UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

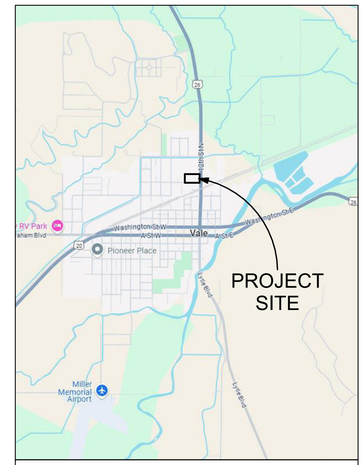
VALE DISTRICT OFFICE RENOVATIONS & ADDITION

100 OREGON STREET, VALE, OREGON 97918

BLM VALE DISTRICT

BLM CONCEPT PACKAGE

PROJECT VICINITY MAP - VALE OREGON



SITE MAP

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PROJECT SUMMARY:
RENOVATION OF EXISTING 16,320 SQ.FT. SINGLE-STORY BUREAU OF LAND MANAGEMENT DISTRICT OFFICE NEW 1,051 SQ.FT. ADDITION ON THE FACILITY FRONT.

LOCATION:
BLM VALE DISTRICT OFFICE
100 OREGON STREET
VALE, OREGON 97918

APPLICABLE BUILDING CODES AND REGULATIONS:
2024 INTERNATIONAL BUILDING CODE (IBC)
2024 INTERNATIONAL PLUMBING CODE (IPC)
2024 INTERNATIONAL MECHANICAL CODE (IMC)
NATIONAL ELECTRICAL CODE (NEC), NFPA 70
ABA ACCESSIBILITY GUIDELINES

JURISDICTION:
THE BLM IS THE AUTHORITY HAVING JURISDICTION (AHJ), HOWEVER, CONTRACTOR WILL PROVIDE A COURTESY SET TO THE LOCAL FIRE DEPARTMENT IF REQUESTED.

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

COVER SHEET

VALE DISTRICT OFFICE RENOVATION
100 OREGON ST., VALE, OREGON 97918

MARK	DESCRIPTION	DATE	APPROVED

PROJECT NO:	N/A
DESIGN OFFICE:	BLM National Operations Center
DESIGNED BY:	NOC AE
DRAWN BY:	NOC AE BRANCH
CHECKED BY:	NOC AE
PROJECT PHASE:	PRE-DESIGN / CONCEPT
DATE:	30 SEPTEMBER 2025

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VALE DISTRICT OFFICE TABLE OF ORGANIZATION

TOTAL STAFF = 86 PERSONNEL

V000 — 17 STAFF

POSITION ID	POSITION	WORKSPACE		
		OFFICE	CUBICLE	
V000-006	DISTRICT MANAGER - 150 SF	•		
V000-003	TRIBAL LIAISON		•	
V000-016	PUBLIC AFFAIRS SPECIALIST		•	
TBD	DISTRICT HR SPECIALIST ***NOT INCLUDED***		•	
V000-005	DEPUTY DISTRICT MANAGER - 120 SF	•		
V000-010	GEOGRAPHIC INFORMATION SYSTEM SPEC.		•	
V000-013	PLANNING & ENV. COORDINATOR		•	
V000-017	SAFETY & OCCUPATIONAL HEALTH SPEC.		•	
V000-014	PLANNING & ENV. COORDINATOR		•	
V000-015	PLANNING & ENV. COORDINATOR		•	
V000-018	SUPERVISORY NATURAL RESOURCE SPEC.		•	
V000-012	NATURAL RESOURCE SPEC.		•	
V000-019	WILDLIFE BIOLOGIST		•	
V000-011	GIS SPECIALIST		•	
V000-001	ARCHAELOGIST		•	
V000-007	ECOLOGIST / BOTANIST		•	
V000-004	BIO SCIENCE TECH (WILDLIFE)		•	
V000-002	ARCHAELOGIST		•	

V003 — 14 STAFF

POSITION ID	POSITION	WORKSPACE		
		OFFICE	CUBICLE	
V003-001	ADMINISTRATIVE OFFICER - 120 SF	•		
V003-004	ADMIN SUPPORT ASSISTANT		•	
V000-008	ADMIN SUPPORT ASSISTANT		•	
V003-011	BUDGET ANALYST		•	
V003-012	BUDGET TECHNICIAN		•	
V003-013	CIVIL ENGINEER		•	
V003-014	CIVIL ENGINEER		•	
V003-022	ENGINEERING TECHNICIAN (CIVIL)		•	
V000-021	ENGINEERING TECHNICIAN (CIVIL)		•	
V003-002	ADMIN SUPPORT ASSISTANT (HR LIAISON)	•		
V003-003	ADMIN SUPPORT ASSISTANT		•	REC.
V003-015	CONTACT REPRESENTATIVE		•	
V003-007	ADMIN SUPPORT ASSISTANT		•	REC.
V003-016	CONTACT REPRESENTATIVE		•	

