

## COLUMBIA DEVELOPMENT AUTHORITY

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### **RFP #2024-05** **RFI RESPONSES**

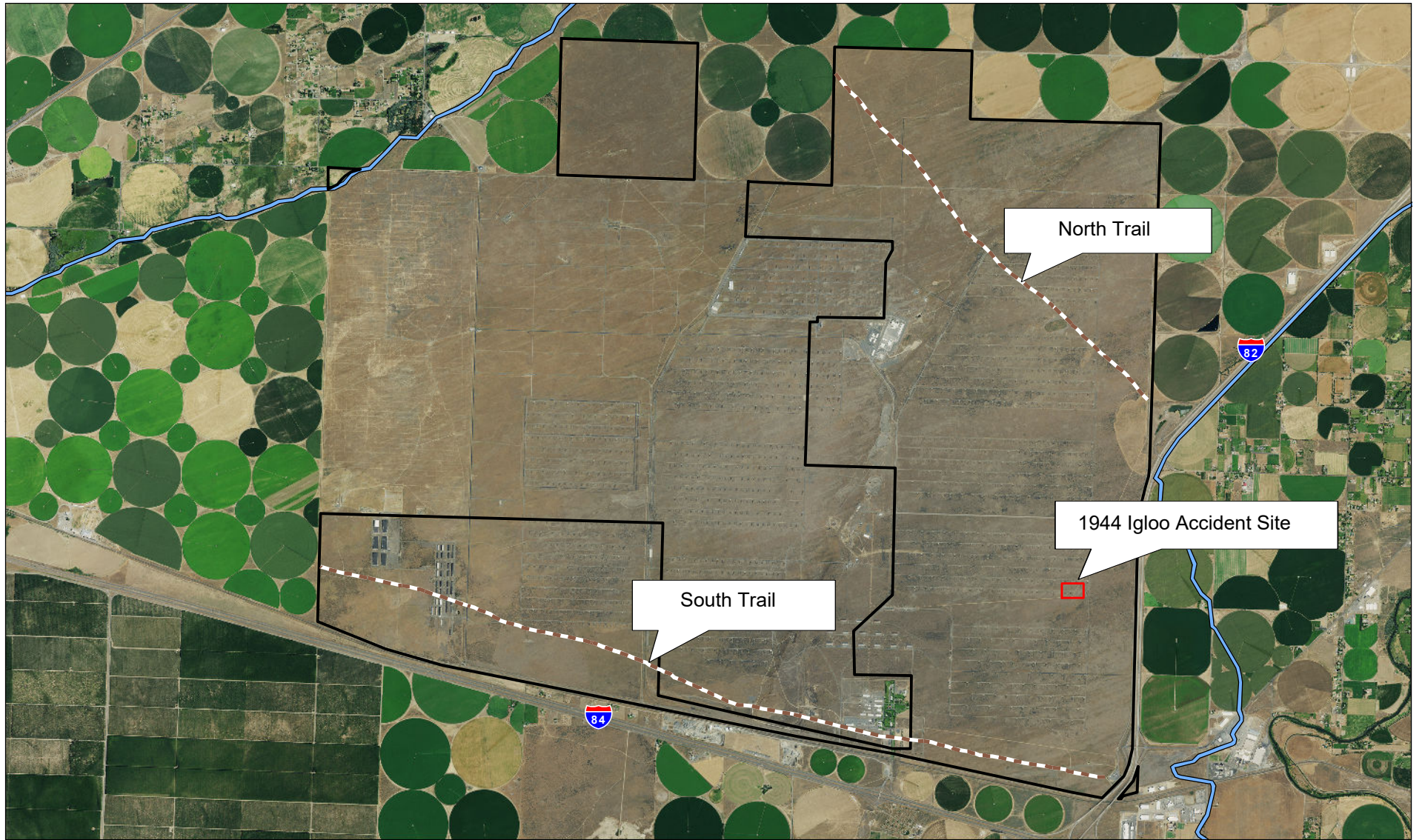
1. The schedule of issuing this RFP on 4/1/24 and requiring questions by 4/5/24 is too quick to form a Design Build team. We would be interested in any architecture and engineering services but have not found a construction teaming partner yet.
  - a. Response - See Addendum #1 and #2.
2. Please provide a sketch of anticipated parking lot location, such as Google Earth.
  - a. Response – See attachments below.
3. Please provide a sketch of anticipated trails.
  - a. Response – See attachments below.
4. How many interpretive signs are anticipated?
  - a. Response – (7) total interpretive panels, (5) panels at the South Trail Site and (2) panels at the 1944 UMCD Igloo Accident Site. (3) signs 4’x6’ and (4) signs 3’x2’. The CDA currently has all the hardware in storage.
5. Can we assume that content on those signs would be by Columbia Development Authority?
  - a. Response - Yes, the panels have already been completed and are currently in storage at the depot. The installation documents are attached below.
6. Depending on the size of this project, it might be appropriate for a Small Works Roster.
  - a. Response – Noted.
7. This project may be so small that the bidding and procurement process may deter many qualified firms. So, what is the anticipated project budget?
  - a. Response – The CDA will not be providing an anticipated budget for this project. The cost of the project will be negotiated with the selected proposer.
8. We anticipate additional questions will need to be asked after the responses to these questions, which again leads us to believe the RFP schedule is unrealistic for competitive bidding.
  - a. Response - See Addendum #1 and #2.
9. What is the source and status of funding for this work?
  - a. Response - Funding will be sourced through the CDA.
10. Do proposals get submitted to CDA or to IRZ Consulting?
  - a. Response - Proposals need to be submitted to IRZ Consulting at the following address 500N 1st Street Hermiston Oregon, 97838.
11. Does CDA have a map or schematic exhibits showing the extents of the South Trail Site and the 1944 UMCD Accident Site?
  - a. Response – See attachments below.
12. How much road design needs to be included in the design of the parking lots?
  - a. Response - From Juniper Road into and out of the parking area.

