

CITY COUNCIL REGULAR MEETING AGENDA Monday, February 4, 2019, 7:00 PM City Hall, 616 NE 4th Avenue

NOTE: For both public comment periods - come forward when invited; state your name and address; limit comments to three minutes. Written comments can be given to the City Clerk. If it is a public hearing or a quasi-judicial matter, special instructions will be provided.

- I. CALL TO ORDER
- II. PLEDGE OF ALLEGIANCE
- III. ROLL CALL
- IV. PUBLIC COMMENTS

V. CONSENT AGENDA

A. January 22, 2019, Camas City Council Regular and Workshop Meeting Minutes

January 22, 2019 Camas City Council Workshop Meeting Minutes - Draft January 22, 2019 Camas City Council Regular Meeting Minutes - Draft

- B. Automated Clearing House and Claim Checks Approved by Finance Committee
- C. \$28,097.28 to Cascade Drilling for Parkers Landing and Waste Water Treatment Plant (WWTP) Sonic Drilling Well Investigation (Submitted by Sam Adams)

Cascade Drilling Quote

- D. Completed North Shore Sewer Transmission System Acceptance (Submitted by Sam Adams)
- E. \$383,811.60 to Wallis Engineering, PLLC for Completion of the Lacamas Creek Sewer Pump Station Design and Environmental Permitting Professional Services Agreement (Submitted by James Carothers)

<u>Staff Report</u>
Lacamas Creek Pump Station Professional Services Contract

F. \$73,431.03 to Haag & Shaw Inc. for 2019 STEP Tank Pumping Contract Extension (Submitted by Sam Adams)

2019 Contract Extension

- G. \$644,925 to Carollo Engineers, Inc. for General Sewer Plan Professional Services Agreement (Submitted by Sam Adams)
 - <u>Task Order 1 General Sewer Plan</u>

 <u>Task Order 2 WWTP Engineering Report</u>

 <u>Task Order 3 WWTP O&M</u>

 <u>Camas General Sewer Plan Agreement</u>
- H. \$219,467.72 to Thompson Bros. Excavating, Inc. for Crown Park Pool Removal (Submitted by Jerry Acheson)

Crown Park Pool Removal Bid Tabulation

I. \$401,694 in Traffic Impact Fee (TIF) Credits to Lennar Northwest, Inc. (Submitted by James Carothers)

Staff Report <u>Traffic Impact Fee Credit Application</u> <u>Traffic Impact Fee Credit Calculations</u>

J. \$57,689.50 in Water System Development Charge (SDC) Credits to Lennar Northwest, Inc. (Submitted by James Carothers)

<u>Staff Report</u>
 <u>Water System Development Charge Credit Application</u>
 <u>Water System Development Charge Credit Calculations</u>

 K. \$20,000 Crown Road Booster Station Upgrade Project Gray & Osborne, Inc.
 Professional Services Agreement and Authorization for Equipment and Programming Necessary (Submitted by Steve Wall)

Staff Report Crown Road Booster Station Upgrade Scope of Work

L. Final Plat for Green Mountain Estates Phase 1 (Submitted by Sarah Fox)

<u>Staff Report</u> <u>Green Mountain Estates Phase 1</u> <u>Road Dedication</u>

NOTE: Consent Agenda items may be removed for general discussion or action.

VI. NON-AGENDA ITEMS

- A. Staff
- B. Council

VII. MAYOR

A. Announcements

VIII. MEETING ITEMS

A. Resolution No. 19-001 Establishing a Two Hour Time Limit for Three Parking Spaces on NE Birch Street Between NE 6th Avenue and NE 7th Avenue Presenter: James Carothers, Engineering Manager

Staff Report

Resolution 19-001

B. Latecomer Reimbursement Agreement with CLB Washington Solutions 1, LLC Presenter: James Carothers, Engineering Manager

<u>Staff Report</u>
<u>CLB LLC Latecomer Reimbursement Agreement</u>
<u>CLB LLC Latecomer Reimbursement Request Letter</u>

C. Latecomer Reimbursement Agreement with Green Mountain Estates, LLC Presenter: James Carothers, Engineering Manager

Staff Report

GM Estates Latecomer Reimbursement Agreement

GM Estates Latecomers Reimbursement Request Letter

IX. PUBLIC COMMENTS

X. ADJOURNMENT

NOTE: The City welcomes public meeting citizen participation. For accommodations; call 360.834.6864.



I. CALL TO ORDER

Mayor Shannon Turk called the meeting to order at 4:30 p.m.

II. ROLL CALL

Present: Greg Anderson, Bonnie Carter, Don Chaney, Steve Hogan, Deanna Rusch, Melissa Smith and Ellen Burton

Staff: Sam Adams, Phil Bourquin, Pete Capell, James Carothers, Jennifer Gorsuch, Cathy Huber Nickerson, Mitch Lackey, Heather Rowley, Nicolle Sorenson, Nick Swinhart, Connie Urquhart and Steve Wall

Press: No one from the press was present

III. PUBLIC COMMENTS

Emma Cox, Camas, commented about student representation at Council meetings.

IV. WORKSHOP TOPICS

A. Finance Department Staffing Plan
 Presenters: Jennifer Gorsuch, Administrative Services Director and Cathy
 Huber Nickerson, Finance Director

Staff Report
Finance Department Organizational Chart

Gorsuch summarized the staffing plan and responded to Council's questions.

B. 2019 STEP Tank Pumping Contract Extension Presenter: Sam Adams, Utilities Manager

<u>Staff Report</u>
 <u>2019 Bid Proposal</u>
 2019 STEP Pumping Extension Agreement

This item will be placed on the February 4, 2019 Consent Agenda for Council's consideration.

- C. General Sewer Plan Update Professional Services with Carollo Engineering Presenter: Sam Adams, Utilities Manager
 - <u>Staff Report</u>
 <u>Wastewater Engineering Report Scope</u>
 <u>General Sewer Plan Scope</u>
 Operations and Maintenance Manual Scope

This item will be placed on the February 4, 2019 Consent Agenda for Council's consideration.

D. Lacamas Creek Sewer Pump Station Design Consultant Contract Presenter: James Carothers, Engineering Manager

Staff Report
Lacamas Creek Pump Station Design Scope and Budget

This item will be placed on a future Regular Meeting Agenda for Council's consideration.

E. Two Hour Parking Spaces on NE Birch Street Presenter: James Carothers, Engineering Manager

Staff Report
<u>Camas Family Health Center Owner's Parking Request</u>

This item will be placed on the February 4, 2019 Regular Meeting Agenda for Council's consideration.

F. Public Works Miscellaneous and Updates
 Details: This is a placeholder for miscellaneous or emergent items.
 Presenter: Steve Wall, Public Works Director

Wall provided an update about the Larkspur Improvement project and the City's water system plan.

Carter inquired about storm debris and street sweeping. Wall responded.

G. Community Development Miscellaneous and Updates
 Details: This is a placeholder for miscellaneous or emergent items.
 Presenter: Phil Bourquin, Community Development Director

Bourquin summarized the street naming manual and process. He stated that two street name inquiries had been received by staff.

H. City Administrator Miscellaneous Updates and Scheduling
 Details: This is a placeholder for miscellaneous or scheduling items.
 Presenter: Pete Capell, City Administrator

Capell stated the Planning Conference is Friday, January 25, from 1:00 to 5:00 p.m. and Saturday, January 26, from 9:00 a.m. to 1p.m. at Lacamas Lake Lodge.

Capell announced the Lacamas Lake Elementary School tour on Wednesday, January 23, 2019, and the dedication of Nan Henriksen Way and Discovery High School tour on Thursday, January 24, 2019.

V. COUNCIL COMMENTS AND REPORTS

Smith commented about the C-TRAN board and the Camas-Washougal Chamber of Commerce golf tournament. She announced that she would not be present for today's Regular Meeting.

Carter attended the Downtown Camas Association's (DCA) planning retreat.

Anderson attended a meeting with East County Fire and Rescue (ECFR) and the Administrative Committee meeting.

Hogan attended the Finance Committee meeting and will attend a meeting of the Camas-Washougal Economic Development Association (CWEDA).

Chaney commented about the ECFR agreement termination; Capell responded. He also commented about Clark Regional Emergency Services Agency (CRESA) and the City/Schools meeting he attended.

Hogan inquired about the CRESA communication failure and Chaney responded.

Burton commented about joining the City Council.

Mayor Turk stated the Council and citizen appointments would be on the February 4, 2019 agenda.

VI. PUBLIC COMMENTS

Emma Cox, Camas, commented about the Camas Youth Advisory Council (CYAC).

VII. ADJOURNMENT

The meeting adjourned at 5:27 p.m.

NOTE: The City welcomes public meeting citizen participation. For accommodations; call 360.834.6864.



I. CALL TO ORDER

Mayor Shannon Turk called the meeting to order at 7:00 p.m.

II. PLEDGE OF ALLEGIANCE

III. ROLL CALL

Present: Greg Anderson, Bonnie Carter, Don Chaney, Steve Hogan, Deanna Rusch and Ellen Burton

Excused: Melissa Smith

Staff: Phil Bourquin, Pete Capell, Jennifer Gorsuch, Cathy Huber Nickerson, Shawn MacPherson, Heather Rowley, Nick Swinhart and Steve Wall

Press: No one from the press was present

IV. PUBLIC COMMENTS

No one from the public wished to speak.

V. OATH OF OFFICE

A. Oath of Office - Ellen Burton, Council Member, Ward 3

Burton Oath of Office

City Attorney, Shawn MacPherson administered the Oath of Office.

VI. CONSENT AGENDA

- A. January 7, 2019, Camas City Council Regular and Workshop Meeting Minutes and the January 15, 2019 Special Meeting Minutes
 - January 7, 2019 Camas City Council Workshop Meeting Minutes -Draft January 7, 2019 Camas City Council Regular Meeting Minutes - Draft January 15, 2019 Camas City Council Special Meeting Minutes - Draft
- B. \$1,330,891.51 Automated Clearing House and Claim Checks Numbered 139397 to 139587

- C. \$71,252.73 December 2018 Emergency Medical Services (EMS) Write-off Billings; Monthly Uncollectable Balance of Medicare and Medicaid Accounts (Submitted by Pam O'Brien)
- D. Mayor Authorization of East County Fire and Rescue (ECFR) Fire Chief Sharing Agreement Termination (Submitted by Nick Swinhart)

ECFR Termination Request of Shared Chief Interlocal Agreement

- E. \$390,007 Green Mountain Estates Development LLC Traffic Impact Fee (TIF) Credits (Submitted by James Carothers)
 - Staff Report
 Green Mountain Estates TIF Application Form
 Green Mountain Estates TIF Credits Calculations
- F. \$153,898 Green Mountain Estates LLC Water System Development Charge (SDC) Credits (Submitted by James Carothers)
 - Ø Staff Report

Green Mountain Estates Water SDC Application Form Green Mountain Estates Water SDC Credits Calculation

It was moved by Council Member Carter, and seconded, to approve the Consent Agenda. The motion carried unanimously.

VII. NON-AGENDA ITEMS

A. Staff

There were no comments from staff.

B. Council

Rusch congratulated Burton regarding her appointment to Council.

Burton thanked Council for the opportunity to serve the community.

VIII. MAYOR

A. Announcements

Mayor Turk stated the citizen committee appointments would be placed on the February 4, 2019 Regular Meeting Agenda. She announced that an Executive Session had been scheduled at the end of the current meeting. She also commented about the Association of Washington Cities (AWC) scholarship program.

- B. Mayor's Volunteer Spirit Award
 - January 2019 Madeline Reiter
 CAROL Fundraising Madeline Reiter
 January 2019 Ashley Carlston
 CAROL Fundraising Ashley Carlston

Mayor Turk presented Volunteer Spirit Awards to Madeline Reiter and Ashley Carlston.

IX. MEETING ITEMS

- A. Camas School District (CSD) June 2016 Interlocal Agreement Addendum Presenter: Steve Wall, Public Works Director
 - Staff Report CSD-City Interlocal Addendum 1 Exhibit A1

It was moved by Council Member Carter, and seconded, that the addendum of the Interlocal Agreement be approved. The motion carried unanimously.

 B. Ordinance No. 19-001 Minor Amendments to Camas Municipal Code (CMC), Title 15 Building and Construction; Title 16 Environment; Title 17 Land Development; and Title 18 Zoning Presenter: Phil Bourquin, Community Development Director

Ordinance No. 19-001 Minor Amendments to CMC Titles 15 Through 18 Attachment A

It was moved by Council Member Carter, and seconded, that Ordinance No. 19-001 be read by title only. The motion carried unanimously.

It was moved by Council Member Carter, and seconded, that Ordinance No. 19-001 be adopted and published according to law. The motion carried unanimously.

X. PUBLIC COMMENTS

No one from the public wished to speak.

XI. EXECUTIVE SESSION

Executive Session - Potential Litigation, per RCW 42.30.110(1)(i)(ii)

The Council met in an Executive Session regarding potential litigation per RCW 42.30.110(1)(i)(ii). Mayor Turk stated the Executive Session was scheduled to last approximately 10 minutes and that no action would be taken. She recessed

the meeting at 7:20 p.m. It was held in the Mayor's office at City Hall. Elected officials present were: Mayor Turk and Council Members Anderson, Burton, Carter, Chaney, Hogan, and Rusch. Others present were City Attorney Shawn MacPherson and City Administrator Pete Capell. The executive session concluded and Mayor Turk reconvened the meeting at 7:30 p.m.

XII. ADJOURNMENT

The meeting adjourned at 7:32 p.m.

NOTE: The City welcomes public meeting citizen participation. For accommodations; call 360.834.6864.

Cascade Drilling -Sonic Drilling Estimate City of Camas Water Supply Investigation

Item No.	Quantity	Units	Item Description	Uni	it Price	An	nount
1	1	L.S.	Mobilization/Demobilization	\$1	,500.00	\$	1,500.00
2	300	L.F.	Monitoring Well Drilling	\$	45.00	\$	13,500.00
3	300	L.F.	Monitoring Well Casing and Screen	\$	12.00	\$	3,600.00
4	60	L.F.	Sand Pack	\$	5.00	\$	300.00
5	240	L.F.	Well Seals	\$	8.00	\$	1,920.00
6	3	EA	Above Ground Monument & Bollards	\$	950.00	\$	2,850.00
7	4	HR.	Well Development	\$	450.00	\$	1,800.00
8	1	HR.	Standby Time	\$	450.00	\$	450.00
Subtotal						\$2	25,920.00
WSST (@ 8	.4%)					\$	2,177.28
Total Cost						\$2	28,097.28

Assumptions:

-3 drilling locations within 500 to 2,500 feet of one another

- track-mounted sonic drill rig

- water available from the City of Camas

- staging area available at the City of Camas Operations Center

- no traffic control required

- drum cuttings, return drums to City identified location for their management/disposal

- ground at each drilling site should be grass, no concrete coring required



CITY OF CAMAS Staff Report (Updated)

то:	Mayor and City Council
FROM:	James Hodges, Project Manager and James Carothers, Engineering Manager
DATE:	1/29/2019
SUBJECT:	Lacamas Creek Sewer Pump Station Consultant Agreement for 100% Plans, Specs, permits and estimates.

For the February 4, 2019 Council Consent Agenda

Location

The Lacamas Creek Pump Station will be located near the Lacamas Creek Trailhead on the north side of NE 3rd Avenue across from East First.

Background

On July 2, 2018 Council formally approved a professional services contract in the amount of \$361,189.00 with Wallis Engineering to perform engineering, initial environmental and archaeological investigations, and other related work to a level that would bring the design of the Lacamas Creek Sewer Pump Station to 30% completion. Work associated with that initial contract is nearly complete, and I am happy to report that we accomplished all tasks for about \$307,000.00, or roughly \$54,000 less than the contract amount.

It is important to note that this project requires two separate engineering and permitting contracts because of its complex environmental permitting issues and high potential for historical artifacts. The second of these two contracts is the subject of this report.

Current Contract and Budget Summary

This second contract with Wallis Engineering includes all remaining work required to advance the design and permitting of this project to 100% completion. This contract amount is \$383,811.60. At the completion of this work the project is slated to be ready to bid in early 2020.

Budget Implications

The current budget total (2018 through 2020 for design, permitting and construction) =	\$3,200,000
2019 Capital Budget =	\$1,275,000
Total Design and Permitting (rounded) (Design Contracts 1 and 2) =	\$691,000

Recommendation

Staff recommends authorization of this professional services contract.

PROFESSIONAL SERVICES AGREEMENT

THIS AGREEMENT is entered into between the City of Camas, a municipal corporation, hereinafter referred to as the "City", and Wallis Engineering, PLLC, hereinafter referred to as the "Consultant", in consideration of the mutual benefits, terms, and conditions herein after specified.

Project Designation

The City has requested Wallis Engineering, PLLC (Consultant) to provide Engineering & Design Services and other related professional services for the <u>Lacamas Creek Sewer Pump Station</u> <u>Improvements PH II</u>. The scope of services, attached as Exhibit A. The fee schedule, attached as Exhibit B.

- 1. Scope of Services. Consultant agrees to perform professional services, per the scope of work (Exhibit A) and fee schedule (Exhibit B).
- 2. Time for Performance. Consultant shall perform all services and provide all work product required pursuant to this agreement from the date of this agreement, to June 30, 2019.
- 3. Payment. The Consultant shall be paid by the City for completed work and for services rendered under this agreement as follows:
 - a. Payment for the work provided by Consultant shall be billed monthly for work performed under this agreement.
 - b. The Consultant may submit invoices to the City once per month during the progress of the work for payment for project completed to date. Such invoices will be checked by the City, and upon approval thereof, payment will be made to the Consultant in the amount approved. Payment to the Consultant of partial estimates, final estimates, and retained percentages shall be subject to controlling laws.
 - c. Final payment of any balance due the Consultant of the total contract price earned will be made promptly upon its ascertainment and verification by the City after the completion of the work under this agreement and its acceptance by the City.
 - d. Payment as provided in this section shall be full compensation for work performed, services rendered and for all materials, supplies, equipment and incidentals necessary to complete the work.
 - e. The Consultant's records and accounts pertaining to this agreement are to be kept available for inspection by representatives of the City and State of Washington for a period of three (3) years after final payments. Copies shall be made available upon request.
- 4. Ownership and Use of Documents. All documents, drawings, specifications and other materials produced by the Consultant in connection with the services rendered under this agreement shall be the property of the City whether the project for which they are made is executed or not. The Consultant shall be permitted to retain copies, including reproducible copies, of drawings and specifications for information, reference and use in connection with Consultant's endeavors.

- 5. Compliance with laws. Consultant shall, in performing the services contemplated by this agreement, faithfully observe and comply with all federal, state, and local laws, ordinances and regulations, applicable to the services to be rendered under this agreement.
- Indemnification / Hold Harmless. The Consultant shall comply with all federal, state, and local laws and ordinances applicable to the work to be done under this agreement. This agreement shall be interpreted and construed in accord with the laws of the State of Washington.

The Consultant agrees, to the fullest extent permitted by law, to indemnify and hold harmless City, it officers, directors and employees (collectively "City") against all damages, liabilities or costs, including reasonable attorney's fees and defense costs, to the extent caused by the Consultant's negligent performance of professional services under this Agreement and that of its sub-consultants or anyone for whom the Consultant is legally liable.

City agrees, to the fullest extent permitted by law, to indemnify and hold harmless the Consultant, its officers, directors employees and sub-consultants (collectively "Consultant") against all damages, liabilities or costs, including reasonable attorney's fees and defense costs, to the extent caused by City's negligent acts in connection with the project and the acts of its contractors, sub-contractors or consultants or anyone for whom the City is legally liable.

Neither the City nor the Consultant shall be obligated to indemnify the other party in any manner whatsoever for the other party's own negligence.

The Consultant's relation to the City shall be at all times as an independent contractor.

The Consultant specifically assumes potential liability for actions brought by the Consultant's own employees against the City and, solely for the purpose of this indemnification and defense, the Consultant specifically waives any immunity under the state industrial insurance law, Title 51 RCW. The Consultant recognizes that this waiver was specifically entered into pursuant to the provisions of RCW 4.24.115 and was the subject of mutual negotiation.

7. Insurance. The Consultant shall procure and maintain for the duration of the Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees.

Minimum Scope of Insurance

Consultant shall obtain insurance of the types described below:

- a. Automobile Liability insurance covering all owned, non-owned, hired and leased vehicles. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage. If necessary, the policy shall be endorsed to provide contractual liability coverage.
- b. Commercial General Liability insurance shall be written on ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, independent contractors and personal injury and advertising injury. The City shall be named as an insured under the Consultant's Commercial General Liability insurance policy with respect to the work performed for the City.

- c. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
- d. Professional Liability insurance appropriate to the Consultant's profession.

Minimum Amounts of Insurance

Consultant shall maintain the following insurance limits:

- a. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident.
- b. Commercial General Liability insurance shall be written with limits no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate.
- c. Professional Liability insurance shall be written with limits no less than \$1,000,000 per claim and \$1,000,000 policy aggregate limit.

Other Insurance Provisions

The insurance policies are to contain, or be endorsed to contain, the following provisions for Automobile Liability, Professional Liability and Commercial General Liability insurance:

- a. The consultant's insurance coverage shall be primary insurance as respect to the City. Any Insurance, self-insurance, or insurance pool coverage maintained by the City shall be excess of the Consultant's insurance and shall not contribute with it.
- b. The Consultant's insurance coverage shall not be cancelled, except after thirty (30) days prior written notice by certified mail, return receipt requested, has been given to the City by Consultant.

Verification of Coverage

Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the Consultant before commencement of the work.

- 8. Independent Contractor. The Consultant and the City agree that the Consultant is an independent contractor with respect to the services provided pursuant to this agreement. Nothing in this agreement shall be considered to create the relationship of employer and employee between the parties hereto.
- 9. Neither Consultant nor any employee of Consultant shall be entitled to any benefits accorded City employees by virtue of the services provided under this agreement. The City shall not be responsible for withholding or otherwise deducting federal income tax or social security or for contributing to the state industrial insurance program, otherwise assuming the duties of an employer with respect to Consultant, or any employee of Consultant.
- 10. Covenant Against Contingent Fees. The Consultant warrants that he has not employed or retained any company or person, other than a bonafide employee working solely for the Consultant, to solicit or secure this contract, and that he has not paid or agreed to pay any company or person, other than a bonafide employee working solely for the Consultant, any fee, commission, percentage, brokerage fee, gifts, or any other consideration contingent upon or resulting from the award or making of this contract. For breach or violation of this warranty, the City shall have the right to annul this contract without liability or, in its discretion to deduct from the contract price or consideration, or otherwise recover, the full amount of such fee,

commission, percentage, brokerage fee, gift, or contingent fee.

- 11. Discrimination Prohibited. The Consultant, with regard to the work performed by it under this agreement, will not discriminate on the grounds of race, color, national origin, religion, creed, age, sex or the presence of any physical or sensory handicap in the selection and retention of employees or procurement of materials or supplies.
- 12. Assignment. The Consultant shall not sublet or assign any of the services covered by this agreement without the express written consent of the City.
- 13. Non-Waiver. Waiver by the City of any provision of this agreement or any time limitation provided for in this agreement shall not constitute a waiver of any other provision.
- 14. Attorney fees: In the event of a lawsuit, arbitration or other action to interpret or enforce any provision of this agreement brought by either party, then the prevailing party shall be awarded such sum for attorney fees as a court or arbitrator may deem reasonable, together with the costs associated with such suit, arbitration or action.
- 15. City's Right to Terminate Contract. Should the Consultant materially breach, or fail to perform any provision of the contract, the City, after thirty days' written notice to the Consultant, and its surety, if any, may, without prejudice to any other remedy the City may have, make good the deficiencies and may deduct the cost thereof from the payment then or thereafter due the Consultant or, at the City's option, may terminate the contract and take possession of all materials, tools, appliances and finish the work by such means as the City sees fit.
- 16. Notices. Notices to the City of Camas shall be sent to the following address:

Jim Hodges City of Camas 616 NE 4th Avenue Camas WA 98607

Notices to Consultant shall be sent to the following address:

Jane Vail. PE Wallis Engineering 215 W 4th Street, Ste 200 Vancouver, WA 98660

17. Integrated Agreement. This Agreement together with attachments or addenda, represents the entire and integrated agreement between the City and the Consultant and supersedes all prior negotiations, representations, or agreements written or oral. This agreement may be amended only by written instrument signed by both City and Consultant.

DATED this ______ day of ______, 20____

City of Camas

Wallis Engineering, PLLC

BY: Jula

ane Vail, Principal Engineer

BY: Name/Title:

EXHIBIT A –SCOPE OF WORK WALLIS ENGINEERING PHASE II: LACAMAS CREEK SEWER PUMP STATION IMPROVEMENTS CITY OF CAMAS

January 2019 WE#1460B

PROJECT DESCRIPTION

The existing Lacamas Creek Pump Station was constructed in 1958 and is located just east of 1642 NE 3rd Avenue in Camas, WA on the west shoreline of Lacamas Creek. The pump station is nearing its design capacity, and many of the components have reached their useful life. The City of Camas has selected the Wallis Engineering team to design and permit a new Lacamas Creek pump station, and a nearby satellite pump station at Baz Park to serve homes and businesses in the NE 3rd Loop area.

The project is divided into three phases:

Phase I: 30% design including environmental and archeological permitting. Phase II: Land use permitting, preparation of contract documents, and bidding Phase III: Construction services

Phase I has been completed except for environmental permitting and archeological surveys and reporting, which are still in progress. This contract is for Phase II services and includes preparation of final construction contract documents for the improvements that were identified in the predesign report prepared for Phase I. Phase II also includes supplemental survey work as needed, soil infiltration testing for stormwater, preparation and processing of land use permits, building permits, and a Construction Stormwater General (NPDES) Permit, a hazardous building materials survey of the existing pump station, and bidding assistance.

CONTRACT DURATION

Contract term shall be from the date contract is fully executed until December 31, 2019.

DESIGN TEA

Firm	Role	Task(s)
Wallis Engineering (WE)	Project Management, Pump Station and Pipeline Engineering, Site Engineering	1,4,5,7
GreenWorks (GW)	Park Design, Landscape Architecture	4,5
R&W Engineering (R&W)	Electrical Engineering	4
Geotechnical Resources Inc. (GRI)	Geotechnical Engineering	3
KC Development (KC)	Surveying	2
MWA Architects (MWA)	Architectural Design	4
MD Structural (MDS)	Structural Design	4
G2 Consultants (G2)	Hazardous Building Materials Survey	6

PHASE II: LAND USE PERMITTING, PREPARATION OF CONTRACT DOCUMENTS, AND BIDDING

TASK 1PROJECT MANAGEMENT

1.1 Project Management and Quality Control. Provide ongoing coordination with all team members and City staff for the duration of the project. Provide technical oversight and financial management to ensure the schedule and budget are met and subconsultant work is coordinated; prepare monthly progress reports; and provide a single point of contact for City staff. This task includes:

- Preparation and ongoing monitoring of a project budget and schedule.
- Quality assurance/ quality control (QA/ QC).
- Scope change management.
- Coordinate between tasks and team members.
- Manage quality control review of all work activities and project deliverables.
- Monthly progress reports to be submitted with billings.

1.2 Project Update Meetings. Facilitate project meetings, either at City offices or by conference call, with the City's Project Manager.

Task 1 Assumptions:

- Up to three (3) project update meetings at City offices.
- This phase of the project (Phase II) will be complete in 22 weeks from Notice To Proceed. Environmental permitting processes will run concurrently with design activities. Completion of Phase II services is contingent on approval of environmental permits by the respective regulatory agencies.

Task 1 Deliverables:

- Updated project schedule and budget as required
- Monthly progress and status reports
- Monthly invoices

TASK 2SURVEY AND MAPPING

2.1 *Survey*. KC Development will provide supplemental topography survey that may be needed during the final design phase, including tree surveys that are required as part of land use permitting.

Task 2.1 Assumptions:

- A maximum of 20 hours of survey field crew (includes Party Chief and Chain Person) and 20 hours of office survey will be required.
- Right-of-way and easement acquisitions are not required.

Task 2.1 Deliverables:

• Supplemental survey information in AutoCAD Civil 3D.

TASK 3GEOTECHNICAL INVESTIGATIONS

3.1 Infiltration Testing. A boring will be drilled to a depth of 30 ft. The boring will be made by a truckmounted drill rig, using hollow-stem auger drilling techniques. Disturbed split-spoon samples will be obtained from the boring at 2.5-ft intervals of depths using an oversized California Modified Sampler. The samples will be collected by dropping a 140-lb hammer a distance of 30 in. using an automatic hammer. The boring will be subcontracted to a drilling contractor experienced in drilling and sampling soils for engineering purposes. Soil cuttings from the borings will be placed in 55-gallon drums and disposed of off-site by the drilling subcontractor. As the boring is advanced, an infiltration test will be completed in the silty gravel or silty, gravelly sand anticipated at a depth of about 18 ft. Due to the required depth of the test and the anticipated subsurface conditions, the infiltration tests will be completed, if feasible, in general accordance with the alternative Auger Borehole Falling-Head Infiltration Test method outlined in Section 4.1.6, Alternative Test Methods, of the SWWASCE Infiltration Standards, or if infeasible due to hard subsurface conditions, the open borehole method as described in Appendix 6B in the 2004 Stormwater Management Manual of Eastern Washington.

A member of GRI's engineering staff will coordinate the field exploration program, log each excavation, obtain representative samples of the soils encountered, and document the field infiltration tests. Prior to drilling, the public utility notification process will be completed.

Laboratory testing of soil samples obtained from the boring will include standard classification tests such as natural water content and grain size analyses.

Engineering analyses will be accomplished that will lead to the preparation of conclusions and recommendations concerning the measured permeability.

A memorandum will be prepared that summarizes the soils encountered in the boring and discusses the results of the infiltration tests. The memorandum will be provided in electronic format for your use and distribution.

Task 3.1 Assumptions:

- The boring will take one day to complete and is scheduled for January 17, 2019.
- The design memorandum will be submitted within four weeks after completion of all field work. Preliminary information can be submitted informally as soon as it becomes available from the studies.

Task 3.1 Deliverables:

• Technical memorandum summarizing the findings.

3.2 Level One Hydrogeologic Assessment. Per CMC 16.55.050(C), Critical Area Report Requirements for Critical Aquifer Recharge Areas, a Level One Hydrogeologic Assessment is required because the new impervious area for the Lacamas Creek Trailhead pump station will exceed 2,500 sf of area.

A Level 1 Hydrogeologic Assessment will be competed for the Lacamas Lake Park site by a Washington licensed hydrogeologist who is experienced in preparing hydrogeologic assessments. The assessment will include:

- Summary of available geologic and hydrogeologic characteristics of the site and approximate permeability of the unsaturated zone;
- Approximate groundwater depth, flow direction, and gradient;
- Location of wells and springs located within 1,300 ft of the site;
- Location of other critical areas, including surface waters, within 1,300 ft of the site;
- Results of ground-level reconnaissance of the site and the surrounding area to evaluate the presence of underground storage tanks, above-ground storage tanks, hazardous materials, hazardous waste, solid waste, pits, sumps, staining, odors, or distressed vegetation which may be indicative of adverse environmental conditions.
- Identification of appropriate Best Management Practices (BMPs) used to prevent degradation of groundwater.
- The results of the Level 1 Hydrogeologic Assessment will be summarized in a report that will include a summary of the information required by Chapter 16.55 of the City of Camas Municipal Code. A draft report in electronic format will be provided for your review. The final report will be signed and stamped by a Washington licensed hydrogeologist.

Task 3.2 Assumptions:

- City will assist with the provision of a list of existing site monitoring wells (if available), BMPs related to facility use of hazardous materials, and any existing spill prevention plans.
- The Level 1 Hydrogeologic Assessment will be completed within four weeks after notice to proceed.

Task 3.2 Deliverables:

• Draft and Final Hydrogeologic Assessment Reports.

3.3 Pilot Infiltration Testing. A small-scale pilot infiltration test will be completed in general accordance with Section 3.3.6 of Volume III of the 2014 Stormwater Management Manual for Western Washington in order to evaluate the saturated hydraulic conductivity. The test pit will be completed in the gravel surfaced area in the parking area at the Lacamas Creek Park at a depth of 12 to 15 ft below the ground surface. The excavation for the small-scale infiltration tests will be completed using a 30,000-lb tracked-excavator. A water truck will be used during the infiltration tests.

Constant head conditions will be simulated by completing a series of falling-head infiltration tests. Approximately 12-in. of water will be placed in the pit and the amount of time necessary water level to drop 2-in. will be recorded. The water level will be reestablished at 12- in. and the test repeated until the time needed for the head to drop 2-in. becomes constant.

A member of GRI's engineering staff will coordinate the field exploration program, log the conditions encountered in each excavation, obtain representative samples of the soil encountered, and document the results of the field infiltration test. Specific attention will be provided to the presence of cobbles and boulders in the excavation.

Cation exchange capacity and organic content testing is also needed to assist in evaluation of the site soils for stormwater treatment. Cation exchange capacity and organic content testing will be completed on a single sample obtained from the test pit.

The measured permeability from the pilot infiltration test with recommended correction factors and results from the cation exchange capacity and organic content test will be summarized in the geotechnical design memorandum. Discussion regarding the presence of cobbles and boulders in the excavation will also be provided in the geotechnical design memorandum.

Task 3.3 Assumptions

• The park can be closed during the testing test

Task 3.3 Deliverables

• Geotechnical design memorandum

TASK 4FINAL DESIGN (PS&E)

4.1 *Utility Coordination.* Coordinate with private utility providers to ensure all potential conflicts with proposed work are addressed. Coordination work will include the following:

- Develop a utility contact information list and send project information letters to all utility companies involved to explain nature of the work.
- Coordinate with private utility providers for relocation of existing and installation of new facilities as needed. This task includes up to two meetings each with private utility companies.
- Submit applicable plans to the affected private utility providers. Utility conflict notices will be sent to utilities at the 60% and 90% completion stage.
- Maintain a record of correspondence with utility companies.

