

1. 2:00 P.M. Agenda

Documents:

[2022-04-05 Parks And Commons Commission.pdf](#)

2. 2:00 P.M. Meeting Materials

Documents:

[Meeting Summary 03.01.22 Parks And Commons.pdf](#)

[Pocket Parks Archaeology.pdf](#)

[Trails Committee Report 04_Parks_And_Commons_April_5_2022.Pdf](#)

[Boardwalk Project - Yachats Ocean View Walkway Concept Plan 21 10 04.Pdf](#)

[Boardwalk Project 0002-Crop.jpg](#)

[Boardwalk Project - Email From Civil West To Rick McClung.pdf](#)

[Boardwalk Project - Yachats Boardwalk Preferred Alternate Memo 3-22-22.Pdf](#)

[Boardwalk Project - Z_TIMELINE-Version 03-24-2022.Pdf](#)



**CITY OF YACHATS
PARKS & COMMONS COMMISSION
REGULAR MEETING
Meeting to be held via ZOOM
Tuesday, April 5, 2022 at 2:00pm**

Join Zoom Meeting

<https://us02web.zoom.us/j/81851871661>

Meeting ID: 818 5187 1661

One tap mobile

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+(Tacoma)

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- +1 301 715 8592 US (Washington DC)
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Meeting ID: 818 5187 1661

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REGULAR MEETING

- I. Call meeting to order
- II. Correspondence/Communications
- III. Reports
 - 1. Trails
 - 2. Boardwalk Project
 - 3. Little Log Church
- IV. Ongoing Business
 - 1. Pocket Parks
 - a. Plant pick up & storage

This meeting is open to the public and all interested persons are invited to attend. This meeting will be audio taped. All items to be considered by the Commission must be submitted to City Hall no later than one week prior to the meeting. Minutes of all public meetings are available for review at City Hall, or on the City website at www.yachatsoregon.org.

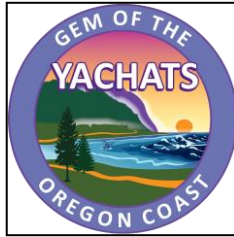
In accordance with ORS 192.630, City of Yachats will make a good faith effort to provide accommodations for any person desiring to attend a public meeting, if the request is made at least 48 hours in advance of the meeting time. The meeting room is physically accessible to persons with mobility devices; a sign language or foreign language interpreter may be available, with advance notice. Call City Hall at 541-547-3565 or Oregon Relay 1-800-735-2900 (TDD) two days in advance.

- b. Archaeology update
- 2. Commons Painting

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- a. Interior update
- b. Exterior
- 3. Commons re-opening



V. New Business

- a.
- b.
- c.

VI. Commons Other Business

- a. From Commissioners
- b. From Staff
- c. For the next agenda

VII. From Floor: Topics not listed on the agenda: 5-minute limitation per person

Next regular meeting: Tuesday, May 3, 2022, at 2:00 pm via ZOOM

Commission meets the first Tuesday of each month

*******NOTICE OF POSSIBLE CITY COUNCIL QUORUM*******

This meeting is open to the public and all interested persons are invited to attend. This meeting will be audio taped. All items to be considered by the Commission must be submitted to City Hall no later than one week prior to the meeting. Minutes of all public meetings are available for review at City Hall, or on the City website at www.yachatsoregon.org.

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City of Yachats
Parks and Commons Commission
March 1 2022

Present: Adam Altson, Fran Morse, Catherine Whitten-Carey, Michael Hempen, George Mazeika, Chair, Craig Berdie, Dean Shrock, Joann Kittel, Neal Morphis, Paul Agrimis, Patricia Hettinger, Maury Morgenstein, Leon Sterner

I. CALL TO ORDER

Meeting called to order at 2:04 pm by Chair, George Mazeika.

II. CORRESPONDENCE/ COMMUNICATIONS

(8:08) Morphis advised the signed quote for the bike racks was returned to Urban Racks.

III. REPORTS

A. Trails

Written report from Bob Langley included in packet. Kittel advised that the Amanda Trail Bridge and trail is now open. Job Corps started making benches (24) out of 150 year old spruce log and placing concrete steps. Mazeika asked about the estimate for the walkway and Kittel advised it should be in any day now.

Whitten-Carey and Altson thanked Kittel for her hard work in getting the bridge done; acknowledging that many people helped but she spearheaded the project. She advised there were 11 partners; View the future raised \$55K, Federated Tribes of Siletz and Federated Tribes of Siuslaw. Civil West did an outstanding job and this was their first suspension bridge. Berdie advised he saw surveyors and asked if anything else was happening with the delineators. McClung advised that had nothing to do with the delineator project. He said at least another month.

B. Little Log Church

(13:30) Mazeika advised that the Letter of Intent did not get sent.

(14:38) Stott advised the LLCM in the meeting on Thursday. The attorney held up the letter and the City Manager will explain it and she (Stott) said it will be a disappointing meeting.

C. YYFAP Update

(17:25) Hettinger said they are settling in and the kids love it. Having office space for the staff is nice, too. Open House went well, it was small, but they saw new faces from the community.

(18:45) Berdie asked for clarification on the improvements to the space that was at YYFAP's expense. Hettinger replied that per the lease agreement some was reimbursed by the City; she has the paperwork outlining that. Berdie questioned if the other Commissioners knew that

1 was the agreement. Berdie's was concerned that the Commission wasn't
 2 aware of that agreement and the money came out of the Commission's
 3 budget.

4 (20:50) Stott indicated that the public should be made aware that they can
 5 use Amazon Smile and name YYFAP as their charity. Hettinger indicated
 6 they do occasional flyers internally.