13. Does the proposer need to include the design of permanent restroom facilities at each parking lot?
  - a. Response - No, restrooms are not required.
14. Does the proposer need to provide electrical engineering design for electric vehicle charging infrastructure and/or parking lot lighting?
  - a. Response - No, there will be no parking lot lighting at this point.

(301,492 5,084,024)

Coordinates for Map Corners

(318,051 5,084,024)



(301,492 5,074,172)

UTM Zone 11N WGS84

(318,051 5,074,172)

Figure Date: February 17, 2016  
Basemap Sources: NAIP (USDA 2014)




-  Project Area
-  1944 Igloo Accident Site
-  Historic Wagon Road Historic



Figure 9  
(From 2016 Archaeology Report)



LEGAL DESCRIPTION

South Oregon Trail Preservation Area

A tract of land situated in the East 1/2 of Section 20, T.4N., R.27E., W.M., Morrow County, Oregon, being more particularly described as follows;

Beginning at a 5/8" rebar pin being with a yellow plastic cap marked "Survey Marker, PLS 49865", said pin being 2342.93 feet North and 895.18 feet West of the Southeast of Section 20;

Thence N00°44'23"W, 527.73 feet to a 5/8" rebar pin with a yellow plastic cap marked "Survey Marker, PLS 49865";

Thence N72°25'39"W, 600.00 feet to a 5/8" rebar pin with a yellow plastic cap marked "Survey Marker, PLS 49865";

Thence S00°44'23"E, 527.73 feet to a 5/8" rebar pin with a yellow plastic cap marked "Survey Marker, PLS 49865";

Thence S72°25'39"E, 600.00 feet to the Point of Beginning.

Containing 6.90 acres.

All according to a survey titled "Preservation Area Survey, South Oregon Trail, submitted to the office of the Morrow County on September 28, 2023, an exact copy of which is attached hereto.

Prepared by Kenny Delano, PLS 49865.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
JULY 13, 1999  
KENNETH H. DELANO JR.  
49865

RENEWS: 1/1/2024

**PRESERVATION AREA SURVEY  
SOUTH OREGON TRAIL**  
Sited in the E1/2 of Section 20,  
T.4N., R.27E., W.M., Morrow County, Oregon  
July 19, 2023

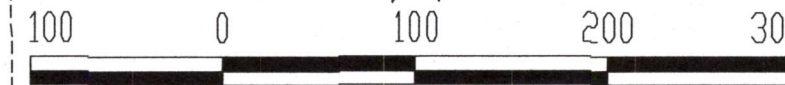
For: Columbia Development Authority  
Two Marine Dr. (P.O. Box 200)  
Boardman, OR 97818

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

*[Signature]*  
OREGON  
JULY 13, 1999  
KENNETH H. DELANO JR.  
49865

RENEWS: 1/1/2024

**Kenny Delano**  
Land Surveyor  
P.O. Box 12  
Mt. Vernon, OR 97865  
e-mail: [kennyfse@ortelco.net](mailto:kennyfse@ortelco.net)  
Phone: 541-620-1732



Scale: 1"=100'

*BASIS OF BEARINGS: Morrow County  
Map of Survey 2016-1752D*

**NARRATIVE**

This survey was performed at the request of the Columbia Development Authority to locate and monument the boundary of the South Oregon Trail Preservation Area as directed in Ammendment #1 to the Programmatic Agreement among the Department of the Army, Oregon State Historic Preservation Office, Advisory Council on Historic Preservation, Columbia Development Authority, and Confederated Tribes of the Umatilla Indian Reservation.

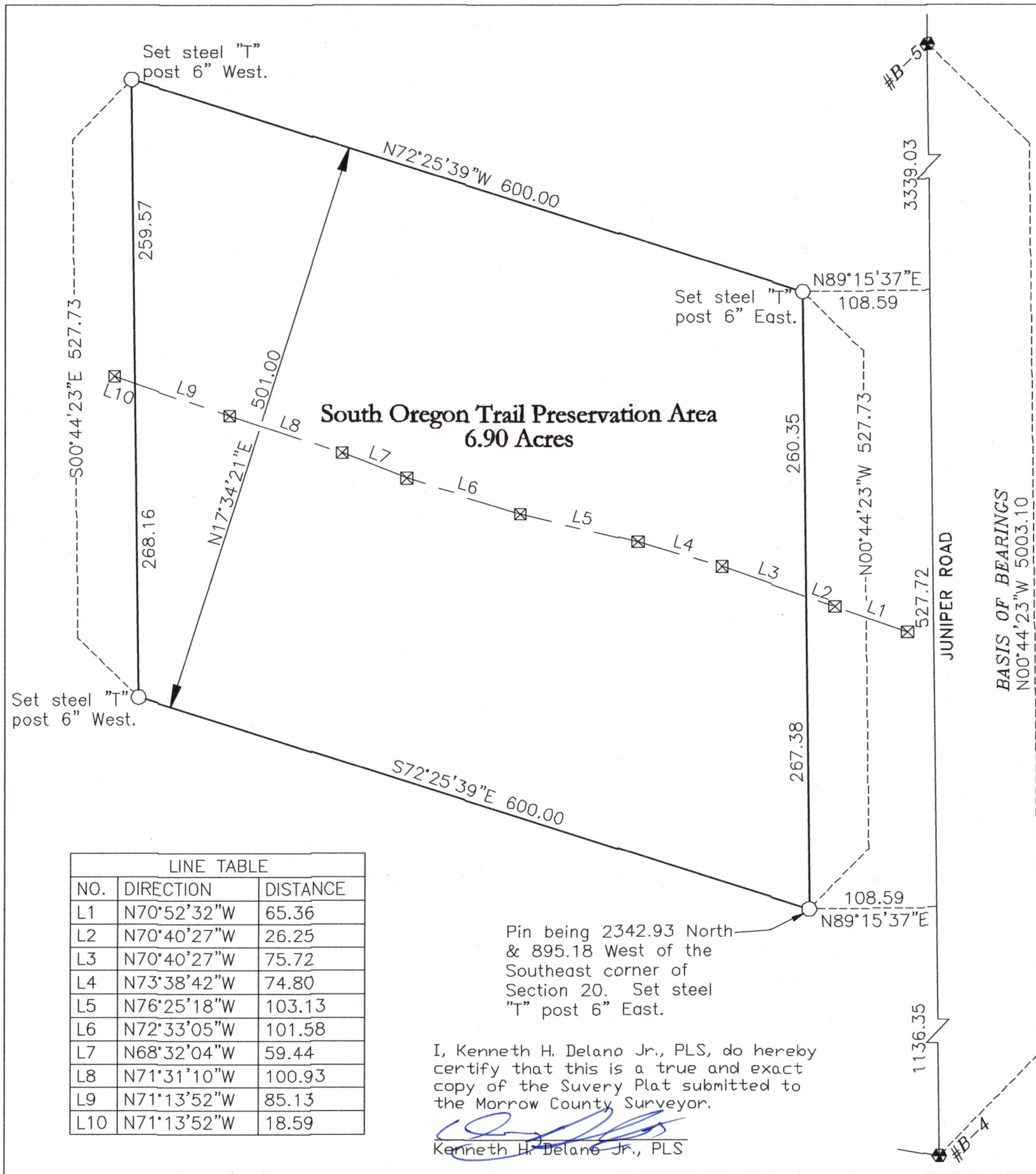
Record monuments from Morrow County Map of Survey 2016-1752D are found and verified. The South Oregon Trail was located and marked with carsonite posts by others and those post are tied as shown.