4.2 60% PS&E. The design team will prepare and submit 60% plans, specifications, and estimate (PS&E) for City review. Comments from the 30% design submittal will be reviewed and incorporated into the 60% PS&E. The 60% PS&E will include the design components described below.

Civil and Site Design

Civil and site design will include the following:

- Finalize stormwater management concepts (swales, infiltration system).
- Prepare draft and final stormwater report.

- Finalize finished floor levels for new structures. Establish final finished grades; overall major surfaces, road profiles, etc.
- Develop final site and utility plans for the Lacamas Creek Pump Station and Baz Park Pump Station.
- Design alignments of utilities (water, sewer, electric) to serve future restroom at Lacamas Creek Trailhead Park.

Pipelines

- Final pipeline design will include:
- Finalize vertical and horizontal pipe alignments for gravity and pressure force mains.
- Develop typical trench sections and pavement restoration plan.
- Finalize jack & bore road crossing design, including provisions to prevent road settlement.

Mechanical

- Final mechanical design will include the following:
- Finalize system curve and hydraulic grade line calculations.
- Establish wetwell liquid levels.
- Finalize selection and sizing of major equipment, including pumps.
- Coordinate equipment selection and design with electrical and controls discipline
- Finalize selection of piping materials and ancillary equipment (check valves, plug valves, etc.).

Odor Control

- Final odor control design will include the following:
- Select ventilation and carbon filtration equipment to be used in pump stations.
- Design layout of odor control equipment, ventilation piping.

Electrical & Controls

- R&W will prepare the PS&E for the pump station electrical and control components, including the following design tasks:
- Coordinate with Clark Public Utilities for review of load calculations and one-line diagrams, including up to one site visit.
- Final sizing of electrical equipment and generators.
- Design of control panels, motor control centers, disconnect panels, and other electrical and control equipment.
- Site lighting, power, and instrumentation signal design.
- Design of SCADA communications from pump stations to City's central monitoring site in coordination with city integrator.

Structural

MD Structural will provide structural design for the following components:

- Structural design of an approximately 900 square foot gabion retaining wall for the LCPS to support a level backfill and pump station equipment.
- Structural design of a 3-sided concrete masonry unit (CMU) equipment shelter with a steel roof canopy for the LCPS.
- Structural design of a wood or structural steel equipment shelter for the BPPS.
- Structural calculations for building permits.

Landscape

- GreenWorks will prepare the PS&E for the pump station landscaping components, including the following design tasks:
- Final selection of gabion wall, fencing and gate materials
- Irrigation and planting design

Architectural

- MWA will provide architectural specifications for the following:
- LCPS finishes, CMU pattern and color recommendations
- Metal roofing
- CMU block seal
- Sheet Metal Flashing and Trim

4.3 90% PS&E. The design team will prepare and submit 90% plans, specifications, and estimate for City review. Design components described in Task 4.2 will be further refined and comments from the 60% design submittal will be reviewed and incorporated into the 90% PS&E.

4.4 *Final PS&E.* The design team will prepare and submit final plans, specifications, and estimate for City review. 90% PS&E will be further refined and comments from the 90% design submittal will be reviewed and incorporated into the final PS&E.

4.5 *Project Meetings.* Facilitate project meetings, providing materials, agenda, and minutes as appropriate, and record key discussions and action items. Specific project meetings included in this subtask are:

- Project team meetings (up to 3) at Wallis' office throughout the project duration at appropriate intervals based upon design activities.
- Submittal review meetings. Submittal review meetings will be held after the 60% and 90% PS&E submittals to review City comments.

Task 4 Assumptions:

- Up to three (3) project team meetings.
- City will provide assistance to the consultant when required regarding coordination with undergrounding private utilities.
- The impervious area for Baz Park falls under the threshold for triggering stormwater regulations
- Any required drawing standards will be provided by the City.
- Technical specifications will be prepared in combined WSDOT and CSI formats.
- Park improvements beyond what is required to construct the pump stations are not included.
- SCADA communications will use a cellular link with provisions for a future fiber optic connection.
- One site visit with CPU will be required.
- Programming of PLC and SCADA system will not be required at this time.
- The maximum wall height is 10'.
- Full-size, stamped, reproducible contract documents will be provided at the final stage.
- A total of 76 plan sheets is estimated to be prepared, as follows:

Sheets	Description	Firm
1	Cover Sheet	WE
1	Sheet Index	WE
2	General Notes, Legend & Abbreviations	WE
1	Pump Station Design Criteria	WE
3	Erosion Control Plans	WE
1	Erosion Control Details	WE
3	Traffic Control Plans	WE
3	Demolition Plans	WE
2	Demolition Details	WE
1	Restoration Plans & Details	WE
4	Gravity Sewer Plan & Profiles	WE
8	Force Main Plan & Profiles	WE

6	Pump Station Civil Site, Utility, and Grading	WE
	Plans	
2	Stormwater Facility Details	WE
5	Pump Station Mechanical Plans and Sections	WE
2	Standard Details	WE
2	Civil Details	WE
2	Mechanical Details	WE
6	Landscape and Irrigation Plans	GW
1	Landscape and Irrigation Details	GW
3	Equipment Shelter Structural Plans	MDS
1	Retaining Wall Plan & Profile	MDS
1	Structural Details	MDS
1	Electrical Legend and Abbreviations	R&W
2	Electrical One-Line Diagrams	R&W
4	Electrical Plans	R&W
1	Electrical Details and Schedules	R&W
1	Pump Disconnect Panel Details	R&W
2	Control Panel Layout	R&W
2	Control Panel Wiring Diagram	R&W
2	Control Panel I/O Wiring Diagram	R&W
76		

Task 4 Deliverables:

- Utility contact list and correspondence records.
- 60%, 90% and final plans, specifications and estimate.
- Meeting agenda and notes from submittal review meetings.

TASK 5PERMITTING

5.1 *Site Plan Review.* The two pump stations will require site plan review approvals from the City, a Type II land use process, with a separate site plan review application for each pump station. Following preliminary site plan approval, building permit approval is required prior to construction.

The site plan review applications will be processed as an administrative Type II application. For the site plan review application, the project team will:

- Prepare the application narrative, describing the project and documenting how each pump station complies with applicable City criteria for approval.
- Submit application packages to City Community Development and work with the City to ensure that the application is processed efficiently.
- Coordinate with Community Development and resubmit any items necessary for the fully complete determination
- Review staff reports with the client to ensure they reflect the project elements and anticipated conditions of approval.
- Attend a design review meeting with the Parks and Recreation Commission to present the project and respond to questions.

Task 5.1 Assumptions:

- Site Plan Review applications will be submitted using 60% design plans.
- The site plan review applications will require one round of client review and one revision.
- Application fees will be paid by the City.
- City will provide a mailing list of property owners within three hundred feet for each pump station.

Task 5.1 Deliverables:

- Site plan review application forms for two pump station sites, for client review and for submittal to City Community Development.
- Complete site plan review application packages for two pump station sites including narratives addressing the site plan approval criteria, necessary drawings, pre-app meeting notes, and SEPA checklist.
- Resubmittal of items necessary for the fully complete determination for each site plan application.
- All permit fees will be paid for by the City.

5.2 Building Permit Application. The two pump stations will require building permit approvals. The project team will prepare the building permit applications and submit to City Community Development for review and approval.

Task 5.2 Assumptions:

- Building permits will be submitted using the 90% design plans.
- Community Development approval will require a preliminary submittal and one resubmittal.
- Application fees will be paid by the City.

Task 5.2 Deliverables:

• A building permit application package for each pump station, including an application, plan set, and structural calculations.

5.3 Construction Stormwater General (NPDES) Permit. This subtask includes preparation and submittal of an online Construction Stormwater Discharge permit application. (<u>https://ecology.wa.gov/Regulations-Permits/Permits-certifications/Stormwater-general-permits/Construction-stormwater-permit}</u>).

Task 5.3 Assumptions:

• ESC plans prepared for the 90% design phase will be included with the NPDES application.

Task 5.3 Deliverables:

- Online Construction Stormwater Discharge Permit application.
- The entire project will be processed as a single application.

Arborist Tree Survey. GreenWorks will provide a Tree Survey as required by Camas Municipal Code 18.13.045. The site work, inventory, and assessment will be performed by a licensed arborist.

Task 5.4 Assumptions:

- The Tree Survey will be an inventory and assessment of existing trees, but will not locate them. The current topographic surveys do not include all trees required for the Tree Survey. Therefore additional trees will be added to the topographic survey (see Task 2).
- The Tree Survey will include approximately 42 trees at Lacamas Trailhead Park, and approximately 10 trees at Baz Park.
- Some off-site trees will need to be included in the Tree Survey. The City will gain permission from the landowners for the arborist to access their property.

Task 5.4 Deliverables:

• Tree Survey including inventory and assessment of Significant Trees impacted by pump station and park development.

TASK 6HAZARDOUS BUILDING MATERIALS SURVEY

G2 Consultants will perform a hazardous building materials survey for the existing Lacamas Creek Pump Station building, including an asbestos survey, limited lead-containing paint inspection, visual mercury, PCB, and universal waste.

Asbestos. The asbestos portion will include an interior and exterior inspection for accessible asbestos containing building materials. All identified accessible suspect asbestos-containing materials, in those areas

available for access within the scope of work, will be sampled. The presence, quantity, location and condition of identified asbestos-containing materials will be provided. All work will be performed by an experienced EPA Accredited Asbestos Inspector. Samples will be submitted via chain-of-custody to an NVLAP accredited laboratory for analysis.

Lead-Based Paint. A limited inspection for lead-containing paint of the predominant painted surfaces, for the purposes of demolition, will be conducted in order to provide a general indication of the distribution of lead based paint. A direct read XRF device will be utilized for the paint/coating inspection. The presence, location and condition of identified lead-based paint will be provided, in areas within the scope of work. All work will be performed by an experienced Washington Licensed Lead-Based Paint Inspector.

Mecury, PCBs and Universal Waste Visual Inspection. During the course of the inspection, G2 will conduct a visual inspection items suspected of containing mercury and/or PCBs. Items considered universal waste will also be identified and catalogued. Should suspect PCBs be identified, G2 has allowed for sampling of representative materials and analyzed. The presence, quantity and location will be recorded in a single report inclusive of all structures.

Task 6 Assumptions:

- The pump station building will be available for unimpeded inspection over the course of two days of site work.
- Cost is based on standard sample turnaround time of three business days from completion of field work. Expedited sample turn-around is available at an additional cost, if requested.
- Destructive methods will be utilized in order to access potentially hidden materials, such as multiple layers of flooring, however no equipment will be dismantled, etc. Repairs to building components damaged by destructive sampling will be provided by others, if required.
- Roofs will be included in the sampling for asbestos. All accessible roof samples will be collected in a manner to represent the layers of the material, down to the substrate. It is recommended that the roof be repaired by a qualified contractor, contracted by the client, after G2's sampling is performed. If there are any concerns of water intrusion in the structure between this inspection and demolition, if a roofing contractor isn't utilized by the client for patching, upon request, the roof sample locations will be patched with materials available off of the shelf, at a building supply store.
- No drawings are required to be provided.

Task 6 Deliverables:

• Final report of findings.

TASK 7BIDDING ASSISTANCE

7.1 **Project Bidding.** Contract documents prepared in Task 4 will be used to bid the project. Wallis will prepare an agenda and conduct a pre-bid meeting at the City of Camas, respond to questions that come up during bidding, and coordinate responses to questions with project subconsultants as they arise.

7.2 *Bid Addenda.* Wallis will prepare addenda and submit to the City for distribution.

7.3 *Project Award.* Wallis will attend the bid opening, review bid prices with City project manager and make a recommendation as to contract award.

Task 7 Assumptions:

- City will be responsible for advertising the project, preparing and distributing Contract Documents to prospective bidders and maintaining a planholder's list.
- Up to two addenda will be necessary (assistance allotments provided for subconsultants).
- Advertisement and plan distribution will be through the City's online plan center.
- City will prepare and maintain a planholder's list, review and process all bids, prepare the bid tabulation and prepare a recommendation of award.

Task 7 Deliverables:

- Addenda will be prepared and provided to the City in electronic format for distribution to bidders.
- Pre-bid meeting agenda and meeting minutes.
- Email with comments and recommendation from review of bid prices

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1.1	Project Management and QC		100									10	\$17,532.00							-	
1.2	Project Update Meetings		10										\$1.675.00	\$50 (M)						+	+
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Task 2	2 Survey and Mapping																				T
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Task 3	Geotechnical Investigation																				
3.1	Infiltration Testing												\$0.00				\$ 12,320				
3.2	2 Level One Hydrogeologic Assessment												\$0.00				\$ 4,400				
3.3	B Pilot Infiltration Test												\$0.00				\$ 5,885				
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Task 4	Final Design (PS&E)																				
4.1	Utility Coordination			2			10					2	\$1,462.00	\$50 (P)							
4.2	2 60% PS&E	24	64	120		160	96			120	16	48	\$79,248.80	\$50 (M)	\$35,893	\$46,321			\$ 3,850	\$14,300	
4.3	3 90% PS&E	24	48	96		96	80			120	8	36	\$62,152.80	\$50 (M)							
4.4	Final PS&E	24	32	72		80) 72			80	8	24	\$48,098.40	\$100 (P)							
4.5	Project Meetings	2	2 12	12		12							\$5,628.60								
	Submittal Review Workshops	3	8 8	6		6	5						\$3,514.70	\$50 (M)				_	<u> </u>		_
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Task 5	5 Permitting																		───	<u> </u>	_
5.1	Site Plan Review		20	4		4				8		8	\$5,872.00	\$75 (M)	\$ 1,320				───	<u> </u>	_
5.2	2 Building Permits		8				<u> </u>					8	\$1,965.60	\$50 (M)		-			<u> </u>	<u> </u>	_
5.3	3 NPDES			1			4						\$553.30						<u> </u>		_
5.4	Arborist Tree Survey	-		_	_								\$0.00	A / A =	\$ 3,117	•	-		-		_
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Depending on availability, actual staff usage may not match the above estimated hours breakdown. Billing rates for all staff are listed in the Fee Summary.

	Total
G2	Cost
	\$17,532.00
	\$ 1725.00
-	\$19,257.00
	<i><i><i>t</i>::,_::::::::::::::::::::::::::::::::::</i></i>
	\$ 5.280.00
-	\$ 5,280.00
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	\$ 12,320.00
	\$ 4,400.00
	\$ 5,885.00
-	\$ 22,605.00
	\$ 1,512.00
	\$179,662.80
	\$ 62,202.80
	\$ 48,198.40
	\$ 5,628.60
	\$ 3,564.70
-	\$ 300,769.30
	\$ 7,267.00
	\$ 2,015.60
	\$ 553.30
	\$ 3,117.00
-	\$ 12,952.90
1,803.00	\$ 1,803.00
1,803.00	\$ 1,803.00
	\$ 9,482.60
	\$ 4,927.00
	\$ 6,734.80
-	\$ 21,144.40
1,803.00	\$383,811.60

FEE SUMMARY				
Staff	Hours	Rate	Fees	
SE - Senior Engineer	77	\$182.70	\$	14,067.90
E1- Engineer 1 (PM)	326	\$167.50	\$	54,605.00
E2 - Engineer 2	341	\$155.30	\$	52,957.30
E3 - Engineer 3	0	\$133.00	\$	-
E4 - Engineer 4	386	\$115.80	\$	44,698.80
E5- Engineer 5	262	\$ 99.50	\$	26,069.00
E5- Engineer 5	0	\$ 99.50	\$	-
E6 -Engineer 6	0	\$ 89.40	\$	-
Inspector	0	\$ 96.50	\$	-
•				
T1 - Technician 1	344	\$101.50	\$	34,916.00
TW- Technical Writer	32	\$ 93.40	\$	2,988.80
C1 - Clerical 1	139	\$ 78.20	\$	10,869.80
Total Fees from Staff			\$	241,172.60
Subconsultant				Fees
GW			\$	44,127.00
R&W			\$	50,149.00
GRI			\$	22,605.00
КС			\$	5,280.00
MWA			\$	3,850.00
MDS			\$	14,300.00
G2			\$	1,803.00
Total Fees from Subc	onsultar	nts	\$	142,114.00
Note: Subconsultant fe	e include	s 10% mar	kup	
Expenses				Cost
Printing (P)			\$	150.00
Other (O)			\$	-
Mileage (M)			\$	375.00
Total Fees from Expe	nses		\$	525.00
TOTAL BUDGET			\$	383.811.60

2019 SWR THN'N PUMPING 5-1074

2019 STEP TANK PUMPING CONTRACT EXTENSION

THIS AGREEMENT, made and entered into this 15^{H} day of 3a vary, 2019, between the City of Camas under and by virtue of Title 35 RCW (cities and towns), as amended and, $Haag \leq Shaw, IhC$, hereinafter called the Contractor.

WITNESSETH:

That in consideration of the terms and conditions contained herein and attached and made a part of this agreement, the parties hereto covenant and agree as follows:

I. The Contractor shall do all work and furnish all tools, materials and equipment for **2019 STEP & STEF Tank Pumping**, City of Camas Project No. **S1014**, in accordance with and as described in the attached plans and specifications, and the standard specifications of the Washington State Department of Transportation which are by the reference incorporated herein and made part hereof and, shall perform any changes in the work in accord with the Contract Documents.

The Contractor shall provide and bear the expense of all equipment, work and labor, of any sort whatsoever that may be required for the transfer of materials and for constructing and completing the work provided for in these Contract Documents except those items mentioned therein to be furnished by the City of Camas.

II. The City of Camas hereby promises and agrees with the Contractor to employ, and does employ the Contractor to provide the materials and to do and cause to be done the above described work and to complete and finish the same in accord with the attached plans and specifications and the terms and conditions herein contained and hereby contracts to pay for the same according to the attached specifications and the schedule of unit or itemized prices at the time and in manner and upon the conditions provided for in this contract.

III. The Contractor for himself/herself, and for his/her heirs, executors, administrators, successors, assigns, does hereby agree to the full performance of all the covenants herein contained upon the part of the Contractor.

IV. The Contractor shall defend, indemnify and hold the City of Camas, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or in connection with the performance of this agreement, except for injuries caused by the sole negligence of the City of Camas.

Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Contractor and the City, its officers, officials, employees, and volunteers, the Contractor's liability hereunder shall be only to the extent of the Contractor's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Contractor's waiver of immunity under

Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

V. The Contractor shall provide a material, labor, and equipment guarantee for the work performed under this contract for a period of one year from the Date of Acceptance as shown on the Notice of Completion for Public Works Projects. All work shall be free of defect in workmanship or materials. Upon notice, the Contractor shall make all repairs promptly at no cost to the City. Failure to repair or replace defects in a manner satisfactory to the Engineer will constitute a breach of this contract.

VI. The Contractor is obligated to pay Prevailing Wages as determined by the Washington State Department of Labor and Industries Prevailing Wages, Rates for Clark County effective January 1, 2019.

VII. As provided by Title VI of the Civil Rights Act of 1964, and the Civil Rights Restoration Act of 1987, the contractor, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color, sex or national origin in the selection and retention of sub-contractors, including procurement of materials and leases of equipment.

VIII. It is further provided that no liability shall attach to the City of Camas by reason of entering into this contract, except as provided herein.

IX. This Contract is an extension of the 2018 Contract for project S1014 as is mutually agreed upon by both the City and the Contractor. Using the same Bid Items listed in the 2018 Proposal, the unit bid prices for the year 2019 have been increased by a percentage rate equal to the Portland, Oregon Metropolitan Area Consumer Price Index (CPI) as reported December, 2018 which was +3.6%. See Appendix A of this Contract document for Bid Items prices.

The Contractor agrees to pay wages equal to or more than the Washington State Prevailing Wage Rates as prepared by the Department of Labor and Industries on or about January 1, 2019. A second filing and approval of an *Intent to Pay Prevailing Wages* and an *Affidavit of Wages Paid* shall be completed and approved for the year 2019 through the Washington State Department of Labor and Industries.

IN WITNESS WHEREOF, the Contractor has executed this instrument, on the day and year first below written and the Mayor of the City of Camas has caused this instrument to be executed by and in the name of the said City of Camas the day and year first above written.

Executed by the Contractor January 15th, 2019. Harg à Shaw, Inc. Travis D. Mansur, president Information Contractor

Executed by the Local Agency _____, 2019.

Mayor Shannon Turk

TASK ORDER NO. 1

CITY OF CAMAS

AND

CAROLLO ENGINEERS, INC.

This Task Order is issued by the OWNER and accepted by ENGINEER pursuant to the mutual promises, covenants and conditions contained in the Agreement between the above named parties dated the _____ day of _____, 2019, in connection with:

City of Camas General Sewer Plan

<u>PURPOSE</u>

The purpose of this Task Order is to provide engineering services to assist the City of Camas (City) with updating its General Sewer Plan Update in accordance with WAC 173-240-050 and the State of Washington, Department of Ecology.

ENGINEER'S SERVICES

GENERAL SEWER PLAN

Engineering services to be performed in accordance with the Scope of Services in Exhibit A.

TIME OF PERFORMANCE

Services to begin in upon acceptance of this Task Order and be completed by December 31, 2020 in accordance with the Scope of Services in Exhibit A.

<u>PAYMENT</u>

Services to be performed on a time and expense basis, invoiced monthly in accordance with the Agreement for Professional Services and Exhibits A, B, and C, with a not-to-exceed amount of *two hundred eighty one thousand two hundred eighteen dollars* (\$281,218).

EFFECTIVE DATE

This Task Order No. 1 is effective as of the _____ day of _____, 2019.

IN WITNESS WHEREOF, duly authorized representatives of the OWNER and of the ENGINEER have executed this Task Order No. 1 evidencing its issuance by OWNER and acceptance by ENGINEER.

CITY OF	CAMAS	CAROLLO ENGINEERS, INC.						
		Accepted this day of	_, 2019					
By:		Ву:						
Na	ime:	Lara R. Kammerec	k					
Tit	le:	Vice President						
By:		Ву:						
Na	ime:	Brian R. Matson						
Tit	le:	Senior Vice Preside	nt					

EXHIBIT A SCOPE OF SERVICES

CITY OF CAMAS GENERAL SEWER PLAN UPDATE

SCOPE OF SERVICES

The following Scope of Services has been developed to assist the City of Camas (City) with its General Sewer Plan Update (Plan). The objective of this project is to evaluate City's sewer collection system infrastructure and summarize findings from the Wastewater Treatment Engineering Report (Engineering Plan); resulting in a defensible and affordable Capital Improvement Plan for all aspects of the sewer system. The following tasks under this Scope of Services have been prepared based on Carollo Engineer's (Consultant) current understanding of the proposed project, previous experience by the Consultant team members, and discussions with City staff.

PROJECT BACKGROUND

The City operates and maintains a wastewater collection system, serving the City and its Urban Growth Boundary. Wastewater is collected and treated by the City. The City's collection system is characterized as being made up of three parts:

- Septic Tank Effluent (STE) systems
- Gravity Sewers
- Large industrial customers.

There are currently 26 pump stations in the collection system serving a mix of STE and Gravity Sewers.

The Wastewater Treatment Facility (Facility) is an activated sludge wastewater treatment plant that discharges to the Columbia River. Its treatment process includes: influent screens, primary clarifiers, MLE biological treatment system with selector zones, tertiary filters, and UV disinfection.

The City completed 2010 its last General Sewer Plan in 2010 (Grey and Osborn's General Sewer / Wastewater Engineering Report (2010 Plan)). Since that time, the City has continued to address Inflow and infiltration (I/I), begun to develop the infrastructure needed to serve the North Shore area, and made condition related at the treatment plant. The project is divided into three efforts and the resulting documents:

- General Sewer Plan Update (Plan),
- Wastewater Treatment Engineering Report (Engineering Report), and
- Wastewater Treatment Facility Operations and Maintenance Plan Update (O&M Plan).

This scope covers the General Sewer Plan, which constitutes Tasks 1000 (Project Management) and 2000 (Master Plan), outlined in the following sections.

PROJECT ASSUMPTIONS

- Carollo Engineers, Inc. and its subconsultants and work performed by them will be referred to as "Consultant" in this document.
- The City of Camas and its staff will be referred to as "City" in this document.
- ADS Inc. and its staff will be referred to as "ADS" in this document.
- FCS GROUP and its staff will be referred to as "FCS" in this document.
- State of Washington Department of Ecology and its staff will be referred to as "Ecology" in this document.
- All meetings will be held at the City offices. Some workshops will be held via web conference, as specified below.
- Draft Chapters and Technical Memoranda will be provided electronically (PDF and/or Microsoft Word, as directed by City).
- Meeting notes and related materials will be transmitted electronically in PDF format via email.
- The City will print and produce additional copies of all documents as necessary for its use.
- The City will provide available information related to the project and as requested by the Consultant in a timely manner.
- Web conferencing and teleconferencing will be used to discuss project coordination and for some presentations to the City in lieu of the meetings at the City.
- The Tasks scope and budget were based on Carollo completing the Engineering Report.

TASKS

To meet the objectives of this scope of services, the Consultant shall complete the tasks as summarized in the table below and discussed in detail in the text that follows.

Task	Title
TASK 1000	PROJECT MANAGEMENT
Task 1011	Project Management Plan
Task 1012	Meeting No. 1 – Kick-off and Data Analysis
Task 1013	Project Administration
TASK 2000	MASTER PLAN
Task 2010	Introduction
Task 2020	Regulations, Policies, and Criteria
Task 2030	Basis of Planning
Task 2040	Existing System
Task 2050	I/I Program

Task	Title
Task 2060	Collection System
Task 2070	Wastewater Treatment Facility
Task 2080	Operation and Maintenance
Task 2090	Capital Improvement Plan
Task 2100	Financial Analysis
Task 2110	Plan Integration

General Sewer Plan

Chapter	Title
General Sewer Plan	
Chapter 1	Introduction
Chapter 2	Regulations, Policies, and Criteria
Chapter 3	Basis of Planning
Chapter 4	Existing System
Chapter 5	I/I Program
Chapter 6	Collection System
Chapter 7	Wastewater Treatment Facility
Chapter 8	Operation and Maintenance
Chapter 9	Capital Improvement Plan
Chapter 10	Financial Analysis
Appendix	
Appendix A	Approvals
Appendix B	Agency Comment Letters and Responses
Appendix C	Demographic Projections
Appendix D	Flow Monitoring Report
Appendix E	Hydraulic Model Update and Calibration TM
Appendix F	I/I Program Reports
Appendix G	Local Limits Program Reports
Appendix H	Wastewater Treatment Plant Permits
Appendix I	Wastewater Treatment Engineering Report
Appendix J	Spill Response Plan
Appendix K	CIP Project Sheet
Appendix L	Financial Backup
Appendix M	O&M APE Examples

TASK 1000 – Project Management

This task includes managing the work of the project team from notice to proceed to project closeout, planning for and carrying out regular communication with the City, and planning for and carrying out quality management activities.

Task 1010 Subtasks

Activities

- 1011. Project Management Plan. Prepare a Project Management Plan (PMP) that describes project roles and responsibilities, lists contact information for the project team, describes communication protocols, quality management, and includes the scope of services, schedule, and budget. Quality Management includes, but is not limited to, the following elements:
 - a. Project Manager overview of all primary documents to verify technical consistency and compliance with contract requirements.
 - b. Organization of the work into logical deliverables with qualified staff for each task assigned to the work.
 - c. Resolution of all review comments with a comment response log summarizing key comments and the manner in which each was addressed in the work.

The PMP will be introduced and discussed with the Consultant and City project team at the Project Kick-off Meeting. A revised final PMP will be delivered after the Project Kick-off Meeting.

- *1012. Meeting No. 1 Kick-off and Data Analysis.* Facilitate a meeting to kick-off the General Sewer Plan and review the initial data request.
- 1013. Project Administration.
 - a. Prepare and administer subcontracts with Consultant team members.
 - b. Manage the project team to track time and budget, work elements accomplished, work items planned for the next period, manpower, scope changes, time and budget needed to complete the project.
 - c. Prepare eighteen (18) monthly project progress reports to accompany each monthly invoice; identify accomplishments for the month, planned work next month, and identify current or potential problems or changes. The reports will also include a narrative describing progress measured against budget and schedule. In the event of schedule or budget lag, the report will indicate a plan to get the project in line with the schedule and budget.
 - d. Create and maintain a working project schedule based on the schedule in the PMP.
 - e. Review project status, including scope, budget, and schedule as part of scheduled meetings.

Meetings

• Meeting No. 1 - Kick-off & Data Analysis
Deliverables

- Draft and Final PMP
- Eighteen (18) monthly progress reports
- Preliminary schedule, and no more than two (2) updates
- Meeting agendas and notes

City Input

- Contact information for project staff.
- Review of PMP.

Assumptions

- The PMP will be updated once after City review of the draft PMP.
- The project is anticipated to take eighteen (18) months.

TASK 2000 – GENERAL SEWER PLAN

This task will update the City's General Sewer Plan (GSP). It includes a summary of polices and criteria, updated sewer flow and load projections, hydraulic model calibration, collection system analysis, I/I Program summary, collection system analysis, wastewater treatment plant analysis, development of a Capital Improvement Plan, and Financial Analysis. A City Draft GSP, Agency Draft GSP, and Final GSP will be developed to aid in review and acceptance of the GSP.

Task 2010 – Introduction

The purpose of this task is to provide an introduction to the Plan documenting the purpose, review and approvals, and direction to pertinent information. The task effort will be documented in Chapter 1 – Introduction.

Task 2010 Subtasks

Activities

- 2011. Regulatory Information Reference. Prepare a table that provides reference in the Plan to each regulatory required information in the Plan. The intent of this reference is to aid the agency reviewers in conducting an efficient and through review of the Plan.
- 2012. Draft Chapter 1 Introduction. Prepare Draft Chapter 1 for the City's review and approval. Chapter will include the purpose and need for the plan, review and approvals, and direction to pertinent information. City review comments will be addressed in a comment response log for the City's final approval. Comments will be incorporated into the Chapter as part of the City Review Draft Plan.

Meetings

• No meeting under this task.

Deliverables

- Draft Chapter 1 Introduction
- Comment Response Log for Chapter 1

City Input

• Review of Draft Chapter 1.

Assumptions

• None.

Task 2020 – Regulations, Polices, & Criteria

The purpose of this task is to document applicable regulations, summarize policies impacting longterm sewer planning, and defining planning criteria. The task effort will be documented in Chapter 2 – Regulations, Policies, & Criteria.

Task 2020 Subtasks

Activities

- 2021. Applicable Regulations. Review and update regulatory requirements presented in Chapter 4 of the 2010 Plan. Include a summary of requirements from the City's Wastewater Treatment Plan NPDES Permit WA002049. Text will be included as part of Chapter 2.
- 2022. Policies & Criteria. Obtain any existing level of service policies, financial policies, planning criteria, and design standards from the City. Review policies and criteria and make recommendations for additional or revised criteria and service area goals that best fit the needs of the City. Establish the design storm used for the capacity evaluation. Review current and potential future design standards for the sewer system, including design depth to pipe diameter (d/D) standards. Criteria will include allowable pipeline d/D values during peak flows, minimum velocities, minimum/maximum slope, and pumping requirements.
- 2023. *Meeting No. 2 Policies and Criteria*. Facilitate a meeting to review City policies and criteria.
- 2024. Draft Chapter 2 Regulations, Polices, & Criteria. Prepare Draft Chapter 2 for the City's review and approval. City review comments will be addressed in a comment response log for the City's final approval. Comments will be incorporated into the Chapter as part of the City Review Draft Plan.

Meetings

• Meeting No. 2 – Policies and Criteria

Deliverables

- Draft Chapter 2 Regulations, Policies, and Criteria
- Comment Response Log for Chapter 2
- Meeting Agenda and Minutes

City Input

• Review of Chapter 2 – Regulations, Policies, and Criteria.

Assumptions

• The City can provide all elements listed above.

Task 2030 – Basis of Planning

The purpose of this task is to establish planning criteria and all planning assumptions for use in evaluation of the wastewater collection system. The planning area assumed for this Plan includes the current utility services boundary and the North Shore expansion area. The task efforts will be documented in Chapter 3 – Basis of Planning.

Task 2030 Subtasks

- 2031. Data Gap Analysis. Review previously completed documents relating to the wastewater collection system, review existing system maps and mapping data, and identify data gaps required for completing the Plan. Subtasks include the following:
 - a. Prepare and submit a data request in the form of an excel spreadsheet to the City for tracking data needs. The initial request may include Geographic Information Systems (GIS) data, base maps, land use and zoning data, current service area population/employment, demographic data (as necessary). The request will include ADS flow monitoring data and historical pump run time data at Pump Stations, lift station flow data (if available), major industrial discharges, WWTF influent flow monitoring for at least 10 years. Additional information includes level of service policies, planning criteria, design standards, and financial data from the City.
- *2032. Service Area Boundaries.* Map the City's service area boundaries to be considered in the Plan for the existing system service area ("Existing"), the 20-year timeframe ("20-Year"), and the ultimate ("Build-out") planning periods. City to review and confirm the service area boundaries.
- 2033. Demographic Analysis. Develop service area and land use maps using GIS data. Review current population, land use, and zoning to establish the historical demographics and to develop future demographics for the service area. Establish land use data per basin for the existing system service area ("Existing"), the 20-year timeframe ("20-Year"), and the ultimate ("Build-out") planning periods. Demographics within the 20-Year timeframe will be based on the Water System Master Plan.
- 2034. Industrial Flows and Loads. Summarize Industrial flows and loads based on information provided by the City. City to provide a list of establishments producing industrial wastewater, the quantity of wastewater and periods of production, and the character of the industrial wastewater insofar as it may affect the sewer system or treatment plant. City to provide estimate of future industrial expansion.

