



2023

# Project Proposal:

## Yurts at Cantrall Buckley Park



Presented To: **Jackson County Parks**

Presented By: **Applegate Partnership & Watershed Council**





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# Project Overview

## The Importance of an Overnight Option for Applegate Outdoor School

Cantrall Buckley Park serves as the primary location for APWC's annual Applegate Outdoor School (AOS) program in April and May. With its expansive 88-acre property and 1.75 miles of riverfront, it provides the ideal setting for students to engage with nature using hands-on, site-specific methods. For many 6th graders, this could be their sole outdoor experience during their formative years in grade school. In 2023, the program served 435 students, and the numbers are set to increase, with a total of 585 students expected to participate in 2024.

Currently, AOS is designed as a day-only program, consisting of four consecutive field days at the park. However, it has the potential to grow by offering an overnight outdoor school option to students. The installation of two 30' yurts in the group campsite in the campground would facilitate this, while an additional 20' yurt would provide overnight accommodations for AOS staff.

Currently, local schools have limited options for overnight school programs, with only a few providers in Southern Oregon offering a sleepaway experience for students. Due to high demand, these providers fill up quickly, and some Medford schools have registered with overnight outdoor school providers hours away. These schools are now facing exorbitant bussing costs ( $\geq 40k$ ) to reach these location. APWC has engaged with three Medford administrators who have expressed great interest in an additional overnight outdoor school provider closer to home for their students and parent chaperones.

During the months when the Applegate Outdoor School is not in session, the public can utilize the yurts, which would provide guests with a unique and unforgettable experience of Cantrall Buckley Park and the Applegate Valley.

# Yurt Synopsis

Where and What to Purchase for AOS



## The Leading Producer of Modern Yurts: Pacific Yurts

As the world's leading manufacturer of contemporary yurts, Pacific Yurts is synonymous with quality, performance, and customer satisfaction. They offer competitive rates, exceptional service, and, most importantly, the peace of mind that comes with making a smart investment. Plus, they are made right here in Oregon.

Pacific Yurts is renowned for their unwavering commitment to quality. Their award-winning yurts are crafted with only the finest materials, ensuring optimal strength, durability, and long-term value. When it comes to modern yurts, nothing surpasses Pacific Yurt's standard of excellence.

## Number and Size Needed for Applegate Outdoor School

### Two 30' Yurts

APWC would like to see two 30' yurts installed in the group campsite at Cantrall Buckley Park. The purpose of this installation is to provide comfortable sleeping arrangements for 15-21 students per yurt, depending on bed type. With separate yurt designations for male and female students and parent chaperones, this setup would allow AOS to accommodate 30-42 students total per night.

### One 20' Yurt

APWC is also requesting one 20' yurt be placed at Site 16 in the campground at Cantrall Buckley Park to provide sleeping arrangements for AOS staff during April and May. Site 16 has space to accommodate a yurt far enough away from the student yurts, but still allows AOS staff to be aware of any issues during the night that may occur while students travel to/from the bathrooms.



# Yurt Specifics

## Features and Price

### 30' Build and Customizations

30 foot yurt	\$17,650
Wall Color	Navy
Premium Top Cover	\$1,085
Premium Top Cover Color	Dark Gray
Window Door @ 6:00	Included
Extra Window Door @ 12:00	\$1,450
Deadbolt (2) \$95 per door	\$190
Glass Window @ 3:00	\$1,450
Glass Window @ 9:00	\$1,450
Window Trim Color	Tan
Roof Insulation	\$1,900
Wall Insulation	\$1,640
Tinted Dome	\$200
Fan Support	\$65
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<b>TOTAL</b>	<b>\$27,080</b>

### 20' Build and Customizations

20 foot yurt	\$12,490
Wall Color	Navy
Premium Top Cover	\$685
Premium Top Cover Color	Dark Gray
Window Door @ 6:00	Included
Deadbolt	\$95
Glass Window @ 3:00	\$1,450
Glass Window @ 9:00	\$1,450
Window Trim Color	Tan
Roof Insulation	\$910
Wall Insulation	\$1,095
Tinted Dome	\$200
Fan Support	\$65
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<b>TOTAL</b>	<b>\$18,440</b>

NOTE: The price of the yurts listed does not include the cost of the required platform materials or construction.

# Yurt Platforms

## Design Requirements and Materials Needed



For a secure and comfortable installation, a well-built platform is necessary. To ensure a weather proof installation, the platform needs to be circular and the same diameter as the yurt so the side cover fabric can extend below the interior floor level. This will provide a draft-free and watertight seal. Any exterior decking should be separated from, or at a lower level than the yurt platform.

The following material lists are for construction of a typical 30' yurt platform and are suggestions only. Every site will be different, so the platform construction and footings should reflect those differences. The site and soil conditions and local building requirements will dictate the footing size and depth below grade.

