 5/C9.2)
	4" WHITE DOTTED LINE (SEE ODOT STD DWG TM500)
	SPEED HUMP LEGEND (SEE DETAIL 4/C9.2)

LEGEND

	SAWCUT
	GRAVEL SHOULDER
	DAYLIGHT EXTENTS
	PROJECT EXTENTS

FIELD VERIFY ALL LOCATIONS
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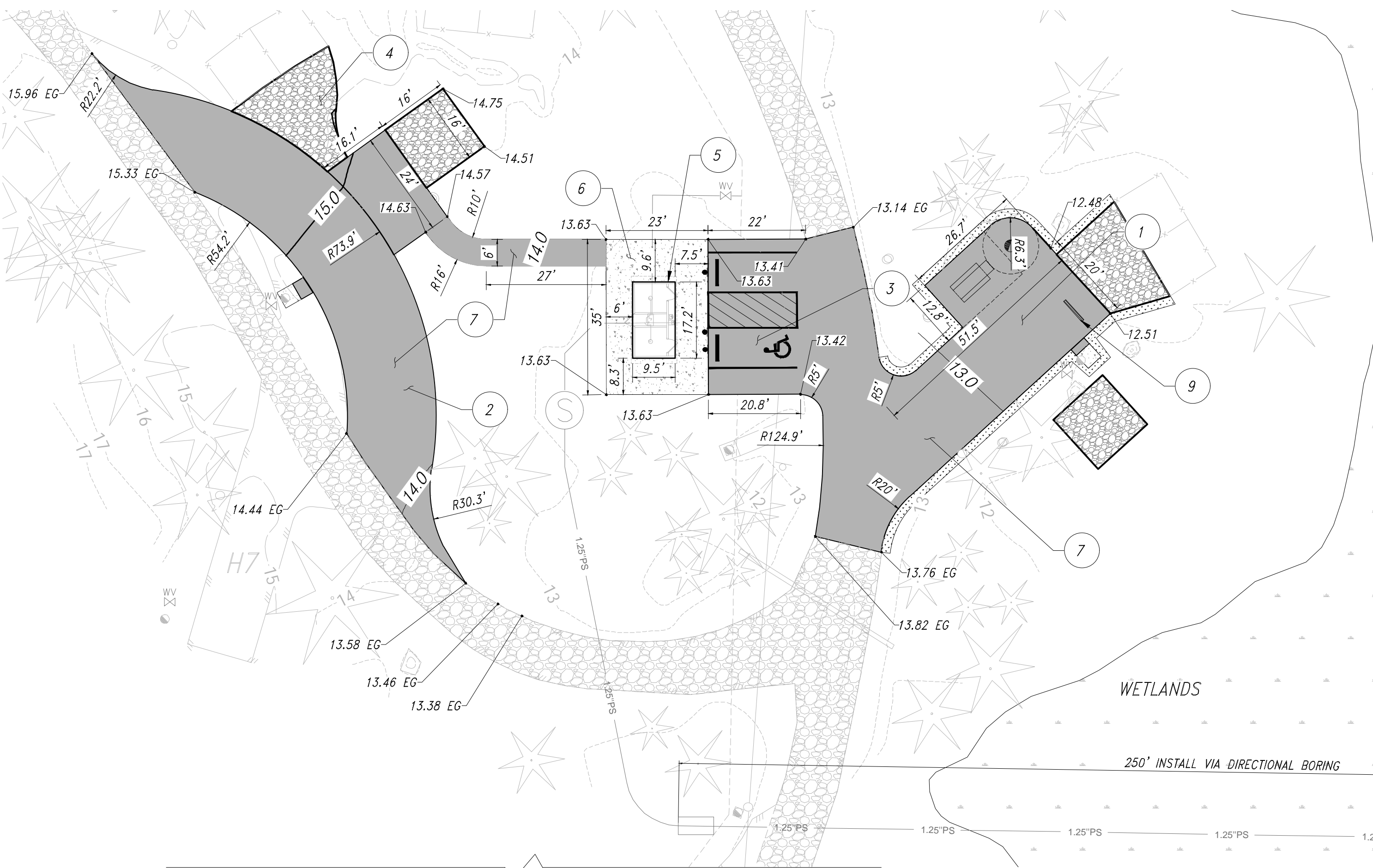
BID DOCUMENTS