- 2035. Review Flow Monitoring & Report. The City will contract with ADS to conduct flow monitoring. Delineate flow monitoring basins and calculate pipe length statistics based on City GIS to aid in ADS's I/I Analysis. Flow monitoring basins and statistics will be provided in an email to ADS. ADS will provide raw data, and a full report on flow and I/I Analysis for each metered basin. This data will be verified by the Consultant and used for flow development and model calibration. The flow monitoring program will take place in the winter of 2018/2019 and is anticipated to capture dry and wet weather flows, including storm events required to meet calibration standards.
- 2036. *Meeting No. 3 Flow Monitoring Results*. Facilitate a webinar meeting to review flow monitoring data and results with ADS and the City.
- 2037. *Flow Projections:* Flow projections are based on demographic assumptions and the data obtained from flow monitoring.
 - a. Flow Data Review. Compare base sanitary flows estimated from existing land use to dry weather flow calculated through the flow monitoring for each basin. Existing land use and currently served areas will be used to estimate flow factors in gallons per acre per land use category. The flow factors will be customized to match the observed existing Average Dry Weather Flow (ADWF) and will be used to develop flow projections. Pump Station runtime data and City pump-down curves will be used to proportion ADWF throughout basins, where available.
 - b. Base Flow Projections: Develop base sanitary flows for three planning periods: existing conditions, 20-year, and Build-out scenarios.
 - c. Infiltration & Inflow Projections. Estimate I/I flow rates for each sewer basin based on current and future land use and area-specific I/I factors. Developed I/I flow rates will be compared to I/I flow rate estimates per monitored basin. Develop I/I flow rates for each pump station basin to be included in the Model Calibration under Task 2060. Develop I/I flow rates for new areas to be added to the system.
 - d. Flow Projections. Future flows, including base flows, I/I, and industrial point flows, will be projected based on service area growth. Future flows will be assessed for each sewer and pump station basin for the selected planning periods. This data will be used for establishing future capacity requirements of the conveyance system under Task 2060.
- 2038. Meeting No. 4 Flow Projections. Facilitate a webinar meeting to review flow projections with the City. Confirm flow projections are consistent with City understanding of the current and future system. Flows will be summarized by basin and at the Facility.
- 2039. Wastewater Loading: Consultant shall review historic biochemical oxygen demand (BOD) and total suspended solids (TSS) wastewater load contributing to the wastewater treatment plant. Unit loading factors will be developed using existing flow and population data to provide a basis for projected future loading within the service area. The unit loading factors will be established on an Equivalent Residential Units (ERU) basis for both residential and employment units. It is anticipated different loading factors will be developed for STE and gravity customers. Additionally, individual loading factors will be developed for up to five of the City's largest industries based on available information. Load projections will be summarized by Basin and at the Facility. Resulting load projections will be used for Engineering Report.

- 2040. Meeting No. 5 –Load Projections. Facilitate a webinar to review flow projections with the City. Confirm flow projections are consistent with City understanding of the current and future system. Loads will be summarized by basin and at the Facility.
- 2041. Draft Chapter 3 Basis of Planning. Prepare Draft Chapter 3 for the City's review and approval. City review comments will be addressed in a comment response log for the City's final approval. Comments will be incorporated into the Chapter as part of the City Review Draft Plan.

- Meeting No. 3 Flow Monitoring Results (Webinar).
- Meeting No. 4 Flow Projections (Webinar).
- Meeting No. 5 Flow and Load Projections.

Deliverables

- Data Request
- Provide ADS Draft and Final Flow Monitoring Data and Report to Carollo.
- Flow Monitoring Basin Information
- Comments on the Flow Monitoring Report
- Draft Chapter 3 Basis of Planning
- Comment Response Log for Chapter 3
- Meeting Agenda and Minutes

City Input

- Provide data as listed above.
- City will confirm the service area boundaries.
- The City will contract with ADS to conduct flow monitoring. The Consultant will not review or manage the flow monitoring, except in final report format.
- Involve City planning staff to provide direction on where development is planned.
- Review of Chapter 3 Basis of Planning.

Assumptions

- No more than 5 flow monitoring sites will be installed.
- The City can provide all elements listed above.

Task 2040 – Existing System

The purpose of this task is to document and create an inventory of all facilities in the existing wastewater collection system.

Task 2040 Subtasks

- 2041. Data Request:
 - a. GIS: City boundary, UGA boundary, Water Systems (e.g. City, Group A and Group B). Existing and future Sewer Service Area. City Critical Areas. County Critical Areas. Existing collection System (i.e., gravity mains, manholes, force mains, STEP mains, pump and lift station locations, etc.), proposed collection system, and the treatment plant.
- 2042. Study Area. Update and incorporate study area information in Chapter 4 Existing System. This information was previously presented in the 2010 Plan as Chapter 2 – Study Area. Update Background Information.
 - a. Consultant will prepare updated text and prepare a map showing the topography for the revised Service Area for topography, soils, and climate.
 - b. The Consultant will generate maps of critical maps with the existing and future sewer system for the City's five critical areas types: Wetlands, Critical Aquifer Recharge Areas, Frequently Flooded Areas, Geologically Hazardous Areas, and Fish and Wildlife Habitat Conservation Areas. It is anticipated that the City will provide a text summary of Critical Areas ordinance.
 - c. Generate a map of the sewer system overlaying the Water System, including location of wells or other private sources of water supply. Discussion of the location of all facilities as they are related to both existing and proposed domestic wastewater treatment facilities.
 - d. Map any existing domestic or industrial wastewater treatment facilities within twenty (20) miles of the general plan area and within the same topographical drainage basin containing the general plan area. It is assumed this information will be provided by the City.
- 2043. Existing System. Review the components of major sewer collectors and pump stations using data from the City's GIS, available pipe database, discussions with staff, and previous studies. Incorporate information from the City's 2010 Plan. Subtasks include the following:
 - a. Update chapter text, tables, and figures summarizing the City's collection and conveyance system. Summarize the boundaries of sewer service basins and pump station basins (if different). Provide descriptions for each of the City's sewage pump stations, and force mains. Provide total length of pipe based on diameter and material, if available.
 - b. Summarize improvements to the City's wastewater collection system that have been completed since the 2010 Plan, based on discussions with City Staff.

- c. Develop figures for the Plan of the existing system infrastructure using the City's GIS data.
- 2044. Draft Chapter 4 Existing System Draft. Prepare Chapter 4 Existing System to document the study area and existing sewer system. City review comments will be addressed in a comment response log for the City's final approval. Comments will be incorporated into the Chapter as part of the City Review Draft Plan.

• No meeting under this task.

Deliverables

- Draft Chapter 4 Existing System.
- Comment Response Log for Chapter 4.

City Input

- Review sewer system maps for accuracy.
- Discuss pump station operation with City staff.
- City will provide GIS of all water systems in Sewer Service Area.
- Text summary of the Critical Area Ordinance.
- Review of Chapter 4 Existing System.

Assumptions

• No condition assessment of the existing system will be performed under this task. Condition assessment evaluation can be performed under Task C -Additional Tasks Contingent on Change Order.

Task 2050 – I/I Program

The purpose of this task is to document the City's I/I Program. Future I/I rates with and without the Program will be estimated for use in the Collection System evaluation.

Task 2050 Subtasks

- 2051. Summarize Existing I/I Program. Summarize the existing I/I Program from City provided annual reports. Tabulate City I/I projects by year and I/I reduction. Create a map of historical I/I projects, if data is available. Identify future activities to be conducted by the I/I Program. Draft Chapter 5 I/I Program.
- 2052. Prepare Draft Chapter 5 to document the I/I Program for the City's review. City review comments will be addressed in a comment response log for the City's final approval. Comments will be incorporated into a City Review Draft Plan.

• No meetings under this task.

Deliverables

- Draft Chapter 5 I/I Program.
- Meeting Agenda and Minutes.

City Input

- Annual I/I reports.
- Review of Chapter 5 I/I Program.

Assumptions

• The I/I analysis will be based on the City's annual I/I reports. No new data will be evaluated.

Task 2060 – Collection System

The purpose of this task is to evaluate existing and future capacity, identify system deficiencies, and provide recommendations to resolve deficiencies. Recommended projects will be included in the CIP.

Task 2060 Subtasks

Activities

2061. Hydraulic Model Development and Calibration.

- a. Upgrade the City's Danish Hydraulic Institute (DHI) MOUSE model to DHI MIKE Urban model. Update the City's piping and pumping facilities. Model pipe data will be updated from the City's GIS data. The data will be imported into the model and the pipe connectivity for all nodes will be confirmed. Model extents will include:
 - 1) STE System: Major STE Forcemain and pump stations. The flows will be added to the model geographically by mini-basin for the existing, projected 20-year and build-out conditions.
 - 2) Gravity System: The model will include all pipes greater than 6-inches. The flows will be added to the model geographically by mini-basin for the existing, projected 20-year and build-out conditions.
 - 3) North Shore: Constructed and planned North Shore Sewer infrastructure based on prior City effort. The flows will be added to the model geographically by mini-basin for the existing, projected 20-year and build-out conditions.
- b. Calibration will focus on a quantitative approach based on the recommendations for hydraulic model verification contained in the "Code of Practice for the Hydraulic Modeling of Sewer Systems", version 3.001, published by the Wastewater Planning Group, a section of the Chartered Institution of Water and Environmental Management

and the Consultants expertise. These recommended calibration criteria include, but are not limited to, the following:

- 1) The comparison period between observed and modeled events should last until flow has substantially returned to winter DWF.
- 2) Observed and modeled hydrographs should meet the criteria for at least two out of three events.
- 3) The peak flow should be in the range +25% to -10%.
- 4) The volume of flow should be in the range of +20% to -10%.
- c. The existing dry and wet weather flows as described in a previous task will be calibrated based upon the flow monitoring data, and rainfall data provided by the flow monitoring program as well as additional data available from the City's SCADA system for up to 5 meter locations in the collection system. Existing flow depths and velocities will also be checked and calibrated.
- d. Calibrate the model to dry weather flow conditions. Flow monitoring data will provide custom hourly diurnal curves that establish the daily flow patterns for each metering basin. Model parameters will be adjusted, as needed, to best match the flow monitoring and SCADA data. It is assumed that the City will provide SCADA data in electronic format.
- e. Calibrate the model for wet weather conditions. Rainfall information will aid in developing the required rainfall-derived infiltration/inflow (RDI/I) estimations that enter the collection system during a storm event. It is recommended that the use of a single calibration period incorporating a number of independent rainfall events should be considered whenever possible. Model results will be reviewed and adjusted, as needed, to best match the flow monitoring, rainfall and SCADA data.
- f. The flows from any unmetered basins will be developed as best possible using a mass balance between the available existing meters, pump SCADA data, and the flow meter, and proportioned as best as possible based on development type, age, pipe material, and extent of collection system components.
- 2062. *Meeting No. 6 Hydraulic Model Development.* Facilitate a webinar to review the hydraulic model development and resolve outstanding questions.
- 2063. Draft and Final Technical Memorandum No. 1 Hydraulic Model Development. Prepare Draft TM to document the hydraulic model update and calibration for the City's review. City review comments will be addressed in a comment response log for the City's final approval. Comments will be incorporated into a Final TM.
- 2064. Capacity Evaluation. Perform a hydraulic capacity analysis under the design storm for each basin using the calibrated model, and projected peak flow rates and system expansion developed in Task 200. The analysis will be performed for existing, 10-year, 20-year, and build-out scenarios only, and will assist in identifying any system deficiencies and improvements required to resolve deficiencies. Subtasks include the following:
 - a. Review related reports and studies for related capacity analyses and recommendations.
 - b. Estimate the available capacity of each basin given existing infrastructure while meeting all performance criteria.

- c. Develop a future hydraulic modeling scenario that evaluates the impact of wastewater flows associated with future growth, as well as redevelopment projects on the collection system. Maps will be developed showing current and future deficiencies.
- d. Review and document resulting capacity deficiencies for 20-year and Build-out conditions. Use the hydraulic model to confirm the sizing of the backbone facilities to serve the North Shore.
- e. Evaluate the capacities of the pump stations in the hydraulic model for their ability to convey peak flows under firm capacity for existing and 20-year and Build-out conditions. Pump stations not in the hydraulic model are assumed to have sufficient capacity.
- f. Update capacity deficiencies based on City field investigations or additional information, as needed.
- 2065. *Meeting No. 7 Capacity Evaluation.* Facilitate a workshop to review deficiencies identified in the capacity evaluation. City staff will confirm known deficiencies and identify any areas for additional City lead investigation (field visit, reference as-builts, etc.).
- 2066. Capacity Improvements. Develop infrastructure recommendations to resolve deficiencies. Improvements will be sized for meeting build-out conditions and City criteria.
- 2067. *Meeting No. 8 Capacity Improvements.* Facilitate a workshop to review capacity related collection system improvements. Highlight recommended improvements on system maps for discussion with City staff
- 2068. Estimate RUL for Sewer Mains. Calculate the RUL of each pipe considering the value of replacing versus maintaining the pipe for the entire gravity collection system. It is expected that RUL will be based on sewer main age, material, and previously identified deficiencies, as available from the City. The RUL will be used to recommend the extent of the City's pipeline replacement during the planning period.
- 2069. Meeting No. 9 RUL and Condition Assessment Webinar. Review and confirm RUL data and results in a Webinar. Discuss potential improvements and timing for projects identified in the condition assessment. GIS maps will be created to identify the location of these improvements.
- 2070. Draft Chapter 6 Collection System. Prepare Draft Chapter 6 to document the I/I Program for the City's review. City review comments will be addressed in a comment response log for the City's final approval. Comments will be incorporated into a City Review Draft Plan.

- Meeting No. 6 Hydraulic Model Development (Webinar).
- Meeting No. 7 Capacity Evaluation.
- Meeting No. 8 Capacity Improvements.
- Meeting No. 9 RUL and Condition Assessment.

Deliverables

- Draft TM No. 1 Hydraulic Model Development.
- Final TM No. 1 Hydraulic Model Development.
- Draft Chapter 6 Collection System.
- Comment Response Log for Chapter 6.
- Meeting Agenda and Minutes.
- Updated hydraulic model.

City Input

- Select a hydraulic model to use.
- Review of Draft TM Hydraulic Model Development.
- Confirm performance criteria to use to evaluate the existing system.
- Review of Chapter 6 Collection System.

Assumptions

- The City's existing model and GIS pipe data is assumed to have full connectivity, correct topology, and correct elevations. If the data is found to be lacking, the Consultant will notify the City and put modeling efforts on hold until updated data to be provided.
- At the completion of the master planning process all hydraulic and hydrologic model files will be provided to the City.
- Pump stations not in the hydraulic model are assumed to have sufficient capacity.
- The Consultant will not provide the software program or license. The Consultant will use its own version of the software for this project.

Task 2070 – Wastewater Treatment Facility

Under this task, the Consultant will summarize wastewater treatment facility information from the Task 300 Engineering Report.

Task 2070 Subtasks

- 2071. WTF Historical operations. Summarize WTF historical operations from the Engineering Report. It is anticipated
- 2072. *WTF Unit Capacity*. Summarize the unit capacity of the treatment plant from the Engineering Report. Discuss the adequacy of the treatment
- 2073. Alternative Analysis. Summarize the alternative analysis to resolve WTF deficiencies from the Engineering Report.
- 2074. Identified Improvements. Summarize improvements identified in the Engineering Report.

- 2075. *Evaluation of Reuse*. Summarize considerations of reuse from the 2010 Plan. It is anticipated that the subtask will include new analysis.
- 2076. Draft Chapter 7 Wastewater Treatment Facility. Prepare Draft Chapter 7 to document the Wastewater Treatment Facility for the City's review. It is anticipated the chapter will provide a summary of the Wastewater Engineering Report. No new analyses are anticipated. City review comments will be addressed in a comment response log for the City's final approval. Comments will be incorporated into a City Review Draft Plan.

• No meeting under this task.

Deliverables

- Draft Chapter 7 Wastewater Treatment Facility
- Comment Response Log for Chapter 7
- Meeting Agenda and Minutes

City Input

• Review of Chapter 7 - Wastewater Treatment Facility

TASK 2080 – Operation and Maintenance

This task summarizes the City's current O&M program, organization structure, and future program needs. The chapter establishes the duties, O&M program, and documents and discusses problem areas.

Task 2080 Subtasks

- *2081. Data Request.* Data required to summarize and evaluate the City's current O&M program will be requested. Data may include:
 - Organization structure.
 - Staffing levels and positions.
 - Summary of ongoing maintenance activities and operational tasks.
 - Current O&M funding.
 - Planned or future O&M programs.
 - Record keeping procedures.
 - Sewer main age and material.
- 2082. Summarize O&M Programs and Problem Areas. Summarize the City's O&M program, including both preventative and corrective maintenance. This includes the planned and scheduled activities, such as treatment plant preventative maintenance, biosolids management, lift station inspection and maintenance, manhole inspection and maintenance, video inspection, root cutting, grease removal, and hydraulic line cleaning.

Summarize O&M problem areas based on City provided data, such accumulation of solids or access issues. Maps will be prepared to aid in the review of O&M problem areas. Summarize customer-oriented programs, such as fats, oils, and grease (FOG), and the City's procedure to address suggestions/complaints. This task assumes the City will provide written materials for use in summarizing the existing O&M Program. The task assumes the Consultant will not prepare new summaries or documentation.

- 2083. Evaluate O&M Programs. Conceptually evaluate the ability of existing O&M programs to address problem areas within the short-term and long-term planning horizons with City staff in an workshop. Propose updated or new programs, if necessary, to address problem areas within the planning period. The purpose of this task is to aid the City in establishing the quantity of work needed and subsequent cost of the ongoing O&M programs. A detailed evaluation of individual programs is not envisioned in this task.
- 2084. *Meeting No. 10 O&M Program Workshop*. Facilitate a workshop to discuss the City's O&M Programs. Meeting materials will be provided to aid in the discussion.
- 2085. Draft Chapter 8 Operation and Maintenance. Prepare Draft Chapter 8 for the City's review and approval. City review comments will be addressed in a comment response log for the City's final approval. Comments will be incorporated into the Chapter as part of the City Review Draft Plan.

Meetings

• Meeting No. 10 – Operations and Maintenance.

Deliverables

- Draft Chapter 8 Operation and Maintenance.
- Comment Response Log for Chapter 8.
- Meeting Agenda, Materials, and Minutes.

City Input

- Review of Chapter 8 Operation and Maintenance
- Provide a summary of existing O&M program.

Assumptions

• City will provide.

Task 2090 – Capital Improvement Plan

Under this task, the Consultant will prepare a Capital Improvement Plan (CIP) for implementing recommended projects outlined in the previous tasks.

Task 2090 Subtasks

Activities

- 2091. Project Prioritization. Prioritize condition-related and capacity-related projects identified in the previous tasks with City staff for inclusion in the CIP. Include I/I Reduction recommendations as they overlap with recommended condition-related improvements.
- 2092. Cost Estimating. Develop planning level cost estimates for all recommended projects using costs provided in other planning efforts. City to provide recent costs for completed projects. Cost estimates for construction, site acquisition, engineering, permitting, and other contingencies will be prepared; all costs will be given in 2019 dollars.
- 2093. *CIP Schedule*. Schedule identified projects for the three planning periods: existing, 20year, and Build-out conditions. A summary table will present all CIP projects, year for construction, and estimated costs, and will be organized according to a recommended phasing plan.
- 2094. Electronic CIP. Develop an electronic CIP tool using Excel to assist the City with future budgeting. Each major project will be listed on a separate tab including project description, justification, estimated cost, and recommended year for implementation. City staff will be provided the ability to adjust indirect costs and escalation factors. A copy of the electronic CIP will be provided to City staff. Hardcopies of the project cut-sheets will be included as an appendix. The Consultant will train City staff on using the CIP Tool.
- 2095. System Maps. Develop maps showing recommended future system pipes and facilities. Maps will include recommended projects color-coded by CIP phase and annotated with project identification numbers.
- 2096. Meeting No. 11 CIP Review. Facilitate a meeting to review the CIP.
- 2097. Draft Chapter 9 Capital Improvement Plan. Prepare Draft Chapter 9 for the City's review and approval. City review comments will be addressed in a comment response log for the City's final approval. Comments will be incorporated into the Chapter as part of the City Review Draft Plan.
- 2098. *Financial Summary.* Provide *a* discussion, including table, that shows the cost per service in terms of both debt service and operation and maintenance costs, of all facilities (existing and proposed) during the planning period. It is anticipated the discussion will be based on the Task 2100 effort; no analyses will be conducted.

Meetings

• Meeting No. 11 - CIP Review

Deliverables

- Draft Chapter 9 Capital Improvement Plan
- Comment Response Log for Chapter 9
- Meeting Agenda and Minutes

City Input

• Review of Chapter 9 - Capital Improvement Plan.

Task 2100 – Financial Analysis

The City's financial analysts, FCS, will evaluate the impacts of the resulting capital improvement program (CIP) on the Sewer utility's rates and system development charges (SDCs:

Task 2100 Subtasks

Activities

- 2101. Data Collection / Validation: FCS will provide a data needs list encompassing historical and projected financial, operational, billing and planning information. The provided data will be reviewed, analyzed and validated for inclusion in the study process. Detailed customer statistics will not be analyzed as part of this effort. The City's 2017/2018 rate study customer data analysis will be utilized for this update.
- *2102. Revenue Requirement Update*: This task establishes a sustainable, multi-year (5-20 year) financial management plan that meets the projected total financial needs of the sewer utility through generation of sufficient, sustainable revenue.

Annual cash flow needs will be analyzed by identifying expenses incurred to operate and manage the sewer system including:

- Cost increases resulting from staffing changes, enhanced programs or initiatives.
- Capital project needs (renewal/replacement, upgrades and expansion) identified in the upcoming GSP update.
- New and existing debt repayment obligations.
- Fiscal policy achievement related to operating and capital reserve targets, system reinvestment funding or rate funded capital, and coverage requirements.

Projected revenue will consider the sensitivities of changes in economic, weather and demand trends in order to mitigate volatility and stabilize revenue. Rate implementation scenarios will be generated to evaluate the impact of changes to key variables such as funding sources, growth rates, capital project need and timing, or others identified by the City. The budget includes three (3) alternative scenarios for the sewer utility.

The resulting revenue requirement and multi-year rate strategy developed will meet the City's specified financial metrics, goals and objectives and deliver a self-sustaining, individual utility financial planning toolset.

- *2103. Rate Design*: No structural changes are included as part of this scope of services. Any changes to the previous rate strategy, which was identified in the last rate study, will be applied on an across the board basis.
- 2104. System Development Charges: An SDC is a one-time charge imposed as a condition of service on new development or on expanded connection to the system. The charge represents a prorated share of the capital investment made to provide system capacity. The SDC is calculated based on the intent and structure of the Revised Code of Washington (RCW) statute for Water-Wastewater Cities (RCW 35.092.025). In general, each connection shall bear a proportional share of the cost of the system capacity required.

This task will focus on updating the City's existing SDC for the sewer utility. The SDC shall reflect an updated inventory of existing system assets, the most recent approved capital improvement program costs related to growth and current expectations for future population/customer growth as identified as part of the GSP update.

2105. *Meetings and Presentations*: Two (2) review meetings are included to go over assumptions and results of the revenue requirement update. These meetings will be performed over an interactive conference call.

One (1) City Council workshop to share results of the updated revenue requirements and SDCs.

Any additional meetings can be added on a time and materials basis at the request from the City.

2106. Documentation: A written technical memorandum documenting the study process, methodology, key assumptions, results and recommendations will be provided. Included will be one (1) electronic copy of the memo and modeling tool, which will also act as the technical appendix.

Meetings

- Meeting No. 12 Financial Review Webinar
- Meeting No. 13 Financial Review Webinar
- Meeting No. 14 Financial Analysis Council Presentation

Deliverables

• Draft and Final Financial Analysis Technical Memorandum

City Input

- Provide and validate financial data.
- Review of financial assumptions and analysi results.

Assumptions

- No structural changes are included as part of this scope of services.
- No Plan Chapter will be prepared for this Task.

Task 2110 – Plan Preparation

This task includes the compilation of all previous tasks mentioned in this scope of services, including incorporating all prepared chapters into a draft and final updated Wastewater Collection System Master Plan. This task includes assisting the City to coordinate plan review from Ecology. Under this task, the Consultant will assist the City with a public commenting period. Comments received from the public review meetings, adjacent sewer providers, Clark County, and Ecology will be incorporated into the updated Plan for City Council's approval and adoption.

Task 2110 Subtasks

Activities

- *2111. Executive Summary*. The Consultant will prepare an Executive Summary to be included with the Plan.
- *2112. City Review Draft.* The Plan will be developed as a City Review Draft and reviewed by City Staff. Under this task, the Plan will be prepared incorporating the previous chapters according to the summary table above.
- 2113. *Meeting No. 15 City Review Draft*. Facilitate a meeting to review the City's comments on the City Review Draft Plan.
- 2114. Meeting No. 16 Council Meeting. Upon completion of the City Review Draft, the Plan will be presented to the City at City Council. The City will lead the meeting with support by the Consultant.
- *2115. Agency Review Draft.* City comments on the City Review Draft will be incorporated into an Agency Review Draft. The City will submit Agency Review Draft to adjacent sewer providers, Clark County, and Ecology.
- 2116. *Meeting No. 17 Agency Review Meeting*. The Consultant will attend one (1) agency review meeting. The City will develop written responses received during Agency Review Draft Plan process. The Consultant will incorporate comments into a comment response log and into the Final Plan.
- 2117. *Final Plan*. The City will lead the City Plan approval process. The Final Plan will be submitted to the City Council for approval. The Consultant's Professional Engineer will stamp the Final Plan.

Meetings

- Meeting No. 16 City Review Draft
- Meeting No. 17 Council Meeting
- Meeting No. 18 Agency Review Meeting

Deliverables

- Draft and Final Executive Summary
- Draft Master Plan City Review Draft
- Draft Master Plan Agency Review Draft

- Consultant will incorporate Agency comments into an Agency Review Comment Response Log.
- Final Master Plan (2 hardcopies, electronic copy in Word, a searchable PDF File with bookmarks)
- All final electronic documents, spreadsheets, presentations, modeling and GIS data

City Input

• Review of Executive Summary, City Review Draft, Agency Review Draft.

Assumptions

- All City Staff comments will be received together for inclusion in the Agency Review Draft.
- No additional draft plans will be developed.

Report Summary
Meeting No. 1 - Kick-off & Data Analysis.
Meeting No. 2 – Policies and Criteria
Meeting No. 3 – Flow Monitoring Results (Webinar).
Meeting No. 4 – Flow Projections (Webinar).
Meeting No. 5 – Flow and Load Projections.
Meeting No. 6 – Hydraulic Model Development.
Meeting No. 7 - Capacity Evaluation.
Meeting No. 8 - Capacity Improvements.
Meeting No. 9 – RUL and Condition Assessment.
Meeting No. 10 - O&M Program Workshop.
Meeting No. 11 - CIP Review.
Meeting No. 12 – Financial Review Webinar
Meeting No. 13 – Financial Review Webinar
Meeting No. 14 – Financial Analysis Council Presentation
Meeting No. 15 - City Review Draft.
Meeting No. 16 - Council Meeting.
Meeting No. 17 - Agency Review Meeting.

Deliverable Summary

Draft and Final PMP.

Eighteen (18) monthly progress reports.

Preliminary schedule, and no more than two (2) updates.

Data Requests

Meeting agendas and notes.

Comment Response Logs

Draft Chapter 1 – Introduction.

Draft Chapter 2 – Regulations, Policies, and Criteria.

Provide ADS Draft and Final Flow Monitoring Data and Report to Carollo.

Flow Monitoring Basin Information.

Comments on the Flow Monitoring Report.

Draft Chapter 3 - Basis of Planning.

Draft Chapter 4 – Existing System.

Draft Chapter 5 – I/I Program.

Draft TM No. 1 - Hydraulic Model Development.

Final TM No. 1 - Hydraulic Model Development.

Draft Chapter 6 – Collection System.

Updated hydraulic model.

Draft Chapter 7 – Wastewater Treatment Facility.

Draft Chapter 8 – Operation and Maintenance.

Draft Chapter 9 - Capital Improvement Plan.

Draft and Final Financial Analysis Technical Memorandum.

Draft and Final Executive Summary.

Draft Master Plan - City Review Draft.

Draft Master Plan - Agency Review Draft.

Final Master Plan (2 hardcopies, electronic copy in Word, a searchable PDF File with bookmarks).

All final electronic documents, spreadsheets, presentations, modeling and GIS data.