V004 — 11 STAFF

POSITION ID	POSITION	WORKSPACE	
		OFFICE	CUBICLE
V004-001	SUPV WILDLAND FIREFIGHTER - 120 SF	•	
V004-061	WILDLAND FIREFIGHTER (FIRE MGMT PLAN.)		•
V004-066	WILDLAND FIREFIGHTER (PREVENTION)		•
V004-010	MGMT & PROGRAM ANALYST		•
V004-035	SUPV WILDLAND FIREFIGHTER - 120 SF	•	
V004-063	WILDLAND FIREFIGHTER (FUELS MGMT)		•
V004-060	WILDLAND FIREFIGHTER (FUELS MGMT)		•
V004-062	WILDLAND FIREFIGHTER (FUELS MGMT)		•
V004-059	WILDLAND FIREFIGHTER (FUELS MGMT)		•
V004-064	WILDLAND FIREFIGHTER (FUELS MGMT)		•
V004-067	WILDLAND FIRERIGHTER (PREVENTION)		•

V040 — 26 STAFF

POSITION ID	POSITION	WORKSPACE	
		OFFICE	CUBICLE
V040-001	FIELD MANAGER - 120 SF	•	
V040-025	SUPVY. RANGELEND MGMT		•
V040-008	NATURAL RESOURCE SPECIALIST		•
V040-009	NATURAL RESOURCE SPECIALIST		•
V040-016	RANGE TECHNICIAN		•
V040-017	RANGE TECHNICIAN		•
V040-020	RANGELAND MANAGEMENT SPECIALIST		•
V040-019	RANGELAND MANAGEMENT SPECIALIST		•
V040-022	RANGELAND MANAGEMENT SPECIALIST		•
V040-021	RANGELAND MANAGEMENT SPECIALIST		•
V040-012	NATURAL RESOURCE SPECIALIST (WH&B)		•
V040-003	ASSISTANT FIELD MANAGER - 120 SF	•	
V040-002	ARCHAELOGIST		•
V040-007	GEOLOGIST		•
V040-013	OUTDOOR RECREATION PLANNER		•
V040-014	OUTDOOR RECREATION PLANNER		•
V040-024	REALTY SPECIALIST		•
V040-028	GEOLOGIST		•
V040-004	ASSISTANT FIELD MANAGER - 120 SF	•	
V040-005	BOTANIST		•
V040-006	ECOLOGIST / BOTANIST		•
V040-010	NATURAL RESOURCE SPECIALIST		•
V040-011	NATURAL RESOURCE SPECIALIST		•
V040-026	WILDLIFE BIOLOGIST		•
V040-027	WILDLIFE BIOLOGIST		•
V040-015	RANGE TECH (WEEDS)		•

V050 — 2 STAFF

POSITION ID	POSITION	WORKSPACE	
		OFFICE	CUBICLE
V050-002	ARCHAELOGIST		•
V050-021	REALTY SPECIALIST		•

V080 — 1 STAFF

POSITION ID	POSITION	WORKSPACE	
		OFFICE	CUBICLE
V080-001	MONUMENT MANAGER		•

HOSTED — 4 STAFF

POSITION ID	POSITION	WORKSPACE	
		OFFICE	CUBICLE
	ORWA STATE OFFICE - FOIA		•
	ORWA STATE OFFICE - ARCHAELOGIST		•
	DOI - IT		•
	NEW MEXICO - ENGINEER		•

1039 / SEASONAL — 10 STAFF

POSITION ID	POSITION	WORKSPACE	
		OFFICE	CUBICLE
	FIRE		•
	FIRE		•
	ESR		•
	ESR		•
	ADMIN		•
	ADMIN		•
	MALHEUR FO, RANGE, REC, ETC.		•
	MALHEUR FO, RANGE, REC, ETC.		•
	MALHEUR FO, RANGE, REC, ETC.		•
	MALHEUR FO, RANGE, REC, ETC.		•

ESP PROGRAM — 1 STAFF

POSITION ID	POSITION	WORKSPACE	
		OFFICE	CUBICLE
	RETIREE		•

GENERAL BLM SPACE AUTHORIZATION NOTES

1. THE NINE (9) INDIVIDUALS LISTED WITH OFFICES HAVE BEEN APPROVED WITH BLM HQ ASSET MANAGEMENT
2. THE MAXIMUM ALLOWABLE SQUARE FOOTAGE FOR EACH OFFICE IS LISTED NEXT TO THE POSITION TITLE
3. CUBICLES SHALL BE MAXIMUM 8'-0" x 8'-0" (64SF).

NATIONAL SYSTEM OF PUBLIC LANDS
U.S. DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

TABLE OF ORGANIZATION

VALE DISTRICT OFFICE RENOVATION
100 OREGON ST., VALE, OREGON 97918

MARK	DESCRIPTION	DATE	APPROVED

PROJECT NO: N/A
DESIGN OFFICE: BLM National Operations Center
DESIGNED BY: NOC AE
DRAWN BY: NOC AE BRANCH
CHECKED BY: NOC AE
PROJECT PHASE: PRE-DESIGN / CONCEPT
DATE: 30 SEPTEMBER 2025