The Preservation area is then monumented as shown.

This survey was performed utilizing Trimble R6/R8 GPS receivers and Topcon Survey Pro data collection.

**LEGEND**

- 1(Bearing/Dist.) Record bearing/distance as shown on Morrow County Map of Survey 2016-1752D
- ⊕ Found 5/8" rebar pin with a 2" dia. aluminum cap marked "B-# 2015 PLS 49865" from Morrow County Map of Survey 2016-1752D
- ⊗ Tied carsonite post marking the South Oregon Trail Centerline.
- Set 5/8" dia. x 30" rebar pin with yellow cap marked "SURVEY MARKER, PLS 49865"



LINE TABLE		
NO.	DIRECTION	DISTANCE
L1	N70°52'32"W	65.36
L2	N70°40'27"W	26.25
L3	N70°40'27"W	75.72
L4	N73°38'42"W	74.80
L5	N76°25'18"W	103.13
L6	N72°33'05"W	101.58
L7	N68°32'04"W	59.44
L8	N71°31'10"W	100.93
L9	N71°13'52"W	85.13
L10	N71°13'52"W	18.59

I, Kenneth H. Delano Jr., PLS, do hereby certify that this is a true and exact copy of the Suvery Plat submitted to the Morrow County Surveyor.

*[Signature]*  
Kenneth H. Delano Jr., PLS

LEGAL DESCRIPTION

1944 Igloo Accident Site Preservation Area

A tract of land situated in the SE 1/4 of Section 14, T.4N., R.27E., W.M., Umatilla County, Oregon, being more particularly described as follows;

Beginning at a 5/8" rebar pin being with a yellow plastic cap marked "Survey Marker, PLS 49865", said pin being 210.13 feet North and 46.00 feet West of the Southeast of Section 14;

Thence N00°45'17"W, 275.00 feet to a 5/8" rebar pin with a yellow plastic cap marked "Survey Marker, PLS 49865";

Thence S89°14'43"W, 1200.00 feet to a 5/8" rebar pin with a yellow plastic cap marked "Survey Marker, PLS 49865";

Thence S00°45'17"E, 275.00 feet to a 5/8" rebar pin with a yellow plastic cap marked "Survey Marker, PLS 49865";

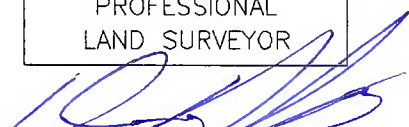
Thence N89°14'43"E, 1200.00 feet to the Point of Beginning.

Containing 7.58 acres.

All according to Umatilla County Map of Survey #23-085-A filed in the office of the Umatilla County Surveyor on October 6, 2023.

Prepared by Kenny Delano, PLS 49865.

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

  
OREGON  
JULY 13, 1999  
KENNETH H. DELANO JR.  
49865

RENEWS: 1/1/2024

**PRESERVATION AREA SURVEY  
1944 IGLOO ACCIDENT SITE**  
Situated in the SE1/4 of Section 14,  
T.4N., R.27E., W.M., Umatilla County, Oregon  
July 19, 2023

For: Columbia Development Authority  
Two Marine Dr. (P.O. Box 200)  
Boardman, OR 97818

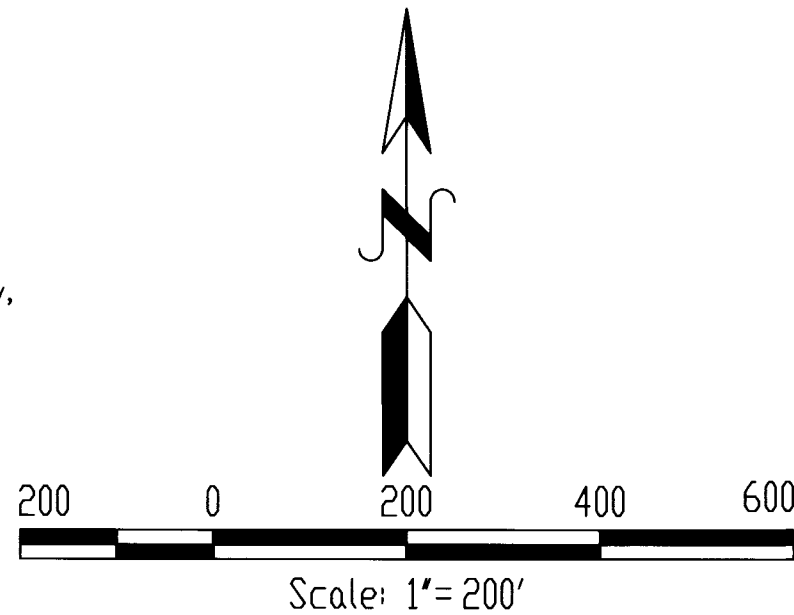
**NARRATIVE**

This survey was performed at the request of the Columbia Development Authority to locate and monument the boundary of the 1944 UMCD Igloo Accident site as directed in Ammendment #1 to the Programmatic Agreement among the Department of the Army, Oregon State Historic Preservation Office, Advisory Council on Historic Preservation, Columbia Development Authority, and Confederated Tribes of the Umatilla Indian Reservation.