Exhibit B

General Sewer Plan - Cost Estimate

				Ľ														SUBCO	NSULTA	NTS		THER	DIRECT	COSTS	
	TASK / DESCRIPTION	Quainy Manager, Lara	Treatment QA/QC	Project Manager, Da Reisinger	Senior Professional Alan Straub	Project Professional	Professional	Staff Professional	Biological Modeling - Principal	El&C Staff Professional	El&C Principal	Structural Principal	Designer, Technician, GIS,	Clerical/WP	Total Hours	Carollo Labor Cost	Sub Hours	Sub Base Cost	Su Mari	ıb kup Total	Tr a Prir	avel Ind nting	PECE	Total	TOTAL COST
	Total Labor Rate	\$ 226	\$ 226	\$ 176	\$ 195	\$ 176	\$ 160	\$ 135	\$ 195	\$ 165	\$ 226	\$ 226	\$ 137	\$ 95					10	% Sub Cos	t		\$11.70	ODC	
		-																							
Task 1	1010 - Project Management																								
1011	Project Management Plan	1		4										2	7	\$ 1,120	C)\$	- \$	-\$-	\$	23	\$23	\$ 47	\$ 1,167
1010	Meeting No. 1 - Kick-off and Data			0	0									0	40	¢ 0.450			¢	¢	^	200	¢ 000	¢ 000	¢ 0.750
1012	Analysis Project Administration	16		8	8		10							10	18	\$ 3,158) \$ \ ¢	- \$	- 5 - ¢	\$ ¢	300	\$ 300 ¢ 211	\$ 600	\$ 3,758
1013	Subtotal - Task 1010	10	0	40 52	0	0	10	0	0	0	0	0	0	10 22	100	\$ 10,000 \$ 21,084	0	()) ()	- ⊅ _ ¢	-	Ф Ф	534	⊅ ∠II ¢ 53 4	5 421	\$ 17,227
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2011	Regulatory Information Reference			1				4							5	\$ 716	0	\$	- \$	- \$ -	\$		\$ 50	\$ 50	\$ 775
2012	Draft Chapter 1 - Introduction	1		2	1			8						4	16	\$ 2,233	0	γφ)\$	- \$	- \$ -	φ \$	47	φ 00 \$ 187	\$ 234	\$ 2467
2010	Subtotal - Task 2010	1	0	3	1	0	0	12	0	0	0	0	0	4	21	\$ 2,949	0	\$ \$	- \$	- \$ -	\$	47	\$ 246	\$ 293	\$ 3.242
		<u> </u>														,		<u> </u>			_		<u> </u>	<u> </u>	
Task 2	2020 - Regulations, Policies, & Criteria																								
2021	Applicable Regulations			4	4			16							24	\$ 3,644	C) \$	- \$	- \$ -	\$		\$ 281	\$ 281	\$ 3,925
2022	Policies & Criteria							24							24	\$ 3,240	C)\$	- \$	- \$ -	\$	-	\$ 281	\$ 281	\$ 3,521
2023	Meeting No. 2 - Policies and Criteria			4	4			8						2	18	\$ 2,754	C)\$	- \$	- \$ -	\$	50	\$ 211	\$ 261	\$ 3,015
	Draft Chapter 2 - Regulations, Policies, &																								
2024	Criteria	1		2	2			24						4	33	\$ 4,588	C)\$	- \$	-\$-	\$		\$ 386	\$ 386	\$ 4,974
2020	Subtotal - Task 2020	1	0	10	10	0	0	72	0	0	0	0	0	6	99	\$ 14,226	0	\$	- \$	- \$ -	\$	50	\$ 1,158	\$ 1,208	\$ 15,434
T																									
lask 2	2030 - Basis of Planning														10	A 1 7 0 0		•	^	•	^		* 440	<u> </u>	* 4.040
2031	Data Gap Analysis			2				8					2		12	\$ 1,706) \$	- \$	<u>- \$ -</u>	\$		\$ 140 ¢ 00	\$ 140	\$ 1,846
2032	Service Area Boundaries			1			1	2					4		17	\$ 994) \$ \ ¢	- \$	- 5 - ¢	\$ ¢		\$ 82 ¢ 100	\$ 82 ¢ 100	\$ 1,076
2033	Industrial Flows and Loads			4	Q		I	0					4		17	φ 2,492 ¢ 2,816) \$ \ ¢	- ⊅ ¢	-	ф Ф		\$ 199 ¢ 100	\$ 199 ¢ 100	\$ 2,091
2034	Review Flow Monitoring & Report			8	0			16					8		32	\$ 2,010		γφ) \$	- 4 - 4	- 3 -	φ \$		φ 199 \$ 374	\$ 374	\$ 5,013
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2036	Meeting No. 3 - Flow Monitoring Results			2											2	\$ 352	C	\$	- \$	- \$ -	\$	- '	\$ 23	\$ 23	\$ 375
2037	Flow Projections						8	24					8		40	\$ 5,616	C)\$	- \$	- \$ -	\$	- /	\$ 468	\$ 468	\$ 6,084
2038	Meeting No. 4 - Flow Projections			1			2	4						2	9	\$ 1,226	C) \$	- \$	- \$ -	\$	- /	\$ 105	\$ 105	\$ 1,331
2039	Wastewater Loading			1	8		2	24	24				8		67	\$ 11,072	C)\$	- \$	- \$ -	\$		\$784	\$ 784	\$ 11,856
2040	Meeting No. 5 - Load Projections				4		4	8	16					2	34	\$ 5,810	C	\$	- \$	- \$ -	\$	300	\$ 398	\$ 698	\$ 6,508
2041	Draft Chapter 3 - Basis of Planning	1		2	2			24					4	4	37	\$ 5,136	C) \$	- \$	- \$ -	\$!	\$ 433	\$ 433	\$ 5,569
2030	Subtotal - Task 2030	1	0	22	22	0	17	126	40	0	0	0	38	8	274	\$ 41,884	0	\$	- \$	-\$-	\$	300	\$ 3,206	\$ 3,506	\$ 45,390
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Task 2	2040 - Existing System															.			•	•	^		* =		* • • • • •
2041	Data Request			2			0	4					40		6	\$ 892	0) \$	- \$	- \$ -	\$		\$70 \$057	\$ 70	\$ 962
2042	Study Area			2	4		2	4					16		62	\$ 3,052) \$ \ ¢	- \$	- \$ - ¢	\$		\$ 257 ¢ 705	\$ 257	\$ 3,309
2043	Existing System	1		2	4		4	30					10	4	02 30	\$ 8,824 \$ 5,619) \$ \ ¢	- \$ ¢	- ֆ - ¢	¢ \$;	\$ 120 \$ 166	\$ 725	\$ 9,549
2044	Subtotal - Task 2040	1	0	6	4	0	4	68	0	0	0	0	32	4	129	\$ 18 386	0	γ ψ \$	- φ - \$	-φ -	φ \$		ψ 400 \$ 1 500	φ 400 \$ 1 500	\$ 19 895
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Task 2	2050 - I/I Program																								
2051	Summarize Existing I/I Program						2	8							10	\$ 1.400	C) \$	- \$	- \$ -	\$	-	\$-	\$ -	\$ 1.400
2052	Draft Chapter 5 - I/I Program	1		1			2	8						4	16	\$ 2,182	C)\$	- \$	- \$ -	\$	47	\$ 47	\$ 94	\$ 2,276
2050	Subtotal - Task 2050	1	0	1	0	0	4	16	0	0	0	0	0	4	26	\$ 3,582	0	\$	- \$	- \$ -	\$	47	\$47	\$ 94	\$ 3,676

Exhibit B

General Sewer Plan - Cost Estimate

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	Total Labor Rate	\$ 226	\$ 226	\$ 176	\$ 195	\$ 176	\$ 160	\$ 135	\$ 195	\$ 165	\$ 226	\$ 226	\$ 137	\$ 95					10%	% Sub Cost		\$11.7	0 ODC	
Task 2	2060 - Collection System																							
	Hydraulic Model Development and																							
2061	Calibration			4		12	32	40					16		104	\$ 15,528	0	\$	- \$	- \$ -	\$-	\$ 1,2′	7 \$ 1,21	7 \$ 16,745
	Meeting No. 6 – Hydraulic Model															• · · · · ·		•	•	•		• •		
2062	Development			4				8						2	14	\$ 1,974	0	\$	- \$	- \$ -	\$ -	\$ 16	4 \$ 16	4 \$ 2,138
2063	Draft and Final Technical Memorandum			2		1	1	16					1	2	20	¢ 4.066	0	¢	¢	¢	¢	¢ 22	0 ¢ 22	0 ¢ 1 105
2003	Capacity Evaluation			2		2	4 8	10					4	2	29	\$ 4,000	0	ው ድ	- ⊅ _ ¢		ቅ - ድ	ຊີ 3 0	18 ¢ 33	9 5 4,403 8 ¢ 1172
2004	Meeting No. 7 - Canacity Evaluation			<u> </u>		2	0	8						2	20	\$ 4,144 \$ 1,074	0	φ ¢	-φ ¢	- 3 -	φ - \$ 300	φ 32 ¢ 16	.0	4,472
2005	Capacity Improvements			4		Q	16	40						2	66	\$ 1,974 \$ 0,720	0	ው 	-φ ¢	- 3 - ¢	\$ 300 ¢	φ 10 ¢ 7	14 φ 40 '2 ¢ 77	+ $ -$
2000	Capacity Improvements			<u> </u>		0	10	40						2	22	\$ 9,720 \$ 3,218	0	ው ድ	- ⊅ _ ¢	-	φ - \$ 300	φ / i ¢ 2	<u>2 9 11</u> 7 ¢ 55	2 \$ 10,492 7 \$ 3,775
2007	Estimate RIII from Sewer Mains			<u> </u>			0	12					16	2	40	\$ 5,210	0	φ ¢	- φ - ¢	- 3 -	\$ 300 ¢	φ 20 ¢ Λί	17	7 3 3,773 8 ¢ 6,228
2000	Meeting No. 9 - RUL and Condition			0			0	10					10		40	φ 3,700	0	φ	-φ	- φ -	φ -	φ 40	οφ 40	5 \$ 0,220
2069	Assessment			2			0	4					4	2	12	\$ 1.630	0	\$	- \$	- \$ -	\$ -	\$ 14	0 \$ 14	\$ 1770
2070	Draft Chapter 6 - Collection System	1		2		1	8	24						4	40	\$ 5,654	0	\$	- \$	- \$ -	\$ -	\$ 46	8 \$ 46	B \$ 6,122
2060	Subtotal - Task 2060	1	0	38	0	24	68	184	0	0	0	0	40	14	369	\$ 53,668	0	\$	- \$	- \$ -	\$ 600	\$ 4.31	7 \$ 4.91	7 \$ 58,585
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Task 2	2070 - Wastewater Treatment Facility																							
2071	Summarize Engineering Report				2			8							10	\$ 1.470	0	\$	- \$	- \$ -	\$ -	\$ 1 ²	7 \$ 11	7 \$ 1.587
2072	Document of Prior Reuse Study				2			2							4	\$ 660	0	\$	- \$	- \$ -	\$-	\$ _	7 \$ 4	7 \$ 707
-	Draft Chapter 7 - Wastewater Treatment				_			_								+	-	Ŧ	Ŧ	¥	Ŧ	Ŧ		· · · · · · ·
2073	Facility	1		2	8			2					4	4	21	\$ 3,336	0	\$	- \$	- \$ -	\$ -	\$ 24	6 \$ 24	6 \$ 3,582
2070	Subtotal - Task 2070	1	0	2	12	0	0	12	0	0	0	0	4	4	35	\$ 5,466	0	\$	- \$	- \$ -	\$-	\$ 4'	0 \$ 41	0 \$ 5,876
Task 2	2080 - Operation and Maintenance																							
2081	Data Request			2				4							6	\$ 892	0	\$	- \$	- \$ -	\$-	\$ 7	0\$7	0 \$ 962
	Summarize O&M Programs and Problem																							
2082	Areas			4	4			12					16		36	\$ 5,296	0	\$	- \$	- \$ -	\$ -	\$ 42	1 \$ 42	1 \$ 5,717
2083	Evaluate O&M Programs			4	4			8							16	\$ 2,564	0	\$	- \$	- \$ -	\$ -	\$ 18	57 \$ 18	7 \$ 2,751
0004	Meeting No. 10 - O&M Program							~						C C	40	• • • • • • •		•	ŕ	^		• •	4 0 -	
2084	worksnop			4	4			8						2	18	\$ 2,754	0	\$	- \$	- \$ -	\$ 300	\$ 2	1 \$ 51	1 \$ 3,265
2085	Diali Chapter 9 - Operation and Maintenance	1		1	1			16						1	20	¢ 4.250	0	¢	¢	¢	¢	¢ 33	0 ¢ 33	0 ¢ 1580
2000	Subtotal - Task 2080	1	0	18	16	0	0	48	0	0	0	0	16	4	105	\$ 15 756	0	Ψ \$	- ψ - \$	- \$ -	\$ 300	\$ 1 22	9 0 00 9 6 1 5 2	9 \$ 17.285
2000		-	<u> </u>	10	10	<u> </u>	<u> </u>	+0	<u> </u>	<u> </u>	<u> </u>	<u> </u>	10	0	100	φ 13,730		Ψ	<u>- ψ</u>	<u>-ψ</u> -	φ 300	Ψ 1,22	.υ ψ 1,υ <u>2</u>	σ ψ 17,200
Taek 2	2090 - Capital Improvement Plan																							
2091	Project Prioritization				1			8					8		20	\$ 2,956	0	\$	- \$	- \$ -	\$	\$ 27	1 \$ 23	1 \$ 3 190
2001	Cost Estimating			4	4		8	24					0		40	\$ 6,004	0	Ψ \$	- v - s	- \$ -	Ψ \$	\$ 46	μ η φ 20 8 \$ 46	8 \$ 6472
2092							0	2 <u>-</u> 8							16	\$ 2.564	0	\$	- <u></u> \$	- \$ -	\$	\$ 15	7 \$ 18	$7 \pm 0, \pm 12$
2094	Electronic CIP							16					8		32	\$ 4.740	0	\$	Ψ - \$	- \$ -	\$	\$ 37	24 \$ 37	4 + 5 + 5 + 11/
2095	System Maps			2			0	8					16		27	\$ 3819	0	\$	- \$	- \$ -	\$	\$ 31	<u> </u>	5 + 4 + 135
2096	Meeting No. 11 - CIP Review			4	4		0	4					10	2	14	\$ 2 214	0	\$	- \$	- \$ -	\$ 300	<u> </u>	4 \$ 46	4 \$ 2.678
2097	Financial Summarv			12	1		0	•						-	13	\$ 2,214	0	\$	- \$	- \$ -	\$ -	\$ 14	2 \$ 15	2 \$ 2459
	Draft Chapter 9 - Capital Improvement				•										.0	+ 2,001	ľ	Ŧ	*	Ŧ	•	÷ N	_ + 10	,
2098	Plan	1		2	4		4	16						4	31	\$ 4,538	0	\$	- \$	- \$ -	\$ -	\$ 36	3 \$ 36	3 \$ 4,901
2090	Subtotal - Task 2090	1	0	32	26	0	12	84	0	0	0	0	32	6	193	\$ 29,142	0	\$	- \$	- \$ -	\$ 300	\$ 2,2	8 \$ 2,55	B \$ 31,700

Exhibit B General Sewer Plan - Cost Estimate

				an	<u>_`</u>	_	_			_								SUBCON	SULTANT	S	OTHE	R DIRECT	COSTS	
	TASK / DESCRIPTION	Quainy Manager, Lara Kammereck	Treatment QA/QC	Project Manager, Da Reisinger	Senior Professional Alan Straub	Project Professional	Professional	Staff Professional	Biological Modeling - Principal	El&C Staff Professional	El&C Principal	Structural Principal	Designer, Technician, GIS,	Clerical/WP	Total Hours	Carollo Labor Cost	Sub Hours	Sub Base Cost	Sub Markup	o Total	Travel and Printing	PECE	Total	TOTAL COST
	Total Labor Rate	\$ 226	\$ 226	\$ 176	\$ 195	\$ 176	\$ 160	\$ 135	\$ 195	\$ 165	\$ 226	\$ 226	\$ 137	\$95					10%	Sub Cost		\$11.70	ODC	
Task 2	2100 - Financial Analysis																							
2101	Data collection			1				2							3	\$ 446	4	4 \$ 450	\$ 45	\$ 495	\$-	\$ 35	\$ 35	\$ 976
2102	Revenue Requiremnet Analysis														-	\$-	26	5 \$ 4,180	\$ 418	\$ 4,598	\$-	\$-	\$-	\$ 4,598
2103	Rate Design														-	\$-	7	7 \$ 1,200	\$ 120	\$ 1,320	\$-	\$-	\$-	\$ 1,320
2104	System Development Charges														-	\$-	24	4 \$ 4,000	\$ 400	\$ 4,400	\$-	\$-	\$-	\$ 4,400
2105	Meetings/Presentations			4				4							8	\$ 1,244	32	2 \$ 2,360	\$ 236	\$ 2,596	\$-	\$ 94	\$ 94	\$ 3,934
2106	Documentation	1		4				2						2	9	\$ 1,390	24	4 \$ 3,690	\$ 369	\$ 4,059	\$-	\$ 105	\$ 105	\$ 5,554
2100	Subtotal - Task 2100	1	0	9	0	0	0	8	0	0	0	0	0	2	20	\$ 3,080	117	\$ 15,880	\$1,588	\$ 17,468	\$-	\$ 234	\$ 234	\$ 20,782
Task 2	2110 - Plan Preparation																							
2111	Executive Summary			2	2			4							8	\$ 1,282	()\$-	- \$ -	- \$ -	\$-	\$ 94	\$ 94	\$ 1,376
2112	City Review Draft			8	4		4	24						24	64	\$ 8,348	()\$-	· \$ -	- \$ -	\$-	\$ 749	\$ 749	\$ 9,097
2113	Meeting No. 12 - City Review Draft			4				4						2	10	\$ 1,434	()\$-	· \$ -	- \$ -	\$ 300	\$ 117	\$ 417	\$ 1,851
2114	Meeting No. 13 - Council Meeting			8	8			12						2	30	\$ 4,778	()\$-	•\$-	- \$ -	\$ 300	\$ 351	\$ 651	\$ 5,429
2115	Agency Review Draft	4		8	2			16						24	54	\$ 7,142	()\$-	- \$ -	- \$ -	\$ 1,500	\$ 632	\$ 2,132	\$ 9,274
	Meeting No. 14 - Agency Review																							
2116	Meeting			4	2									2	8	\$ 1,284	()\$-	•\$-	•\$-	\$-	\$ 94	\$ 94	\$ 1,378
2117	Final Plan	2		8	2			16						24	52	\$ 6,690	()\$ -	\$ -	•\$-	\$ 1,500	\$ 608	\$ 2,108	\$ 8,798
2110	Subtotal - Task 2110	6	0	42	20	0	4	76	0	0	0	0	0	78	226	\$ 30,958	0	\$-	\$ -	•\$-	\$ 3,600	\$ 2,644	\$ 6,244	\$ 37,202
2000	Total - Task 2000	33	0	235	131	24	133	706	40	0	0	0	162	158	1,622	\$ 240,181	117	\$ 15,880	\$1,588	\$ 17,468	\$ 5,778	\$ 17,792	\$23,569	\$281,218

City of Camas General Sewer Plan Update Proposed Schedule

		2019									2020												
	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	
Task 1010 - Project Management																							
Task 2010 - Introduction																							
Task 2020 - Regulations, Policies, & Criteria																							
Task 2030 - Basis of Planning																							
Task 2040 - Existing System																							
<u> Task 2050 - I/I Program</u>																							
Task 2060 - Collection System																							
Task 2070 - Wastewater Treatment Facility																							
Task 2080 - Operation and Maintenance																							
<u> Task 2090 - Capital Improvement Plan</u>																							
<u> Task 2100 - Financial Analysis</u>																							
Task 2110 - Plan Preparation																							
Draft Plan																							
Agency Review																							
Final Plan																							
LEGEND	Wo	ork E	ffort	Cit	y Re	view	Ag	ency	Revi	ew	FCS	Grou	ıp										

TASK ORDER NO. 2

CITY OF CAMAS

AND

CAROLLO ENGINEERS, INC.

This Task Order is issued by the OWNER and accepted by ENGINEER pursuant to the mutual promises, covenants and conditions contained in the Agreement between the above named parties dated the _____ day of _____, 2019, in connection with:

City of Camas General Sewer Plan

<u>PURPOSE</u>

The purpose of this Task Order is to conduct the first phase of develop with its Wastewater Treatment Engineering Report (Engineering Report). The objective of the report is to determine short and long term improvements for the City's Wastewater Treatment Facility (WWTF) to optimize existing operations and meet future system growth. Phase 1 gathers the necessary information for evaluating the WWTF, evaluates unit process capacities to identify deficiencies, and identifies short and long term improvement alternatives. A conceptual budget for selected alternatives will be provided to assist with City financial planning. Phase 2 (not included in this task order) will produce an Engineering Report for the WWTF that meets WAC 173-240-060 and shall be submitted upon completion to Ecology for comment and approval.

ENGINEER'S SERVICES

PHASE 1 - WASTEWATER TREATMENT ENGINEERING REPORT

Engineering services to be performed in accordance with the Scope of Services in Exhibit A.

TIME OF PERFORMANCE

Services to begin in upon acceptance of this Task Order and be completed by December 31, 2020 in accordance with the Scope of Services in Exhibit A.

<u>PAYMENT</u>

Services to be performed on a time and expense basis, invoiced monthly in accordance with the Agreement for Professional Services and Exhibits A, B, and C, with a total not-to-exceed amount of *two hundred forty nine thousand four hundred sixty eight dollars* (\$249,468).

EFFECTIVE DATE

This Task Order No. 2 is effective as of the _____ day of _____, 2019.

IN WITNESS WHEREOF, duly authorized representatives of the OWNER and of the ENGINEER have executed this Task Order No. 2 evidencing its issuance by OWNER and acceptance by ENGINEER.

CITY OF CAMAS

CAROLLO ENGINEERS, INC.

Accepted this _____ day of _____, 2019

By:

Name: Title:

Name: Title:

By: _____ Lara R. Kammereck Vice President

By:

Ву:

Brian R. Matson Senior Vice President

EXHIBIT A SCOPE OF SERVICES

CITY OF CAMAS WASTEWATER TREATMENT ENGINEERING REPORT Phase 1

SCOPE OF SERVICES

The following Scope of Services has been developed to assist the City of Camas (City) with its Wastewater Treatment Engineering Report (Engineering Report). The objective of this project is to determine short and long term improvements to the City's Wastewater Treatment Facility (WWTF) to optimize existing operations and meet future system growth. The Engineering Report is divided into two Phases. This scope includes the Phase 1 effort and outlines the effort for Phase 2 (as stated and highlighted in grey). Phase 1 gathers the necessary information for evaluating the WWTF, evaluates unit process capacities to identify deficiencies, and identifies short and long term improvement alternatives. A conceptual budget for selected alternatives will be provided to assist with City financial planning. Phase 2 will further develop alternatives and generate a detailed Capital Improvement Plan. Phase 2 also includes an Engineering Report for the WWTF that meets WAC 173-240-060 and shall be submitted upon completion to Ecology for comment and approval.

The following tasks under this Scope of Services have been prepared based on Carollo Engineer's (Consultant) current understanding of the proposed project, previous experience by the Consultant team members, and discussions with City staff.

PROJECT BACKGROUND

The City operates and maintains a wastewater collection system, serving the City and its Urban Growth Boundary. Wastewater is collected and treated by the City. The Wastewater Treatment Facility (Facility) is an activated sludge wastewater treatment plant that discharges to the Columbia River. Its treatment process includes: influent screens, primary clarifiers, MLE biological treatment system with selector zones, tertiary filters, and UV disinfection.

The City completed 2010 its last General Sewer Plan in 2010 (Grey and Osborn's General Sewer / Wastewater Engineering Report (2010 Plan)). Since that time, the City has continued to address Inflow and infiltration (I/I), begun to develop the infrastructure needed to serve the North Shore area, and made condition related at the treatment plant. The project is divided into three efforts and the resulting documents:

- General Sewer Plan Update (Plan),
- Wastewater Treatment Engineering Report (Engineering Report), and
- Wastewater Treatment Facility Operations and Maintenance Plan Update (O&M Plan).

This scope covers the O&M Plan, which constitutes Tasks 1000 (Project Management) and 3000 (Wastewater Treatment Plant Engineering Report), outlined in the following sections.

PROJECT ASSUMPTIONS

- Carollo Engineers, Inc. and its subconsultants and work performed by them will be referred to as "Consultant" in this document.
- The City of Camas and its staff will be referred to as "City" in this document.
- State of Washington Department of Ecology and its staff will be referred to as "Ecology" in this document.
- All meetings will be held at the City offices. Some workshops will be held via web conference, as specified below.
- Draft Chapters and Technical Memoranda will be provided electronically (PDF and/or Microsoft Word, as directed by City).
- Meeting notes and related materials will be transmitted electronically in PDF format via email.
- The City will print and produce additional copies of all documents as necessary for its use.
- The City will provide available information related to the project and as requested by the Consultant in a timely manner.
- Web conferencing and teleconferencing will be used to discuss project coordination and for some presentations to the City in lieu of the meetings at the City.
- The Tasks scope and budget were generated based on Carollo completing the Plan.

TASKS

To meet the objectives of this scope of services, the Consultant shall complete the tasks as summarized in the table below and discussed in detail in the text that follows.

Task	Title
TASK 1000	PROJECT MANAGEMENT
Task 1013	Project Administration (Phase 1)
TASK 3000	WASTEWATER TREATMENT PLANT ENGINEERING REPORT
Task 3010	Information Gathering (Phase 1)
Task 3020	Unit Process Capacities (Phase 1)
Task 3030	WWTP Improvements (Phase 1 and Phase 2 Summary)
Task 3040	Engineering Report (Phase 2 Summary only)

TASK 1000 – Project Management

This task includes managing the work of the project team from notice to proceed to project closeout, planning for and carrying out regular communication with the City, and planning for and carrying out quality management activities.

Task 1010 Subtasks

Activities

1013. Project Administration.

Prepare and administer subcontracts with Consultant team members.

Manage the project team to track time and budget, work elements accomplished, work items planned for the next period, manpower, scope changes, time and budget needed to complete the project.

Prepare twelve (12) monthly project progress reports to accompany each monthly invoice; identify accomplishments for the month, planned work next month, and identify current or potential problems or changes. The reports will also include a narrative describing progress measured against budget and schedule. In the event of schedule or budget lag, the report will indicate a plan to get the project in line with the schedule and budget.

Create and maintain a working project schedule based on the schedule in the General Sewer Plan PMP.

Review project status, including scope, budget, and schedule as part of scheduled meetings.

Meetings

• None.

Deliverables

- Twelve (12) monthly progress reports
- Preliminary schedule, and no more than two (2) updates
- Meeting agendas and notes

City Input

• None.

Assumptions

• The project is anticipated to take twelve (12) months.

TASK 3000 – WASTEWATER TREATMENT FACILITY ENGINEERING REPORT

The City WWTF has historically experienced unreliable treatment capacity in the secondary treatment processes due to a combination of long SRT and low influent BOD. Short term improvements to optimize this system is the first objective of this Engineering Report. In addition the effect of longer term increases in flow and loads will be assessed along with improvement alternatives and finally a Capital Improvement Plant to outline necessary shorter (1-3 years) and longer term improvements

Task 3010 – Information Gathering

The objective of this task is to assemble and review information on the current plant process assets and performance. Results of this Task will provide a basis of evaluation for Task 3020 and 3030.

Task 3010 Subtasks

Activities

3011. Data Request. Review the following information provided by the City:

- Existing as-built documentation
- The past 3-5 years of process data including plant influent and effluent data as well as data relating to individual unit process performance
- Operational protocols for all plant facilities
- Summary of recent plant upgrades and short term planned upgrades
- Current NPDES permits and any additional ECOLOGY requirements
- Current and future approach to managing and monitoring industrial discharges to the plant
- Plant assets condition assessment
- Existing Hydraulic/Biological Models
- Existing O&M Manual
- Plant Performance and Facility Data from Georgia Pacific
- 3012. Georgia Pacific Plant Tour Accompany City on 2-hour tour of existing GP intake treatment and discharge facilities. The Tour along with a review of existing facility information will form the evaluation basis to assess the value of these facilities to the City to accommodate future flows and loads.
- *3013. Meeting No. 1 Information Gathering.* Upon completion of the data review conduct a 2-hour plant walk-through of the WWTF and a 2-hour walk through of Georgia Pacific Facility followed by a 4-hour workshop with City Staff to achieve the following objectives:
 - Confirm Engineers review of the information provided by the City and highlight any additional data needs.
 - Obtain City operational input on current plant process treatment deficiencies and historical process/operational changes implemented to mitigate the deficiencies.

- Build consensus on the approach to modeling/evaluating the current and future process capacity of the facilities including redundancy criteria/modeling approach/unit process capacity criteria
- Build Consensus of regulatory basis of evaluation
- Select any reserve industrial capacity for inclusion in flow and loads analysis

- Meeting No. 1 Information Gathering
- Georgia Pacific Plant Tour

Deliverables

- Draft and Final Meeting Agenda
- Workshop Materials
- Draft and Final Meeting Notes

Assumptions

- Task 3010 will be documented in the Meeting Notes and Workshop Materials prior to inclusion in the Report
- Condition assessment of existing facilities is not included in the scope.
- Negotiation of future permit with Ecology is not included in the Scope.

Task 3020 – Unit Process Capacities

Evaluates plant unit process capacities under current and future flow and loads. Develops trigger plots for each unit process to identify timing of necessary improvements.

Task 3020 Subtasks

- *3021. Hydraulic Modeling*. Review existing hydraulic model. Develop plant hydraulic model to assess current and future unit process flow limitations for all liquid stream processes.
 - Model will be based on as-built information provided by City and the existing hydraulic model provided by City in electronic format of native software.
 - On-site surveying or flow measurement is not included.
 - Model will assume existing hydraulic model accurately represents hydraulic losses under current flow conditions.
 - Head loss estimates for unit processes will be taken from manufacturer's data or existing models where applicable.
 - Model will be reviewed with City during Meeting No. 18
 - Computational Fluid Dynamic Modeling (CFD) of plant facilities is not included in the scope.

- *3022.* Secondary System Biological Model. Develop plant wide Biowin Model for estimating unit process treatment capacity of the Secondary Treatment Train based current secondary flow and load conditions and operational configuration. Calibrate using current process data and predict secondary process performance under future flows and loads.
 - Future process performance for existing unit process will be determined in Subtask 3024.
 - Outputs from Biowin model be used to estimate unit process treatment capacity of solids stream treatment train.
- 3023. *Meeting No. 2 Hydraulic and Biowin Modeling*. Facilitate a workshop to review the results of the hydraulic and Biowin modeling efforts with the City. Objectives of the meeting are as follows:
 - Confirm assumptions and results of hydraulic modeling effort.
 - Identify any consistencies with previous models.
 - Confirm assumptions, calibration and results Biowin Model.
- 3024. Unit Capacity Analysis. Evaluate the existing capacity of current unit processes operated under current protocols. Capacity estimates of unit processes will be developed from historical data, industry practices, Carollo process performance data base, and Biowin and hydraulic model results where applicable. Identify short term and long term deficiencies in each unit process, including process deficiencies identified in Task 3010. Develop trigger plots for each unit process highlighting estimated time period when unit process capacity will be exceeded.
 - Trigger plots based on flow and loads to be developed for both hydraulic and treatment where applicable.
 - Short term deficiencies unless capacity related are not included in trigger plots
 - Mixing zone analysis of the existing outfall is not included in the Scope.
 - Hydraulic capacity of the existing outfall is included in the scope
- 3025. *Meeting No. 3 Unit Capacity Analysis.* Facilitate a meeting to review and confirm the unit process capacity analysis and trigger plots. Objectives included the following
 - Confirm results of unit process capacity analysis and trigger plots
 - Highlight short term deficiencies that are not capacity related
- 3026. Future Plant Needs for Alternative Analysis. Based on the outcome of Meeting No. 3, identify the future plant needs to be evaluated in the Alternatives Analysis. The intent of this task is to work in collaboration in a Webinar with the City to define the specific plant processes/facilities to be evaluated in Task 3030. No new analyses are anticipated during this task.
- 3027. Technical Memorandum 1 Unit Process Analysis. Prepare Draft Modeling and Unit Process TM to document the unit process analysis for the City's review. TM to include City review comments will be addressed in a comment response log for the City's final approval. Comments will be incorporated into a Final TM.

- Meeting No. 2 Hydraulic and Biowin Modeling Review.
- Meeting No. 3 Unit Capacity Analysis.

Deliverables

- Draft and Final TM No. 1 Unit Process Analysis
- Draft and Final Meeting No. 2 and No. 3 Agenda and Meeting Notes
- Meeting Materials

Assumptions

- Each Meeting will be 3 hours in length and held at the City of Camas.
- All City Stakeholder shall be in attendance for Meeting No. 19

Task 3030 – WWTF CIP Development

Develop alternatives to meet the short and long term process deficiencies identified in Task 3020. Evaluate alternatives and select preferred alternatives. Develop conceptual design for preferred alternatives. Outline implementation plan for 20-Year CIP.

Task 3030 Subtasks

- 3031. Alternatives Evaluation Criteria: Develop alternatives evaluation criteria with City for future evaluation of alternatives. Outline prospective criteria to be weighted during Meeting No. 20. Discuss prospective criteria with City on telecom prior to Meeting No. 20.
- 3032. Short Term Alternatives Identification: From the results of TM 2 select short term areas of improvement to be addressed in subsequent sections. Identify a maximum of 2 (two) alternatives to mitigate each area of deficiency. It is assumed these improvements in total will have a project cost less than \$500,000. More expansive short term efforts will be included in Activity 3032. Each alternative or set of alternatives will be developed to a level of detail described below:
 - Conceptual design of lay-outs and components
 - Description of preliminary control philosophy
 - Process Flow Diagram
 - Description of any additional testing or evaluation required at plant facilities to further develop
 - Conceptual design cost estimate (Level 4) for budgeting purposes
- *3033. Long Term Alternatives Identification:* From the results of TM 2 select long term areas of improvement to be addressed in subsequent sections. Identify a maximum of 4 (four) alternatives to mitigate each area of improvement based on industry practice or Carollo internal experience. Incorporate results of 3033 into workshop materials for Meeting

No. 20. Each alternative or set of alternatives will be developed to a level of detail described below:

- General sizing of components based on required capacity
- Picture board lay-out of facilities on site plan indicating alternatives footprint. A maximum of 4 four site plans will be developed
- Planning level process flow diagram for a maximum of 4 (four) plant wide alternatives
- Planning level relative magnitude costs based on treatment cost curves for budgeting purposes
- Project timing based on future flow and load projections.
- 3034. *Meeting No 4 Alternatives Identification and screening.* Weight alternative evaluation criteria. Conduct a preliminary review of proposed long term alternatives to select the alternatives for further evaluation under Activity 3036. Objectives of this meeting:
 - Select 2 or 3 (two or three) alternatives to address long term capacity deficiencies to develop further in Activity 3035
 - Finalize alternatives evaluation criteria
- 3035. Technical Memorandum 2 Alternative Analysis. Prepare Draft Alternative Analysis TM to document the short term and long term alternatives. The TM will provide a description of identified alternatives, recommended project timing, and conceptual costs for budget planning (calculated in the tasks above). TM to include City review comments will be addressed in a comment response log for the City's final approval. Comments will be incorporated into a Final TM.

Phase 2 Tasks

Phase 2 Scope included in Activities 3036, 3037 and 3038 will be further detailed upon inclusion in Project. Engineering Report cannot be completed prior to completion of these activities. No level of effort has been included in the Budget.

- 3036. **Phase 2** Alternatives Development: Further develop longer term alternatives for evaluation in subsequent Activities. Develop capital costs and non-cost criteria. Select the preferred set of improvements. Includes one meeting for preferred alternative selection
- 3037. Phase 2 Conceptual Design: Develop 10% conceptual design for the preferred improvements. This design will form the basis of future preliminary and final design projects Develop life-cycle and capital costs for each preferred improvement. Includes one meeting for review of conceptual design.
- *3038. Phase 2 CIP.* Develop with City a CIP to package and implement the improvements developed in prior activities. Includes one meeting to confirm implementation plan.

Meetings

• Meeting No 4 – Improvement Planning.

Deliverables

- Draft and Final TM No. 2 Alternative Analysis
- Draft and Final Meeting No. 4 Agenda and Meeting Notes
- Meeting Materials

Assumptions

- Phase 1
- Phase 2 scope and budget of Task 3036, 3037 and 3038 will be determined at a later date.
- Meeting No. 4 will be 3 hours in length and held at the City of Camas.

Phase 2 Task 3040 – Engineering Report

Phase 2 scope activities to develop an Engineering Report to meet Ecology requirements. This task cannot be completed prior to completion of Task 3036, 3037 and 3038 activities. No level of effort has been included in the Budget.

This Task will develop Engineering Report (Report) for the WWTF that meets WAC 173-240-060 and shall be submitted upon completion to Ecology for comment and approval. The CIP developed in this Report will form the basis for future improvements at the WWTF over the 20-year Planning Period. The Report will consist of the following Chapters

Chapter 1: Executive Summary: Summarize the activities and results of the Report

Chapter 2: Introduction: Outline motivation and objectives of Engineering Report, alternatives evaluation criteria and cost assumptions.

Chapter 3: Flow and Loads; Present results of flow and load analysis from the Sewer Plan

Chapter 5: Condition Assessment: Include condition assessment documentation provided by City.

Chapter 5: Regulatory Requirements; Detail the regulatory basis for the Report for both liquid and solid streams and delineate any applicable permitting requirements based on selected improvements.

Chapter 6: Capacity Analysis: Document the evaluation of unit treatment capacity based on current and future flow and loads.

Chapter 7: Liquid Stream Improvements: Detail the evaluated short and long term liquid stream alternatives, the selected improvements and associated costs.

Chapter 8: Solids Stream Improvements: Detail the evaluated short and long term solids stream alternatives, the selected improvements and associated costs.

Chapter 9: Capital Improvements Plan: Outline the scope, Capital and life-cycle costs, and implementation plant for the proposed improvements.