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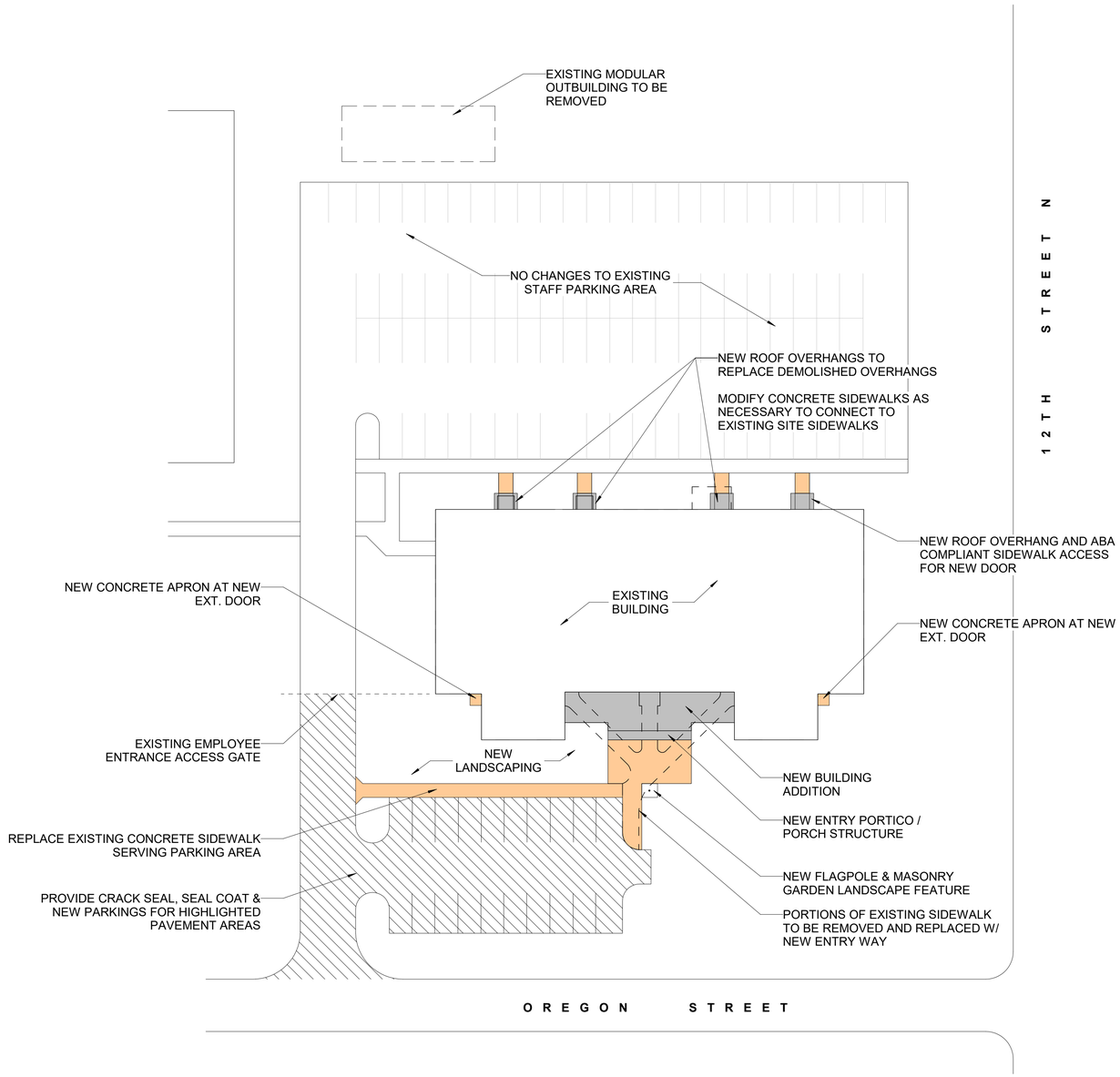

1 ARCHITECTURAL SITE PLAN - PROPOSED
1" = 30'-0"

SITE PLAN NOTES

1. SITE PLAN IS BASED ON GOOGLE AERIAL IMAGERY AND THEREFORE IS NOT TO BE SCALED. ITEMS SHOWN ARE APPROXIMATE AND ACTUAL CONDITIONS MAY VARY.

2. PROPOSED ADDITIONS, WALKWAYS, AND OTHER SITE FEATURES ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE ACTUAL DESIGN AND LAYOUT OF THESE ITEMS MAY VARY