Record monuments from Umatilla County Map of Survey 16-018-C are found and verified.

The North line of the 1944 UMCD Igloo Site is then located 20 feet south of the centerline of Block B, Road A. The boundary is monumented as shown.

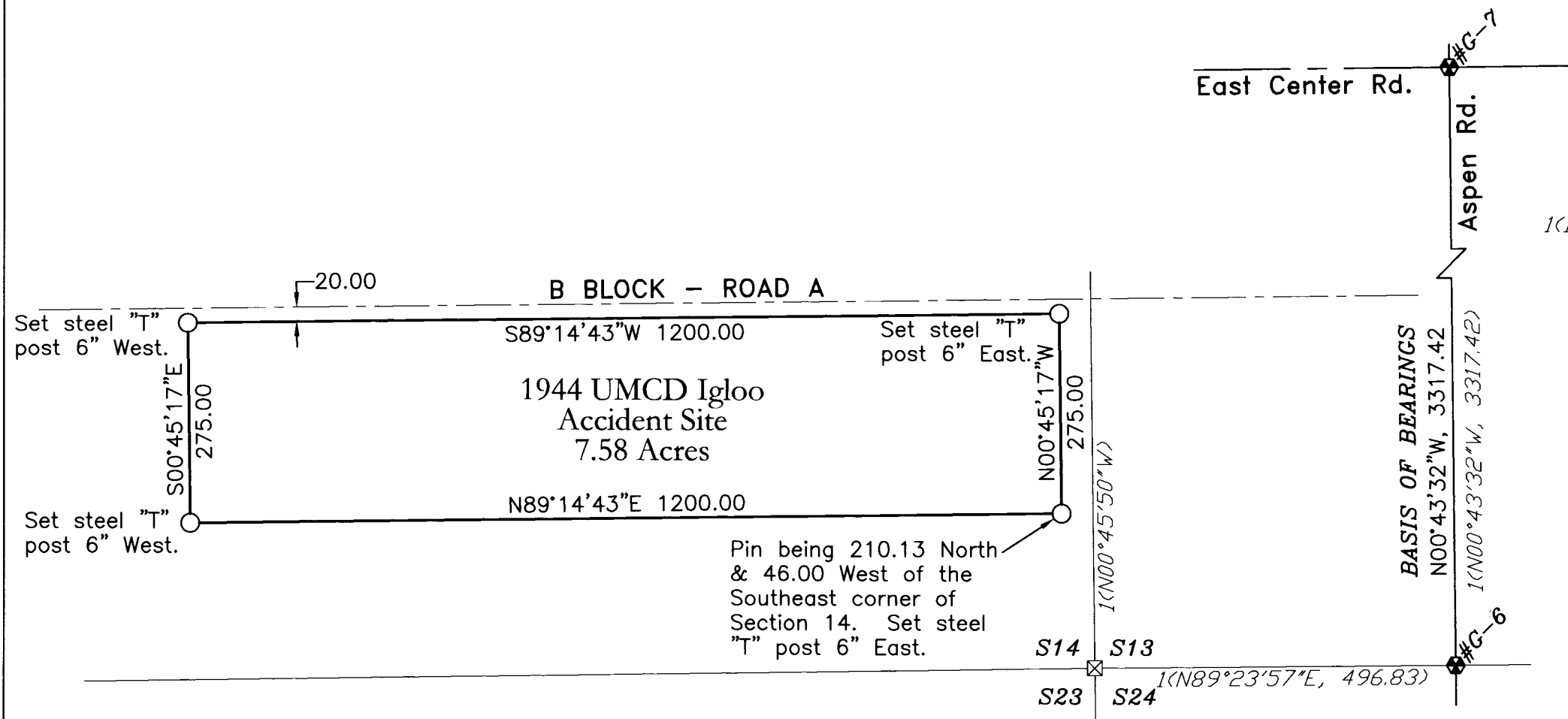
This survey was performed utilizing Trimble R6/R8 GPS receivers and Topcon Survey Pro data collection.



**BASIS OF BEARINGS: Morrow County  
Map of Survey 2016-1752D**

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR  
*[Signature]*  
OREGON  
JULY 13, 1999  
KENNETH H. DELANO JR.  
49865  
RENEWS: 1/1/2024

**Kenny Delano**  
Land Surveyor  
P.O. Box 12  
Mt. Vernon, OR 97865  
e-mail: kennyfse@ortelco.net  
Phone: 541-620-1732



**LEGEND**

- 1(Bearing/Dist.) Record bearing/distance as shown on Morrow County Map of Survey 2016-1752D
- ⊕ Found 5/8" rebar pin with a 2" dia. aluminum cap marked "G-# 2015 PLS 49865" from Morrow County Map of Survey 2016-1752D.
  - ⊗ Calculated corner position as shown on Morrow County Map of Survey 2016-1752D
  - Set 5/8" dia. x 30" rebar pin with yellow cap marked "SURVEY MARKER, PLS 49865"

