

# Oregon Parks and Recreation Commission

April 13, 2023

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Agenda Item:	8a	<b>Action</b>
Public Comment Allowed:	<b>Yes</b>	
Topic:	Fort Stevens State Park Guard House Rehabilitation GO Bond Project	
Presented by:	Brian McBeth, Construction Project Manager	

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## **Project Description:**

- Staff requests approval to award A&E design contract amendment exceeding \$750,000 for the Fort Stevens Guard House Rehabilitation GO Bond project.
- Construction drawings are complete for Phase 1 – Roof Restoration and that project is out for bid. Preliminary work is underway for Phase 2 Exterior Rehabilitation and Phase 3 Interior Rehabilitation. Additional spending is required to complete the construction documents and permitting assistance for the remaining phases, in addition to the expected Construction Administration and Inspections.
- The Fort Stevens Guard House GO Bond project budget is currently \$2.4 Million, for projects to repair and restore the slate roof, restore the exterior, improve ADA access, improve drainage and reduce water intrusion into the basement, restore interior finishes, install interior lighting and climate controls, and create a museum interpretation plan.
- Fort Stevens Guard House Rehabilitation project timeline:
  - Project Programming and Schematic Design – Complete
  - Phase 1 – Roof Restoration completion – October 2023
  - Phase 2 & 3 Design Development and Construction Documents – October 2023
  - Phase 2 Construction completion – September 2024
  - Phase 3 Construction completion – May 2025
- *Project Manager:* Brian McBeth, Historic Architecture Project Manager

## **Prior Action by Commission:** None

**Action Requested:** Approval of consultant design and construction budgets in excess of \$750,000. The current contract amount of \$276,520.00 will be increased by an additional \$798,396.00 for completion of Design, Construction Documents, Permitting assistance, and Construction Administration Support. New not-to-exceed total contract amount for A&E Services: \$ 1,074,916.00

**Attachments:** Representative photos of Guard House condition and planned repairs.

**Prepared by:** Brian McBeth, Historic Architecture Project Manager



Water intrusion and white-rot fungi decay.  
Roof structure needs repaired to prevent collapse.



Chimney interior badly damaged.



North Cupola before it was destroyed in a storm. Roof Slate in poor condition.





Masonry damage and missing mortar, and incorrect mortar repairs.



Windows and doors require restoration.

Interior plaster and painting is needed.

Interior museum plan and interpretation design is needed.