Task 3040 Subtasks

Activities

- 3039. **Phase 2** Executive Summary. The Consultant will prepare an Executive Summary to be included with the Plan and update and revise information developed on project into Engineering Report Chapters.
- *3040.* **Phase 2** *City Review Draft Engineering Report*. Develop a City Review Draft Engineering Report from the General Sewer Plan, TM No. 1 and TM No.2 to meet Ecology's Engineering Report requirements. It will be developed as a City Review Draft and reviewed by City Staff.
- 3041. **Phase 2** Meeting No. 5 City Review Engineering Report Draft. Facilitate a meeting to review the City's comments on the City Review Draft Plan.
- 3042. **Phase 2** Meeting No. 6 Council Meeting. Upon completion of the City Review Draft, the Plan will be presented to the City at City Council. The City will lead the meeting with support by the Consultant.
- 3043. **Phase 2** Agency Review Engineering Report Draft. City comments on the City Review Draft will be incorporated into an Agency Review Engineering Report Draft. The City will submit Agency Review Draft to adjacent sewer providers, Clark County, and Ecology.
- 3044. **Phase 2** Meeting No. 7 Agency Review Engineering Report Meeting. The Consultant will attend one (1) agency review meeting. The City will develop written responses received during Agency Review Draft Plan process. The Consultant will incorporate comments into a comment response log and into the Final Plan.
- 3045. **Phase 2** Final Engineering Report. The City will lead the City Engineering Report approval process. The Final Engineering Report will be submitted to the City Council for approval. The Consultant's Professional Engineer will stamp the Final Engineering Report. Deliverables will include 2 hardcopies, electronic copy in Word, a searchable PDF File with bookmarks.

Assumptions

- All City Staff comments will be received together for inclusion in the Agency Review Draft.
- No additional draft plans will be developed.

Phase 1 Meeting Summary

Meeting No. 1 - Information Gathering.

Georgia Pacific Plant Tour.

Meeting No. 2 - Hydraulic and Biowin Modeling Review.

Meeting No. 3 – Unit Capacity Analysis.

Meeting No. 4 – Improvement Planning.

Phase 1 Deliverable Summary

Meeting agenda, materials, and minutes.

Twelve (12) monthly progress reports.

Preliminary schedule, and no more than two (2) updates.

Draft and Final TM No. 1 – Unit Process Analysis.

Draft and Final TM No. 2 – Alternative Analysis.

All final electronic documents, spreadsheets, presentations, modeling and GIS data.
				u				~									SUB	CONSULT	ANTS	0	THER	DIRECT	COSTS	
	TASK / DESCRIPTION	cuaiity Manager, Lara Kammereck	Treatment QA/QC	Project Manager, Da Reisinger	Senior Professional Alan Straub	Project Professional	Professional	Staff Professional	Biological Modeling - Principal	EI&C Staff Professional	EI&C Principal	Structural Principal	Designer, Technician, GIS,	Clerical/WP	Total Hours	Carollo Labor Cost	Sub Base Cost	Sub Markup	Total Sub	Trav and Print	/el d ing	PECE	Total	TOTAL COST
	Total Labor Rate	\$ 226	\$ 226	\$ 176	\$ 195	\$ 176	\$ 160	\$ 135	\$ 195	\$ 165	\$ 226	\$ 226	\$ 137	\$ 95				10%	Cost			\$11.70	ODC	
Task 1	010 - Project Management																							
1013	Project Administration	24		60	80		12							12	188	\$ 34.644	\$	\$	\$	¢ .	1/0 \$	1/0	\$ 281	\$ 3/ 025
1013	Subtotal - Task 1010	24	٥	60	80	0	12	٥	٥	٥	٥	٥	٥	12	199	\$ 34,044	φ - ¢	φ - (¢	9 e	φ ¢		140	¢ 201	\$ 34,925
1010		24	0	00	00	0	12	0	0	0	0	0	0	12	100	\$ 54,044	φ -	φ -	ə -	φ	140 4	5 140	φ <u>2</u> 01	\$ 34,925
Task 3	010 - Information Gathering																							
3011	Data Request and Review				24		12		12					12	60	\$ 10,080	\$-	\$-	\$-	\$	- \$	702	\$ 702	\$ 10,782
3012	GP Plant Tour				8										8	\$ 1,560	\$-	\$-	\$-	\$	- \$	94	\$ 94	\$ 1,654
	Meeting No. 1 - Information																							
3013	Gathering			4	16			32	8					2	62	\$ 9,894	\$-	\$-	\$-	\$ 1,0	000 \$	725	\$ 1,725	\$ 11,619
3010	Subtotal - Task 3010	0	0	4	48	0	12	32	20	0	0	0	0	14	130	\$ 21,534	\$-	\$-	\$-	\$ 1,0	000 \$	5 1,521	\$ 2,521	\$ 24,055
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Tack 2	020 Unit Process Canacities																							
105K 3	1 hodress Capacities		40	0	40	00		00							404		<u>م</u>	Φ.	ф	^	ф	4 500	¢ 4 500	¢ 05 400
3021	Hydraulic Modeling		16	2	16	80		20							134	\$ 23,868	\$-	ֆ -	\$-	\$	- >	1,568	\$ 1,568	\$ 25,436
0000	Secondary System Biological		10	0	40	00		00	00						450	* • • • • • • • •	•	•	^	^		4 765	A 4755	• • • • • • • • •
3022			16	2	12	20		20	80						150	\$ 28,128	\$-	ֆ -	\$-	\$	- >	1,755	\$ 1,755	\$ 29,883
	Meeting No. 2 - Hydraulic and							4.0	•							• • • • • • • •	<u>^</u>	•	•					• • • • • •
3023	Biowin Modeling			6	8			16	6				4	4	44	\$ 6,874	\$-	\$ -	<u>\$</u> -	\$ 1,0	00 \$	515	\$ 1,515	\$ 8,389
3024	Unit Capacity Analysis		4	2	24	80		12	40						162	\$ 29,436	\$-	\$-	\$-	\$	- \$	1,895	\$ 1,895	\$ 31,331
	Meeting No. 3 - Unit Capacity																							
3025	Analysis			6	16			24	6				4	4	60	\$ 9,514	\$-	\$-	\$-	\$ 1,0	000 \$	702	\$ 1,702	\$ 11,216
	Future Plant Needs for																							
3026	Alternative Analysis			4	8			4	2				4		22	\$ 3,742	\$-	\$-	\$-	\$ 1,0	000 \$	257	\$ 1,257	\$ 4,999
	Technical Memorandum 1 -																							
3027	Unit Process Analysis		4	24	16		32						8	4	88	\$ 14,844	\$-	\$-	\$-	\$	- \$	1,030	\$ 1,030	\$ 15,874
3020	Subtotal - Task 3020	0	40	46	100	180	32	96	134	0	0	0	20	12	660	\$ 116,406	\$-	\$-	\$-	\$ 3,0	000 \$	5 7,722	\$ 10,722	\$ 127,128
																							<u> </u>	
Task 3	030 - WTF Improvements																							
3031	Alternative Evaluation Criteria		2	Л	12			10							28	\$ 1.816	\$	\$	\$	\$	_ ¢	328	\$ 328	\$ 5174
5051	Short Term Alternatives		۷	4	14			10							20	ψ $+,0+0$	ψ -	ψ -	ψ -	Ψ	- φ	5 520	ψ 520	φ 3,174
3032	Identification		Λ	2	30			24	10		ß	Q	Л	1	08	\$ 17.620	\$	\$	\$	¢	_ ¢	1 1/7	¢ 11/7	\$ 19.767
0002	Long Term Alternatives		-	2	52			27	12		0	0		-	30	φ 17,020	Ψ -	Ψ -	Ψ -	Ψ	- ψ	, I,I T I	ψ Ι, Ι - 1	φ 10,707
3033	Identification		1	2	24			30	16		g	8	16	1	112	¢ 10.20/	¢	¢	¢	¢	¢	1 3 1 0	¢ 1310	\$ 20.604
5055	Meeting No. 4 - Alternatives		-	2	27			50	10		0	0	10	-	112	ψ 13,234	Ψ -	Ψ -	Ψ -	Ψ	- ψ	1,510	ψ 1,010	φ 20,004
3033	Identification			2	Q			16	Q					2	36	¢ 5,922	¢	¢	¢	¢ 1 (<u>مں</u> د	101	¢ 1/01	¢ 7.243
3033	Technical Memorandum 2			2	0			10	0					2	- 50	φ 0,022	φ -	φ -	φ -	φ ι,	100 ĝ	9 4Z I	φ 1,4ZI	φ 1,243
2024	Alternative Analysis		Λ	А	16			24					Q	Q	64	¢ 0.004	¢	¢	¢	¢ 1/	<u>ነበበ ቀ</u>	740	¢ 1740	¢ 11 570
3034	Cubtotal	0	4	4	02	0	0	24 104	26	0	16	16	0 20	19	220	φ 9,024 \$ F7 406	φ - ¢	φ - ¢	φ - ¢	φ 1,0	000 \$	2055	φ 1,749	φ 11,073 ¢ 62.264
3030	Sublota		14	14	ΞZ	U	U	104	30	U	10	10	20	10	330	φ <u>57,406</u>	φ -	ф -	φ -	φ 2,	100 \$	3,955	φ 0,90 5	\$ 03,301
3000	Total - Task 3000	24	54	124	320	180	56	232	190	0	16	16	48	56	1,316	\$ 229,990	\$-	\$-	\$-	\$ 6, ⁻	140 \$	5 13,338	\$ 19,478	\$ 249,468

Exhibit C

City of Camas Wastewater Treatement Facility Engineering Report Phase 1 Proposed Schedule



TASK ORDER NO. 3

CITY OF CAMAS

AND

CAROLLO ENGINEERS, INC.

This Task Order is issued by the OWNER and accepted by ENGINEER pursuant to the mutual promises, covenants and conditions contained in the Agreement between the above named parties dated the _____ day of _____, 2019, in connection with:

City of Camas General Sewer Plan

<u>PURPOSE</u>

The task order has been developed to assist the City of Camas (City) with its Wastewater Treatment Facility Operations and Maintenance Plan Update (O&M Manual). The objective of the task order is to develop Area Process Expectations (APE) for each major treatment process to create a functional documentation for the City operators.

ENGINEER'S SERVICES

WASTEWATER TREATMENT FACILITY OPERATIONS AND MAINTENANCE PLAN UPDATE

Engineering services to be performed in accordance with the Scope of Services in Exhibit A.

TIME OF PERFORMANCE

Services to begin in upon acceptance of this Task Order and be completed by December 31, 2020 in accordance with the Scope of Services in Exhibit A.

<u>PAYMENT</u>

Services to be performed on a time and expense basis, invoiced monthly in accordance with the Agreement for Professional Services and Exhibits A, B, and C, with a not-to-exceed amount of *one hundred fourteen thousand three hundred twenty nine dollars* (\$114,329).

EFFECTIVE DATE

This Task Order No. 3 is effective as of the _____ day of _____, 2019.

IN WITNESS WHEREOF, duly authorized representatives of the OWNER and of the ENGINEER have executed this Task Order No. 3 evidencing its issuance by OWNER and acceptance by ENGINEER.

CITY	OF CAMAS	CAROLLO ENGI	CAROLLO ENGINEERS, INC.								
		Accepted this	day of, 2019								
By:		Ву:									
	Name:		Lara R. Kammereck								
	Title:		Vice President								
By:		Ву:									
	Name:		Brian R. Matson								
	Title:		Senior Vice President								

EXHIBIT A SCOPE OF SERVICES

CITY OF CAMAS WASTEWATER TREATMENT FACILITY OPERATIONS AND MAINTENANCE PLAN UPDATE

SCOPE OF SERVICES

The following Scope of Services has been developed to assist the City of Camas (City) with its Wastewater Treatment Facility Operations and Maintenance Plan Update (O&M Manual). The objective of this project is to develop Area Process Expectations (APE) for each major treatment process to create a functional documentation for the City operators. The following tasks under this Scope of Services have been prepared based on Carollo Engineer's (Consultant) current understanding of the proposed project, previous experience by the Consultant team members, and discussions with City staff.

PROJECT BACKGROUND

The City operates and maintains a wastewater collection system, serving the City and its Urban Growth Boundary. Wastewater is collected and treated by the City. The City's collection system is characterized as being made up of three parts:

- Septic Tank Effluent (STE) systems
- Gravity Sewers
- Large industrial customers.

There are currently 26 pump stations in the collection system serving a mix of STE and Gravity Sewers.

The Wastewater Treatment Facility (Facility) is an activated sludge wastewater treatment plant that discharges to the Columbia River. Its treatment process includes: influent screens, primary clarifiers, MLE biological treatment system with selector zones, tertiary filters, and UV disinfection.

The City completed 2010 its last General Sewer Plan in 2010 (Grey and Osborn's General Sewer / Wastewater Engineering Report (2010 Plan)). Since that time, the City has continued to address Inflow and infiltration (I/I), begun to develop the infrastructure needed to serve the North Shore area, and made condition related at the treatment plant. The project is divided into three efforts and the resulting documents:

- General Sewer Plan Update (Plan),
- Wastewater Treatment Engineering Report (Engineering Report), and
- Wastewater Treatment Facility Operations and Maintenance Plan Update (O&M Plan).

This scope covers the O&M Plan, which constitutes Tasks 1000 (Project Management) and 4000 (Wastewater Treatment Operations and Management Plan), outlined in the following sections.

PROJECT ASSUMPTIONS

- Carollo Engineers, Inc. and its subconsultants and work performed by them will be referred to as "Consultant" in this document.
- The City of Camas and its staff will be referred to as "City" in this document.
- State of Washington Department of Ecology and its staff will be referred to as "Ecology" in this document.
- All meetings will be held at the City offices. Some workshops will be held via web conference, as specified below.
- Draft Chapters and Technical Memoranda will be provided electronically (PDF and/or Microsoft Word, as directed by City).
- Meeting notes and related materials will be transmitted electronically in PDF format via email.
- The City will print and produce additional copies of all documents as necessary for its use.
- The City will provide available information related to the project and as requested by the Consultant in a timely manner.
- Web conferencing and teleconferencing will be used to discuss project coordination and for some presentations to the City in lieu of the meetings at the City.
- The Task scope and budget were generated based on Carollo completing the Engineering Report.

TASKS

To meet the objectives of this scope of services, the Consultant shall complete the following tasks.

TASK 1000 – Project Management

This task includes managing the work of the project team from notice to proceed to project closeout, planning for and carrying out regular communication with the City, and planning for and carrying out quality management activities.

Task 1010 Subtasks

Activities

- 1013. Project Administration.
 - a. Prepare and administer subcontracts with Consultant team members.
 - b. Manage the project team to track time and budget, work elements accomplished, work items planned for the next period, manpower, scope changes, time and budget needed to complete the project.
 - c. Prepare Six (6) monthly project progress reports to accompany each monthly invoice; identify accomplishments for the month, planned work next month, and identify current or potential problems or changes. The reports will also include a narrative describing

progress measured against budget and schedule. In the event of schedule or budget lag, the report will indicate a plan to get the project in line with the schedule and budget.

- d. Create and maintain a working project schedule based on the schedule in the PMP.
- e. Review project status, including scope, budget, and schedule as part of scheduled meetings.

Meetings

• None.

Deliverables

- Draft and Final PMP
- Six (6) monthly progress reports
- Preliminary schedule, and no more than two (2) updates
- Meeting agendas and notes

City Input

• Contact information for project staff.

Assumptions

• The project is anticipated to take six (6) months.

TASK 4000– Operation and Maintenance Plan Update

Develop Key objectives that shall be met for each O&M process area as part of this project are summarized below:

- 1) Inventory and document existing plant operational and maintenance knowledge, and process management procedures in the Area Process Expectations (APE) format.
- Combine APE documentation in an O&M Chapter that is functional for O&M staff and acceptable to ECOLOGY when combined with Standard Operating Protocols to be produced by City

TASKS

The purpose of these tasks is to develop and finalize O&M Chapters for the process and site systems listed in Table 1 below. Each Task is composed of multiple O&M Chapters that include one or more APE. The APEs assumed in this Scope of Services are defined in Table 1. The elements included in each O&M Chapter will be similar to those shown in Exhibit D with the addition of an introduction to the process area. All materials will be provided in electronic format.

Table 1						
Task	O&M Chapter	APEs				
4010 Headworks	Headworks	Headworks				
4020 Primary Treatment	Primary Clarifiers	Primary Clarifiers Primary Clarifier Sludge Pump Station				
	Grit Separation	Grit Cyclone And Classifiers				
	Gravity Thickeners	Gravity Thickeners				
4030 Secondary Treatment	Fine Bubble Aeration System	Blower Building Air Distribution System				
	South Secondary Clarifiers	South Secondary Clarifiers South RAS/WAS Pump Station				
4040 Tertiary	Filters	Filters				
Treatment and Disinfection	UV Disinfection System	UV Disinfection System				
4050 Solids	Aerobic Digestion	Aerobic Digestion				
Stabilization	Heating Hot Water Loop	Primary Hot Water Loop				
	Dryer	Dryer Heating				
4060 Solids	Dewatering	Centrifuge				
Processing	Thickening	Gravity Belt Thickener				
4070 Plant Water	Plant Water Distribution System	Plant Water Distribution System				

The following four subtasks will be included under each chapter identified in Table 1:

- 1. O&M Information Gathering.
- 2. APE Development.
- 3. O&M Chapter Development.

A description of these subtasks is provided below.

4011-4071 O&M Information Gathering

The purpose of this subtask is to gather all pertinent O&M information from WWTF Staff for development and production of a draft O&M Chapter. The subtask has three stages of information exchange for each task. First, the City will provide all existing O&M documentation in each task. Second, the Consultant will develop and submit to the City, preliminary process area specific O&M Chapter templates. Third, the City and the Consultant will review and complete the preliminary templates during the information-gathering workshops. The specific tasks completed under this subtask are as follows:

• Develop preliminary APE process graphics and table templates for each O&M Chapter.

- Conduct one Information Gathering Workshop with City staff for each task in Table 1 (total of 7).
- Participate in one detailed process area walkthrough for each task in Table 1 (total of 7).

Assumptions

- City will deliver as-built documentation and SCADA screen shots for each O&M Chapter per the Schedule C the Project Schedule.
- City will provide lead operators to lead process area walkthroughs as part of the Information Gathering Workshops.
- All deliverables will be submitted to the City a minimum of one week prior to the Information Gathering Workshops.

Deliverables

- Seven (7) draft and final agenda.
- Seven (7) workshop minutes and action items.
- Preliminary APE graphic and table templates.
- Twenty-nine (29) draft process flow diagrams. Note multiple APEs may be included in a single process flow diagram

4012-4072 APE Development Subtask

The purpose of this subtask is to develop a draft APE to be included in the draft O&M Chapter. The tasks completed under this subtask are as follows:

- Develop the following documentation to be included in the APE:
 - Process Flow Diagram;
 - Process Flow Graphic;
 - Process Management Graphic
 - Process Expectations Table;
 - Process Control Points Table
 - Process Operator Assignments Tables;
- Produce a draft APE.
- The draft APE will be reviewed as part of the draft O&M Chapter review.

Deliverables

• Seventeen (17) Draft APEs.

4013-4073 O&M Chapter Development Subtask

The purpose of this subtask is to develop draft and final O&M Chapters. The structure of the O&M Chapters will be similar to the information in Exhibit D. This subtask will be completed in three stages for each Task. First, the Consultant will produce a draft O&M Chapter by combining the APE for each process area in a Task. Second, the City will review the draft O&M Chapter and provide comments during the Review Meeting; third, the Consultant will produce a final O&M

Chapter for each process area in a Task. The specific tasks completed under this subtask are as follows:

- Produce draft O&M Chapters.
- Conduct O&M Chapter Review Meetings.
- Incorporate City comments on Draft O&M Chapters into Final O&M Chapters.
- Produce final O&M Chapters.

Assumptions

- Carollo will submit draft O&M Chapters a minimum of one week prior to the O&M Chapter Review Meetings.
- The City will provide comments on the draft Review O&M Chapter a maximum of week after the draft O&M Chapter Review Meeting.

Deliverables

- Seven (7) draft and final agenda.
- Seven (7) meeting minutes and action items.
- Seven (7) draft and final O&M Chapters.
- Record of comments.

SUMMARY

Below are a summary of meetings and deliverables for the above scope of work.

Meeting Summary							
Meeting No. 1 – Kick-off & Data Analysis.							
Meeting 2 through 8 - O&M Information Gathering.							
Meeting 9 through 15 - O&M Chapter Development.							

Deliverable Summary
Six (6) monthly progress reports
Preliminary schedule, and no more than two (2) updates
Meeting agendas. materials and notes
Preliminary APE graphic and table templates.
Twenty-nine (29) draft process flow diagrams.
Seventeen (17) draft APEs.
Seven (7) Draft and Final O&M Chapters.
Record of comments.

Exhibit B Wastewater Treatment Facility and Operations Maintenance Plan - Cost Estimate

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	TASK / DESCRIPTION	ality nage a	/QC	ject nage sing	nior ofess n St	oject ofess	less	ff fess	logic delir ncipa	C S J	с С	uctul 1cipa	signe chnic	rical	Total Hours	La	bor Cost	Travel an	d	PECE		тот	AL COST
		Qu: Mai Lar	Tre QA	Pro Mai Rei	Ser Pro Ala	Pro Pro	Pro	Sta Pro	Bio Mo	EI& Pro	EI8	Str Prir	De: Teo GIS	Cle				Printing					
	Total Labor Rate	\$ 226	\$ 226	\$ 176	\$ 195	\$ 176	\$ 160	\$ 135	\$ 195	\$ 165	\$ 226	\$ 226	\$ 137	\$ 95						\$11.70	Total ODC		
_		1																					
Task	1010 - Project Management			10												•	0.070	<u> </u>				^	0.040
1013	Project Administration	6	•	12	24	•	6	•	•	•	•	•	•	6	54	\$	9,678	\$ 70		70 \$	<u>\$ 140</u>	\$	9,818
1010 Teek	Subiolai - Task 1010	0	U	12	24	U	0	U	U	U	U	U	U	0	54	Þ	9,678	\$ /	7 2	70	ə 140	Þ	9,818
1011	4010 - Headworks			2	6		10							10	22	¢	4 590	¢ 200	ን ድ	274 0	t 674	¢	E 056
4011	APE Development			2	6		12						10	12	32	ф Ф	4,00Z	\$ 300 ¢	ק נ ס	515 0	p 074	ф Ф	5,230
4012	O&M Chapter Development			2	6		12						12	2	26	φ ¢	1 180	<u>φ</u>	- φ) \$	304 9	\$ <u>513</u>	φ ¢	4 784
4010	Subtotal - Task 4010	0	0	6	18	0	36	0	0	0	0	0	16	26	102	\$	14 988	\$ 60) \$	1 193	\$ 1793	Ψ \$	16 781
4010		Ū			10				•				10	20	102	V	14,000	ψ 000	Ψ	1,100	φ 1,750	Ψ	10,701
Task	4020 - Primary Treatment																						
4021	Information Gathering				6		18								24	\$	4.050	\$ 300) \$	281 9	\$ 581	\$	4,631
4022	APE Development				6		18						12	12	48	\$	6,834	\$	- \$	562	562	\$	7,396
4023	O&M Chapter Development				6		18						4	4	32	\$	4,978	\$ 300) \$	374 \$	\$ 674	\$	5,652
4020	Subtotal - Task 4020	0	0	0	18	0	54	0	0	0	0	0	16	16	104	\$	15,862	\$ 60) \$	1,217	\$ 1,817	\$	17,679
Task	4030 - Secondary Treatment																						
4031	Information Gathering				6		14								20	\$	3,410	\$ 300) \$	234	\$ 534	\$	3,944
4032	APE Development				6		14						12	12	44	\$	6,194	\$	- \$	515 \$	\$ 515	\$	6,709
4033	O&M Chapter Development				6		14						4	4	28	\$	4,338	\$ 300) \$	328 \$	\$ 628	\$	4,966
4030	Subtotal - Task 4030	0	0	0	18	0	42	0	0	0	0	0	16	16	92	\$	13,942	\$ 60) \$	1,076	\$ 1,676	\$	15,618
Task	4040 - Tertiary Treatment and Disi																						
4041	Information Gathering				6		14						12	12	44	\$	6,194	\$ 300) \$	515 \$	\$ 815	\$	7,009
4042	APE Development				6		14						4	4	28	\$	4,338	\$	- \$	328 \$	\$ 328	\$	4,666
4043	O&M Chapter Development				6	•	14	•	•	•	•	•	1.	10	20	\$	3,410	\$ 300) \$	234	534	\$	3,944
4040	Subtotal - Task 4040	0	0	0	18	0	42	0	0	0	0	0	16	16	92	\$	13,942	\$ 60) \$	8,740	\$ 9,340	\$	15,618
Teek	4050 Calida Stabilization																						
1 ask	4050 - Solids Stabilization				0		4.4						40	10	4.4	¢	0 101	¢ 00	۰ ۴	E4E 0	t 045	¢	7 000
4051					0		14						12	12	44 20	ф Ф	0,194	φ 300 ¢	γ φ (212	φ <u></u> δ15	Ф Ф	1,009
4052	OSM Chapter Development				6		14						4	4	20	ф Ф	4,330	<u>φ</u> 201	- ק ר ל	23/ 0	p <u>320</u> \$ 531	ቅ ድ	4,000
4055	Subtotal - Task 4050	0	0	0	18	0	42	0	0	0	0	0	16	16	92	¢	13 942	000 ¢)	8 740	\$ 934	φ \$	15 618
4000		0	<u> </u>	<u> </u>	10		72	0			0	0	10	10	52	Ψ	10,042	ψ	γ ψ	0,740	φ 3,340	Ψ	15,010
Task	4060 - Solids Processing																						
4061	Information Gathering				6		10						12	12	40	\$	5 554	\$ 300) \$	468	\$ 768	\$	6 322
4062	APE Development				6		10						4	4	24	\$	3,698	\$ 000	- \$	281 9	\$	\$	3,979
4063	O&M Chapter Development				6		10								16	\$	2,770	\$ 300) \$	187	\$ <u>487</u>	\$	3.257
4060	Subtotal - Task 4060	0	0	0	18	0	30	0	0	0	0	0	16	16	80	\$	12,022	\$ 60) \$	7,600	\$ 8,200	\$	13,558
																					.,		
Task	4070 - Plant Water																						
4071	Information Gathering				3		6						12	12	33	\$	4,329	\$ 300) \$	386	\$ 686	\$	5,015
4072	APE Development				3		6						4	4	17	\$	2,473	\$	- \$	199	\$ 199	\$	2,672
4073	O&M Chapter Development				3		6								9	\$	1,545	\$ 300) \$	105 \$	\$ 405	\$	1,950
4070	Subtotal - Task 4070	0	0	0	9	0	18	0	0	0	0	0	16	16	59	\$	8,347	\$ 60) \$	5,605	\$ 6,205	\$	9,637
4000	Total - Task 4000	6	0	18	141	0	270	0	0	0	0	0	112	128	675	\$	102,723	\$ 4,27) \$	20,789	\$ 25,059	\$	114,329

Exhibit C

City of Camas

Wastewater Treatment Facility Operations and Maintenance Manual Update Proposed Schedule



AGREEMENT FOR PROFESSIONAL SERVICES

Project No. _____

This AGREEMENT made and entered into this _____ day of _____, 2019 by and between City of Camas, (hereinafter "OWNER"), and Carollo Engineers, Inc., (hereinafter "ENGINEER").

WITNESSETH:

WHEREAS, the OWNER and the ENGINEER wish to enter into an Agreement (hereinafter "Agreement") for the furnishing of Engineering Services in connection with

City of Camas General Sewer Plan

(hereinafter "Project"), and

WHEREAS, ENGINEER is qualified and prepared to perform the necessary professional services in connection with the Project.

NOW THEREFORE, in consideration of the mutual promises and covenants of the parties hereto, it is agreed as follows:

SECTION 1 - PROFESSIONAL SERVICES

- 1.1 ENGINEER shall provide professional engineering services in all phases of the Project to which this Agreement applies. The services furnished by the ENGINEER will be defined by Task Orders which will set forth the Engineer's Services, Time of Performance, and Payment.
- 1.2 It is intended that each Task Order, after execution by both parties shall become a supplement to and a part of this Agreement.

SECTION 2 - PAYMENT TO ENGINEER

2.1 As consideration for providing the services referred to in Section 1, the OWNER shall pay ENGINEER on the basis to be established in the Task Order for Services.

- 2.2 The ENGINEER is not responsible for damage or delay in performance caused by events beyond the control of ENGINEER. In the event ENGINEER's services are suspended, delayed or interrupted for the convenience of the OWNER or delays occur beyond the control of ENGINEER, an equitable adjustment in ENGINEER's time of performance and cost of ENGINEER's personnel and subcontractors shall be made.
- 2.3 OWNER reserves the right to direct revision of ENGINEER's services as may be necessary. When ENGINEER is directed to make revisions under this section of the agreement, ENGINEER shall advise OWNER of the probable costs involved in completing engineering services and the time of performance for such completion. Extra services also include those that are required for defense of claims, in which

event ENGINEER shall bill OWNER on an hourly basis together with cost of material.

- 2.4 In the event OWNER and ENGINEER cannot agree on equitable compensation for services rendered in making revisions, then, at OWNER's option, ENGINEER shall either continue performance under the revised Agreement and an equitable adjustment in ENGINEER's time of performance and cost of ENGINEER's personnel shall be made at completion of the revised work or ENGINEER shall not be obligated to continue performance under this Agreement.
- 2.5 If ENGINEER's work products require revisions prior to construction bidding due to ENGINEER's errors or omissions, the exclusive remedy will be limited to revisions made by ENGINEER without compensation.
- 2.6 The ENGINEER shall bill the OWNER monthly indicating the services performed and the cost of such services.

OWNER agrees to pay invoices within 45 days of their date. Payments not received by ENGINEER within 45 days shall be considered delinquent and subject to a finance charge of 1 percent per month for each month unpaid after the date of invoice. ENGINEER may suspend services should an invoice remain delinquent for 75 days from date of invoice.

2.7 All notices shall be made in writing and may be given by personal delivery or by mail. Notices sent by mail shall be addressed to the designated responsible person or office: TO OWNER: Sam Adams / City of Camas 1620 SE 8th Ave Camas, WA 9860 360.817.1563 sadams@cityofcamas.us

TO ENGINEER:

Lara Kammereck / Carollo Engineers, Inc. 1218 3rd Ave, Suite 1600 Seattle, WA 98101 206.684.6532 Ikammereck@carollo.com

> and when so addressed, shall be deemed given upon deposit in the United States Mail, postage prepaid. In all other instances, notices and invoices shall be deemed given at the time of actual delivery.

All payments are to be mailed to:

Carollo Engineers, Inc. P.O. Box 30835 Salt Lake City, UT 84130-0835

unless otherwise informed on the face of the invoice.

SECTION 3 - MISCELLANEOUS

3.1 The OWNER shall furnish the ENGINEER available studies, reports and other data pertinent to ENGINEER's services; obtain or authorize ENGINEER to obtain or provide additional reports and data as required; furnish to ENGINEER services of others required for the performance of ENGINEER's services hereunder, and ENGINEER shall be entitled to use and rely upon all such information and services provided by OWNER or others in performing ENGINEER's services under this Agreement.

- 3.2 The OWNER shall arrange for access to and make all provisions for ENGINEER to enter upon public and private property as required for ENGINEER to perform services hereunder.
- Documents, including drawings and 3.3 specifications, prepared by ENGINEER pursuant to this Agreement are not intended or represented to be suitable for reuse by OWNER or others for this Project or on any other project. Any reuse of completed documents or use of partially completed documents without written verification or concurrence by ENGINEER for the specific purpose intended will be at OWNER's sole risk and without liability or legal exposure to ENGINEER; and OWNER shall indemnify and hold harmless ENGINEER from all claims, damages, losses and expenses, including attorney's fees arising out of or resulting therefrom.
- 3.4 The ENGINEER maintains, at its own expense, Worker's Compensation and Employers Liability, Comprehensive General Liability, Automobile Liability and Professional Liability policies with limits at or above that which is reasonably required of other engineering firms and will, upon request, furnish insurance certificates to OWNER.

SECTION 4 - LEGAL RELATIONS

4.1 The ENGINEER shall be responsible for professional negligence, which is failure to exercise skill and ability as ordinarily required of engineers under the same or similar circumstances. The ENGINEER shall not be responsible for warranties, guarantees, fitness for a particular purpose, breach of fiduciary duty, loss of anticipated profits or for economic, incidental, or consequential damages and shall only indemnify for failure to perform in accordance with the generally accepted engineering and consulting standards. Additionally, ENGINEER shall not be responsible for acts and decisions of third parties, including governmental agencies, other than ENGINEER's subconsultants, that impact project completion and/or success.

OWNER and ENGINEER shall each defend, 4.2 indemnify and hold harmless the other and their respective principals, directors, officers and employees from and against claims, loss, liability, suits and damages, including attorney's fees, caused in whole or in part by either party's negligent acts, errors or omissions, willful misconduct or OWNER's lawful responsibility respectively or, anyone directly or indirectly employed by either of them or anyone for whose acts they may be liable regardless of whether or not such claim, loss, liability or damage is caused in part by a party indemnified hereunder.

> In the event that both OWNER's and ENGINEER's wrongful act or lawful responsibility is the proximate cause of any liability or damages, then in such event, each party shall be liable for a portion of the damages and claim costs resulting therefrom equal to such party's comparative share of the total negligence or lawful responsibility for such damages and claim costs. Notwithstanding the foregoing, a party's defense obligation hereunder shall be limited to reimbursement of the other party's reasonable defense costs which are judicially determined to have been incurred as a result of the first party's negligence.

4.3 Hazardous materials or asbestos may exist at a site where there is no reason to believe they could or should be present. The ENGINEER and OWNER agree that the discovery of unanticipated hazardous materials or asbestos constitutes a changed condition mandating a renegotiation of ENGINEER's services.