**RECEIVED BY**  
Umatilla County Surveyor  
Date: 10/6/23  
Rec'd By: CT  
No.: 23-085-A

## UPRIGHT DOUBLE POST PEDESTAL: In Ground

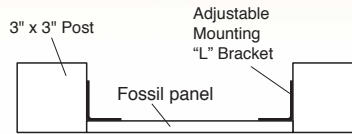
- Black Powder Coated Aluminum
- Custom Sizes and Colors Available

Part #'s:

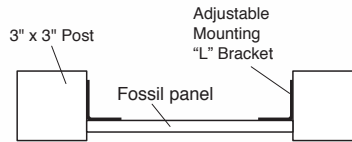
UDGE: "Even Mount" with 2, 4, 6, or 8 brackets. UDGE2; UDGE4; UDGE6; UDGE8

UDGR: "Recessed Mount" with 2, 4, 6, or 8 brackets. UDGR2; UDGR4; UDGR6; UDGR8

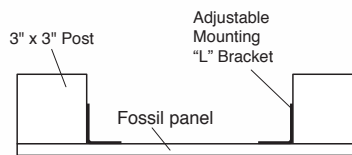
UDGF: "Front Mount" with 2, 4, 6, or 8 brackets. UDF2; UDF4; UDF6; UDF8



Even Mount



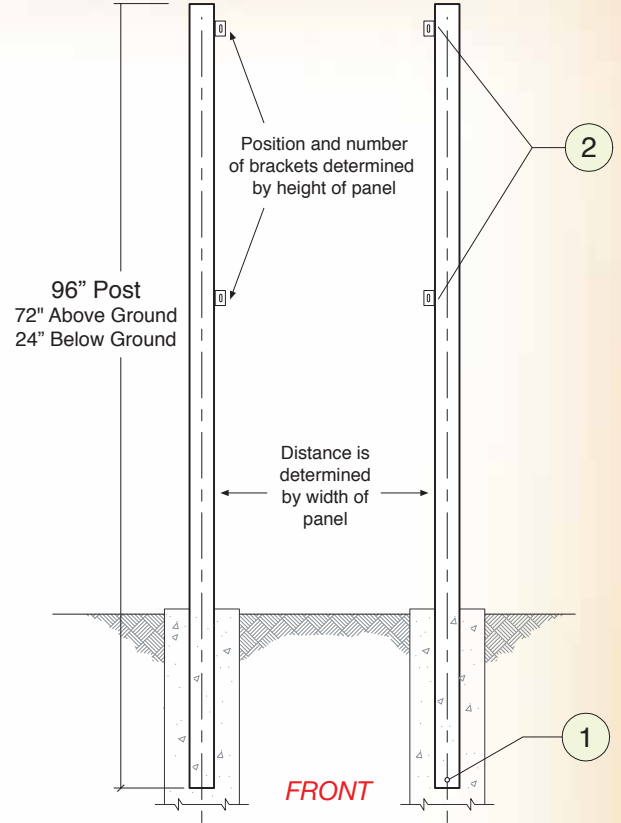
Recessed Mount



Front Mount

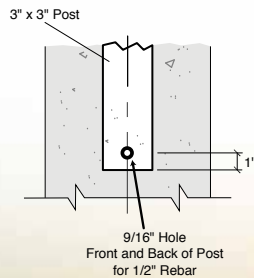
TOP

"Tamper Resistant Bolts" to attach graphics are available with our graphic panels. Installation materials, such as concrete and rebar are available at hardware stores.