SITE PLAN LEGEND

- NEW VERTICAL CONSTRUCTION
- NEW SIDEWALK / CONCRETE
- AREAS OF EXISTING PAVEMENT TO BE REFINISHED

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ARCHITECTURAL SITE PLAN

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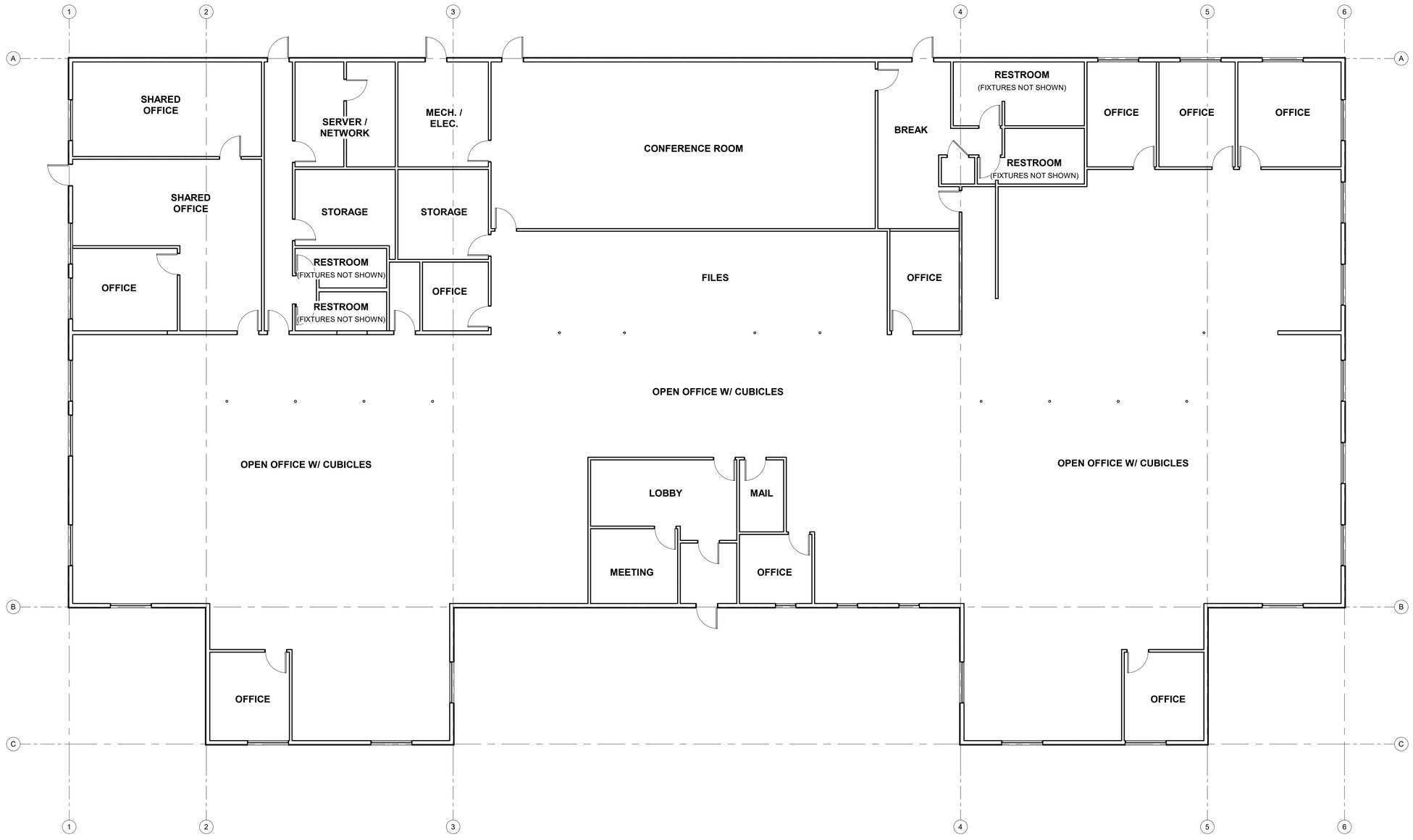

1 EXISTING FLOOR PLAN
1/8" = 1'-0"

EXISTING CONDITIONS NOTES

1. DRAWINGS ARE INTENDED FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE SCALED FOR ANY REASON. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL DIMENSIONS / QUANTITIES AND FOR PRODUCING A NEW, CURRENT SET OF EXISTING CONDITIONS DOCUMENTS PRIOR TO COMMENCEMENT OF DESIGN.

2. ALL PLANS & ELEVATIONS ARE DRAWN SHOWING VERTICAL ELEMENTS (SUCH AS WALLS) PLUMB AND HORIZONTAL ELEMENTS (SUCH AS FLOORS AND CEILINGS) LEVEL. DOCUMENTS ARE DRAWN WITHOUT INDICATING SETTLEMENT OR DETERIORATION.

3. THE DRAWINGS AS SHOWN MAY VARY FROM ACTUAL CONDITIONS.

0' 4' 8' 16' 32'
GRAPHIC SCALE 1/8" = 1'-0"