REGISTERED PROFESSIONAL ENGINEER
88634
OREGON
JULY 10, 2018
RYAN W. RUDNICK

RENEWS: 12/31/2024

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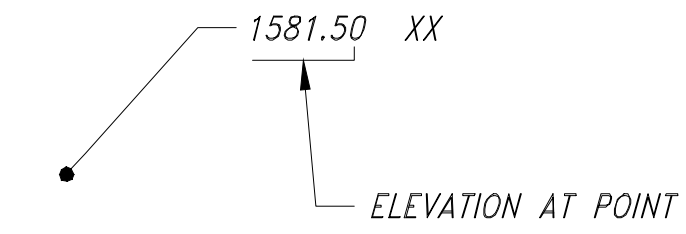
8/5/2024 11:43 AM - u:\Bend\Projects\Clients\4011-oregon park & rec.dept\297-4011-016 nehalembayupproj\des\99Svcs\CADD\DWG-SP2\SHEETS\C5.1 SITE & GRADING PLAN - HORSE CAMP LOOP.dwg - Ryan Rudnick



SITE AND GRADING NOTES

1. UPGRADE TO ACCESSIBLE SITE PER NOTES AND LAYOUT ON THIS SHEET. SEE TYPICAL DETAIL 1/C8.4 FOR REFERENCE.
2. UPGRADE TO ACCESSIBLE PULL THROUGH SITE PER NOTES AND LAYOUT ON THIS SHEET. SEE TYPICAL DETAIL 3/C8.4 FOR REFERENCE.
3. ADA PARKING SPACE PER DETAILS ON SHEET C8.3.
4. COMPACTED 1/4" OR 3/8" MINUS GRAVEL TO 4" MINIMUM THICKNESS.
5. PREPARE SUBGRADE AND AGGREGATE BASE PAD FOR PREFABRICATED RESTROOM BUILDING TO BE INSTALLED BY OTHERS (CXT). SEE SECTION AND NOTES, THIS SHEET.
6. CONCRETE PAVEMENT 4" THICK PER DETAIL 4/C8.3. CONCRETE TO BE POURED AFTER CTX RESTROOM PLACEMENT (BY OTHERS) IS COMPLETE.
7. CONSTRUCT ASPHALT PAVEMENT PER DETAIL 6/C8.2.
8. CONSTRUCTION ENTRANCE (TYPE 1) PER DETAIL 1/EC5.0.
9. PLACE CAMPSITE WHEELSTOP PER DETAIL 4/C8.2.
10. INSTALL CONCRETE WHEEL STOP PER DETAIL 1/C8.2.

GRADING LABEL LEGEND



POINT DESCRIPTIONS:

- NONE FINISH GRADE
- ± MATCH EXISTING GRADE
- EG EXISTING GRADE
- FF FINISH FLOOR
- PC POINT OF CURVATURE
- RIM STRUCTURE RIM ELEVATION
- TP TOP OF PAVEMENT
- TC TOP OF CURB

NOTE:

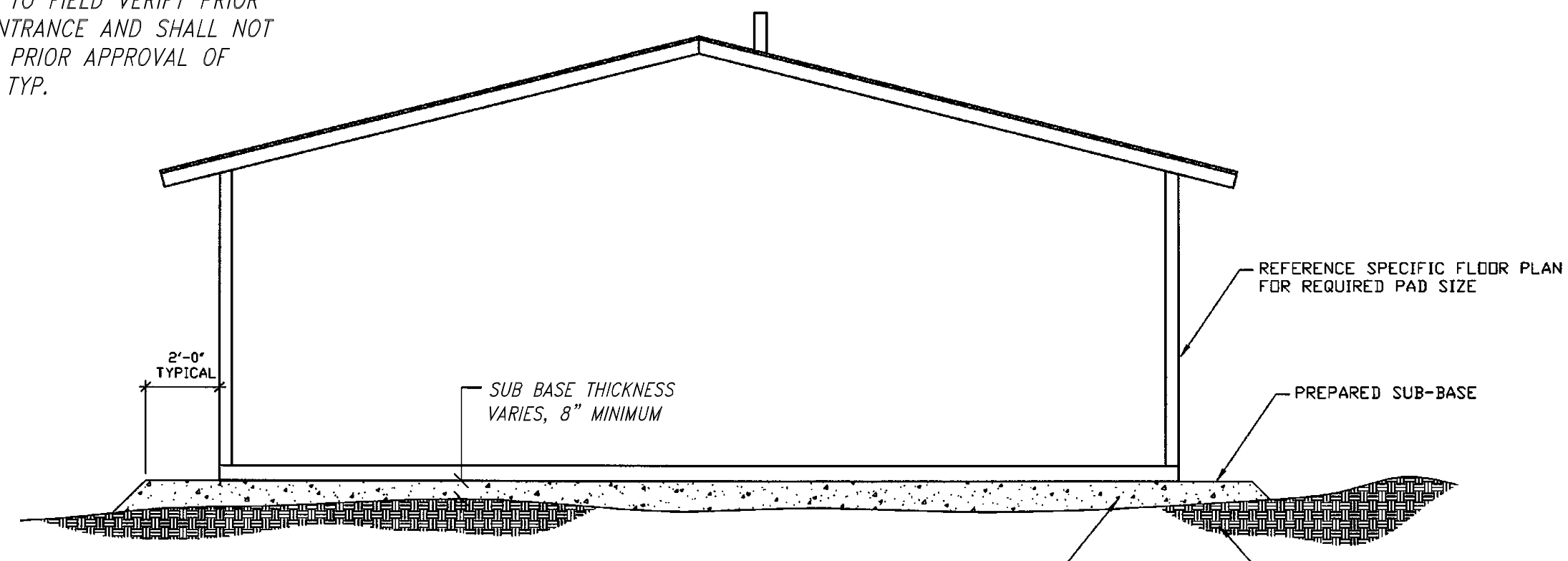
THIS FACTORY ASSEMBLED BUILDING AS CONSTRUCTED PROVIDES A RIGID BOX TYPE STRUCTURAL SYSTEM. VERTICAL LOADS ARE TRANSFERRED PRIMARILY THROUGH BEARING WALLS TO A PREPARED GRANULAR SUB-BASE WHICH DISSIPATES VERTICAL LOADS UNIFORMLY TO THE NATIVE SUBGRADE AND ALSO ACTS AS A FROST BARRIER. DUE TO THE INHERENT STIFFNESS OF THE BUILDING, IT WILL REMAIN SAFE AND STRUCTURALLY SOUND IN THE UNLIKELY EVENT OF FREEZING ACTION BELOW THE BUILDING.

LATERAL LOADS ARE TRANSFERRED TO THE GROUND THROUGH FRICTIONAL RESISTANCE WITHOUT SLIDING OR SHIFTING BETWEEN THE BUILDING FLOOR SLAB AND THE PREPARED SOIL AND GRAVEL SUB-BASE ON WHICH THE BUILDING RESTS. SEISMIC ANALYSES ARE BASED ON LOADS DETERMINED IN ACCORDANCE WITH THE 2003 INTERNATIONAL BUILDING CODE USING THE FOLLOWING PARAMETERS, WHICH MEET OR EXCEED THE CODE PRESCRIBED REQUIREMENTS FOR THIS INSTALLATION:

SPECTRAL ACCELERATIONS: SS = 3.41 & S1 = 1.59.
 BEARING WALL SYSTEM WITH CONCRETE SHEAR WALLS, R = 5.5 & OMEGA0 = 2.5.
 SITE CLASS D
 SEISMIC USE GROUP = I
 20% OF THE 250 PSF SNOW LOAD IS INCLUDED TO DETERMINE SEISMIC LOADS
 SOIL/CONCRETE FRICTION FACTOR = 0.35