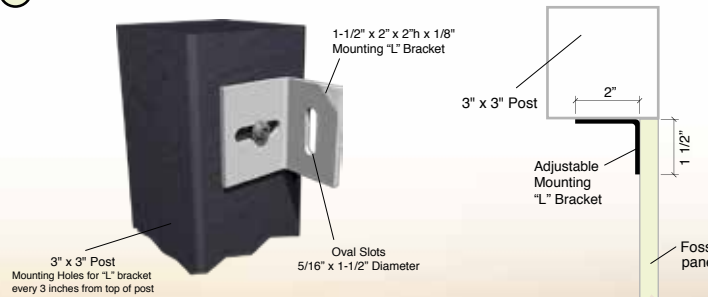


FRONT

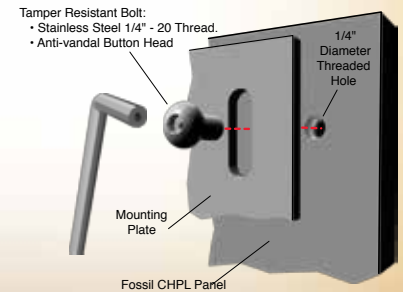
1 Underground Portion of Post



2 "L" Shaped Bracket

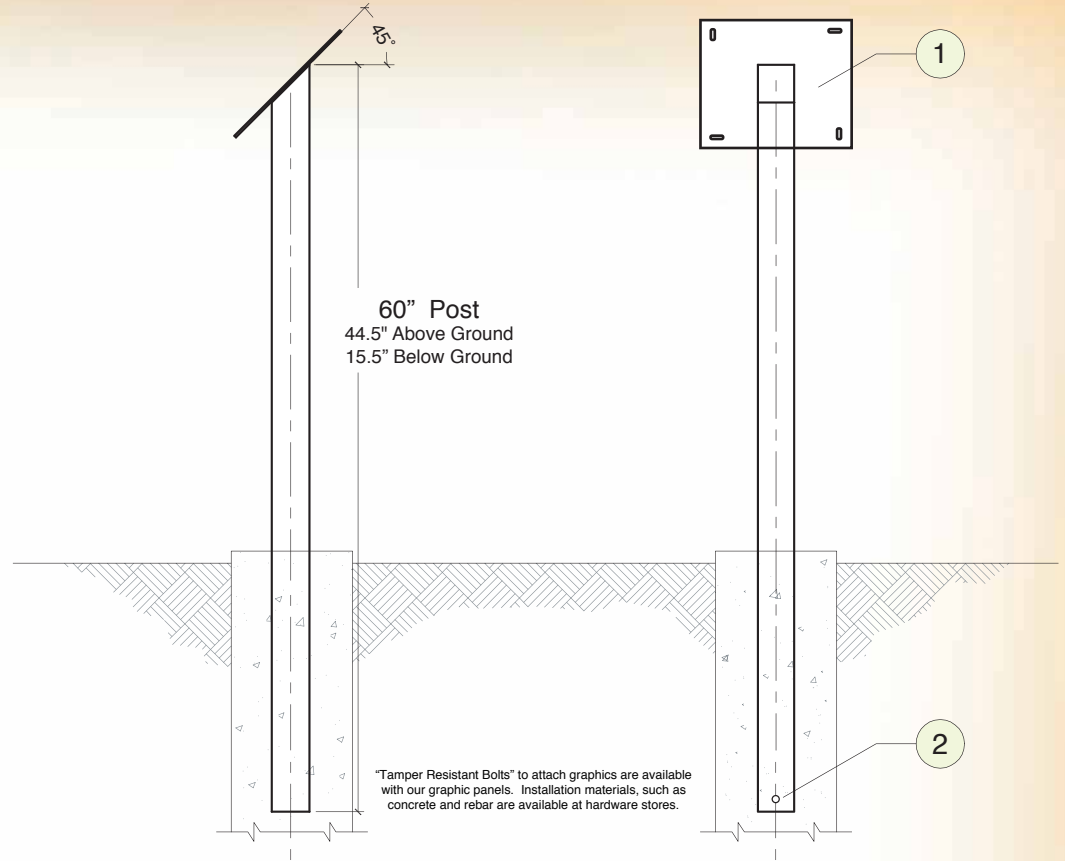
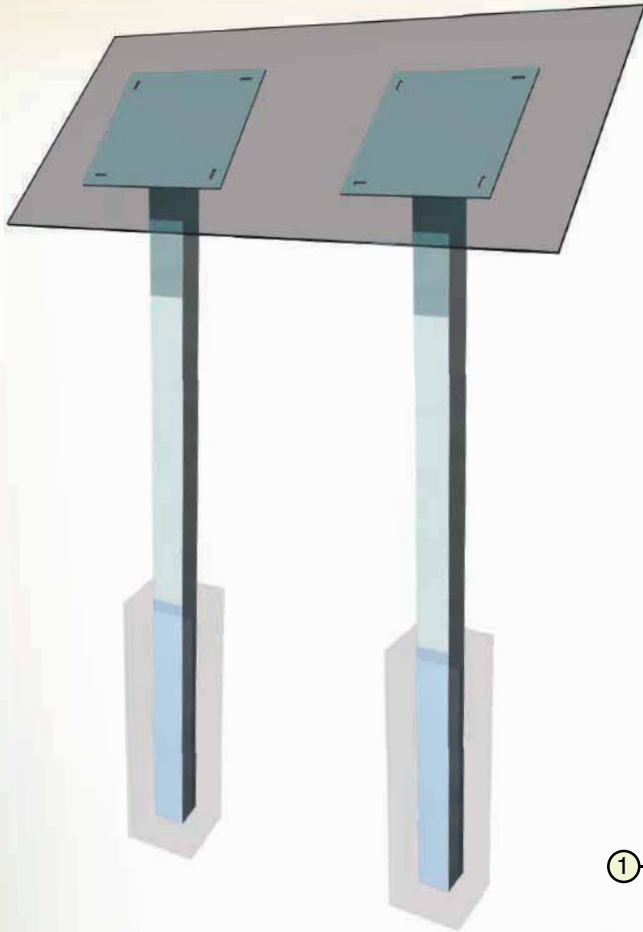


3 Attaching Panel to Hardware





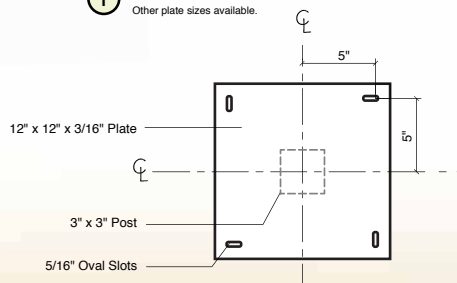
- Black Powder Coated Aluminum
- Custom Sizes and Colors Available



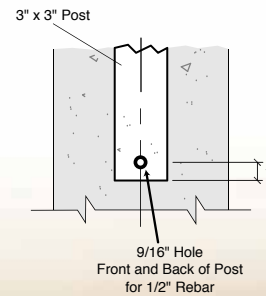
**SIDE**

**FRONT**

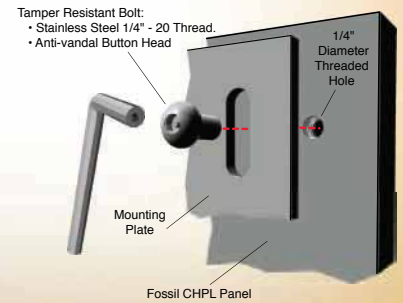
**1** Mounting Plate  
Other plate sizes available.