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EXISTING FLOOR PLAN

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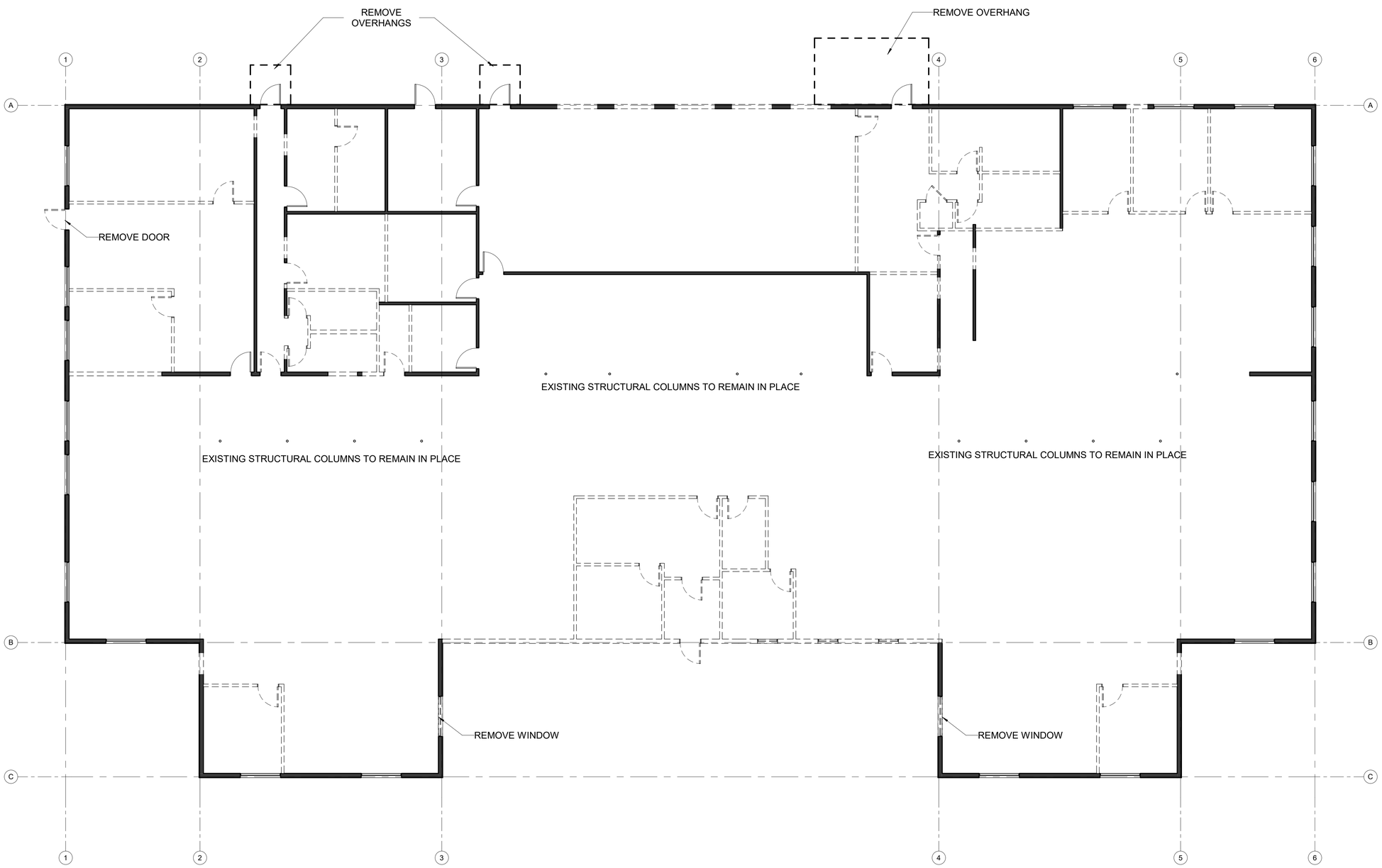

IMPORTANT NOTE

DEMOLITION PLAN IS APPROXIMATE. ACTUAL DEMOLITION MAY VARY DEPENDING ON FINAL DESIGN.

DEMOLITION LEGEND

- - - - ITEMS TO BE REMOVED

1 DEMOLITION PLAN
1/8" = 1'-0"

0' 4' 8' 16' 32'
GRAPHIC SCALE 1/8" = 1'-0"