<b>Platform Materials (2x6 T&amp;G Flooring Option)</b>		
<b>Material</b>	<b>Quantity</b>	<b>Use</b>
2x6 Kiln Dried T&G 'Select Deck'	37 @ 14' 86 @ 12' 16 @ 10' 23 @ 8'	Platform Flooring
2x6 Standard & Better	6 @ 10' 5 @ 8'	Perimeter Blocking
4x6 or 4x8 Standard & Better	2 @ 14' 6 @ 10' 12 @ 8'	Beams
3/8" Exterior Plywood Siding (no groove)	3 Sheets (4' x 8')	Plywood Drip Edge

<b>Platform Materials (1-1/8" Plywood Flooring Option)</b>		
<b>Material</b>	<b>Quantity</b>	<b>Use</b>
1-1/8" T&G Plywood	24 Sheets (4' x 8')	Platform Flooring
2x6 Standard & Better	6 @ 10' 26 @ 8'	Blocking
4x6 or 4x8 Standard & Better	2 @ 14' 6 @ 10' 12 @ 8'	Beams
3/8" Exterior Plywood Siding (no groove)	3 Sheets (4' x 8')	Plywood Drip Edge



# Shipping Costs & Considerations

## Shipping Estimates from Pacific Yurts and Delivery & Unloading Needs

Pacific Yurts schedules shipment of the yurts, but the customer is responsible for coordinating delivery with the freight company and unloading the yurts. When the yurts arrive, a forklift is required to unload the delivery. If a forklift is unavailable, 2-6 strong people able to carry significant weight will need to climb into the truck and disassemble the shipping crates so that individual pieces can be unloaded. A pry bar and claw hammer are needed in this process. Glass window system crates will need to be taken apart with a cordless drill.

If any of the following conditions apply to the desired delivery site, it is likely that common carrier companies will consider it an “undeliverable” address - gravel/dirt roads, narrow, steep, windy, or gated roads, low hanging branches, or sites with inadequate room for the truck to turn around. The customer should address questions or concerns about the delivery site’s accessibility directly with the freight company.

If the customer decides to pick up the yurts at the freight carrier’s terminal, Pacific Yurts can provide estimated crate/package dimensions to help the customer determine the size truck or truck/trailer combination needed to transport the yurts.

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### Pacific Yurts Shipping Estimate to Cantrall Buckley Park

30 ‘ Packaging/ Crating (x2 units)	\$1,600
20' Packaging/Crating	\$700
Prepaid Shipping (10,550 lbs)	\$1,100
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<b>TOTAL</b>	<b>\$3,400</b>



# Exterior Needs

Amenities Needed Outside the Yurts for AOS

Covered Front Patio w/ ADA Access	Varies
Steps for Back Door (30' yurts)	Varies
Trex Composite Decking	\$5-15/sq ft
Treaded Grip Tape for Decking	\$15-30/roll
Exterior Light	\$50-90
Exterior Electrical Outlet	Varies
Foam Board Insulation	\$1-2/sq ft
Steel Poultry Wire	\$0.30-1/sq ft
Outdoor Hooks/Drying Rack	Varies
Outdoor Storage Shelves	Varies

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- A covered, lit patio with storage and drying hooks allows students to leave wet gear and shoes outside during their overnight stay.
  - Each 30' yurt will need ADA access and be equipped with a second, emergency exit door.
  - Heat may be lost through the yurt floor unless insulation is added. A good way to do this is to install rigid foam insulation between floor joists.
  - Poultry wire placed under the yurt provides protection from rodents and other animals.



# Interior Needs

## Amenities Needed Inside the Yurts for AOS



EdenPURE Infrared Heater	\$300-500
Ceiling Fan with Light	\$80-150
Laminate Wood Flooring	\$1-3/sq ft
Laminate Tile Flooring	\$6-8/sq ft
Vinyl Plank Flooring	\$2-4/sq ft
Vinyl Tile Flooring	\$1-4/sq ft
Electrical Outlets (4-6)	Varies
Hardwired Smoke Detector	\$20-65
Fire Extinguisher	\$25-75
Broom and Dustpan	\$10-25
Whiteboard/Message Board	\$20-45

- A heater is necessary to keep students warm at night during the months of April and May. A ceiling fan helps circulate warm air throughout the yurt while also providing an overhead light.
- Additional flooring may be needed depending on what type of platform is constructed.
- Basic needs such as a smoke detector and fire extinguisher help to prevent emergency situations; and a message board is needed to relay all pertinent information to yurt users.



# Additional Considerations

## A Few Extra Items for AOS Use of the Yurts

The agreement reached between the Applegate Partnership & Watershed Council and Jackson County Parks is that these yurts are to be used for the Applegate Outdoor School program during the fall and spring outdoor school season. Outside of those months, the yurts will be available to the public on a reservation basis.

APWC will need to purchase additional materials to host overnight school groups in the yurts at Cantrall Buckley Park that will remain AOS materials and not be used by the public during the outdoor school off-season.

## AOS Materials Needed for Overnight Stays

Bunk Beds or Bunk Cots	\$300-600 /unit
Waterproof Mattresses	\$100-150 /unit
Portable Storage Shelves	\$80-150/unit
Extra Sleeping Bags	\$30-100 /unit
On-Site Storage Shed	\$2,000-4,000