**2** Underground Portion of Post

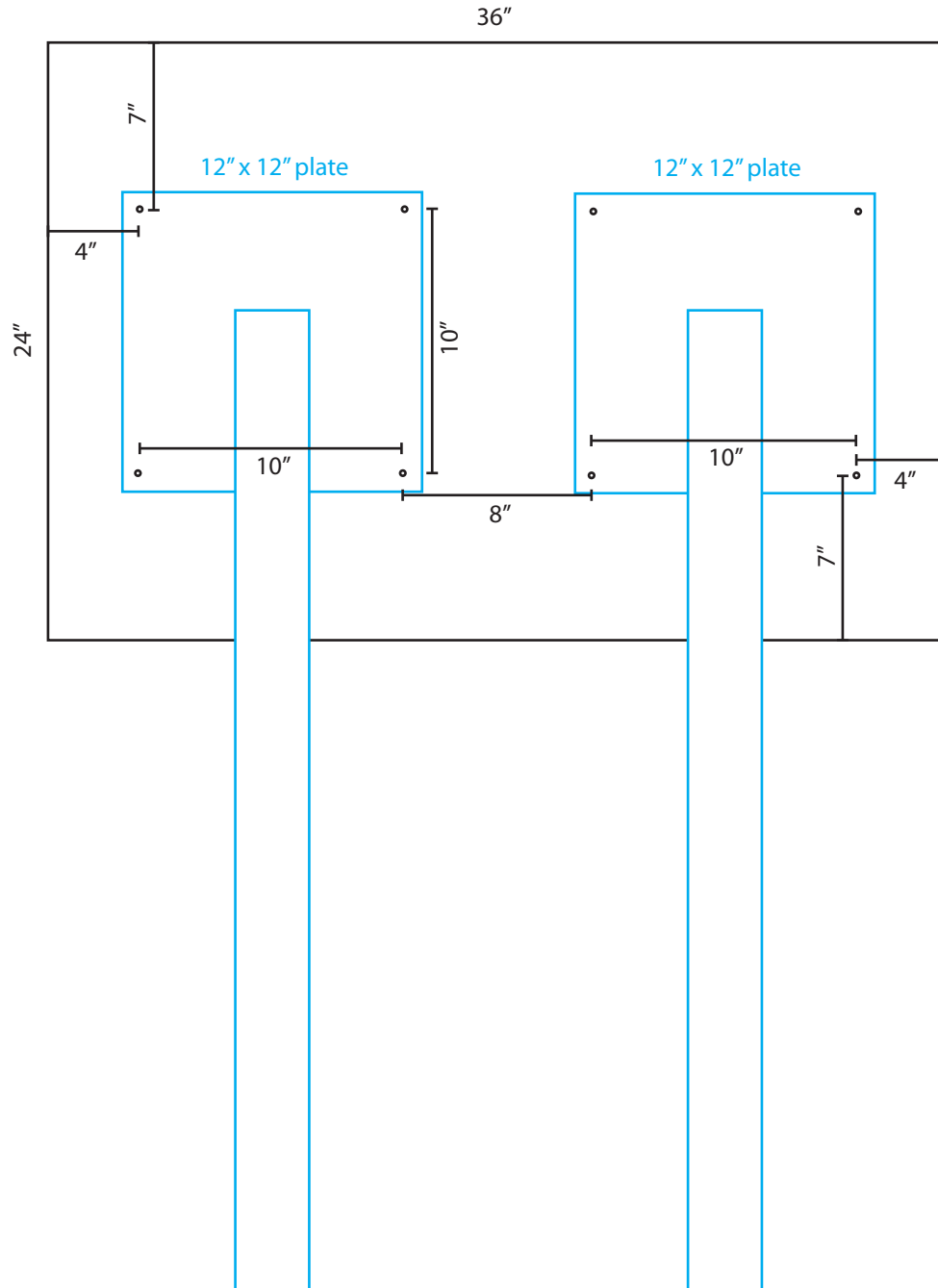


**3** Attaching Panel to Hardware



# Quote F99364 & F100643 • Ostwald Graphic Design • Umatilla signs

Amy Ostwald 360-480-4213



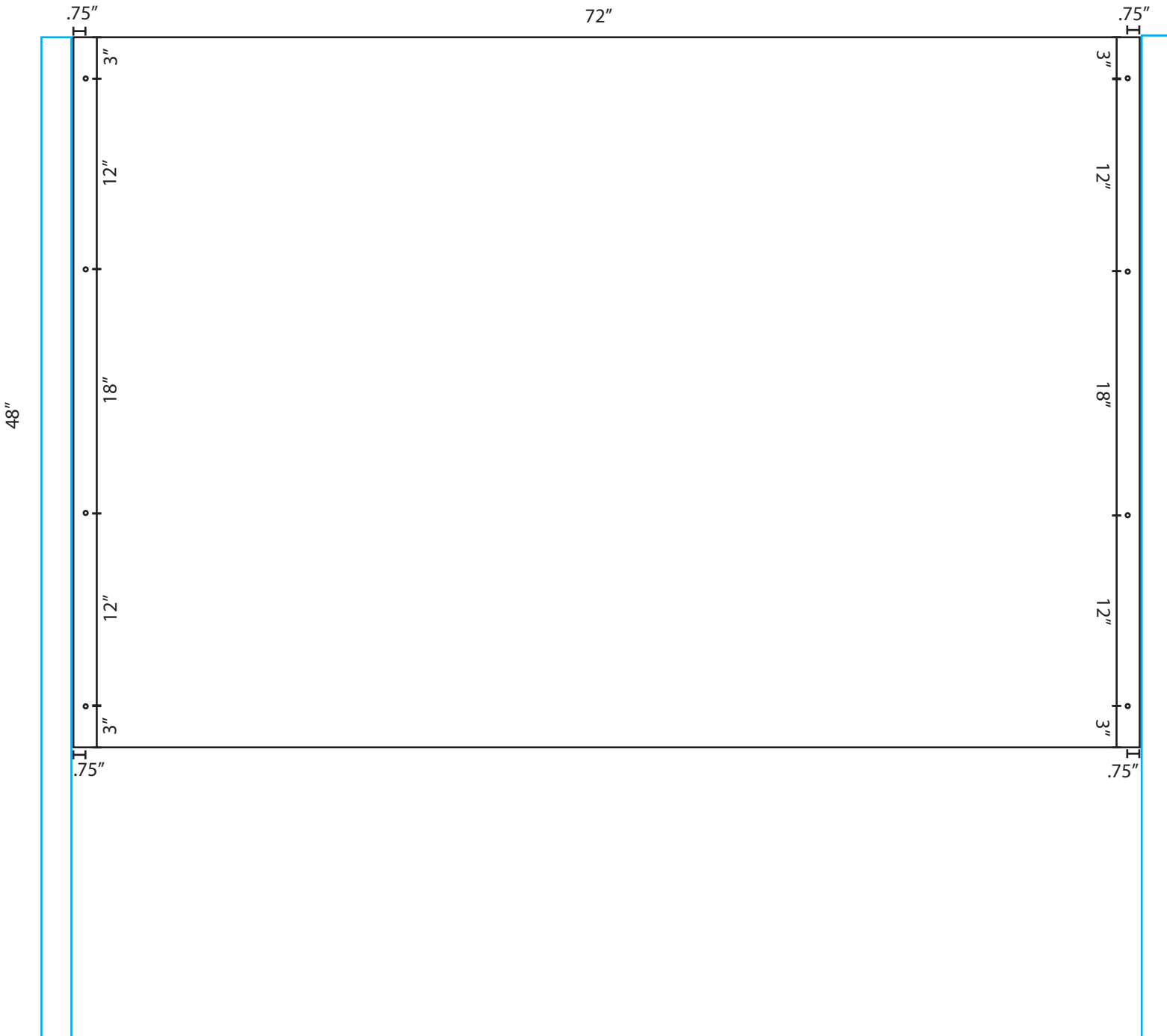
## 36" x 24" signs (4)