- 4.4 The ENGINEER has no control over the cost of labor, materials, equipment or services furnished by others, or over Contractor's methods of determining prices, or other competitive bidding or market conditions, practices or bidding strategies. Cost estimates are based on ENGINEER's opinion based on experience and judgment. ENGINEER cannot and does not guarantee that proposals, bids or actual Project construction costs will not vary from cost estimates prepared by ENGINEER.
- If the project involves construction of any 4.5 kind, the parties agree that OWNER and ENGINEER shall be indemnified to the fullest extent permitted by law for all claims, damages, losses and expense including attorney's fees arising out of or resulting from Contractor's performance of work including injury to any worker on the job site except for the sole negligence of OWNER or ENGINEER. Both OWNER and ENGINEER shall be named as additional primary insured(s) by Contractor's General Liability and Builders All Risk insurance policies without offset and all Construction Documents and insurance certificates shall include wording acceptable to the parties herein with reference to such provisions.
- 4.6 ENGINEER shall not be responsible for the means, methods, techniques, sequences, or procedures of construction selected by contractors or the safety precautions and programs incident to the work of contractors and will not be responsible for Contractor's failure to carry out work in accordance with the Contract Documents.
- 4.7 The services to be performed by ENGINEER are intended solely for the benefit of the OWNER. No person or entity not a signatory to this Agreement shall be entitled to rely on the ENGINEER's performance of its services hereunder, and no right to assert a claim against the ENGINEER by assignment of indemnity rights or otherwise shall accrue to a third

party as a result of this Agreement or the performance of the ENGINEER's services hereunder.

4.8 The ENGINEER's instruments of service hereunder are the printed hard copy drawings and specifications issued for the Project, whereas electronic media, including CADD files, are tools for their preparation. As a convenience to the OWNER, the ENGINEER shall furnish to the OWNER both printed hard copies and electronic media. In the event of a conflict in their content, the printed hard copies shall take precedence over the electronic media.

> Because data stored in electronic media form can be altered, inadvertently, it is agreed that the OWNER shall hold ENGINEER harmless from liability arising out of changes or modifications to ENGINEER's data in electronic media form in the OWNER's possession or released to others by the OWNER.

SECTION 5 - TERMINATION OF AGREEMENT

- **§ECTION** s-Agreement is terminated with or without cause, in either event, OWNER shall provide:
 - a. not less than five (5) working days' written notice of intent to terminate, and
 - b. an opportunity for good faith consultation prior to termination.

SECTION 6 - DISPUTE RESOLUTION

6.1 Disputes arising during the course of this Agreement shall be promptly addressed at completion of construction when professional services, together with construction evaluation can be reasonably and fully assessed. The parties shall use best efforts to reach final resolution of disputes through meetings and negotiations required to resolve the dispute before any other forms of dispute resolution.

SECTION 7 - ENTIRE AGREEMENT

7.1 This Agreement, including attachments incorporated herein by reference, represents the entire Agreement and understanding between the parties and any negotiations, proposals or oral agreements are intended to be integrated herein and to be superseded by this written Agreement. Any supplement or amendment to this Agreement to be effective shall be in writing and signed by the OWNER and ENGINEER.

SECTION 8 - GOVERNING LAW

8.1 This Agreement is to be governed by and construed in accordance with the laws of the State of Washington.

IN WITNESS WHEREOF, duly authorized representatives of the parties have signed in confirmation of this Agreement, with effective date the day and year first above written.

CITY OF CAMAS	CAROLLO ENGINEERS, INC.
Ву:	By: Lara R. Kammereck Vice President PE # 34428
Ву:	By: Brian R. Matson Senior Vice President PE# 43443

Addition to Carollo Engineers, Inc., Agreement for Professional Services

In the event of any conflict between the provisions of this Addition and Agreement, then the terms as set forth within this Additional shall control.

Insurance. Consultant shall obtain insurance of types and amounts described below:

- 1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000.00 per accident covering all owned, non-owned, hired and leased vehicles. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage.
- 2. Commercial General Liability insurance in the amount of no less than \$1,000,000.00 for each occurrence and \$2,000,000.00 general aggregate and a \$2,000,000.00 products-completed operation aggregate limit shall be written on ISO occurrence form CG 00 01 and shall cover liability arising from premises, operations, stop gap liability, independent consultants, products-completed operations, personal injury and advertising injury, and liability assumed under an insured contract.
- 3. Professional Liability insurance appropriate to the consultant's profession in the amount of no less than \$1,000,000.00 per claim and \$1,000,000.00 policy aggregate limit.
- 4. Workers' Compensation coverage as required by Industrial Insurance laws of the State of Washington.

<u>Indemnification</u>. The Consultant shall defend, indemnify and hold the City, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, to the extent arising out of or in connection with Consultant's negligence in the performance of this Agreement.

Should a court of competent jurisdiction determine that this Agreement is subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the City, its officers, officials, employees, and volunteers, the Consultant's liability hereunder shall be only to the extent of the Consultant's negligence. It is further specifically and expressly understood that the indemnification provided herein constitutes the Consultant's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

<u>Debarment</u>. The Consultant shall certify that they are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from participating in covered transactions by any State or Federal department or agency.

The Consultant shall not propose or contract with any person or entity that is currently debarred, suspended, and ineligible consultants and grantees.

<u>Discrimination</u>. As provided by Title VI of the Civil Rights Act of 1964, and the Civil Rights Restoration Act of 1987, the consultant, with regard to the work performed by it during the contract, shall not discriminate on the grounds of race, color, religion, sex or national origin in the selection and retention of sub-consultants, including procurement of materials and leases of equipment.

It is further provided that no liability shall attach to the City of Camas by reason of entering into this agreement, except as provided herein.





PROJECT NO. P1007 DESCRIPTION: CROWN PARK MUNICIPAL POOL REMOVAL						Thompson Bros 18211 NE Fourth Vancouver, WA	. Excavating, Inc. Plain Rd. 98682	C & R Tractor and 3829 Pleasant Hill Kelso, WA 98626	d Landscaping, Inc I Road	. Advanced Excav 1010 Columbia B Longview, WA 9	ating Specialists, LLC oulevard 8632	Konell Construction 36000 Industrial W Sandy, OR 97009	on & Demolition Corp. /ay	Clark and Sons E 7601 NE 289th St Battle Ground W	Excavating, Inc.	3 Kings Environmental, Inc. PO Box 280 Battle Ground WA 98604	
DATE	E OF BID OPENING:		Ent. By					-				,		Buttle Ground, I	71 00004	Battle Ground, WA	A 30004
	January 9, 2019, at 10:00 a.m.		RLS		1	360.254.7056		360.577.8288		360.232.8854		503.668.3516		360.450.7378		360.666.5464	
ITEN NO	DESCRIPTION	UNIT	QTY	UNIT PRICE	ENGRG TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL	UNIT PRICE	CONTRACT TOTAL		CONTRACT TOTAL
1	Mobilization	1.5	1.00	\$27,690,00	\$27,600,00	\$6,000,00	\$6,000,00	¢15,000,00	015 000 00								
2	Clearning and Grubbing	ACRE	0.70	\$10,000,00	\$27,090.00	\$0,000.00	\$6,000.00	\$15,000.00	\$15,000.00	\$22,522.00	\$22,522.00	\$12,526.96	\$12,526.96	\$40,000.00	\$40,000.00	\$40,000.00	\$40,000.00
3	Removal of Structures and Obstructions	IS	1.00	\$90,000,00	\$7,000.00	\$2,000.00	\$1,400.00	\$5,682.66	\$3,977.86	\$3,600.00	\$2,520.00	\$2,934.93	\$2,054.45	\$13,000.00	\$9,100.00	\$9,600.00	\$6,720.00
4	Removing Cement Conc. Sidewalk		1 790.00	\$20.00	\$25,000.00	\$33,000.00	\$33,000.00	\$105,724.44	\$105,724.44	\$65,600.00	\$65,600.00	\$52,138.34	\$52,138.34	\$100,000.00	\$100,000.00	\$143,000.00	\$143,000.00
5	Removing Cement Conc. Curb		56.00	\$15.00	\$840.00	\$0.00	\$10,740.00	\$2.97	\$5,316.30	\$1.50	\$2,685.00	\$0.74	\$1,324.60	\$3.00	\$5,370.00	\$6.00	\$10,740.00
6	Removing Asphalt Conc. Pavement	SY	112.00	\$20.00	\$2 240.00	\$5.00	\$280.00	\$23.73	\$1,328.88	\$20.00	\$1,120.00	\$8.31	\$465.36	\$25.00	\$1,400.00	\$11.00	\$616.00
7	Removing Asphalt Conc. Sidewalk	SY	81.00	\$9.00	\$729.00	\$5.00	\$300.00	\$23.13	\$2,657.76	\$6.00	\$672.00	\$6.46	\$723.52	\$10.00	\$1,120.00	\$8.00	\$896.00
8	Hazardous Material Excavation Incl. Haul	CY	250.00	\$150.00	\$37,500,00	\$295.00	\$73 750 00	\$20.43	\$1,034.83	\$6.00	\$486.00	\$7.25	\$587.25	\$15.00	\$1,215.00	\$11.00	\$891.00
9	Common Borrow Incl. Haul	LS	1.00	\$5,000,00	\$5,000,00	\$1,000,00	\$1,000,00	\$12,762,24	\$2,722.30	\$510.00	\$127,500.00	\$527.47	\$131,867.50	\$460.00	\$115,000.00	\$355.00	\$88,750.00
10	HMA For Pavement Benair	TON	1.00	\$120.00	\$120.00	\$200.00	\$1,000.00	\$13,702.34	\$15,702.54	\$15,400.00	\$13,400.00	\$25,987.97	\$25,987.97	\$17,000.00	\$17,000.00	\$11,000.00	\$11,000.00
11	Adjust Valve Box	EACH	2.00	\$120.00	\$120.00	\$300.00	\$300.00	\$474.28	\$474.28	\$500.00	\$500.00	\$842.46	\$842.46	\$800.00	\$800.00	\$1,200.00	\$1,200.00
12		ACDE	2.00	\$100.00	\$200.00	\$100.00	\$200.00	\$207.49	\$414.98	\$50.00	\$100.00	\$1,529.12	\$3,058.24	\$130.00	\$260.00	\$275.00	\$550.00
13	HMA Sawcut and Seal	AURE	62.00	\$30,000.00	\$35,000.00	\$11,300.00	\$7,910.00	\$37,330.14	\$26,131.10	\$11,500.00	\$8,050.00	\$36,674.86	\$25,672.40	\$20,000.00	\$14,000.00	\$43,000.00	\$30,100.00
14	Cement Conc. Traffic Curb		56.00	\$20.00	\$1,240.00	\$3.00	\$186.00	\$11.23	\$696.26	\$6.00	\$372.00	\$7.05	\$437.10	\$5.00	\$310.00	\$11.00	\$682.00
15	Pedestrian Traffic Control	IC	1.00	\$50.00	\$2,800.00	\$30.00	\$1,680.00	\$44.56	\$2,495.36	\$54.00	\$3,024.00	\$84.05	\$4,706.80	\$34.00	\$1,904.00	\$45.00	\$2,520.00
16	Plugging Existing Pine	EACH	2.00	\$1,000.00	\$1,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,250.00	\$3,250.00	\$10,148.18	\$10,148.18	\$3,000.00	\$3,000.00	\$4,400.00	\$4,400.00
17	Cement Conc. Sidewalk	SY	112.00	\$300.00	\$900.00	\$200.00	\$600.00	\$1,877.72	\$5,633.16	\$150.00	\$450.00	\$1,505.05	\$4,515.15	\$250.00	\$750.00	\$1,000.00	\$3,000.00
18	Asphalt Conc. Sidewalk	SV	81.00	\$90.00	\$10,080.00	\$85.00	\$9,520.00	\$127.32	\$14,259.84	\$82.00	\$9,184.00	\$116.05	\$12,997.60	\$100.00	\$11,200.00	\$100.00	\$11,200.00
19	ESC Lead		12.00	\$130.00	\$2,000,00	\$45.00	\$3,645.00	\$40.71	\$3,297.51	\$50.00	\$4,050.00	\$72.68	\$5,887.08	\$80.00	\$6,480.00	\$68.00	\$5,508.00
20	Stabilized Construction Entrance	SY	190.00	\$20.00	\$5,000.00	\$30.00	\$000.00	\$/51.85	\$9,022.20	\$60.00	\$720.00	\$348.23	\$4,178.76	\$85.00	\$1,020.00	\$240.00	\$2,880.00
21	Inlet Protection	FACH	1,00	\$125.00	\$125.00	\$12.00	\$2,280.00	\$25.00	\$4,750.00	\$10.00	\$1,900.00	\$23.76	\$4,514.40	\$25.00	\$4,750.00	\$30.00	\$5,700.00
22	Wattle	IF	10.00	\$125.00	\$125.00	\$50.00	\$50.00	\$227.10	\$227.10	\$90.00	\$90.00	\$80.60	\$80.60	\$100.00	\$100.00	\$225.00	\$225.00
23	Temporary Seeding	ACRE	0.70	\$5,000,00	\$3 500.00	\$3.00	\$30.00	\$3.33	\$35.50	\$9.00	\$90.00	\$11.48	\$114.80	\$3.00	\$30.00	\$39.00	\$390.00
24	High Visibility Fence	LE	250.00	\$4.50	\$1,125.00	\$2,000.00	\$1,400.00	\$1,990.87	\$1,393.61	\$3,300.00	\$2,310.00	\$6,579.54	\$4,605.68	\$7,000.00	\$4,900.00	\$5,900.00	\$4,130.00
25	High Visibility Silt Fence	LE	385.00	\$6.00	\$2 310.00	\$3.00	\$1 155 00	\$5.05	\$1,262.50	\$1.00	\$250.00	\$4.19	\$1,047.50	\$4.00	\$1,000.00	\$3.50	\$875.00
26	Construction Documentation (min. bid \$20,000)	LS	1.00	\$20,000,00	\$20,000,00	\$20,000,00	\$20,000,00	\$20,000,00	\$1,740.20	\$3.00	\$1,155.00	\$3.18	\$1,224.30	\$3.00	\$1,155.00	\$5.00	\$1,925.00
			1.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00	\$20,000.00
			Subtatal		\$204 510 00												8

Subtotal	\$304,519.00	\$202,461.00	\$246,978.51	\$292,000.00	\$331,707.00
Sales Tax 8.4%	\$25,579.60	\$17,006.72	\$20,746.19	\$24,528.00	\$27,863.39
Contract Total BASIS of AWARD	\$330,098.60	\$219,467.72	\$267,724.70	\$316,528.00	\$359,570.39

\$361,864.00

\$397,898.00

\$30,396.58

\$392,260.58

\$33,423.43 \$431,321.43



Staff Report

February 4, 2019 Council Consent Agenda Item

\$401,694 in Traffic Impact Fee (TIF) Credits to Lennar Northwest Inc.

Staff Contact	Phone	Email
James Carothers, Engineering Manager	360.817.7230	jcarothers@cityofcamas.us

PURPOSE: Lennar Northwest Inc. has completed the road frontage improvements along NE 28th Street (NE Goodwin Road) adjacent to the Green Mountain Planned Residential Development (PRD) Phases 2B, 2D and 2F. TIF is being collected for road improvements in this corridor, which is identified as TIF Project B in the Camas 2012 TIF Study Update.

Staff has verified that the developer's request for \$401,694 in TIF credits is the accurate pro rata share for the road improvements installed by the developer in this corridor. Staff has attached to this agenda item the developer's application form and the supporting documentation for this calculation.



Green Mountain Estates Subdivision Frontage Improvements on NE 28th Street (looking east)

RECOMMENDATION: Staff recommends Council approval of these TIF credits.

	City of C Community Do Application Impact Fee	amas evelopment n Form e Credit
Impact Fee Credit Applying for:		
Traffic Impact Fee	Fire Impact Fee	School Impact Fee
Open Space Impact Fee	Parks Impact Fee	
Water System Development Charge	Sewer System Developm	nent Charge
Company Name:Lennar Northwest Ir Contact Name:Mike Loomie Address: 11807 NE 99 City: <u>Vancouker</u> St E-mail Address:Ke. Loomis	uc Work Phone: _2 5 5 <u>5</u> 5 <u>5</u> 5 <u>5</u> 5 <u>5</u> 5 5 5 5 5 5 5	1170 Fax: 340-258-7901
Associated Development Proposal: Green Mountain PRD Pha NE 28 th St. improver	nse 2B,D,F	
Case Number:SUB16-02 Site Address:NE Boxwood/	Parcel Number:98 NE 28 th St	6049265
Location of Request: Address of Location:NE Boxwoo Intersection from:West limit of Subdi Amount of Credit Requested:\$401,694	od/NE 28 th St vision_ Intersection to:N	E 222 nd Ave./NE 28 th St
The undersigned hereby certifies that this ap that all information submitted with this app be sufficient cause for denial of the request. Printed Name: <u>MIKE Lough</u> Applicant Signature:	oplication has been made with t lication is complete and correct	he consent of the lawful property owner(s) and False statements, error, and/or omissions may Date:
For Office Use Only:		
Approved Disapproved Signature:		Date:



Based on the Adopted Camas 2012 TIF Study Update

Initial Curb-to-Curb + Storm Cost Calculation = \$4.912 Million TIF Study Allotment for 28th Street =\$4.5 Million

Calculation of difference is based on using Camas proportionate share of 27% for land outside of UGA. Overall distance of roadway segment "B" = 5,300 lineal feet Distance of roadway section with land outside the UGA on both sides = 350 lineal feet Distance of roadway section with land outside the UGA on south side only = 1,000 lineal feet

Cost per lineal foot (L) Calculation: 3,950(C) + 1,000((1 +.27)/2)(C) + 350(.27)(C) = \$4.5 Million

3950C + 635C + 95C = 4680C = \$4.5 Million

- C* = \$962 per lineal foot for a full street improvement
- * In 2011 dollars and the 0.60 reduction factor is not applied

James E. Carothers, P.E. Engineering Manager/City Engineer City of Camas 616 NE 4th Avenue Camas, WA 98607 360-817-7230 360-834-1535 FAX jcarothers@cityofcamas.us

City of Camas TIF Update Cost Estimate Summary

PROJECT ELEMENT: 28th Street Widening between Ingle and 232nd

5300 LF

Project Description:

This project includes widening 28th Street to a 3-lane arterial between Ingle and 232nd Avenue. The 72-foot cross-section includes 3x12' lanes, 2x6' bike lanes and 2x6' sidewalks.

		UNIT	1	ESTIN	MATED	C-to	-C+Storm
	UNITS	COST	S S	COST	Г	Cost	<u>t</u>
D Devergent	127200 SF	\$	0.33	\$	41,976	\$	41,976
Remove Pavement	254400 SE	: \$	0.25	\$	63,600	\$	63,600
Clear & Grub	204400 U.	\$	10.00	\$	-	\$	-
Remove Curb	0 55	: \$	1.50	\$	-	\$	
Remove Sidewalk	254400 SF	: \$	1.25	\$	318,000	\$	318,000
Grading	254400 SF	= \$	8.00	\$	2,035,200	\$	2,035,200
Pavement	0 SF	- \$	200.00	\$	-	\$	-
Pavement Elevated/Subgrade	62600 SE	φ = \$	4 00	\$	254,400		
Sidewalk	40000 51	Ψ 	14.00	\$	148,400	\$	148,400
Curb and gutter	10000 LI	φ = \$	12 00	\$	127,200		
Landscaping		- φ - ¢	120.00	\$			
Wall		- φ - ¢	105.00	\$	556,500		
Lighting	5300 LF	- φ - ¢	100.00	\$	530,000	\$	530,000
Full Drainage	5300 LF	- y - ¢	25.00	\$	-	\$	-
Drainage Modifications		- φ	2 000 00	\$	-		
Driveway Adjustments		nveways o	50,000,00	\$	-	\$	-
Traffic Signal Modification		nn. φ Δ Φ	500.00	\$	-		
Signing and Striping	0 E/	A 7 - ¢	1 50	\$	31.800	\$	31,800
Signing and Striping	21200 LI	- φ	1.00	¢ ¢	4 107 076	\$	3,168,976
SUBTOTAL				Ψ	1,101,011		
			5%	\$	205 354	\$	158,449
Traffic Control			10%	Ψ ¢	410,708	\$	316,898
Mobiliization			10 /0	φ \$	616.061	\$	475,346
Design/Administration/Management			200/	φ (821 415	\$	633,795
Contingency			2070	φ	205 354	. \$	158,449
Project Development			0.00	οφ (200,00	- \$	-
Sales Tax			0.0%	φ		Ψ	
<u>``</u>				¢	6 365 969	2	4 911 913
	PROJECT	COST:		φ	0,305,900	Ψ	1,011,010

DKS Associates

5/7/2012 9:35



Element	Improvement Project	Improvement	Total Construction Project Cost	TIF Eligible Cost (millions)
	đi		(millions)	
A	Goodwin Road	Widen from 2 to5 lanes between Friberg Street and Ingle Road	\$4.9	\$4.5
	(Lacamas Creek to Ingle Road)			
В	Goodwin Road	Widen from 2 lanes to 3 lanes between Ingle Road and 232 nd Avenue	\$6.4	\$4.5
	(Ingle Road to 232 nd Avenue			
С	Goodwin Road	Widen from 2 lanes to 3 lanes between 232 nd Avenue and 242 nd	\$3.2	\$0.8
	(232 nd Avenue to 242 nd Avenue	Avenue		
D	New East-West Collector (extend Ingle Road to 232 nd Avenue)	Extend Ingle Road south of Goodwin/28 th as a 3 lane road to 232 nd Avenue	\$7.4	\$5.1
Е	Improve 232 nd Avenue	Improve 232 nd Avenue to 3 lane Collector from NE 28 th Street to 9 th Street. Includes 2 new roundabouts at intersection with new East-West Collector and at 9 th Street	\$7.8	\$4.7
F	Improve/Extend 9 th Street	Improve 9 th Street to 3 lane collector from 232 nd Avenue to existing terminus and extend to new 242 nd Avenue Extension	\$3.7	\$2.9
G	Extend 242 nd Avenue south to 9 th Street	Extend and widen to 3 lanes between 28 th to 9 th Street	\$9.5	\$4.5
Н	New East-West Arterial	New 3 lane roadway between 9th Street and SR 500/Everett Street	\$11.5	\$9.0
Ι	Widen NE Everett Street	Widen from 2 lanes to 3 lanes between 35 th Avenue and the new East-West Arterial	\$4.7	\$3.6
S	192 nd -Goodwin Connector	Camas share (39%) of potential connection between 192 nd and Goodwin. Specific project and alignment to be determined.	\$2.8	\$0.9
		(North proportionate cost only)	-	×
North Ro	adway Projects		\$61.9	\$40.5

Table 9: Camas UGA TIF Improvements

DKS Associates TRANSPORTATION SOLUTIONS

Recommended TIF Improvements

The improvements identified to mitigate future growth impacts to the transportation system are listed in Table 9 and shown in Figure 10. Cost estimates were completed for each project, which include all project related costs, with potential right-of-way costs shown separately. The projects are not listed in order of priority. Prioritization should occur in coordination with the CIP process. All TIF improvements include sidewalks for pedestrians, bike lanes for bicyclists, and transit facilities for buses and park-and-riders. This improvement program meets the TIF requirement to establish a nexus between capacity needs and future land use.

The updated TIF project listing, while extensive, is not intended to represent the comprehensive listing of all transportation improvement in Camas. Other transportation improvements (turn lanes, street modernization, traffic calming, bicycle, pedestrian, and transit improvements beyond those programmed) may be built as part of fronting development improvements, SEPA required mitigation, or other processes.

Cost Estimates

Cost estimates were developed for each improvement based upon 2011 dollars. Past construction information in the region was utilized as a basis for updates to the unit costs from the previous TIF Update study (2003). Each roadway project was estimated, including the total project cost of the roadway improvement including engineering, construction, and landscaping. In addition, the TIF eligible portion is listed as well. The TIF eligible portion is described later, but generally consists of curb-to-curb plus storm sewer costs. Where projects go outside of the Camas UGA, TIF eligible project costs include only the expected Camas share, based on growth. Potential right-of-way costs are shown separately.

																			1	
North vs.	South Project Analysis				÷															D D and Of
							Total Campo	Camas Trins	% Camas	Origin %	Dest %	North Origin	North Dest	North Trips	North %	N Orig %	N Dest%	South %	S Orig %	S Dest %
Roadway	Project	Direction A	Direction B	Total Trips	Camas Origin	Camas Dest	10tal Callias	Cantas 111p3	39%	25%	13%	349	140	245	41%	45%	34%	59%	55%	66%
D	New 13th/18th Roadway	647	885	1532	772	411	1105	532	41%	25%	17%	377	214	296	46%	49%	41%	54%	51%	59%
Ą	Goodwin betw Friberg & Ingle	660	915	1575	773	522	1293	181	27%	22%	5%	277	50	164	90%	94%	75%	10%	6%	25%
В	28th betw Ingle & 232nd	323	345	668	295	6/	302	185	31%	25%	6%	294	59	177	95%	98%	82%	5%	2%	18%
C	28th e/o 232nd	331	269	600	299	/2	371	279	52%	29%	23%	389	242	316	83%	92%	72%	1/%	8%	28%
D	New e/w Collector	356	369	725	421	335	730	202	53%	30%	23%	414	252	333	85%	94%	73%	15%	6%	2.1%
F	232nd Extension (s/o new coll)	321	420	741	442	344	/80	333	58%	32%	26%	438	281	360	85%	94%	74%	15%	6%	26%
F	9th Street	346	387	733	466	382	848	424	51%	41%	10%	515	121	318	95%	96%	94%	5%	4%	6%
G	242nd Extension	116	535	651	539	, 129	668	534	60%	37%	31%	479	283	381	75%	87%	61%	25%	13%	39%
н	New e/w Arterial	395	343	738	550	462	1012	120	01%	52%	39%	69	70	70	58%	50%	69%	42%	50%	31%
1	Everett St	88	43	131	137	102	239	109	60%	26%	34%	38	22	30	15%	22%	10%	85%	78%	90%
1	Griggs Reservoir collector	116	214	330	170	225	395	198	100/0	10%	8%	17	10	14	36%	40%	31%	64%	60%	69%
ĸ	15th/283rd realignment	77	126	5 203	42	32	/4	3/	10%	31%	18%	24	54	. 39	19%	9%	36%	81%	91%	64%
<u>`</u>	Friberg Rd	350	61	L 411	258	149	407	204	GE9/	36%	29%	8	14	11	3%	2%	4%	97%	98%	96%
M	Camas Meadows realignment	255	344	1 599	433	344	///	365	72%	14%	9%	27	17	22	14%	15%	14%	86%	85%	86%
N	20th/38th Extension	231	435	5 666	185	5 122	30/	154	C10/	230/	28%	8	4	6	5%	6%	3%	95%	94%	97%
0	Bybee realignment	127	7 80	207	135	5 117	252	120		20%	25%	46	33	40	11%	12%	10%	89%	88%	90%
P	38th Street w/o Parker	337	7 30	7 644	372	2 321	1 693	34.	619	25%	36%	52	34	43	12%	17%	8%	88%	83%	92%
0	38th Street e/o Parker	433	3 174	4 607	307	7 433	1 /38	3 30:	9 01/	0 2570	- 50%									
<u> </u>																				
Intersect	ion Project					_		20	200	/ 21%	7%	516	5 141	L 329	83%	86%	5 73%	i 17%	14%	27%
1	SB 500/242nd/28th			1429	599	9 193	3 79.	2 39	20/	/ 26%	13%	66	292	2 479	70%	5 73%	64%	\$ 30%	27%	36%
2	Ingle/Goodwin/28th			1735	5 90	6 45	9 136	68	0 520	/ 30%	23%	41	7 257	7 337	85%	93%	6 74%	ó 15%	7%	26%
2	232nd/new e/w collector			750	0 44	6 34	9 79	5 39	5 557 F F70	/ 220	25%	6 50	7 309	9 408	86%	6 94%	6 759	6 14%	6%	25%
1	232nd/9th Street			829	9 53	7 41	2 94	9 47	0 720	2 200	3/9/	40	7 25	5 331	64%	6 739	6 539	6 36%	27%	47%
5	New e/w arterial/Everett			709	9 55	8 48	1 103	9 52	0 737	0 337	2 36%	4 52	4 30	0 412	71%	6 829	6 579	6 2.9%	18%	43%
5	Leadbetter/Everett			723	2 64	2 52	5 116	7 58	4 817	2 260	4 179	4 37	7 21	4 296	37%	6 399	6 349	6 63%	61%	66%
0	Camas Meadows/Goodwin			1869	9 96	4 63	5 159	9 80	U 457	20/	4 279	6 15	4 10	4 129	21%	6 269	6 169	6 79%	5 74%	84%
10	Lake/Sierra			1169	9 59	3 63	7 123	0 61	5 557	23/	4 309	6 34	9 19	2 271	33%	6 439	6 249	6 67%	5 57%	76%
11	Everett/Lake			131	7 81	.9 80	162	1 81	1 023	2/ 210	4 259	6 3	5 2	0 28	16%	6 239	6 119	6 84%	5 77%	89%
12	14th/SB 500			36	7 15	5 18	32 33	7 16	46	217	23/	4 6	9 3	3 51	10%	6 185	65	% 90%	6 82%	94%
12	6th/Norwood			96	1 38	39 58	97 97	6 48	51	205	2 770	~ 0	2	9 6	19	6 05	6 25	% 99%	6 100%	98%
10	Payne/Pacific Rim		11	86	1 58	34 38	96	48 48	56	/0 343	227	24	8	4 6	29	% 25	6 19	% 98%	6 98%	99%
10	16th/Brady			47	8 35	33 36	55 71	.8 35	75	70 37	2/ 30/	24	0 2	0 10	22	6 0	% 4	% 98%	6 100%	96%
15	Parker/Pacific Bim			79	1 62	25 51	11 113	6 50	08 12	/0 40	JZ/									

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14.1



Staff Report

February 4, 2019 Council Consent Agenda Item

\$57,689.50 in Water System Development Charge (SDC) Credits to Lennar Northwest Inc.

Staff Contact	Phone	Email
James Carothers, Engineering Manager	360.817.7230	jcarothers@cityofcamas.us

PURPOSE: Lennar Northwest Inc. has completed water mainline installation in NE Boxwood Street from NE 28th Street (NE Goodwin Road) north through the Green Mountain Planned Residential Development (PRD) phases 2B, 2D and 2F. To support development growth, transmission and additional water usage, water SDCs are being collected for installation of mains that must be installed that are larger than average sized diameter (8" to 12"). These required larger mainlines are identified in the current Camas Water System Plan. The water mainline in NE Boxwood Street is identified as Improvement T-7 in the Camas Water System Plan.

Staff has verified that the developer's request for \$57,689.50 in water SDC credits is the accurate pro rata share for the water mainline installed by the developer. Staff has attached to this agenda item the developer's application form and the supporting documentation for this calculation.



Green Mountain PRD Phase 2 Water Main Improvements on NE Boxwood Street

RECOMMENDATION: Staff recommends Council approval of these water SDC credits.