7 (22:42) Whitten-Carey indicated a great job was done on the playground
 8 and new mulch. Hettinger advised she was told a new load should be
 9 added once a year due to compaction and loss to maintain the appropriate
 10 level. Went on to discuss the accident of the truck running into the blue
 11 house across the street due to a medical emergency with the driver.
 12 Insurance is dealing with that. The load ended up being dumped in the
 13 parking lot and many, many people came and moved via wheelbarrows all
 14 the mulch.

15 (27:15) Whitten-Carey asked about the loose board in the tree house and
 16 asked if that had been fixed. Hettinger advised it has not been fixed but is
 17 has been looked at and will be taken care of.

18 **D. Green Space Project.**

19 (28:29) Berdie advised they are 95% complete on the RFP. It will be
 20 posted in the document library.

21 **IV. ONGOING BUSINESS**

22 **A. Pocket Parks**

23 (30:17) Mazeika introduced Maury Morgenstein from the archaeological
 24 firm of GeoScience Management International. He and his firm have not
 25 yet been appointed as the archaeologists for the project; does that need to
 26 be done before he gives an update? *No response from the Commission.*
 27 Morgenstein indicated that the letter from SHPO actually requested an
 28 Archaeological Resources Investigation which is different than a survey.
 29 If nothing is found the cost might be \$1K; if something is found perhaps
 30 \$2.5K plus depending on what SHPO requires. Mazeika referred to
 31 Morgenstein's Scope of Activity included in the packet.

32 (32:28) Morgenstein reviewed the Scope of Activity. He advised the
 33 proposal will be approved but SHPO will require the process be monitored
 34 so he (Morgenstein) will have to stand and watch the removal of the
 35 gravel. Some surveys have been done but are not well documented so
 36 new ones will need to be completed. Just south of the Commission's area
 37 of interest is a large archaeological site a shell midden. He indicated that
 38 is an issue because many shell middens have burials. That is what is
 39 "driving" SHPO. From a visual review of the area he is pretty confident
 40 there is no site there. Morgenstein advised the firm is quite busy and

ordinarily they would say “no thank you” but will do it because “we’re neighbors”.

(40:13) Morse voices appreciation for the willingness to help and asked what needed to be done to officially get Geoscience working on this, Motion by Morse: **the Commission appoints GeoScience Management International as the archaeologist of the Pocket Parks Project.**

Seconded by Altson.

(40:49) McClung requested a proposal that can be signed by the City Manager and Morgenstein said he would get that to Mazeika.

(41:51) Morgenstein suggested that if there are other areas that will need to be done to put them all together and he’ll see if he can do a “package” without an additional charge.

(43:57) Kittel advised they would like Geoscience to be involved in the 350’ boardwalk project from Beach Street along Ocean View to Hwy 101. No digging, but putting in deep posts. SHPO told trails that they want a complete engineering design. It is currently County property but a transfer is currently underway to make it City property; it outside of the State Park. Three test holes were dug by University of Oregon and she can send report. Discussion held regarding the boardwalk size and location. Morgenstein indicated he needed a map and depth of holes and he would add it to the proposal to SHPO. Berdie spoke about the green space behind the Commons. Morgenstein advised any City property will need a survey.

(51:18) Altson indicated that consideration has been given to burying the power lines on the east side between 4th and 6th Street and he assumed that would require a survey also. Morgenstein agreed.

(52:14) McClung indicated that the underground power lines “has no traction” at this time, but this Commission could try to move it along and get it into Public Works and Streets and Council. He did advise grants would be needed; the cost was about \$250K. Discussion held on whether it would even be possible to underground all of Ocean View.

(56:32) Mazeika named areas to be included in the survey: Peace Park, 4th street, 6th Street, the east/south boundary of Ocean View from the State Park to Hwy 101. Mazeika brought up the Landmark property being for sale again. Morgenstein advised to include everything and if the space isn’t used, no problem. He said if the pocket park isn’t a rush, take the time to identify all the areas that will need to be looked at and put them into one package.

Vote: Hempen, yes; Shrock, yes; Berdie, yes; Morse, yes; Altson, yes; Whitten-Carey, yes; Mazeika, yes. **Motion carried unanimously.**

(1:03:32) Morgenstein advised planning on 90 days with SHPO. 45 days to get the approval to survey and then another 45 to get the results approved.

(1:04:15) Discussion held regarding the seedlings and perhaps starting them in a State Park nursery.

(1:06:12) Discussion held on the boardwalk information and a timeline for that. It will be a while for that but the area is known and that can be included in the package permit. McClung will check with engineers and get a sketch. Morgenstein indicated he needed location and the depth.

(1:08:28) Hempen thanked Morgenstein for the information, Kittel thanked Mazeika for finding Morgenstein and she thanked the Commission for doing good work. Mazeika thanked Berdie as he was the one that located Morgenstein's contact information.

(1:10:17) Mazeika brought up having a work session regarding the plants and also the boardwalk maybe a week before the April meeting.

B. Commons Painting

(1:10:53) Whitten-Carey advised Room 3 is not yet done and thinks there might be a color error but needs to check her plans. One person is doing Room 3, when she went in the other day they were working in the main hallway. She has asked many times for the sequence of what order the rooms were being painted and she has not received an answer but things are moving along. She mentioned the deposit and advised the last she knew a check had not been received.

C. Commons Re-opening

(1:13:01) Mazeika advised things are starting to be booked and hopes the painting is done by the time groups start coming in. Wants to speak with City Manager about a facilities manager for the Commons.

(1:13:52) Shrock advised that on Monday he noticed there was a leak in the ceiling of the storage room off the main hall. Mazeika advised that has been addressed and it is a plumbing issue that Morphis is taking care of.