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DEMOLITION PLAN

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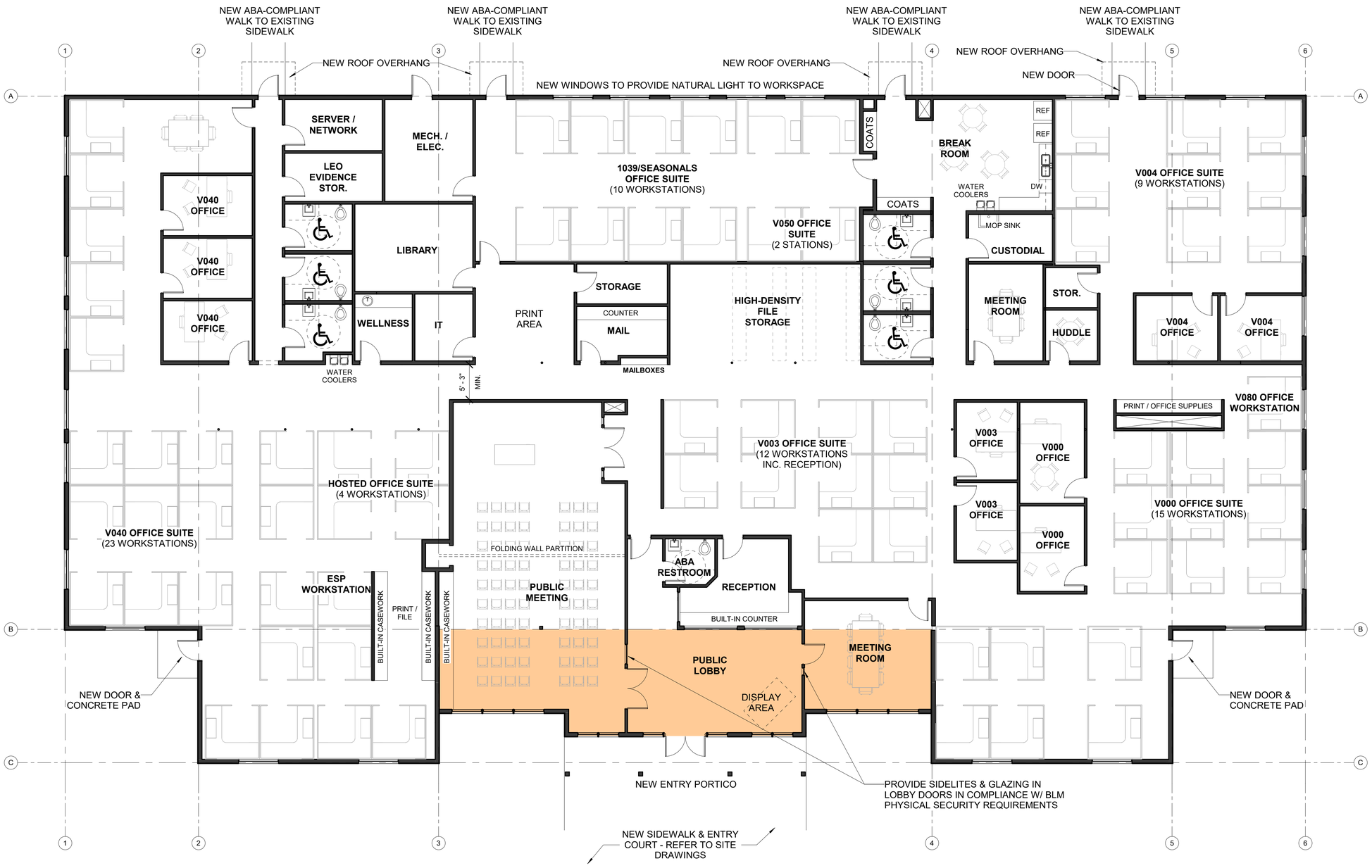

IMPORTANT NOTE

FLOOR PLAN IS SCHEMATIC IN NATURE AND IS NOT INTENDED TO CAPTURE ALL NECESSARY PROGRAMMATIC ITEMS THAT THE BLM REQUIRES TO BE INCLUDED IN THE DESIGN OF THE DISTRICT OFFICE. THE DBC SHALL BE RESPONSIBLE FOR ENSURING FULL COMPLIANCE WITH APPLICABLE BUILDING CODES, AS WELL AS WORKING WITH THE BLM THROUGHOUT THE PROJECT DESIGN TO MEET ALL NECESSARY PROGRAMMATIC NEEDS.

INDICATES NEW GROSS SQUARE FOOTAGE

1 PROPOSED FLOOR PLAN
1/8" = 1'-0"

0' 4' 8' 16' 32'
GRAPHIC SCALE 1/8" = 1'-0"

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PROPOSED FLOOR PLAN

VALE DISTRICT OFFICE RENOVATION
100 OREGON ST., VALE, OREGON 97918

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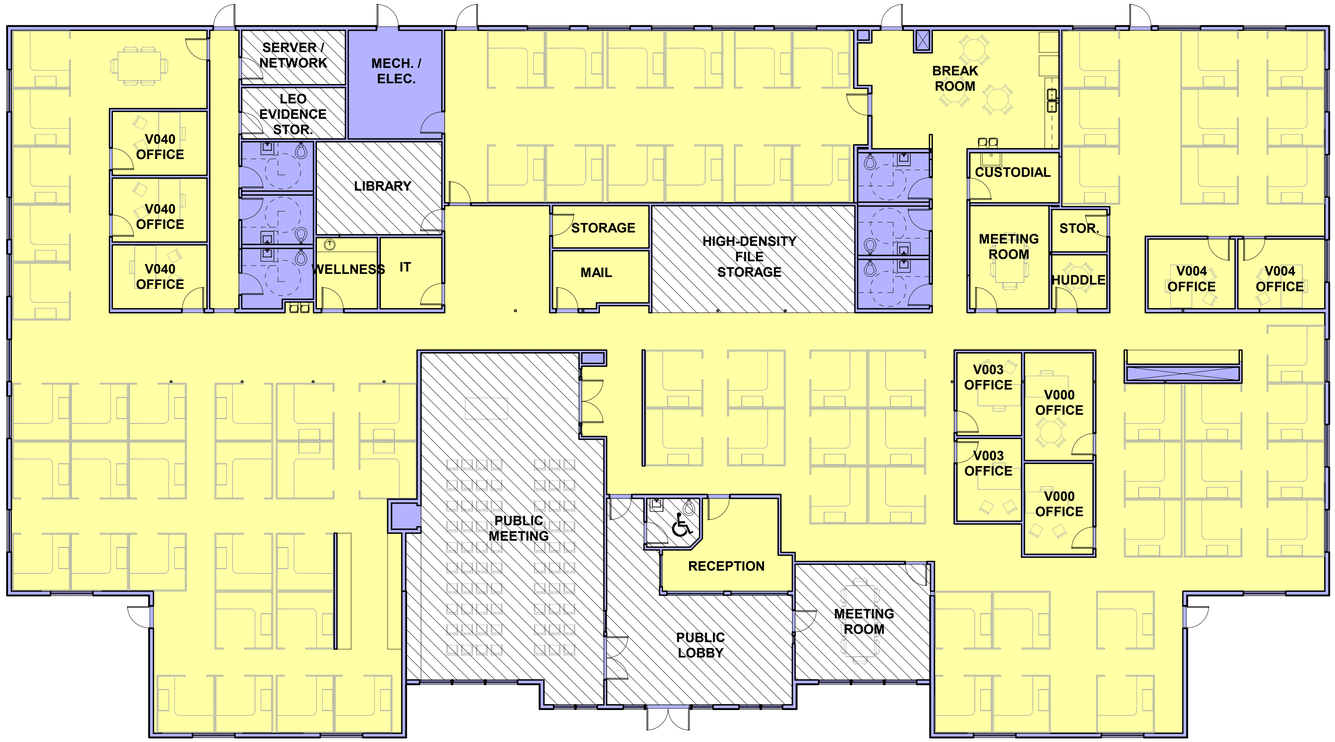