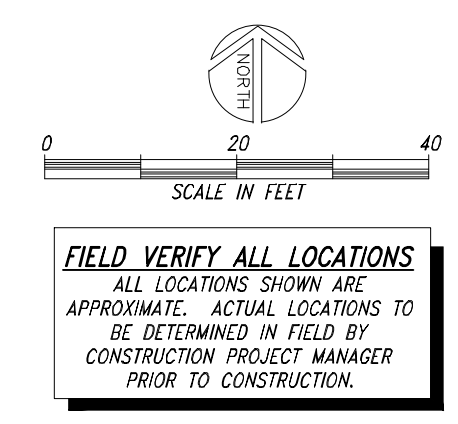
THIS BUILDING, AS DESIGNED, RESTING ON A PROPERLY PREPARED GRANULAR SUB-BASE WILL BE SAFE AND STRUCTURALLY SOUND FOR VERTICAL AND LATERAL LOADS AS DISCUSSED ABOVE. A FULL DEPTH FOUNDATION WALL AT THE BUILDING PERIMETER, TYPICAL FOR OTHER TYPES OF BUILDING CONSTRUCTION, IS NOT REQUIRED FOR THIS BUILDING.

TREE LOCATIONS AT CONSTRUCTION ENTRANCE ARE APPROXIMATE AND HAVE NOT BEEN SURVEYED. CONTRACTOR TO FIELD VERIFY PRIOR TO CONSTRUCTION OF ENTRANCE AND SHALL NOT REMOVE TREES WITHOUT PRIOR APPROVAL OF THE PROJECT MANAGER. TYP.



COMPACT NATIVE SAND SUBGRADE TO AT LEAST 95% OF THE MAXIMUM DRY DENSITY AS DETERMINED BY ASTM D 698. PRIOR TO PLACEMENT OF BUILDING A PROPERLY PREPARED SUB-BASE SHALL BE PROVIDED. SUB-BASE SHALL BE A MINIMUM OF 8" THICK AND CONSIST OF 3/4" MINUS CRUSHED ROCK COMPACTED TO 95% OF OPTIMUM DENSITY IN ACCORDANCE WITH ASTM D 1557. FINISHED SURFACE OF SUB-BASE SHALL BE UNIFORMLY LEVEL, NOT VARYING MORE THAN 1/4" FROM A TRUE HORIZONTAL PLANE. REFER TO BUILDING HANDLING SHEET FOR SUB-BASE REQUIREMENTS DURING PLACEMENT. (PREPARED SUB-BASE NOT BY CXT)

RESTROOM PAD PREPARATION SECTION AND NOTES



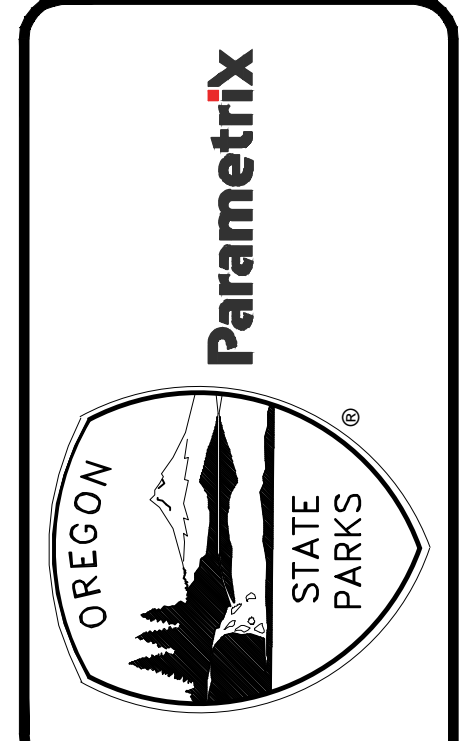
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 RYAN W. RUDNICK
 RENEWS: 12/31/2024

RESTROOM SITE AND GRADING PLAN (ADD ALTERNATE #1)

BY	DATE	REVISION

APPROVED BY: RWR	CHECKED BY: SPR	DESIGNED BY: COL	DRAWN BY: MLH	DATE: 08/01/2024
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HORSE CAMP RESTROOM PLAN - ADD ALT 1
 UTILITY AND ROAD IMPROVEMENT PROJECT
 NEHALEM BAY STATE PARK
 OREGON PARKS AND RECREATION DEPARTMENT

SHEET: C7.1	
PROJECT#: 36872	CONTRACT #: 11551