(1:14:22) Discussion held regarding items not being put back in storage appropriately and how to deal with that. Also discussed taking an inventory of everything.

(1:16:02) Discussion on where to put items removed from the walls. Mazeika suggested the stage so they would only be moved once.

D. Skate Park Update

(1:17:09) Hempen discussed an interaction he had with a couple at the skate park. They made some suggestions. They looked into a company. Two issues; repair of north ramp and improvements. Local kids indicated just fixing the north ramp would be good for now. Hempen advised

Morphis is working on this. Discussion ensued regarding micro skate parks information included in the packet.

(1:20:36) Stott advised that she would like to see the City “go all in” and see if one of those companies could design a skate park using the whole space on that side of the road. Discussion on obtaining estimates and adding it to next year’s capital budget.

(1:22:09) Sterner advised that that process was gone through a number of years ago for a concrete structure and it was determined that the Geotech will not support the concrete; it will crack. He advised that a lot of research and thought went into what they came up with. The simple solution he felt, was to get another quarter pipe. Discussion was held on how to proceed.

E. Bicycle Racks Update

(1:26:09) The racks have been ordered and Hempen advised Morphis is coordinating that and Public Works will install them. One by City Hall, one by the pavilion and the third on the southeast corner of the Commons where the Farmers’ Market is held. They are looking to get more throughout the City on a private basis.

V. NEW BUSINESS

(1:27:38) Berdie had some finance issues indicating Parks and Commons was charged \$13,000 without the Commission being informed. Looking at a new budget to the City Council and includes all of the Commission’s projects. Berdie asked if the concrete step project could be deferred until next year and make it a larger project, including a portico, ventilation and landscaping.

(1:29:47) Hempen spoke on the scope of the project and it being professionally designed and engineered saying a project like this would be hundreds of thousands of dollars and whether City Council would want to approach something like that. Hempen said it would be worthwhile and Berdie indicated he thought there would be money as this would come under the scope of something covered by transient lodging funds. Shrock interjected that perhaps a new sign board could be included and Discussion was held.

(1:32:01) Hempen brought up the Commission embrace the idea of a city rest room about four years ago and did some research and designs done.

Hempen would like that conversation back on the calendar.

(1:33:14) Altson brought up a conversation he had with Jill McClain, who does gardening around the Commons and Little Log Church and what a problem human waste in that area has become. Discussion was held on the issue.

(1:34:26) Stott indicated she felt this was an important issue and she will bring it up under new business at City Council. She asked if that restroom could also have shower facilities. Mazeika questioned whether this was a Parks and Commons issue or a City Council issue. Discussion was held regarding the issue. Kittel spoke of a State Park Ranger that has been doing many jobs and

he said the bathrooms at Smelt Sands and Yachats State Park have been extremely bad where homeless don't use the toilet or miss the toilet...She suggested talking to the laundromat/shower in Florence. Morse suggested that Bob Barrett be involved in any "committee" formed for that issue. Berdie indicated this could certainly help the unhoused, but would also be for visitors and it would need to be determined who would clean it and maintain it. Shrock said this would be a large expense and the maintenance he believed this is a City issue.

(1:40:52) Morse advised that her mention of an Ad Hoc committee it was a proposal. She felt this was an issue to be tackled by various groups throughout the City. Hempen referred to a comment by Quinton Smith of Yachats News citing that both Waldport and Florence have these amenities and perhaps it is time to address it for Yachats.

(1:42:36) Whitten-Carey, Berdie and Altson all had comments about the Pavilion being occupied when it shouldn't have been and things being moved. Questioned whether the church was still monitoring the unhoused using the Pavilion. Stott indicated the Barretts have been undergoing some family health issues and that she would check with someone about the status of this issue.

VI. COMMONS OTHER BUSINESS

A. From Commissioners

(1:46:16) Altson asked what was going to happen with the plants for the pocket parks that aren't going to be able to be planted. Berdie advised they can be housed but as soon as rainy season starts they should go in the ground.

(1:47:10) Mazeika brought up the sale of the Landmark property and how it would be a wonderful City Park. He said the price is \$550K. Discussion held regarding inclusion of the boardwalk and the restroom project and raising money through grants. Kittel said there are certainly grants out there and reminded the Commission this is part of the Oregon Coast Trail and that is a top priority for recreational funding in the State. She suggested speaking to Jessie Dolan of Oregon Coast Visitor's Association to suggest what grants are available. She also indicated Kevin Shanley, who is doing work on the boardwalk project without any cost. He has all kinds of ideas for that property and would probably donate his time to come up with a design for that.

(1:51:52) Stott asked for clarification on how getting grants and purchasing the property happened. Kittel responded by saying grants do not work as reimbursements. Time wise, many grants only come up once a year. She advised there are grants out there to purchase property for recreational purposes. She advised that the City should get a copy of the Geotech

report the O'Neills had done so they can determine where they can build and what the soils are like

(1:56:12) Berdie advised if the City buys the property development will be expensive. He continued by saying the purchase of the property would give the City the luxury of deciding what needs to be done for a visitor amenity and defining what the City wants it to be.

(1:58:04) Kittel advised that if the upper part could be ADA accessible that opens up more opportunity for grants. She went on to say she noticed many grants now are requiring 50 year sustainable material and American made and a least part of it being ADA. Further discussion held.

(2:00:30) Stott advised she felt the next Council agenda was rather light and she would bring this up to Council.