1 SPACE AUTHORIZATION CALCULATIONS
3/32" = 1'-0"

PROJECT SPACE CALCULATIONS

Per BLM IM No. 2023-046:
Office facilities shall use 150 USF/p as the standard.

DOI-AAAP-0049 Office Space Utilization Standard:
Portion of DOI-owned buildings dedicated to office use covering restrooms, MEP rooms, loading docks, exit staircases, elevator shafts, MEP shafts, wall thickness, etc. shall be limited to 60 GSF / person.

Total FTE (Full-Time Equivalent) Employees:

Suite	No. of Employees
V000	17
V003	14
V004	11
V040	26
V050	2
V080	1
HOSTED	4
1039 / SEASONAL	10
ESP PROGRAM	1
TOTAL	**86**

Exempt areas are listed in the BLM Space Allowance Worksheet and include Public Reading Area/Room (lobby), High Density file Areas, Library, Restrooms for Public Use, Law Enforcement Evidence Storage Room, Server/Network Room, and the Public Meeting Room.

ALLOWABLE VS PROVIDED SQUARE FOOTAGES:

OFFICE SPACES:
Total Allowable Net Area: 12,900sf (*86 employees x 150 USF/p)*
Total Provided Net Area: 12,870sf

TARE (restrooms, MEP, vestibules, wall thickness, etc.)
Total Allowable Gross Area: 5,160sf (*86 employees x 60 GSF)*
Total Provided Gross Area: 1,555sf

EXEMPT SPACE:
Total Exempt Area: 2,946sf

TOTAL AREA: 17,371sf
(Office + TARE + Exempt)

2 OFFICE SUITE LAYOUT
1/16" = 1'-0"

OFFICE SUITES

- **V000** 17 STAFF
- **V003** 14 STAFF
- **V004** 11 STAFF
- **V040** 26 STAFF
- **V050** 2 STAFF
- **V080** 1 STAFF
- **HOSTED** 4 STAFF
- **1039 / SEASONAL** 10 STAFF
- **ESP PROGRAM** 1 STAFF

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

PLAN DIAGRAMS

VALE DISTRICT OFFICE RENOVATION
100 OREGON ST., VALE, OREGON 97918

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EXISTING MAIN ENTRY

PROPOSED MAIN ENTRY

GENERAL DESIGN REQUIREMENT KEYNOTES

CONCEPT RENDERINGS ARE NOT TO SCALE AND ARE FOR ILLUSTRATIVE PURPOSES ONLY. THE DBC SHALL ULTIMATELY BE RESPONSIBLE FOR THE OVERALL DESIGN OF THE BUILDING.

1. DESIGN NEW ENTRY ROOFLINE TO ENHANCE BUILDING MASSING AND VISUALLY EMPHASIZE THE BUILDING'S PRIMARY ENTRY. EMPHASIS MAY BE ACHIEVED VIA INCREASED CEILING/ROOF HEIGHT, CHANGE IN MATERIALITY, VARIATION IN ROOF SLOPE, OR ANY COMBINATION OF THESE FACTORS.

2. NEW ADDITION SHOULD INCLUDE A COVERED ENTRY PORTICO WITH ARCHITECTURAL FEATURES COMPATIBLE WITH GENERAL BLM DESIGN REQUIREMENTS AND EASTERN OREGON ARCHITECTURAL VERNACULAR. HEAVY TIMBERS, TRUSSES, STONE PIERS, LARGE WINDOWS, OR OTHER APPROVED FEATURES SHOULD BE EMPLOYEED TO PROVIDE VISUAL INTEREST AND TO HIGHLIGHT THE FACILITY'S PRIMARY PUBLIC ENTRANCE

3. NEW FLAGPOLE AND BASE FEATURE TO REPLACE EXISTING

4. PROVIDE GENEROUS LIGHTING TO MAXIMIZE NATURAL DAYLIGHT DEEP INTO BUILDING. SOLUTIONS MAY INCLUDE LARGE WINDOWS, SOLAR TUBES AND/OR SKYLIGHTS. PROVIDE APPROPRIATE CANOPIES OR BLIND SYSTEMS TO PREVENT EXCESSIVE HEAT GAIN DURING SUMMER MONTHS.