Standard 1/2" bolt  
1/4" diameter threaded hole

Double Post Pedestal (12" x 12"  
Mounting Plates at 45 Degree).  
(DPG1212)

# Quote F99364 & F100643 • Ostwald Graphic Design • Umatilla signs

Amy Ostwald 360-480-4213



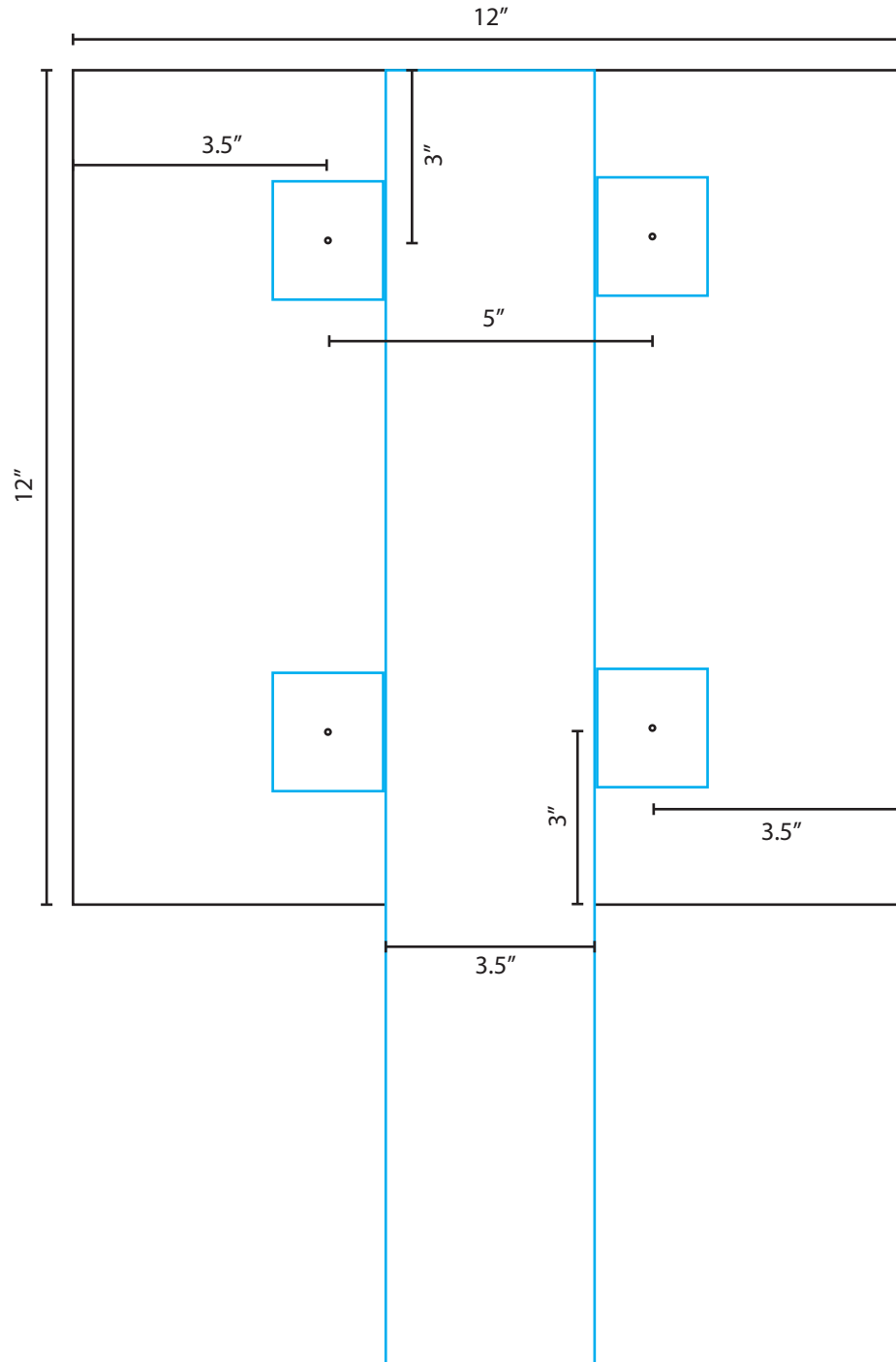
## 72" x 48" signs (3)

Standard 1/2" bolt  
1/4" diameter threaded hole

Upright Double Post  
(90 Degree). Even Mount  
with 8 Mounting Brackets.  
(UDGE8)

# Quote F99364 & F100643 • Ostwald Graphic Design • Umatilla signs

Amy Ostwald 360-480-4213



## 12" x 12" signs (12)

Standard 1/2" bolt  
1/4" diameter threaded hole

Using L Shaped Mounting  
Bracket. 2"x 2" with 2 Slots.  
(LB-02)

Mounting to our own 4x4  
pressure treated posts.