(2:02:00) Mazeika proposed a motion **that the Parks and Commons Commission send a resolution to the City asking the City to purchase the former Landmark property for use as a city park.**

Vote: Hempen, yes; Shrock, yes; Berdie, yes; Morse, yes; Altson, yes; Whitten-Carey, yes; Mazeika, yes. **Motion carried unanimously.**

(2:03:18) Stott indicated that Mazeika, as chair of the Commission, should send an email to the City Manager with the Resolution.

(2:04:06) Smith recommended having a member of Parks and Commons at the Council meeting to bring up the issue during Citizen Comments or to backup Stott. He went on to say there is all kinds of information available such as the MLS listing, get contact information for the O'Neills, contact a realtor, perhaps be able to do a 120 Option to Purchase. Be as formal with as much information provided as possible.

(2:06:04) Whitten-Carey suggested perhaps email isn't the way to go to get this information to the City Manager since she has a full plate and an email can be missed. She felt a hard copy should be hand-delivered to City Hall as well as an email. Stott advised she would contact the mayor and get this on the agenda for the next City Council meeting if the information on the property can be gathered. It was also suggested to add it to the package to Geoscience Management.

(2:09:18) Mazeika advised he would do a hard copy of the email and the MLS and take it to City Hall.

B. From Staff

None.

C. For the Next Agenda

None,

VII. FROM THE FLOOR

None.

VIII. ADJOURNMENT

1 Hempen moved that the meeting be adjourned at 4:06 pm.

2

3 Transcribed by Contractor, L.F. Barrett on March 17, 2022.

4

DRAFT

From: **MAURY MORGENSTEIN** <memgmi@gmail.com>

Date: Mon, Mar 28, 2022 at 11:31 AM

Subject: Re: Yachaqts Archaeology permit

To: George Mazeika <georgemaze58@gmail.com>

Hi George,

We are making progress with the paperwork and hunting for archival data for the project. I hope to have the permit application finished in a week or so and then we should get approval in enough time to get in and complete everything in very first part of the summer. That is - all of the field and office work and get SHPO their report. I assume that we will not find anything of great importance during this process. If however we do, that might push our timeline back a bit depending upon what it is.

If you do have any other data concerning construction plans and/or activities please send them to my email. That will help greatly define the activities and thus make SHPO much happier.

Best Regards,

Maury

On Mon, Mar 28, 2022 at 11:24 AM George Mazeika <georgemaze58@gmail.com> wrote:

>

> Hi Maury,

> Our monthly Parks & Commons Commission meeting is next Tuesday. Could you email me an update on the permit application? When you think it might be sent in, etc..

> I also wanted to let you know that the Boardwalk Project, item#2 on the waterside list is progressing nicely. We will be getting a report on engineering and a few other items next Tuesday. I would expect that the reports will be included in the meeting information packet by the end of this week. If you'd like to have a look, it will be on the City website under Agendas & Minutes. If you'd like, I can send you the material directly. Not sure about timing, but we might be looking at archaeology in the Fall, maybe sooner.

> Sincerely,

> George

TRAILS COMMITTEE REPORT – Parks and Commons Commission – April 5, 2022

Work sessions – Trails work has largely been centered around the Amanda Gathering area – building steps and hardening tread surfaces on both the N and S sides of the bridge (see below for detail).



YIPS! continues to push back against blackberry and ivy in the Commons Wetland Park. We have also put in a major effort at the Whale Park, getting it in shape for the growing season. Ivy is a big problem at this park, and most of it is coming over from the neighbor to the immediate south, where there is a huge expanse of uncontrolled ivy. This problem highlights the need for the city to have a code enforcer who could work with the offending property owner to fix the issue once and for all.

Ocean View Drive Walkway project – Civil West has provided cost estimates for the entire project including engineering, site study (geotech, survey, archaeological contingency plan, etc), materials, labor, and 30% overhead. We will be presenting this information to you in this meeting as a separate agenda item.