5. EXPAND EXISTING ENTRY SIDEWALKS TO PROVIDE AN IMPROVED, WELCOMING APPROACH TO THE BUILDING.

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CONCEPT RENDERINGS

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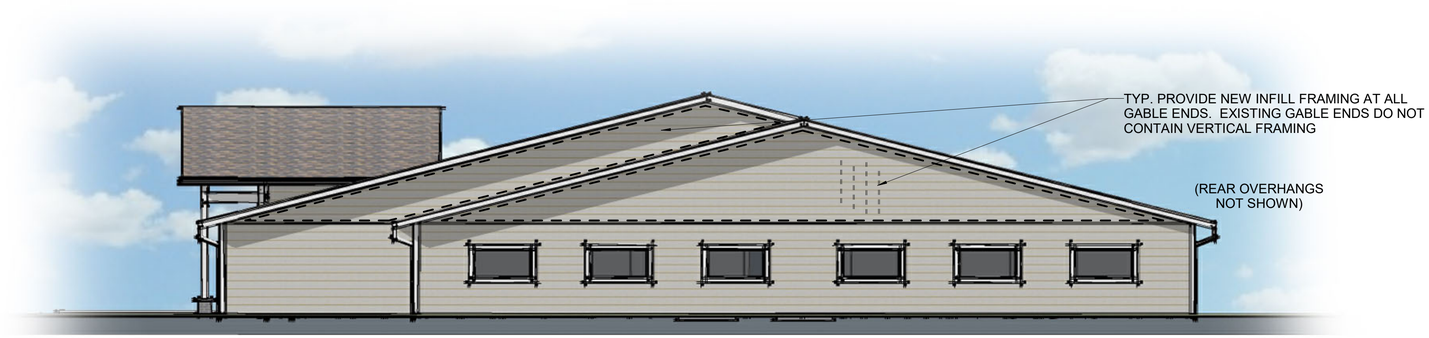
EXTERIOR ITEMS TO BE DEMOLISHED:

1. EXISTING ROOF VENTS AND ROOF FINISHES. PATCH AND REPAIR ROOF SUBSTRATE WHERE DAMAGE HAS OCCURED AND/OR WHERE PENETRATIONS ARE REMOVED.
2. ALL EXISTING BOXED SOFFIT TRIM.
3. ALL EXISTING BOARD AND BATTEN CLADDING AND ASSOCIATED TRIM.
4. ALL EXISTING EXTERIOR WINDOW AND DOOR TRIM.
5. PORTIONS OF EXTERIOR WALLS AS NECESSARY TO RECONFIGURE THE BUILDING AS OUTLINED IN THE SCHEMATIC FLOOR PLANS.
6. LANDSCAPE ITEMS INCLUDING SIDEWALKS, GARDENS, FLAGPOLE, ETC. AS REQUIRED TO CONSTRUCT NEW LANDSCAPE FEATURES.
7. EXISTING ROOF OVERHANGS AT REAR FACILITY ENTRANCES.

NEW GENERAL EXTERIOR ITEMS TO BE PROVIDED:

1. ROOFING FINISHES THROUGHOUT ENTIRE BUILDING, INCLUDING NEW ATTIC VENTILATION SYSTEM CONSISTING OF RIDGE/SOFFIT VENTS OR SIMILAR.
2. CONTINUOUS INSULATION AND WEATHER BARRIER AT ALL EXTERIOR WALLS.
3. EXTERIOR CLADDING SYSTEM (FINAL STYLE AND COLOR TBD).
4. TRIM THROUGHOUT ENTIRE EXTERIOR, INCLUDING SOFFIT, RAKE, EAVE, CORNER, WINDOW & DOOR, BASEBOARD AND OTHER APPLICABLE LOCATIONS.
5. NEW SITE DRAINAGE AS NECESSARY TO SUCCESSFULLY DIVERT ROOF RUNOFF WATER FROM BUILDING PERIMETER.
6. GUTTER AND DOWNSPOUT SYSTEM TO TIE INTO NEW SITE DRAINAGE SYSTEM.
7. CONSTRUCTION OF FULLY-CONDITIONED, FRONT ENTRY ADDITION AS ILLUSTRATED ON THE SCHEMATIC FLOOR PLAN. DBC SHALL BE RESPONSIBLE FOR ENSURING OVERALL CODE COMPLIANCE, AESTHETIC COMPATIBILITY W/ EXISTING BUILDING, STRUCTURAL REQUIREMENTS, ROOF DRAINAGE, ACCESSIBILITY, THERMAL REQUIREMENTS, AND OTHER RELEVANT CONSIDERATIONS.
8. ROOF OVERHANGS AT REAR FACILITY ENTRANCES TO REPLACE PREVIOUS ONES AND TO ACCOMMODATE IMPROVED ACCESSIBLE SIDEWALKS.

1 PROPOSED FRONT ELEVATION
1/8" = 1'-0"



2 PROPOSED SIDE / RIGHT ELEVATION
1/8" = 1'-0"

0' 4' 8' 16' 32'

UNITED STATES DEPARTMENT OF THE INTERIOR
BUREAU OF LAND MANAGEMENT

PROPOSED ELEVATIONS

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