	City of C Community D Applicatio Impact Fe	Camas Development On Form e Credit
Impact Fee Credit Applying for:		
Traffic Impact Fee	Fire Impact Fee	School Impact Fee
Open Space Impact Fee	Parks Impact Fee	
Water System Development Charge	Sewer System Develop	ment Charge
Company Name: Lennar Northwest I Contact Name: Mille Loom Address: Mille NE 997 City: Vancouver St E-mail Address: Wilke Loomis	nc Work Phone: Street Suite iate: WAZip: <u>986000</u> 2 Jen nar. Com	<u>360 - 258 - 7900</u> 70 Fax: <u>360 - 258 - 7901</u>
Associated Development Proposal: Green Mountain PRD Pha Case Number:SUB16-02 Site Address:NE Rowwood	Parcel Number:9	36049265
Location of Request: Address of Location:NE Boxwood/NE Intersection from:NE Boxwood/NE Amount of Credit Requested:\$57,689.5	od/NE 28 th St 28 th St Intersection to: 0	North terminus of Boxwood
The undersigned hereby certifies that this ap that all information submitted with this appl be sufficient cause for denial of the request. Printed Name: <u>MIKE</u> Log Applicant Signature: For Office Use Only:	plication has been made with t ication is complete and correct	he consent of the lawful property owner(s) and False statements, error, and/or omissions may Date: $\frac{1/(0/2019)}{2019}$
Approved Disapproved Signature:		Date:

City of Camas Preliminary Project Cost Estimate Transmission and Booster Station Improvement T-7 NUGA 544 Zone - 24 inch Transmission Main

<u>NO.</u>	ITEM	QUANTITY	<u>UN</u>	IT PRICE	A	MOUNT	
1	Mobilization, Cleanup, and Demobilization	LUMP SUM	\$	150,000	\$	150,000	
2	24-inch D.I. Water Pipe, Including Fittings	19,650 LF	\$	110	\$	2,161,500	
3	Locate Existing Utilities	LUMP SUM	\$	20,000	\$	20,000	
4	Erosion Control	LUMP SUM	\$	20,000	\$	20,000	
5	Additional Pipe Fittings	13,760 LB	\$	3.50	\$	48,160	
6	Trench Safety Systems	LUMP SUM	\$	39,300	\$	39,300	
-7	24-inch Butterfly Valves	33 EA	\$	27,500	\$	907,500	
8	Fire Hydrants	50 EA	•\$	4,000	\$	200,000	
9	Gravel Backfill	16,011 TN	\$	15	\$	240,167	
10	Foundation Gravel	1,801 TN	\$	35	\$	63,044	
11	Asphalt Concrete Pavement Repair	1,334 TN	\$	80	\$	106,741	
12	Crushed Surfacing, Top Course	1,225 TN	\$	25	\$	30,621	
13	Cold Mix Asphalt	901 TN	\$	150	\$	135,094	
14	Connections to Existing System	2 EA	\$	1,500	\$	3,000	
15	Traffic Control	LUMP SUM	. \$	40,000	\$	40,000	
	Subtotal Tax rate (8.2%)				\$ <u> </u>	4,165,126 341,540	
	Subtotal: Contingency (25%)				\$ <u>\$</u>	4,506,667 1,126,333	
	Total Estimated Construction Cost:				\$	5,633,000	
	Engineering and Administrative Costs (25%):				\$	1,408,000	
	Total Estimated Project Cost:				\$	7,041,000	
	SDC COST ESTIMATE =	TOTAL E	57 H	D.I. L	DATE	PROJECT ER PIPE	COST
	SDC COST ESTIMATE =	\$ 7.041.0	00		\$ 3 5	58.32/L	F
	25% AVAILABLE F	for cred	71	= . 25 ((\$35	iz·32)= \$'	89.58/2
		5-9	_				-Fr

LENGTH OF WATERMAIN = 644 LF SDL CREDIT: (644 LF) (\$89.581 L=) = \$57,689.50





	WATER N	OTE	S	GREEN MOUNTAIN LAN	0, ЦС
V7	STA 5+88.91 (B.DT ITT-N BOXWOOD STREET) AFTER TESTING AND APPROVAL FROM CITY OF CAMAS, REMOVE TEMP, CAP AND CONNECT TO EXISTING 18' DIP WATER MAIN INSTALLED WITH GREEN MOUNTAIN ESTATES DEVELOPMENT.	W25	STA. 4+05.18 (8.55' LT-N BOTH LOOP) INSTALL: (1) 11.25' BEND (M.0) (1) THHUST BELOCK STA 4+95.72 (18.75 LT-N BOTH LOCP)	17933 NW EVERGREEN SUITE 300 BEAVERTON, OR 97005 ATTN: JCHN ONEIL PH: (503) 597-7100 FAX: (503) 597-7149 EMAIL: Johno@metlandg	PARKWAY, I
12	STA 8+77.00 (8.90' AT-N BOXWWOOD STREET) INSTALL: (1) 11.25' BEND (AU) (1) THRUSY ELOCK		INSTALL INS		
v)	STA 9+21.02 (6.38' RT-N BOXV/NOOD STREET) = STA 3+10.20 (7.97' LT-N 99TH AVENUE) INSTALL		RESTRAIN ALL JOINTS FROM TEE TO HYDRANT AND RESTRAIN ALL JOINTS WITHIN 16 OF TEE.	~	
	(1) IFXG* CROSS (FLG) (SPECIAL ORDER) (2) IFXG* REDUCERS (2) IF*ENTERFLY VALVES (FLG X MJ) (2) G* GATE VALVES (FLG X MJ) (4) VALVE BOXES & COVERS	W27	STA 5 +46.15 (10.60° LT-N SOTH LCOP) INSTALL: (1) 22.5° BEND (6LJ) (1) THRUST BLOCK	R.L	
44	STA 9+98.78 (8.22 RT-N BOXWWOOD STREET) INSTALL: (1) T1.26 BEND (MJ) (1) THAUST BLOCK	W2U	STA 5-FEIO8 (10.60' LT-M 90TH LOOP) INSTALL: (1) 22.F BEND (MJ) (1) THRUST BLOCK	E	
/5	STA 9+61.99 (16.09 RT-N BOXWOOD ST) INSTALL: (1) 1-1/2" IRBIGATION METER W/ APPROVED PACKED OW DEACE	w20	STA 6+02,83 (10,00° L7:N 907H LOOP) INSTALL: (1) 22,5° BEND (MJ) (1) 7HRUST GLOCK	USU	
ND	(8 U) 2' TYPE K COPPER (MAIN TO METER) STA 12+27 27 (8.00' RT-N BOXWOOD ST) INSTALL:	00W	STA 6+22,14 (10.49 LT-N 90TH LOCP) INSTALL: (1) 22.5 BEND (AU) (1) THRUST BLOCK	& ED	11.1200 11.1200 11.1200
V7	(1) TEMP, BLOW-OFF ASSEMBLY (1) TEMP, ARTVASSEMBLY (1) THRUST BLOCK STA 2+51.81 (16.75'LT-N 90TH COURT) NSTALL;	1937	STA 8+24.04 (8.09 LT-N 90TH AVENUE)- STA 7+87.12 (8.00 LT-N 90TH LOOP) (NSTALL: (1) 8' TEE (FLO) (3) 8' GATE VALVE (FLG X MJ) (3) VALVE 90XES & COVENS	MIX , 2D,	U antra antra antra antra MER, IVA 989
	(1) FINE HYDRANT ASSEMBLY (1) 8'X 6'TEE (MU X SIDE FLG) (1) 9' HYDRANT VALVE (FLG X MJ) (1) VALVE BOX & COVER (2) THRUST BLOCKS	W32	(1) THRUST BLOCK STA 9+39.50 (8.73' LT-N 30TH LOOP) INSTALL: (1) 71.25' BEND (AJ) (1) THRUST BLOCK	S 2B	VET UN
18	HESTRAIN ALZ JOINTS FHOM TEE TO FTDDAAT AND RESTRAIN ALL JOINTS WITHIN 16 OF TEE. STA 2+01.54 (7.20 LT-N 90TH COURT) INSTALL: (1) 22.5 BEND (MJ)	W33	STA 11 +07.88 (10.05" LT-N 90TH LOOP) INSTALL: (1) 22.5" BEND (MJ) (1) THRUST BLOCK	ASE	NEER,
n)	(1) THRUST BLCCK RESTRAIN ALL JOINTS WITHIN 7' OF BEND STA 1+73,15 (9.85' LT-N SOTH COURT) ~ STA 0+69,14 (14,65' LT-PVT BOAD 'Q7) NISTAIL -	W34	STA 11+33.89 (10.07 LT-N 907H LOOP) INSTALL: (1) 22.5° BEND (MJ) (1) THRUST BLOCK PESTRAIN ALL JOINTS WITHIN 7' OF REND	PHI	ENG 222 E. EN
	IN FILE (FLG) (3) ST GATE VALVE (FLG X MJ) (3) VALVE BOXES & COVERS (1) THRUST BLOCK	was	STA 11+62.02 (9.03'LT-N 90TH LCOP) INSTALL: (1) 22.5' BEND (MJ) (1) THRUST 9LOCX	IN N	INC.
10	STA 1+57.61 (7.24' LT-N 93TH COURT) INSTALL: (1) 22.57 BEND (IAJ) (1) THRUST BLOCK RESTRAIN ALL JOINTS WITHIN 7 OF BEND	W36	STA 11 +97.44 (9.03° LT-N 90TH LOOP) INSTALL: (1) 22.5° BEND (MJ) (1) 7HRUST BLOCK	REE	ERING
11	STA 1+21.70 (8.00° LT-N 997H COURT) INSTALL: (1) 45° BEND (MJ) (1) THRUST BLOCK	W37	STA 12+28.19 (18.75' LT-N 90TH LCOP) INSTALL: (1) FRE HYDRANT ASSEMBLY (1) 87 X5 TEE IMJ X SIDE FLG)	G.G.	GINE
12	RESTRAIN ALL JOINTS WATHIN AF OF BEND STA 14 20.03 (29.07 LT-N SUTH COURT) (NSTALL: (1) T1.25° JEND (MJ) (1) THRUST BLOCK BESTRAIN ALL JOINTS WITHIN & OF BEND		(1) 5' HYDRANT VALVE (FLG X MJ) (1) VALVE BOX & COVER (8,8 LF) 6' DIP (2) THRUST ELOCKS RESTRAIN ALL JOINTS FROM TEE TO HYDRANI AND RESTRAIN ALL JOINTS WITHIN 15' OF TEE.	WA	
13	STA 0+63.15 (50.56) LT-N 97TH COURT) INSTALL: (1) 22.5" GEND (M.) (1) 11.25" EEND (M.) (2) THRUST BLOCK	1436	STA 13+52.19 (8.09° LT-M 907H LOOP) INSTALL: (1) 6° TEE (FLG) (3) 6° GATE VALVE (FLG X MJ) (3) VALVE BOXES & COVERS (3) VALVE BOXES & COVERS	STER A TU	
ral V	N:H9722.66 E-2502003.52 INSTALL: (1) BLOW-OFF ASSEMBLY (1) THRUST BLOCK	V/39	() // ////// //////////////////////////	THE PROPERTY	
15	STA 1+03.72 (8.00° LT-PVT FIOAD 'Q') INSTALL: (1) 11.25° BEND (MJ) (1) THRUST BLOCK RESTRAIN ALL JOINTS WITHIN 4° OF BEND	W40	(1) THRUST BLOCK STA 14+24.49 (10.02 LT-N 907H LOOF) (NSTALL: (1) 22 ⁵ GEND (MJ) (1) THRUST BLOCK	C TO NAL E	er far
16	N:11972.96 E:2502071.02 INSTALL (1) BLOW-OFF ASSEMBLY (1) THRUST BLOCK	VAL	STA 14+59,79 (19.00 LT-N 90TH LOOP) INSTALL: (1) 22.5° BEND (M.) (1) THEN BLOCK	12/22/11	
17	STA 4+01.25 (0.06' LT-N 90TH AVENUE) INSTALL: (1) 11.25' BEND (MJ) (1) THRUST BLOCK RESTRAIN ALL JOINTS WITHIN & CF BEND	W42	(7) FINION SECON STA (14+79:76 (9.26) LEN 99TH LOOP) INSTALL: (1): 22.5" BEND (MJ) (1) THAUST BLOCK	CHANGES / REVI DESCRIPTION:	SIONS DATE:
1	STA 4+61.48 (8.00'LT-N 90TH AVENUE)= STA 0+08.00 (8.00'LT-N 90TH LCOP) INSTALL: (1) 8'CROSS (FLG) (4) 8'CATE VALVES (FLG X M.0	W43	STA 15+04.49 (7.56 LT-N 90TH LOOP) INSTALL: (1) 11.25 BEND (MJ) (1) THRUST BLOCK		
19	(4) VALVE BOXES & COVERS STA 5+99.48 (16.75' LT-N SOTH AVENUE) INSTALL: (1) FIRE HYDRANT ASSEMBLY	¥¥44	STA 15+22.22 (8.11'LT-N 00TH LOOP) INSTALL: (1) 11.25' BEND (MJ) (1) THRUST BLOCK		600
	(1) 8'X 6'TEE (MAX SIDE FIG) (1) 6'HYDPANT VALVE (FIG X MJ) (1) VALVE BOX & COVER (8.8 LF) 6'DIP (2) THRUST BLOCKS TECTRAM AL JOINTS FEDDATEE TO HYDPANT	W45	STA 16+57.83 (7.93°LT:N 937H LOOP) NSTALL: (1) T1.25° BEND (IAU) (1) THRUST BLOCK BESTRAW ALL CONTRANTINUAL OF BEND	and a second	
20	AND RESTRAIN ALL JOINTS WITHIN IS OF TEE, STA 6-37.99 (8.35° LT-N SOTH AVENUE) INSTALL: (1) 11.25° BEND (MA) 11 THEIRE RE OCK	W46	STA 16+P3.11 (8.00'LT-N 90TH LCOP) (NSTALL: (1) 11.25' BEND (MJ) 11) THRUS BLOCK		
21	(1) THIGH USAN STA 1+78:01 (9:47* LT-N 907H LOOP) (1) 22:5* BEND (7AJ) (1) THRUST BLOCK	wa7	NESTRAIN ALL JOINTS WITHIN 4" OF BEND STA 1-99.31 (8.66" LT-N 90TH LOCP) INSTALL: (1) 6" GHTE VALVE (MD)	DESIGNED: RWP DRAWN: RWP / TJB	
25	STA 2+09.15 (9.40' LT-N 901H LOOP) INSTALL:	V/48	1) VALVE BOX & COVEH STA 6+16.91 (29.75 LT-N BOXWOOD ST.)	CHECKED: PAT	
-1	(1) 22.5° BEND (MJ) (1) THRUST BLOCK		INSTALL: (1) FIRE HYDRANT ASSEMBLY (1) 10" X & TEE (IAJ X SIDE FLG)	DATE: DECEMBER 2017	
23	STA 2+39.48 (10.50° LT-N 90TH LCOP) (NSTALL: (1) 22.5° BEND (MJ)		(1) 6" HYDRANT VALVE (FLG X MJ) (1) VALVE BOX & COVER (12.6 LF) 6" DIP	SCALE: H: 1*=50 V:	
e.d	(1) THRUST BLOCK STA 2+68.16 (9.81' LT-N SOTH LOOP)	. a	(2) THHUST BLOCKS RESTRAIN ALL JOINTS FROM TEE TO HYDRANT AND RESTRAIN ALL JOINTS WITHIN 16' OF TEE.	COPYRIGHT 2017, CLSCH ENG	IWEERING, INC.
_	INSTALL: (1) 22.5" BEND (MJ) (1) THRUST BLOCK	4		GREEN NGUNTAIN MILED	USE P.R.D.
f) 2)	GATE VALVE ASSEMBLIES TO BE PER CITY OF CA. FIRE HYDRANT ASSEMBLIES TO BE PER CITY OF C	MAS ST	D, DETAILS W12 & W13, SHEET C9.4. STD. DETAIL W11, SHEET C9.4.	JOB WAL: 6938.01	.04
3450	BLUY-OFF ASSEMBLIES TO BE CONSTITUCTED P THRUST BLOCKS TO BE PER CITY OF CAMAS STO If WATER SERVICES TO BE CONSTRUCTED PER CI 27 WATER SERVICE TO BE CONSTRUCTED PER CI 27 WATER SERVICE TO BE CONSTRUCTED PER CI	EH C/TY DETAI DITY OF TY OF C	OF CAMPS STD. DETAIL WE, SHEET C9.4. L W15, SHEET C9.3. CAMAS STD. DETAIL WE, SHEET C9.3. WMAS STD. DETAIL WE, SHEET C9.3. WMAS STD. DETAIL WE, SHEET C9.4.	SHEET	٢
7) 8)	WATER SAMPLING STATION ASSEMBLY TO BE CO	INSTRU	CTED PER CITY OF CAMAS STD. DETAIL W22,	070	

.Hidstal800(4900/890/2925/Engtheering)First/Plaste 20,0,0,4FIS/xeets18908.e.C7.0.watt M:MicroStation V8/pen_tables/HP5000(water.bl C7.0



CITY OF CAMAS Memorandum

TO: Mayor and City Council

FROM: James Hodges, Project Manager

DATE: 01/29/2019

SUBJECT: Crown Road Booster Station Upgrade Project Summary

The Crown Road Booster Station is located at the northern intersection of NE Crown Road and NE Strong Road about 0.5 miles north of NE 3rd Avenue. The station is designed to move, or pump, drinking water from the well field and downtown area of Camas up to the area that serves the Hills at Round Lake and other neighboring developments. The station was constructed in 2009 as a condition of development for the Hills at Round Lake. After analyzing the City's water system over the last few months, staff believes it is prudent to increase our available water to serve the northwesterly portion of the City prior to this year's peak demand season (July and August). Staff's intent is to complete an upgrade to the Crown Road Booster Station to achieve this goal.

The Crown Road Booster Station was constructed with room for four (4) pumps with the expectation that it would have an ultimate capacity of 4,800 gallons per minute (GPM). Currently, the station is fitted with two pumps (#1 & #2) that will each pump up to 800 GPM (1,600 GPM total). In addition to serving the developments mentioned above, the booster station pumps water to the Gregg Reservoir located across from Camas High School, which can ultimately provide water to the northern half of Grass Valley, Lake Heights, Lake Pointe, Lacamas Shores, and other developments in the northwesterly portion of the City.

The current project proposes to install a third pump and motor assembly that will deliver up to an additional 1,600 GPM. Some of the components required to successfully complete the project have long lead times, including the pump, motor, and the Motor Control Center Panel, which is expected to be delivered four months after ordering. Staff would like to have this new pump operational no later than July 1st of this year. For this reason, upon approval of the project by the Camas City Council, staff is proposing to order these items immediately. Once all of the equipment and components are delivered, staff proposes to get quotes for the electrical and mechanical work required for a complete installation. Programming and integration of the new pump into our existing SCADA system will be performed by our integrator Stead & Associates. Staff is requesting approval of the project up to the \$150,000 total budget amount as estimated below.

•	Gray & Osborne – consultant services for drawings, modeling, start-up, etc	\$20,000				
•	Mather & Sons, Inc 150 HP motor, 1,600 GPM pump, complete	\$36,000				
•	Stead & Associates - Siemens MCC Panel - Motor Control Panel, complete	\$30,000				
•	 Stead & Associates – programming and integration of new pump to City's SCADA 					
•	Contract Electrical, Mechanical, and installation costs	\$34,000				
	Subtotal-	\$135,000				
	10% contingency	\$15,000				
	TOTAL	\$150,000				

The Crown Road Booster Station Upgrade Project was not anticipated during development of the 2019/2020 Budget. As such, Staff is proposing to move the necessary funds from the "343 Pressure Zone Transmission System" Project, which is included in the 2019 Budget, to complete the proposed Crown Road Booster Station upgrade. At this time, Staff believes there will still be sufficient funds in the Transmission System Project budget line item to complete the work anticipated in 2019.

Because of the total cost of the project and the piecemeal approach required to complete it in the timeframe desired, staff is providing this overall summary with a request that Council approve the attached Gray & Osborne consultant services agreement for the Project which has also been included on the February 4, 2019 Regular Meeting Consent Agenda. Staff is also requesting that Council authorize completion of the remainder of the project under the budget framework noted above allowing the Mayor or her designee to sign each of the programming invoices or equipment purchases noted above at the time that it's needed.

Public Works Staff are available to respond to any questions.





January 30, 2019

Mr. Jim Hodges Engineering Project Manager City of Camas 616 NE Fourth Avenue Camas, Washington 98607

SUBJECT: PROPOSAL FOR ENGINEERING ASSISTANCE FOR CROWN ROAD BOOSTER PUMP INSTALLATION CITY OF CAMAS, CLARK COUNTY, WASHINGTON G&O #20194.42

Dear Mr. Hodges:

Gray & Osborne is pleased to provide a scope of work and fee schedule for assistance to the City for the installation of a pump at the Crown Road Booster. Our scope of work is attached as Exhibit A while our estimate of hours and fees is attached as Exhibit B.

If this scope of work is acceptable to you, please sign the signature lines below.

Please contact me if you have any questions or desire further information.

Sincerely,

GRAY & OSBORNE, INC.

ull

Russell Porter, P.E.

RLP/hh Encl.



Mr. Jim Hodges January 30, 2019 Page 2

CITY OF CAMAS – CROWN ROAD BOOSTER STATION EXPANSION

Gray & Osborne, Inc. is hereby authorized to proceed with the engineering services as noted herein and under the terms and conditions of our current On-Call Water and Wastewater Engineering Services Contract dated December 2, 2013, for a cost not to exceed \$22,000 as noted herein without further written direction and authorization of the City.

Name (Print)	Title	
Signature	Date	
×	× 4 - 2	19


EXHIBIT A

SCOPE OF WORK

CITY OF CAMAS CROWN ROAD BOOSTER STATION EXPANSION

This contract amendment is for professional engineering services to assist the City of Camas with the expansion of the Crown Road Booster. The booster station was constructed as a developer extension and the design included places for two additional pumps. The existing facility has two 75 hp pumps, each capable of 800 gpm. The two additional pumps were proposed at 1,600 gpm each with 150 hp motors. The pumps will be controlled with variable frequency drives (VFDs). This scope of work assumes the following:

The City of Camas will contract directly with Mather and Sons, the pump supplier, and S & B Stead and Associates, the integrator. The project may be prepared for public bidding for the electrical and mechanical components.

SCOPE OF WORK

Task 1 – Project Management and Oversight

Provide overall project management and oversight of the project work as follows:

- A. Ensure sufficient staff resources are dedicated to the project.
- B. Manage project budget and schedule.
- C. Prepare and provide monthly progress reports and invoices.

Task 2 – Review Predesign Report and Verify Pump Design Parameters

Ensure that the proposed pumps from the Predesign Report are correctly sized and appropriate for the application prior to the City purchasing them.

- A. Review Design Information.
- B. Compare proposed pump curve with system curve developed from on-site pump test data to verify the proposed pump is acceptable.
- C. Document findings of analysis and make a pump recommendation.
- D. Perform surge analysis.

Task 3 – Verify Electrical Capacity

Verify the existing electrical service and building electrical system are adequate for the proposed pump and the future proposed pump.

- A. Review construction drawings for the Crown Road Booster.
- B. Verify utility transformer capacity with the electrical utility.
- C. Verify the building electrical system.
- D. Provide electrical analysis to verify that the electrical system can provide power to the proposed pumps.
- E. Document findings of the electrical analysis.

Task 4 – Provide Drawings

Provide drawings and limited specifications to allow the City to solicit bids for a mechanical contractor for the pump and piping installation and for the City to solicit bids from an electrician to install the necessary conductors in the existing conduit between the motor controls center (MCC) location and the pump location. The drawings will be suitable for procuring and installing the mechanical equipment and installing the necessary electrical equipment via a small works roster process.

A. Provide mechanical drawings for mechanical and electrical installation.

Task 5 – Provide Specifications

Provide technical specifications for piping and electrical equipment to allow the City to bid those portions of the project should the City choose to do so. The specifications will be provided in the standard 16-division CSI format. The City will provide its own front-end documents and assemble the bid package.

A. Provide specification sections for the pumps, piping, and electrical installation.

Task 6 – Coordinate with S & B Stead and Associates

Coordinate with S & B Stead and Associates on their design and provision of the motor controls and connections to the City's SCADA system.

A. Review S & B Stead and Associates design for the MCC modifications and the connections to the City's SCADA system.

Task 7 – Prepare WSDOH Submittal for Review and Approval

Prepare a submittal package for Washington State Department of Health (WSDOH) review and approval.

- A. Prepare a submittal package including a letter report with a project summary and design parameters and any design drawings to submit to WSDOH for review.
- B. Receive and address WSDOH comments to prepare a resubmittal, if necessary, for final approval.

Task 8 – Provide Office Support

Provide office support including answering RFIs and reviewing submittals.

- A. Answer RFIs and construction questions as they arise and as directed by City staff.
- B. Review submittals as directed by City staff. Provide documentation of the submittal review for City use.

Task 9 – Startup and Commissioning

Provide on-site attendance and support for startup and commissioning.

- A. Provide City staff with a startup protocol including system startup checklists.
- B. Attend startup and commissioning and provide on-site pressure, flow, and amperage testing to verify that each pump is operating correctly within the specifications and manufacturer's submittal information.
- C. Provide documentation of the startup and pump test for the City's records.

Task 10 – Record Drawings

Prepare record drawings for City recordkeeping.

A. Prepare final record drawings from project drawings incorporating City inspection comments.

EXHIBIT B

ENGINEERING SERVICES SCOPE AND ESTIMATED COST

City of Camas - Crown Road Booster Station Expansion

Tasks	Project Manager Hours	Civil Engineer Hours	Electrical Engineer Hours	AutoCAD/ GIS Tech./ Eng. Intern Hours
1 Project Management and Oversight	4			
2 Review Predesign Report and Verify Pump Design Parameters	2	20		
3 Verify Electrical Capacity			8	
4 Provide Drawings	2	8	8	16
5 Provide Specifications	4	12	12	
6 Coordinate with S & B Stead and Associates	2	2	6	
7 Prepare WSDOH Submittal for Review and Approval	2	4		
8 Provide Office Support	2	4	2	
9 Startup and Commissioning	8	8	8	
10 Record Drawings	1	4		4
Hour Estimate:	27	62	44	20
Fully Burdened Billing Rate Range:*	\$119 to \$190	\$103 to \$129	\$113 to \$190	\$48 to \$126
Estimated Fully Burdened Billing Rate:*	\$177	\$126	\$160	\$95
Fully Burdened Labor Cost:	\$4,779	\$7,812	\$7,040	\$1,900
Total Fully Burdened Labor Cost: Direct Non-Salary Cost:		\$ 21,531	+ê	
Mileage & Expenses (mileage @ curre	nt IRS rate)	\$ 469		
TOTAL ESTIMATED COST:		\$ 22.000		

* Actual labor cost will be based on each employee's actual rate. Estimated rates are for determining total estimated cost only. Fully burdened billing rates include direct salary cost, overhead, and profit.

22,000



STAFF REPORT FINAL PLAT FOR GREEN MOUNTAIN ESTATES PHASE 1

FILE NO. FP18-05

Associated File Numbers: SUB15-02; SEPA15-05; BLA17-05; MinMod17-06; and FP18-09 (Phase 2)

TO:	Mayor Turk City Council
FROM:	Sarah Fox, Senior Planner Anita Ashton, Engineering Project Manager
DATE:	January 29, 2019
LOCATION:	The development is located along NE 28th Street, east of NE Goodwin Road (no site address). Tax parcel 986046-873
OWNER:	Green Mountain Estates Development LLC 604 W Evergreen Blvd. Vancouver, WA 98660

APPLICABLE LAW: The application was submitted August 2, 2018, and the applicable codes are those codes that were in effect at the date of application. Camas Municipal Code Chapters (CMC): Title 18 Zoning (not exclusively): CMC Chapter 17.21 Procedures for Public Improvements; and CMC Chapter 18.55 Administration and Procedures; and RCW Chapter 58.17.

BACKGROUND INFORMATION				
Zone: R-6 (subsequent phases include R-10 zone)				
Total Area: 8.64 acres	otal Area: 8.64 acresRecreational open space: Adjacent trail to the west 0.05 acres			
Lots: 35 single-family lots Storm Pond: Tract A 24,683 sq. ft.				
Critical Areas: Tract F 0.06 acres				

SUMMARY

Green Mountain Estates Subdivision includes 346 single family lots on 98.37 acres, which received preliminary plat approval on June 24, 2016, as a five-phase development. A minor modification (File #MinMod17-06) was approved to allow two additional phases. **Phase 1 includes 35 lots**.

This staff report addresses the requirements for final plat approval for Phase 1.

Со	nditions of Approval for SUB15-02	FINDINGS
Eng	ineering Division	
1.	Prior to final engineering plan approval for any phase that includes segments of Road A and/or Road D, the applicant shall include and install acceptable traffic calming elements in the number, type and location deemed necessary by the City Engineer.	Roads "A" and "D" are subsequent phases.
2.	Prior to final plat approval for any phase, if not already completed by others, the applicant shall be conditioned to install a 12-inch diameter waterline on Goodwin Road from Lacamas Creek to Ingle Road.	Installed by others
3.	Prior to final plat approval for any lots abutting NE 28 th Street, the applicant shall be conditioned to design and construct the 24-inch diameter transmission main in Goodwin Road/NE 28th Street (T-7) per the Camas Water System Plan. Construction of the transmission main shall be completed prior to final plat approval of the phase(s) the main is located in, or adjacent to.	Water main designed and constructed
4.	Prior to final plat approval of any phase that includes a lot sited above the 370-foot elevation, the applicant shall be conditioned to construct a booster pump station to meet minimum domestic and fire flow requirements.	Not applicable to Phase 1
5.	Existing water wells and on-site septic systems shall be properly abandoned in accordance with State and County guidelines prior to final plat approval for the particular phase that it will be located in. Additionally, any water rights associated with the abandoned water wells shall be transferred to the City.	No wells or septic systems on site
6.	Prior to final engineering plan approval for any phase, the applicant shall provide enhanced landscaping, screening and fencing acceptable to the city for the detention/wetpond facility in the southern portion of Tract D, the large detention facility located in the northwest corner of Tract D and the detention facility proposed in Tract A.	Tract A storm pond is the only applicable portion of this condition. Fencing is installed and enhanced landscaping.
7.	Prior to final engineering plan approval, the applicant shall design the proposed stormwater detention facility located in the northeastern portion of Tract D to meet the minimum 30-foot setback requirement of CMC 17.19.030 (F6).	Located in Phase 2
8.	Prior to final engineering approval, the applicant shall place the stormwater facilities in separate tracts from critical areas, and provide fencing around the perimeter of each facility. Fencing shall be installed as part of the construction of the facility.	In compliance
9.	Prior to building permit issuance, the Applicant is conditioned to provide a proportionate share payment of the NUGA-STS necessary to serve the site.	The proportionate share is still being determined and will be noted on the plat.
10.	Prior to final engineering plan approval, the Applicant is conditioned to provide calculations confirming the off-site gravity sewer facilities on NE 28th Street and Goodwin Road from the easterly edge of the subdivision to Pump Station No. 1 are sized appropriately to serve properties upstream and downstream of the Applicant's subdivision.	In compliance
	Prior to final plat approval of any phase, the Applicant shall be required to construct all on- and off-site sanitary sewer improvements necessary to serve that phase.	