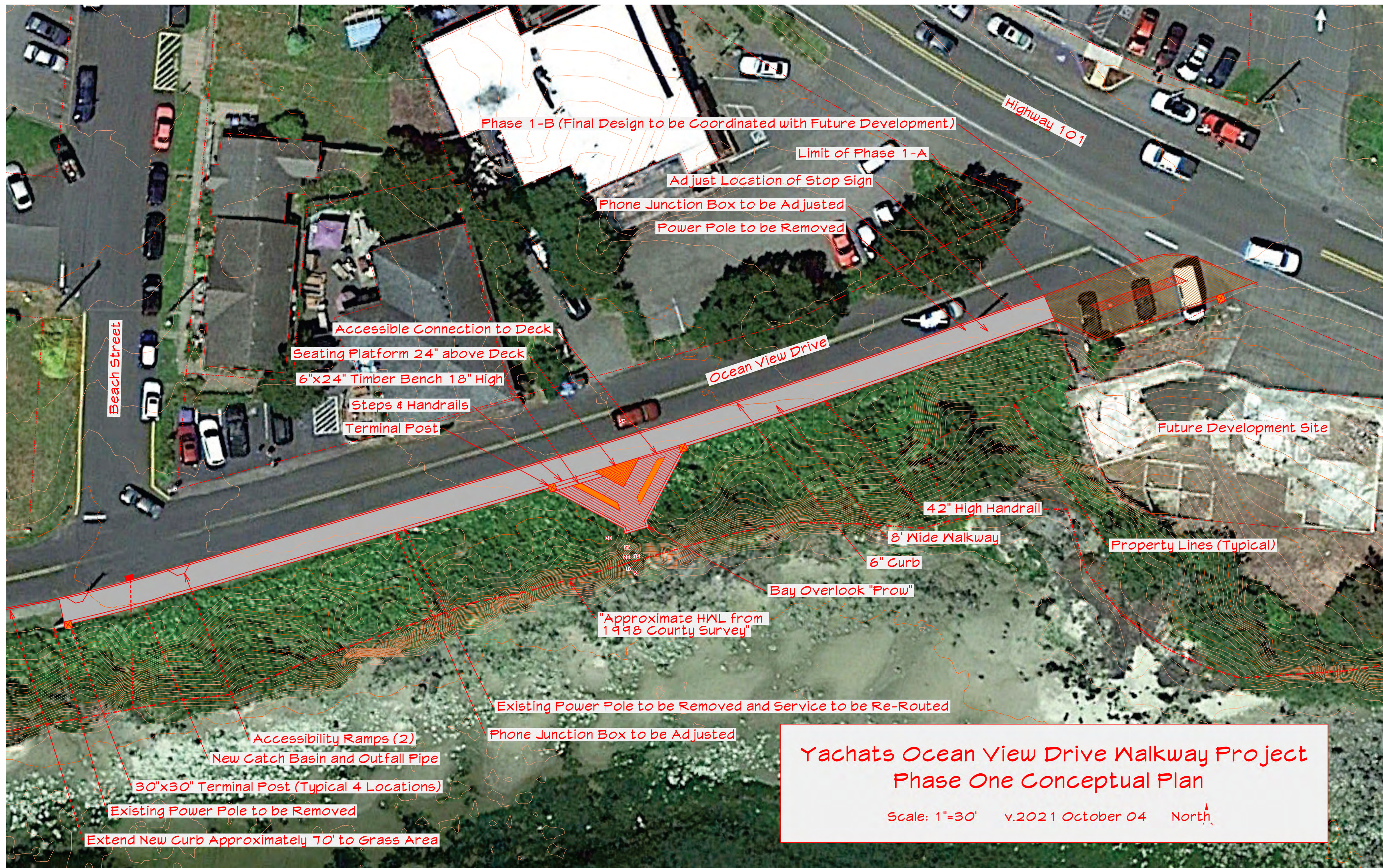
Amanda Bridge Project – On numerous extracurricular work sessions, volunteers have installed steps, built rock walls, gathered and burned brush and other natural debris, widened and graveled the tread leading to and from the bridge, and built benches -- all manually. OPRD has laid burlap in vulnerable, exposed areas and Job Corps students have cleared an area south of the temporary bridge. What is left to do? Work will continue on benches made from tree trunks as well as on some built from boards and logs, OPRD will install railings on the side of some steps N of the bridge as well as adjacent to the S bridge platform, and Job Corps Masonry Program students will install additional flat stones around the Amanda statue.

101 delineators – ODOT is preparing an IGA (Inter Governmental Agreement) and, once it has been signed by the City, Rick will look for a contractor to do the installation. Installation is probably a several months out but is going to happen.

Gerdemann Public Trail – Sean Stevens and his crew safely removed the hazardous tree over the trail and the trail is now safe and open. Andreea (GBP owner) arranged for a contractor to replace the failing gate at the E entrance.

Evacuation Trail from Ya'Xaik Trail to the Fire Department – The Fire Department is working on a route from its E border with SNF to the FD building and to Highway 101. Once necessary decisions have been made, SNF is ready to approve a route from the Ya'Xaik Trail to the FD property line.

Ya'Xaik Trail extension – The trail is complete, ready for public use, and worth a walk.



Yachats Ocean View Drive Walkway Project Phase One Conceptual Plan

Scale: 1"=30' v.2021 October 04 North

Rick,

Attached please find a supplementary memo to the Preliminary Engineering Report that provides a description and opinion of cost for the boardwalk improvements per the Citizen Advisory Committees preferred alternative. Below is a description of the possible excavation associated with the proposed boardwalk improvements. I will get a revised amendment to you next week since I am out the rest of this week. This should keep you moving forward for the moment. Sorry for the delay.

Oceanview Drive Boardwalk Excavation impacts

The proposed boardwalk construction is 350 feet long on the south side of Oceanview Drive beginning approximately 40-50 feet west of the western edge of Hwy 101. Excavation for the project will include:

- a linear trench 2-feet deep, 3 feet wide, by 350 feet long along the south edge of the road for concrete curb and sleeper installation.
- An 8-ftx 8-ft excavation, 12" deep starting at the edge of pavement on the south side of Oceanview across from Beach Street from the installation of an ADA ramp.
- 12" diameter holes, 3-feet deep (44 holes total) for concrete footings. Holes are approximately 6-feet from the edge of pavement evenly spaced 8-feet apart along the 350 foot project length.
- 10 - 8" steel piles arranged in a triangular pattern to support and overlook, approximately 150-175 feet from the western project edge, extending between 10-26 feet from the pavement edge.

Timothy Gross, PE

Civil Licensed: OR

Senior Project Manager

North Coast Region - Newport

p 541.982.4240 | c 541.961.7489



Civil West Engineering Services, Inc.

609 SW Hurbert St., Newport, OR 97365 www.civilwest.com



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830 O'Hare Parkway, Ste. 102
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541-326-4828

South Coast Office
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541-266-8601

Willamette Valley Office
200 Ferry Street SW
Albany, OR 97321
541-223-5130

North Coast Office
609 SW Hurbert Street
Newport, OR 97365
541-264-7040

Date: March 22, 2022

To: Rick McClung, Utility Superintendent, Oceanview Boardwalk Citizens Advisory Committee

From: Timothy Gross, Senior Project Manager, Civil West Engineering Services, Inc.

