

COLLINS LAKE RESORT

Project Details

Project No.	B3267.00–20
Year of Completion	2009 (Phase I)
Location	Government Camp, OR
Construction Cost	\$18,000,000

Project Team

Client	Collins Lake Resort Homeowners Association
Other Consultants	BEA Consulting, LLC (Mechanical)

RDH Services

- Investigation
- Design
- Construction documents
- Field review
- Litigation support
- Maintenance manual

RDH Staff

Principal	Dave Young
Key Staff	John Moellenhoff
	Erik Lawrence
	John Sabo

Project Description

- Size: 24 townhouse buildings
- Number of Units: 151
- Number of Stories: 3
- Use/Occupancy: Residential
- Phase I of the project was accelerated due to a fire in 2008, which required complete rebuilding of five units from the ground up. This was in addition to the building enclosure improvements necessary for the walls and roof.
- Excessive snow build-up on the rear balconies where snow often piles higher than the balcony doors required an addition of an 8-foot roof extension to shed snow away from the balconies.
- Phase II is the remaining 23 buildings which includes upgraded trusses in all buildings to accommodate the high snow loading along with new metal roofing and complete exterior wall rehabilitation. New walls consist of fiber cement lap, panel, and shingle siding over a rainscreen cavity.
- The project is significantly challenging due to the high snow loading at the 3,800-foot elevation and short construction season.
- Walls—Hardi lap or shingle siding, rainscreen-strapped cavity, and Tyvek air/weather barrier.
- Roof—cold roof with standing seam metal roofing over strapping and self-adhered membrane.
- Addition of new shed roof enclosure to protect exposed propane services and equipment.



Project Profile