RE: **City of Yachats Oceanview Drive Boardwalk Opinion of Cost – Preferred Alternate**
Civil West Project Number: 3401-004

This memo is to provide background information on the attached opinion of cost for the construction of a boardwalk on the south side of Ocean View Drive beginning at the intersection on Highway 101 and heading west to Beach Street. This memo is a supplement to the Preliminary Engineering Report (PER) submitted to the City on December 17, 2021.

Several boardwalk options and costs were presented to the City and Citizens Advisory Committee (CAC) in the PER and were discussed at an onsite meeting on February 7th, 2022. Subsequent to that meeting, the CAC provided a "Walkway Basic Criteria Summary" dated February 12, 2022 that described the preferred alternative for the boardwalk. This summary is attached as Exhibit B. The City has requested that a summary of the costs for this preferred alternative be prepared for the City budgeting process. An opinion of cost for the preferred alternative is attached as Exhibit A.

The preferred alternative includes a boardwalk constructed of composite materials with a composite handrail employing stainless steel cables and under-rail lighting. Costs for composite materials was determined from a quote solicited from Tangent, a manufacturer of composite structural lumber located in Minnesota. Using this information, the cost per cubic foot of composite material was calculated, which was then used to determine the cost for various dimensional lumber used in the boardwalk, handrail, overlook, and structural framing.

The Summary from the CAC discusses concerns with street width and the potential impact on the boardwalk. Since adjustments to street width will not influence boardwalk costs, that issue is not addressed in this memo and will be addressed in the design process. The Summary also discusses benches, but this seems an item that will be added after the boardwalk is complete and not necessarily integral to the boardwalk itself. A variety of premanufactured composite benches are available on the market for approximately \$1,000 for the bench and shipping. Shipping costs may be less per unit if multiple benches are bought at the same time. The attached link provides information on various bench styles including cost and shipping information.

<https://www.theparkcatalog.com/recycled-plastic-benches>

Opinion of Cost -Preferred Alternate

The opinion of cost includes materials, labor, and professional services needed to construct the improvement. This includes costs for the boardwalk, railings and overlook, but also site work such as drainage improvements including curbs, catch basins, and pipe; typical overhead construction costs such as mobilization, demolition, and

restoration; and engineering design, bidding and construction management costs which include any geotechnical, surveying, or permitting tasks that may be needed. The total estimated project cost, including a 30% contingency, is **\$923,095**. Details and cost breakdowns are included in Exhibit A.

Boardwalk with no Retaining Wall with Composite Decking and Handrail with SS Cabling and Underrail Lights					
Item No.	Description	Unit	Estimated Quantity	Unit Price	Total Estimated Price
Site Work (Common Elements Regardless of walk or wall type)					
1	Mobilization, Bonding and Insurance	LS	1	8%	\$42,217
2	Construction Facilities & Temporary Controls	LS	1	4%	\$23,292
3	Demolition and Site Prep	LS	1	4%	\$22,162
4	Landscape Cleanup and Restoration	LS	1	2%	\$11,645
5	ADA Ramp, 4" Conc. Pavement w/4" Aggregate Base	SF	64	\$27.00	\$1,728
6	Type C Curb w/6" Aggregate Base	LF	350	\$47.00	\$16,450
7	4" AC Pavement w/6" Aggregate Base	SF	700	\$4.45	\$3,116
8	Type G2 Catch Basin	EA	1	\$3,500.00	\$3,500
9	8" Corrugated HDPE Drain Pipe	LF	52	\$100.00	\$5,200
Handrail					
10	Handrail	LF	350	\$69.78	\$24,423
Boardwalk (Posts spaced every 8')					
11	Boardwalk	SF	2736	\$142.07	\$388,703
Overlook					
12	Overlook	LS	1	\$99,441.40	\$99,441

Total: \$617,455

Engineering Design, Bidding & Construction Mgmt (15%): \$92,618

Total with 30% Contingency: \$923,095

Sincerely,

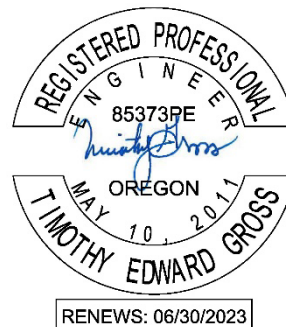
Civil West Engineering Services, Inc.



Timothy Gross, PE

Senior Project Manager

North Coast Region - Newport



Boardwalk with no Retaining Wall with Composite Decking and Handrail with SS Cabling and Underrail Lights					
Item No.	Description	Unit	Estimated Quantity	Unit Price	Total Estimated Price
Site Work (Common Elements Regardless of walk or wall type)					
1	Mobilization, Bonding and Insurance	LS	1	8%	\$42,217
2	Construction Facilities & Temporary Controls	LS	1	4%	\$23,292
3	Demolition and Site Prep	LS	1	4%	\$22,162
4	Landscape Cleanup and Restoration	LS	1	2%	\$11,645
5	ADA Ramp, 4" Conc. Pavement w/4" Aggregate Base	SF	64	\$27.00	\$1,728
6	Type C Curb w/6" Aggregate Base	LF	350	\$47.00	\$16,450
7	4" AC Pavement w/6" Aggregate Base	SF	700	\$4.45	\$3,116
8	Type G2 Catch Basin	EA	1	\$3,500.00	\$3,500
9	8" Corrugated HDPE Drain Pipe	LF	52	\$100.00	\$5,200
Handrail					
10	Handrail	LF	350	\$69.78	\$24,423
Boardwalk (Posts spaced every 8')					
11	Boardwalk	SF	2736	\$142.07	\$388,703
Overlook					
12	Overlook	LS	1	\$99,441.40	\$99,441

Total: \$617,455

Engineering Design, Bidding & Construction Mgmt (15%): \$92,618

Total with 30% Contingency: \$923,095

Composite Wood Handrail with Composite Posts (Every 4')					
Item No.	Description	Unit	Estimated Quantity	Unit Price	Total Estimated Price
1	4"x4"x10' composite posts	EA	44	\$105.91	\$4,660
2	2"x4" composite boards	LF	700	\$5.30	\$3,707
3	2"x6" compositeboards	LF	350	\$7.94	\$2,780
4	6"x1/2" SS anchor bolts	EA	176	\$10.00	\$1,760
5	4" Stainless Screws	LB	5	\$23.00	\$115
6	.25" SS cable	LF	2450	\$0.55	\$1,348
7	LED light strip	LF	350	\$7.00	\$2,450
8	Electrical Work (outlet, breaker, and transformer for LED lights)	LS	1	\$2,500.00	\$2,500
9	Installation	LS	1	\$5,102.88	\$5,103

Total: \$24,423

Cost/LF: \$70

qty	descr	length (ft)	CF/LF	lbs	unit price	Cost/FT	subtotal	Freight	surcharge	Actual Unit Price	Cost/CF	Cost/SF
440	MF 2" x 10"	10	0.14	24200	\$89.68	\$8.97	\$39,459.20	\$4,984.00	\$13,810.00	\$132.39	\$95.32	15.887236
	4"x4"		0.11			\$10.59						
	2"x4"		0.06			\$5.30						
	2"x6"		0.08			\$7.94						
	8"x8"		0.44			\$42.37						
	4"x12"		0.33			\$31.77						
	4"x8"		0.22			\$21.18						
	2"x12"		0.17			\$15.89						

Composite Boardwalk with Composite Timber Framing					
Item No.	Description	Unit	Estimated Quantity	Unit Price	Total Estimated Price
1	8"x8" composite Post	LF	352	\$42.37	\$14,913
2	4"x12" composite Beam	LF	6332	\$31.77	\$201,196
3	4"x8" composite Beam	LF	2100	\$21.18	\$44,484
4	2"x12" composite Boards	LF	350	\$15.89	\$5,561
5	4"x12" concrete Sleeper	LF	350	\$47.00	\$16,450
6	2"x10" composite Decking	SF	2736	\$15.89	\$43,467
7	Concrete for posts	CY	22	\$150.00	\$3,300
8	1/2" X 16" SS Carriage Bolts with nuts and washers	EA	308	\$14.00	\$4,312
9	4" Stainless Screws	LB	387	\$23.00	\$8,901
10	Equipment & Labor	LS	1	\$46,119.27	\$46,119

Total: \$388,703

Cost/SF: \$142

Overlook Quantity (Steel & Composite Timber Framing) Area: 610 SF					
Item No.	Description	Unit	Estimated Quantity	Unit Price	Total Estimated Price
1	Handrail	LF	70	\$69.78	\$4,885
2	Furnish 8" Steel Pile	LF	160	\$60.00	\$9,600
3	Drive Steel Piles	EA	10	\$1,000.00	\$10,000
4	Pile Splices	EA	10	\$250.00	\$2,500
5	4"x12" Composite Timbers	LF	197	\$31.77	\$6,260
6	4"x8" Composite Timber	LF	306	\$42.37	\$12,964
7	2"x10" Composite Decking	SF	610	\$15.89	\$9,691
8	15" Steel Channel Beams	LF	146	\$65.00	\$9,490
9	Misc. Hardware and Fasteners	LS	1	\$2,000.00	\$2,000
10	Equipment & Labor	LS	1	\$32,052.04	\$32,052

Total: \$99,441

Cost/SF: \$163

WALKWAY BASIC CRITERIA – 2-12-22

WALKWAY CONFIGURATION: Boardwalk System full length and at overlook.

WALKWAY & OVERLOOK STRUCTURE: As selected by Engineers in consultation with Walkway Team and City. May be of treated wood / galvanized steel / Stainless Steel / composite – or any combination thereof.

WALKWAY DECK MATERIALS: Composite Materials, recycled material if practical and available, May include joists and other support structure in addition to deck. Anchors and screws stainless steel.

WALKWAY WIDTH: 8 ft. at all areas (except overlook), one approximate 6'-7' x 17'-18' bump-out between overlook and west end of boardwalk near Beach Street with 7 or 8 foot estuary-facing bench. Final bump-out location to be determined.

WALKWAY TREAD SURFACE: Larger dimension tread members such as those produced by Bedford Technology, "Selectforce" or "Fiberforce" (as appropriate), or equivalent by other manufacturers. Min 2x (1.5") thickness x width as needed. Top of tread surface to be at top of adjacent street curb.



RAILINGS: Composite materials by deck / structure manufacturer, or compatible in other manufacturer, including vertical posts and top rail. Tensioned Stainless Steel rope infill horizontals at code-required spacing. Example: the posts that support the deck framing extending above the walking surface to provide the structure for the railing system.

Note: If this system is not available or practical, consult with Walkway Team for alternatives.

BENCHES: Benches of composite materials at overlook in approximate configuration as shown on the Schematic Plan, and one bench in bump-out between overlook and west end of Walkway (final location to be determined)

Page Two

Walkway Basic Criteria

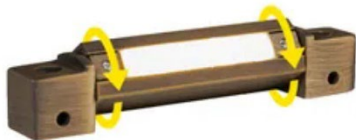
2-12-2022

STREET WIDTH & WALKWAY LOCATION: Minimize changes to street and lane widths that result in the north edge of the walkway and curb being located farther south than the existing south edge of Ocean View Drive pavement - yet meet all City requirements. It is desired that the south curb in Ocean View Drive and the north edge of the Walkway be located at the existing south edge of Ocean View Drive pavement, or as close thereto as possible, as required setbacks and estuary vegetation-line location issues are dependent upon this north-south location. If the Walkway is moved southward from this desired location, the overlook north-south dimension would need to be reduced accordingly, which is not desirable.

LIGHTING: The Walkway Team believes that some lighting should be provided. Such walkway deck lighting could be under-rail / properly spaced lighting bollards along the south edge of the walkway / lighting fixtures mounted on the support posts just above the deck level / in-deck fixtures, or some other low-level lighting conforming to the City Lighting Ordinance. LV / LED are preferred. Electrical service and transformers as directed by the City. Pole-mounted streetlight type is discouraged unless absolutely necessary, and if it is to be included it should not be located within the walkway surface, but rather south of the walkway deck and railing.

Example – under handrail between posts – spacing as needed:

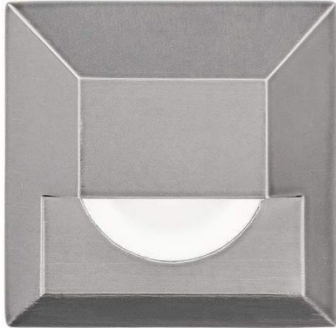
✕  Deck Lighting...
voltlighting.com   



The Original VOLT®
3" Brass
Rotatable/Pivoting
LED Hardscape Light
(Bronze)

Page Three
Walkway Basic Criteria
2-12-2022

Examples – on main deck support posts– spacing as needed:



+



WAC 2" Square Stainless Steel LED In-Ground Step Light



\$191.95

FREE SHIPPING*

IN STOCK

Ships in 1 to 2 Days

[MORE DETAILS >](#)

1

ADD TO CART

Similar Designs



Hockey Puck 2 3/4"W
Stainless Steel LED
Surface Step Light



WAC LEDme® Brushed
Nickel Round Step
Light

Page Four
Walkway Basic Criteria
2-12-2022

Example – in-deck lighting – spacing as needed:



ESTIMATED TIMELINE

YACHATS WALKWAY PROJECT

Issue Date 03-24-2022

03-24-2022 TO 03-31-2022

- Prepare sketch Amendment, west bump out - if kept in planned improvements
- Prepare Project Summary for P&CC – construction cost, engineering costs, etc,
- Verify and prepare for P&CC Mtg April 5th – provide documents to City by 03-25-22

04-01-2022 TO 04-15-2022 (2 weeks)

- Attend April 5th P&CC Meeting – P&CC approves and refers project to City Council
- Prepare for City Council Working Session May 5th if on CC Agenda
- Civil West prepares and provides to City a final Contract for Walkway Project Engineering & ancillary services

04-16-2022 TO 05-17-2022

- Prepare for and attend City Council Working Session May 5th
- Prepare for City Council meeting May 18th, if referred by CC
- City reviews Civil West final Contract for Walkway Project
- City Council approves Project in 05-18-2022 Regular Session and authorizes Civil West to proceed with Engineering Design and ancillary services ([assumes that Ocean View Drive will have been turned over to the City by this time](#))

05-18-2022 TO 06-16-2022 (4 weeks)

- Attend City Council Regular Session May 18th, if referred by CC. Assuming CC authorizes to proceed during this session:
- Civil West commences ancillary services (survey, Geotech, etc.)
- Civil West prepares Preliminary Engineering Design documents & provides to City +-6-16-22

06-17-2022 TO 06-30-2022 (2- weeks)

- City and Trails Walkway Team review Civil West Preliminary Engineering Design
- City and Trails Walkway Team provides comments / approval to Civil West
- City authorizes Civil West to proceed with Final Design and Construction Documents

07-01-2022 TO 08-12-2022 (6 weeks)

- Civil West prepares Final Design and Construction Documents, and updated Estimate of Probable Construction Cost

08-15-2022 TO 08-26-2022 (+- 2 weeks)

- City and Trails Walkway Team review Civil West Final Design package
- City provides comments (if any) to Civil West
- Civil West makes any revisions necessary or requested.
- Walkway Team requests to be put on City Council agenda for September 1st Working Session, or September 21st Regular Session, at CC discretion

08-29-2022 TO 09-21-2022 (driven by CC Regular Session date)

- KP loose ends, final checking and paperwork
- Prepare draft Bidding Invitation, Bidding package
- Attend September 1st City Council Working Session if needed

09-21-2022 TO 10-14-2022 (3+ weeks)

- Attend September 21st City Council Regular Session
- City Council approves project and authorizes Bidding for Construction – 09-21-2022
- City prepares Bidding Invitation, Bidding package, and advertises
- Bidding Commences 10-17-2022

10-17-2022 TO 11-28-2022 (6 weeks)

- Bidding

11-29-2022 TO 12-20-2022 (5+ weeks – driven by CC Regular Session date)

- City evaluates bids and prepares recommendation for City Council
- City reviews contract for construction
- City puts Project on City Council Agenda for 12-21-2022 Regular Session vote

Note: If City Council Working Session 12—01-2022 needed, schedule slips +/- 3 weeks
From this point on.

12-21-2022 TO 01-07-2023 (2+ weeks)

- City Council approves selection of contractor and authorizes construction 12-21-2022
- 12-24-2022 to 1-03-2023 Holiday break
- City finalizes contract for construction

01-10-2023 TO 07-15-2023 (6+ months)

- City authorizes contractor to proceed 1-10-2022
- Construction Phase (Note: estimated - subject to future contractor proposed time frame)

Note: This Timeline is an estimate only and is subject to revision. The Timeline will be influenced by City Council and commission agenda availability and times.