11.	The applicant intends (but is not required) to construct interim sewer improvements to provide service to the Property until such time that the city completes Phase B permanent improvements ("Phase A Interim Improvements"). The approximate capacity of the Phase A Interim Improvements is 350 Equivalent Residential Dwelling Units ("ERUs"), of which 201 ERUs are vested to the Green Mountain PRD development. The City agrees that the Owner may enter into a Latecomers to utilize the remaining actual capacity above 201 ERUs until such time that the permanent Phase B improvements are completed (Shortened for brevity. Refer to decision for full text of this condition.)	In compliance with sewer system design and construction.
12.	Prior to Final Plat Approval, the Applicant is conditioned to dedicate right-of-way (ROW) along NE 28th Street of sufficient width to provide for a minimum 37 foot half-width right-of-way.	Constructed as required. Dedication noted on the plat.
13.	Final platting of an accumulation of more than 200 lots shall not occur until such time as a left turn refuge is installed on NE Goodwin Road/NE 28th Street east of NE Ingle Road.	Installed left turn lane as required.
14.	Prior to final acceptance of any phase, the applicant is conditioned to install eastbound left turn lanes in NE 28th Street	In compliance
15.	Half width street improvements across the applicant's entire frontage on NE 28th Street shall be completed prior to final platting of an accumulation of 150 lots or more .	Improvements complete for entire frontage in advance of 150 lots
16.	The applicant shall provide a minimum of 69 off-street parking spots located in a common tract maintained by the HOA at locations acceptable to the city.	Tract G provides off-street parking for Phase 1
17.	The applicant shall pave the entire width of Joint Access Tract E (20 feet of paved width on the north-south section and 25-feet of paved width on the east-west section) and shall install residential fire sprinklers systems in accordance with the requirements of NFPA 13D or 13R in all lots accessed by this tract and shall install an acceptable address monument signage where Tract E leaves the public street.	Current Tract B (former Tract E) paving is installed. Condition #52 requires sign installation due at final plat.
18.	Lots 7 & 8 shall be rear-loaded lots and prohibited from accessing Road K [*] .	Road "K" is now Juniper Street. Plat complies, as lots will be accessed from (current) Tract C.
19.	The applicant shall pave the entire 20-foot width of Joint Access Tract F and shall install residential fire sprinkler systems in accordance with the requirement of NFPA 13D or 13R in lots 5, 6, 7 and 8 that are accessed by Tract F and shall install acceptable address monument signage where Tract F leaves the public street.	Current Tract C (former Tract F) is paved as required.
20.	Prior to final engineering plan approval for any phase the applicant is conditioned to complete a landscaping plan that details the location, number, plant species proposed, planting notes, fencing notes and associated details.	Landscaping plan was approved with construction plans

^{*} Road "K" is now North Juniper Street

21.	Prior to final plat approval of any phase, the applicant shall identify an appropriate lot(s) or approved tract for the developer funded water booster station identified in the city's June, 2010 Water System Plan at Chapter 8 to serve lots located above an elevation of 370 feet.	Not necessary for current phase. Also not necessary for Phases 2 and 3.
	a. Should it later be determined that a water booster station has previously been installed by other developers or is no longer needed to provide adequate domestic and fire flows to lots above the 370 foot elevation, this area could be converted back to a residential lot.	
	b. The booster station shall require Site Plan and Design Review permits. The design of the booster station shall be similar to that of the adjacent residential structures in style (exterior materials, roofing, roof pitch, windows) and landscaping.	
	c. Any tract needed for the booster station shall not reduce the available open space on the site.	
22.	 Prior to construction of the 181st house, or upon documented failure of the Goodwin and Ingle intersection based on GML's monitoring, whichever is earlier, the applicant shall identify, design and construct corrective measures to mitigate the following intersections to Level of Service (LOS) D or better and receive concurrence from the City of Camas and Clark County, as applicable: a. NE Goodwin & Camas Meadows Drive b. NE Goodwin & Alexandra Lane c. NE 28th Street & NE 232nd Avenue 	Not applicable until subsequent phases. The first phase has only 35 lots
23.	The traffic signal at NE Goodwin Road and NE Ingle Road shall be installed prior to construction of the 181 st lot. If at any time monitoring of the intersection indicates that signal warrants are met prior to the construction of the 181 st house, the applicant shall construct the signal at that time.	Not applicable until subsequent phases. The first phase has only 35 lots
24.	The applicant shall pay to the City of Vancouver a proportionate share contribution towards the construction of a northbound right turn lane on NE 192nd Avenue and a westbound right turn lane on 13th Avenue. The timing of payments shall be determined with the City of Vancouver prior to final plat approval of any phase.	See plat note 6
25.	Prior to final engineering the City and the applicant will determine the sizing and location of water facilities and any needed land for dedication for a reservoir.	No reservoir will be sited within this development.
26.	Five (5) phases are approved with this decision. Modifications to the phasing plan will require approval of a modification pursuant to CMC§18.55.270-Plat amendments and plat alterations.	Minor modification was submitted and approved for seven phases. Refer to conditions of approval for MinMod17-06 (below)
27.	The applicant shall revise the preliminary plat to ensure that side lot lines are at right angles to the street (or radial to a curve) as practical per CMC§17.19.030 (D)(2) and (3).	In compliance for Phase 1
28.	The applicant will revise lot areas to meet the dimensional requirements of the respective zoning unless specifically modified in these conditions. An exception is not granted to exceed the dimensional standards of the zone for Lots 110 to 115, or Lots 44 to 56. Lot 26 shall be modified to provide 7,200 square feet of area as required by CMC 17.19.040.B(10)(c)	None of the identified lots are in Phase 1

29.	 Proposed Lot 25 has an existing home that will remain. The lot exceeds the dimensional standards for the R-6 zone, which is permitted, as it is consistent with CMC§18.09.040, Table 2, Note 4. 		Lots 25 and 26 are now Phase 7 and will be accessed from North 86 th Circle.
	a.	Any future division of Lot 25, five years after final platting, will comply with R-6 zoning.	
	b.	Setbacks from NE 28th Street and to the lots west of Lot 25 will be a minimum of 20-feet.	
	с.	Future homes will be oriented with fronts toward NE 28th Street if lot(s) are adjacent.	
30.	The sub rev be a pha	e applicant shall revise and remove double-frontage lots throughout the division, specifically Lots 28, 29, and Lots 218 to 226. The city will accept the isions as suggested in this report, or a substantially similar remedy. Revisions must approved by the City prior to engineering construction plan approval of first use.	In compliance. Lots 28 and 29 are now Lots 26 and 27.
31.	A si dev in t hor trai	ngle sales office in a model home for purposes of selling lots within the relopment may be located within each phase, and remain until 50% of lots are sold hat phase or two years after Certificate of Occupancy is issued for the model ne or trailer, whichever is less. After such time, the sales office in the home or the ler must be removed.	Will comply throughout buildout of the subdivision
32.	lf a incl par	sales office is proposed in a trailer, then a site plan must be approved by the City, uding landscaping along the street frontage and base of trailer, and off-street king per CMC 18.11 Parking.	Will comply
33.	The fen con ent be cor occ froi agr	e applicant shall construct a permanent physical barrier consisting of a six-foot high ce that adequately prevents human entry into the Clark County owned iservations lands and priority habitat areas known as Green Mountain along the ire north side of the Green Mountain Estates Subdivision. Gate or openings may provided at approved public access points, i.e., the vehicle access at the northeast ner of the site and approved public trails. The fence shall be constructed prior to upancy of individual home sites. Entrance into Clark County's conservation lands m individual lots shall be strictly prohibited without first obtaining an access eement from Clark County.	Applicable to subsequent phases
34.	Sigr pro foll	ns shall be posted and maintained along Clark County's conservation lands perty boundary at an interval of one (1) per lot and shall read substantially as ows: "Conservation Area - Please retain in a natural state."	Applicable to subsequent phases
35.	We	tlands, streams and associated buffers shall be clearly marked on the final plat.	Wetland area is adjacent to Phase 1 and is noted as required.
36.	Tre Tre can	e retention zones within Tracts I and J shall be clearly marked on the final plat. e topping is not permitted, nor removal of more than 20 percent of a tree's opy. A note to this effect shall be added to the plat.	Applicable to subsequent phases
37.	The	e location of the T-29 trail shall be clearly labeled on the final plat.	The southern end of the T-29 trail is located to the west of the property, and labeled on the plat.
38.	Pric priv for ope the	or to final plat approval of any phase, the applicant shall provide a copy of the vate covenants intended to be recorded with the plat, which will include provisions maintenance of all required improvements, such as storm or sewage facilities, en space areas, access tracts, private parking enforcement provisions acceptable to fire marshal, etc.	Submitted as required

39.	The applicant shall provide access acceptable to the city for maintenance of all tracts included in the final plat. Access could include a road, access tract, or recorded agreement with owners to the south. Annual maintenance of all tracts shall be included with the HOA CC&R's, for removal of invasive species.	In compliance
40.	The final tree mitigation plan shall include the dimensions of all Oregon White Oak trees (retained and removed) and an analysis of the health of the trees.	Applicant proposed planting a tree in every backyard as mitigation. A note on the plat includes this provision.
		Tract D contains one of the <u>protected</u> Oregon White Oaks of the development.
41.	Oregon White Oak mitigation trees must be planted every 10 feet from each other, which will be shown on mitigation construction plans.	No Oregon White Oak mitigation this phase.
42.	The applicant shall record an avigation (aviation) easement that runs with the property, which provides a right-of-way for the unrestricted passage and flight of aircraft above 500- feet ground level.	Refer to Plat Note #10
43.	The applicant shall install uniform, continuous fencing at the rear of Lots 139-148 (abutting lots in the Country Estates development) prior to issuance of a certificate of occupancy for the first home in this series.	Applicable to subsequent phases
44.	The applicant shall analyze the health of the trees within 10 feet of the rear of Lots 139-150. If trees are deemed healthy by the project's arborist, and the trees will not be impacted by site grading, then the trees will not be removed. Trees shall remain within subject lots until occupancy.	
45.	Low Flow Life Safety Residential Fire Sprinklers (NFPA 13D) required in all new dwellings served by dead end roads longer than 400 feet. CMC (Camas Municipal Code) 17.19.040.14, CMC 17.19.030.D.5.d	Will comply at time of building permit issuance
46.	Low Flow Life Safety Residential Fire Sprinklers are required where structure(s) are accessed by a flag lot, access tract, or private road. CMC 17.19.030.D.5.c, 17.19.040.A.7	Will comply at time of building permit issuance
47.	Low Flow Life Safety Residential Fire Sprinklers that comply with 13D or 13R are required in all buildings abutting a street designed and constructed with less than 36 feet of pavement width. CMC Table 17.19.040-2	Will comply at time of building permit issuance
48.	If a lot is not required to have residential sprinklers, any new single-family residence or duplex to be used as a model home or home sales office shall have Low Flow Life Safety Residential Fire Sprinklers installed. CMC 15.17.050	Will comply at time of building permit issuance
49.	The distance from a required fire hydrant may be doubled when Low Flow Life Safety Residential Fire Sprinklers are installed throughout a fully sprinklered subdivision. CMC 17.19.040.C.4.a.	Standard 500-foot spacing has been met.
50.	Establishing Hydrant Flow Tests per NFPA 24 (National Fire Protection Association) utilizing a Washington State Licensed Fire Sprinkler Contractor may be waived when Low Flow Life Safety Residential Fire Sprinklers are installed throughout a fully sprinklered subdivision. 17.15.030.D.C	Flow tests required for fire hydrants
51.	Low Flow Life Safety Residential Fire Sprinklers are required where minimum hydrant water flow from the closest hydrant is not met. CMC 17.19.040.C.4.a, CMC 15.04.010.D (IFC Appendix B, Fire Flow) A Washington State Licensed Fire Sprinkler Contractor meeting NFPA 24 Fire Flow guidelines may be hired to establish the	Will comply with each building permit

	gall to t	lons per minute (fire flow). A permit is required with the fire marshal's office prior he flow test.	
52.	An a pos pric	approved address sign, in accordance with the Camas Municipal Code, must be sted for each residence where the flag lot leaves the public road or access tract or to final plat approval of each phase. CMC 17.19.030.D.5.d	Tract B, C and E have address signs as required
53.	Wh Safe	en access grades exceed those specified in CMC 17.19.040.12.b, Low Flow Life ety Residential Fire Sprinklers are required to be installed. CMC 17.19.040.12.b.iii.	Not applicable for this phase
54.	 Underground oil tank removal requires a permit with the fire marshal's office following IFC (International Fire Code) 3404.2.14 		None found
55.	Any dep	y existing structures that are scheduled to be torn down may be considered for fire partment training.	Note, not a condition
56.	56. Any blasting that may be needed for this location is required to follow the CMC Blasting Code and requires a permit with the fire marshal's office. CMC 15.40		Note, not a condition
57.	Any	y gates serving two or more homes is required to follow the gate code CMC 12.36	No gates are proposed
58.	Gat Res	ed access to two or more homes is required to have Low Flow Life Safety idential Fire Sprinklers installed CMC 12.36.040.J	No gates are proposed
59.	Priv	vate Streets require a plan for access obstruction per CMC, 17.19.040.A.9	Plan included within CC&R.s states that vehicles will be towed.
60.	All r	new street signage shall include the hundred block designation.	Will not be required for this phase.
		Conditions of Approval SEPA 15-05	
	1.	Conditions of Approval SEPA 15-05 Mass grading shall occur only during periods of extended dry weather.	In compliance
	1. 2.	Conditions of Approval SEPA 15-05 Mass grading shall occur only during periods of extended dry weather. The contractor shall provide a plan acceptable to the city for controlling dust (i.e.: the use of watering trucks). On windy days where dust is impacting adjacent properties, the project will be shut down until proper mitigation is in place. The contractor will be responsible for all off site impacts resulting from lack of dust control.	In compliance
	1. 2. 3. 4.	Conditions of Approval SEPA 15-05 Mass grading shall occur only during periods of extended dry weather. The contractor shall provide a plan acceptable to the city for controlling dust (i.e.: the use of watering trucks). On windy days where dust is impacting adjacent properties, the project will be shut down until proper mitigation is in place. The contractor will be responsible for all off site impacts resulting from lack of dust control. A Final Wetland Mitigation Plan shall be submitted prior to Engineering approval of site construction drawings, and is not waived. The final plan shall include the minimum requirements of CMC§16.53.050(E)(3), which includes (not limited to): Detailed construction drawings of plant types, sizes and locations; Monitoring plans; Contingency plans; and cost estimates for required Financial Assurances (subsection J). The impacts to Category IV wetlands shall be mitigated on site at a ratio of 6:1 for enhancement.	In compliance In compliance In compliance Tract F contains wetland buffer areas. Other wetland areas are adjacent and to the north in Phase 2. Fencing and signage per #6 are bonded as required
	1. 2. 3. 4. 5. 6.	Conditions of Approval SEPA 15-05 Mass grading shall occur only during periods of extended dry weather. The contractor shall provide a plan acceptable to the city for controlling dust (i.e.: the use of watering trucks). On windy days where dust is impacting adjacent properties, the project will be shut down until proper mitigation is in place. The contractor will be responsible for all off site impacts resulting from lack of dust control. A Final Wetland Mitigation Plan shall be submitted prior to Engineering approval of site construction drawings, and is not waived. The final plan shall include the minimum requirements of CMC§16.53.050(E)(3), which includes (not limited to): Detailed construction drawings of plant types, sizes and locations; Monitoring plans; Contingency plans; and cost estimates for required Financial Assurances (subsection J). The impacts to Category IV wetlands shall be mitigated on site at a ratio of 6:1 for enhancement. Mitigation shall be installed within six months of impacts, or prior to final acceptance, whichever is lesser. Wetland areas (wetland and buffer) shall be demarcated adjacent to lot boundaries with a minimum of 4 foot high continuous permagent foracies	In compliance In compliance Tract F contains wetland buffer areas. Other wetland areas are adjacent and to the north in Phase 2. Fencing and signage per #6 are bonded as required Conditions are applicable to subsequent phases.
	1. 2. 3. 4. 5. 6. 7.	Conditions of Approval SEPA 15-05 Mass grading shall occur only during periods of extended dry weather. The contractor shall provide a plan acceptable to the city for controlling dust (i.e.: the use of watering trucks). On windy days where dust is impacting adjacent properties, the project will be shut down until proper mitigation is in place. The contractor will be responsible for all off site impacts resulting from lack of dust control. A Final Wetland Mitigation Plan shall be submitted prior to Engineering approval of site construction drawings, and is not waived. The final plan shall include the minimum requirements of CMC§16.53.050(E)(3), which includes (not limited to): Detailed construction drawings of plant types, sizes and locations; Monitoring plans; Contingency plans; and cost estimates for required Financial Assurances (subsection J). The impacts to Category IV wetlands shall be mitigated on site at a ratio of 6:1 for enhancement. Mitigation shall be installed within six months of impacts, or prior to final acceptance, whichever is lesser. Wetland areas (wetland and buffer) shall be demarcated adjacent to lot boundaries with a minimum of 4-foot high, continuous, permanent fencing. The demarcation of wetland area boundaries adjacent to roadways or other	In compliance In compliance In compliance Tract F contains wetland buffer areas. Other wetland areas are adjacent and to the north in Phase 2. Fencing and signage per #6 are bonded as required Conditions are applicable to subsequent phases.

 9. Trees that are proposed for a 2015) shall be retained. The Walnut tree in SW portion Oak tree in Tract in Tract Oak tree in Tract I, north Tract I, retention group Tract J, retention group 10. Trees that are intended to be drawings. 11. Removal of retained trees w Department, through submit require that the tree be conseemployed by the company p noted on the final plat. Mitig Measure #18. 12. Tree protection fencing shall retained, prior to any earth i remain in good condition un 	retention per Tree Evaluation Report (December 22, following trees and or groupings were identified: on of Tract D (adjacent storm pond) t G that is adjacent to NE 28th Street nwest of proposed Lot 92 of two fir trees and 14 deciduous of 37 fir trees and 56 deciduous e retained will be located and noted on final plat ill require approval from the city's Planning ttal of a Vegetation Removal Permit. Approval will sidered hazardous by a licensed arborist, who is not proposing to remove the tree. This provision will be gation for loss of retained tree is required per I be installed around the drip line of trees to be moving activities on site. Protection fencing shall til final plat approval.	Tract G (now Tract D) contains retained and protected White Oak as required. Final plat noted the location of protected tree as required.
 Mitigation for the removal o caliper, at a 6:1 ratio, planter phase. Locations shall be not described in this section. App include final count of Oregor measures. 	f Oregon White Oaks shall be a minimum of 2" d in Tracts D or C prior to final plat approval of any ted on the plat and protected during construction as plicant shall provide a Final Tree Mitigation Plan to n White Oak removal, and the required mitigation	No removal is proposed for this phase.
 Oregon White Oak Mitigatio to be approved by the city, a 	n area(s) will be posted with a small, permanent sign and installed prior to final plat approval.	No Oregon White Oaks were removed with this phase.
15. Mitigation as proposed on pa one tree in the backyard of e prior to issuance of Occupan	age 6 of the Tree Evaluation Report, shall include every lot (minimum 2" caliper) and shall be planted acy Permit.	Plat Note 13. Property owners must comply with building permit issuance.
 One street tree and one back each lot, and replaced only v plat. 	kyard tree shall be maintained in good health for when hazardous. This provision shall be on the final	Refer to Plat Note 13
 The application included add front open spaces and storm prior to final plat approval of 	ditional street trees along stretches of roadways that a ponds. These trees shall be installed as proposed, f each phase.	In compliance for Phase 1
 The applicant shall provide finan amount of 105% the reinstallation, monitoring and trees shall be a minimum of caliper inch of tree lost (e.g. 2" caliper). 	inancial surety for the retained Walnut and Oak trees eplacement cost. Cost estimate shall include maintenance for a period of five years. Replacement 2" caliper and in a quantity that is equivalent to the 12" caliper tree will require six replacement trees at	Financial surety for White Oak in Tract D has <u>not</u> been provided to date.
 Lots adjacent to open space rear lot lines that abut the op high, permanent, continuous 	tracts shall maintain fencing along the side and/or pen spaces. Fencing must be a minimum of 4-feet s, and be maintained in good condition.	Refer to Plat Note 14 Applicable to Lots 25 -27; 31-35
20. Properties that abut the norm minimum 6-foot high fence.	thern property line with forest land shall maintain a	Fencing is applicable to subsequent phases.

21. The property abuts a forest managed by Clark County. A note on the plat shall inform homeowners of the potential for tree harvesting, replanting, and other active forest management practices, along with a variety of recreational activities such as horse riding, hiking, and bike riding.	Plat notes 8 or 9 comply with this provision.
 Small (2' x 2') signs shall be posted at the back of each lot (on the fence or free- standing) to alert homeowners of forest management practices and recreational uses. 	Signage is applicable to subsequent phases.
23. Prior to final acceptance of each phase, an address monument (as approved by the City) shall be installed at the entrance of all joint access easements and flag lots of that phase.	In compliance.
24. The developer will incorporate feasible sustainable and low-impact development methods and techniques for individual lot construction.	Statement, not a condition of approval.
 Buildings will be oriented to the public streets (not private access tracts) and provide pedestrian access from buildings to sidewalks. Building permit submittals for each phase will include a master plan set which includes the facades, colors, and materials for each lot, to demonstrate the unique character of a series of lots. The master set for each phase will be approved by the city. "Unique" generally means that there is a difference in roof pitch, exterior materials, stoops or porches, columns or bay windows, or other such distinctions between houses. The intent is to provide different architectural styles and avoid monotony. 	Refer to Plat Notes 15 and 16. Will comply with building permit review and issuance.
27. South of Road H, the T-29 trail shall be a minimum of 6-feet width and paved. North of Road H, the T-29 trail must be 6-foot minimum width and paved or with crushed aggregate.	Phase 1 includes the south portion of the T-29 trail. It will be paved for 6 feet, then transitions to 10 feet north of North Hargrave Street.
28. Signs, as approved by the city, shall be installed at each end of the trail segments where the trail intersects with a road. Signs shall be installed prior to final acceptance of each phase (with a trail segment).	Will comply.
 29. The applicant shall provide the city with a copy of the excavation permit from DAHP prior to any earth disturbing activities. 30. An archaeologist will be on site and monitor all ground disturbing activities at the location of the documented archaeological resources. 	Provided prior to excavation as required. Monitoring was conducted.
31. A monitoring plan shall be prepared and approved by the City and DAHP prior to site work. The monitoring plan will include photographs and examples of potential artifacts that could be encountered on the site. A copy of the monitoring plan will be on site at all times with the project superintendent.	Complied as required.
32. Lots 7 and 8 shall gain access from Tract F (joint access).	As previously noted, Lots 7 and 8 will not be accessed from N Juniper Street.

	 South of Road N, Lots 9 and 19 are the only lots permitted to have individual driveway access onto Road K⁺. 	(Current) Lots 9 and 21. No notes required for plat as there are no access restrictions.		
	34. Lots 20 to 22 will utilize a joint access tract and not have individual driveways onto Road K [‡] . The city would accept a joint access tract similar to the west side of the road, rear access to the lots via an alley, or as otherwise approved by the city.	In compliance. Refer to Easement Provision #2.		
	35. Lot 18 is also located at a blind corner for incoming vehicles to the site. Access to Lot 18 must be located as far east as practicable, as approved by the city.	Refer to Plat Note 17		
	36. The utility plan shall be revised to include the location of the water booster station. Revised plan shall be submitted prior to engineering approval for any phase.	Not applicable for Phases 1 to 3.		
	Conditions of Approval for MinMod17-06			
1. T dec sha	he applicant shall submit to the city a revised phasing drawing, consistent with this ision, within six months of the date of issuance of this decision; otherwise this decision II be void.	Submitted as required.		
2. N alpl	2. Number of phases must be numbered consecutively from "number one", not In compliance alphabetically or alphanumerically.			
3. T not will	he timing of completion for the required street improvements along NE 28th Street is modified with this decision. The (new) Phase 7 improvements along NE 28th Street be installed with Phase 1.	Improvements installed as required.		
	Final Plat Notes			
1.	A homeowners association (HOA) will be required for this development. Copies of the C.C. & R's shall be submitted and on file with the City of Camas.	Refer to Note 1		
2.	Building permits will not be issued by the Building Department until all subdivision improvements are completed and Final Acceptance has been issued by the City.	Refer to Note 3		
3.	This plat is located adjacent to Clark County conservation land managed for sustainable forestry on which a variety of forestry operations may occur that may not be compatible with residential development for certain periods of limited duration. Potential discomforts or inconveniences may include, but are not limited to: noise, odors, fumes, dust or operation of machinery during any twenty-four (24) hour period.	Refer to Note 11		
4.	Entrance into Clark County's conservation lands from individual lots shall be strictly prohibited without first obtaining an access agreement from Clark County.	Refer to Note 9		
5.	Maximum building lot coverage for this subdivision is 40%.	Refer to Note 4		

⁺ North Juniper Street

[‡] North Juniper Street

6.	The lots in this subdivision are subject to traffic impact fees, school impact fees, fire impact fees and park/open space impact fees. Each new dwelling will be subject to the payment of appropriate impact fees at the time of building permit issuance.	Refer to Note 5
7.	Wetlands, streams and associated buffers shall be maintained in their natural state as described in the Final Wetland Mitigation Plan that is recorded with this plat by the HOA. Any modifications to critical areas and buffers must be approved in writing by the City after submittal of a revised critical area report.	Refer to Note 7
8.	Tree topping is not permitted within this development, nor removal of more than 20 percent of a tree's canopy. Trees that are determined to be hazardous by a licensed arborist may be removed after approval by the City. Required street trees and backyard trees shall be promptly replaced with an approved species.	Refer to Note 8
9.	The Green Meadows subdivision is under a flight corridor for Grove Airfield; aircraft noise is to be expected.	Refer to Note 10

FINAL PLAT CRITERIA FOR APPROVAL (CMC 17.21.060-C)

- 1. That the proposed final plat bears the required certificates and statements of approval;
- 2. That the title insurance report furnished by the developer/owner confirms the title of the land, and the proposed subdivision is vested in the name of the owner(s) whose signature(s) appears on the plat certificate;
- That the facilities and improvements required to be provided by the developer/owner have been completed or, alternatively, that the developer/owner has submitted with the proposed final plat an improvement bond or other security in conformance with CMC 17.21.040;
- 4. That the plat is certified as accurate by the land surveyor responsible for the plat;
- 5. That the plat is in substantial conformance with the approved preliminary plat; and
- 6. That the plat meets the requirements of Chapter 58.17 RCW and other applicable state and local laws which were in effect at the time of preliminary plat approval.

Findings: The submitted plat meets the requirements of CMC 17.21.060-C, is in substantial conformance with the applicable conditions of approval, and with the applicable state and local regulations.

CITY OF CAMAS MAYOR

APPROVED BY MAYOR DATE

CITY OF CAMAS FINANCE DIRECTOR

THERE ARE NO DELINQUENT SPECIAL ASSESSMENTS, AND THAT ALL SPECIAL ASSESSMENTS ON ANY OF THE PROPERTY THAT IS DEDICATED AS STREETS, ALLEYS OR FOR OTHER PUBLIC USE ARE PAID IN FULL AT THE DATE OF CERTIFICATION.

> CITY OF CAMAS FINANCE DIRECTOR DATE

CITY OF CAMAS PUBLIC WORKS DEPARTMENT

ALL IMPROVEMENTS HAVE BEEN INSTALLED OR FINANCIALLY SECURED FOR IN ACCORDANCE WITH THE REQUIREMENTS OF THIS TITLE AND WITH THE PRELIMINARY PLAT APPROVAL:

ALL IMPROVEMENTS CAN OR WILL MEET CURRENT PUBLIC WORKS DRAWING STANDARDS FOR ROAD, UTILITY, AND DRAINAGE CONSTRUCTION PLANS:

ORIGINAL AND REPRODUCIBLE MYLAR OR ELECTRONIC RECORDS IN A FORMAT APPROVED BY THE THE PUBLIC WORKS DIRECTOR OF DESIGNEE AND CERTIFIED BY THE DESIGNING ENGINEER AS BEING "AS CONSTRUCTED" HAVE BEEN SUBMITTED OR FINANCIALLY SECURED FOR CITY RECORDS.

> CITY OF CAMAS ENGINEER DATE

CITY OF CAMAS COMMUNITY DEVELOPMENT

APPROVED B CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR DATE OR DESIGNEE

CAMAS-WASHOUGAL FIRE DEPARTMENT

APPROVED BY CAMAS-WASHOUGAL FIRE CHIEF OR DESIGNEE

CLARK COUNTY ASSESSOR

APPROVED BY

THIS PLAT MEETS THE REQUIREMENTS OF R.C.W. NO. 58.17.170. LAWS OF WASHINGTON, 1981, TO BE KNOWN AS

GREEN MOUNTAIN ESTATES - PHASE

IN THE COUNTY OF CLARK. SUBDIVISION PLAT NO. STATE OF WASHINGTON

CLARK COUNTY ASSESSOR

DATE

LAND SURVEYOR'S CERTIFICATION

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF THE HOLT GROUP, INC. ON AUGUST 3, 2017. I HEREBY CERTIFY THAT THIS MAP FOR GREEN MOUNTAIN ESTATES PHASE 1 IS BASED UPON ON AN ACTUAL SURVEY OF THE PROPERTY HEREIN DESCRIBED; THAT THE BEARINGS AND DISTANCES ARE CORRECTLY SHOWN: THAT ALL INFORMATION REQUIRED BY THE WASHINGTON UNIFORM COMMON INTEREST OWNERSHIP ACT IS SUPPLIED HEREIN; AND THAT ALL HORIZONTAL AND VERTICAL BOUNDARIES OF THE UNITS, (1) TO THE EXTENT DETERMINED BY THE WALLS, FLOORS, OR CEILINGS THEREOF, OR OTHER PHYSICAL MONUMENTS, ARE SUBSTANTIALLY COMPLETED IN ACCORDANCE WITH SAID MAP, OR (2) TO THE EXTENT SUCH BOUNDARIES ARE NOT DEFINED BY PHYSICAL MONUMENTS, SUCH BOUNDARIES ARE SHOWN ON THE MAP.

JOHN M. BLAIKIE DATE 6.000 S.H PROFESSIONAL LAND SURVEYOR NO. 42667 **18** 6,265 S.F. 10.6 30.00' (SEE DETAIL B) 30.00' R/W DE 61.90' ROAD AND RIGHT OF WAY DEDICATION D THE CITY OF CAMAS N 89°48'48" W (SEE DETAIL B) SET WITNESS MONUMENTS SET WITNESS MONUMENTS 2.00' N 89°48'48" W AND 2.00' N 16°15'23" W AND - 2.00' N 73°44'37" E 2.00' S 89°48'48" E FOUND AND HELD 3/4" IRON PIPE FROM LOT CORNER AT 01/18/2019 AT CENTER OF SECTION 21 FROM LOT CORNER ANGLE POINT BASED ON USE AND REPUTATION TIED 03/14 ACKNOWLEDGMENT STATE OF COUNTY OF SIGNED OR ATTESTED BEFORE ME ON BY JOHN M. BLAIKIE NOTARY SIGNATURE 60.00' NE. 28TH ST. ESTABLISHED AS H.J. FERRIN ROAD IN ROAD BK. 5, PG. 381-383 DEED REFEREN PRINTED NAME: NOTARY PUBLIC IN AND FOR THE STATE OF GRANTOR: GREEN MOUNTAII GRANTEE: GME DEVELOPME BASIS OF BEARINGS MY COMMISSION EXPIRES AF#: 5426852 D 07/27/2017 DATE: N 88°43'06" W ALONG THE SOUTH LINE OF THE NE1/4 SEC. 21, T. 2 N., R. 3 E., W.M. CLARK COUNTY AUDITOR PROCEDURE BETWEEN THE MONUMENTS FOUND IN PLACE AT THE SE AND SW CORNERS THEREOF. BEARINGS ARE BASED ON THE WASHINGTON STATE FIELD TRAVERSES WERE PER ATTESTED BY COORDINATE SYSTEM (SOUTH ZONE – 4602) TRIMBLE S6 TOTAL STATION CLARK COUNTY AUDITOR DISTANCES SHOWN HEREON ON GROUND DISTANCES BY LEAST SQUARES. THE FI THE MINIMUM STANDARDS H SCALE: 1'' = 50'FILED FOR RECORD THIS __ DAY OF ____ _, 2019. DESIGNATED IN WAC 332-1 50 100 BOOK OF PLATS AUDITORS FILE NO. _ __, AT PAGE

PUBLIC UTILITY EASEMENT

A PUBLIC UTILITY EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS LYING PARALLEL WITH AND ADJACENT TO ALL PUBLIC ROADS. AND IN OTHER AREAS AS SHOWN HEREON (SEE EASEMENT PROVISION #1) FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RENEWING, OPERATING AND MAINTAINING OF BUT NOT LIMITED TO ELECTRIC, TELEPHONE, TV, CABLE, WATER, GAS, SANITARY SEWER, AND STORMWATER, AND SHALL HAVE RIGHT OF ACCESS FOR SUCH USE. FOLLOWING SUCH USE THE EASEMENT AREA SHALL BE RESTORED TO IT'S PRIOR CONDITION AS NEAR AS POSSIBLE, ALL LOTS CONTAINING PAD MOUNT TRANSFORMERS ARE SUBJECT TO THE MINIMUM WORKING CLEARANCES AS DEFINED BY CLARK PUBLIC UTILITIES CONSTRUCTION STANDARDS. ALL PROPOSED BUILDING DESIGNS ON THESE LOTS MUST PROVIDE ADEQUATE CLEARANCE FOR ALL COMBUSTIBLE MATERIALS.



A PUBLIC SIDEWALK EASEMENT IS HEREBY RESERVED OVER, UNDER AND UPON THE EXTERIOR 6.00 FEET OF ALL LOTS AND TRACTS PARALLEL WITH AND ADJACENT TO THE PUBLIC ROADS AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS.

SURVEY REFERENCES

TIED 03/14

30.00'

<u>o</u>|||||

. | | | T/L 59

1*3.50*'

| /∎S 88°26'50

| |- TRAIL EASEMENT

| | AF# 5578392 EAS

35 6,082 S.F.

16.50'

T/L 58 🗄

21

- 1. PLAT OF COUNTRY VIEW ESTATES PHASE 1 BY LAWSON LAND SURVEYING RECORDED IN BOOK H OF PLATS, AT PAGE 344, RECORDS OF CLARK COUNTY, WASHINGTON.
- 2. PLAT OF COUNTRY VIEW ESTATES PHASE 2 BY LAWSON LAND SURVEYING RECORDED IN BOOK H OF PLATS, AT PAGE 345, RECORDS OF CLARK COUNTY. WASHINGTON
- 3. RECORD OF SURVEY FOR THE WASHINGTON STATE DEPARTMENT OF NATURAL RESOURCES BY H. THOMAS LAIRD JR. (PLS 21490) RECORDED IN BOOK 42 OF SURVEYS, AT PAGE 102, RECORDS OF CLARK COUNTY, WASHINGTON.
- 4. RECORD OF SURVEY FOR ERIC LOUCKS BY BLUHM ASSOCIATES LAND SURVEYORS, INC. RECORDED IN BOOK 48 OF SURVEYS, AT PAGE 141, RECORDS OF CLARK COUNTY, WASHINGTON.
- RECORD OF SURVEY FOR BOB HANSON BY AKS ENGINEERING AND FORESTRY. LLC RECORDED IN BOOK 63 OF SURVEYS, AT PAGE 053, RECORDS OF CLARK COUNTY, WASHINGTON.

FOUND AND HELD 3" BRASS CAP STAMPED

TIFD 03/14

"WASHINGTON DEPT. NATURAL RESOURCES 1973"

IN 4"X4" CONCRETE MONUMENT (SEE L.C.R. BK. 12, PG. 2)

STAMPED "K. BLUHM LS 29269"

FOUND 1/2" IRON ROD WITH YELLOW PLASTIC CAP

– AS SET IN RECORD OF SURVEY BK. 48, PG. 141

6,163 S.F.

S 60°57'12" W, 0.11' FROM CALCULATED CORNER

33

· HARGRAVE ST. (PUBLIC)

- RESERVED OVER, UNDER AND UPON ALL OF TRACT B, TRACT C, AND 12, 19, 20, AND 22 FOR THE PURPOSE DESCRIBED UNDER "PUBLIC UTILITY EASEMENT" NOTE.
- 20 AND 22 AS SHOWN HEREON IS HEREBY RESERVED FOR AND GRANTED TO THE OWNER(S) OF LOT 19 AND LOT 20 UPON RECORDING OF THIS PLAT FOR THE PURPOSE OF PEDESTRIAN AND VEHICLE ACCESS. PARKING SHALL NOT BE ALLOWED IN THE EASEMENT AREA. THE HOMEOWNER'S ASSOCIATION SHALL BE RESPONSIBLE FOR THE MAINTENANCE AND REPAIR OF THE ACCESS IMPROVEMENTS WITHIN SAID EASEMENT, AND SHALL HAVE RIGHT OF ACCESS TO PERFORM SUCH RESPONSIBILITIES, AND FOLLOWING SUCH USE SHALL RESTORE THE EASEMENT AREA TO IT'S PRIOR CONDITION AS NEAR AS POSSIBLE. NO

- BE PERMITTED.
- UNTIL ALL REQUIRED SUBDIVISION IMPROVEMENTS ARE COMPLETED BY THE CITY OF CAMAS.
- FEES. EACH NEW DWELLING WILL BE SUBJECT TO THE PAYMENT OF
- PAYABLE TO THE CITY OF VANCOUVER FOR THEIR PROPORTIONATE SHARE CONTRIBUTION TOWARDS THE CONSTRUCTION OF A NORTHBOUND RIGHT
- WETLANDS, STREAMS AND ASSOCIATED BUFFERS OCCUR OFFSITE AND ARE ADJACENT TO LOTS 25, 31 THROUGH 35 INCLUSIVE, TRACT "F" (THE ENTIRETY OF TRACT "F" IS A WETLAND BUFFER MITIGATION SITE). AND TRACT "G" AND SHALL BE MAINTAINED IN THEIR NATURAL STATE AS DESCRIBED IN THE GREEN MOUNTAIN ESTATES FINAL WETLAND MITIGATION INC. DATED APRIL 18. 2017 ON FILE WITH THE CITY OF CAMAS AS REQUIRED FOR THE APPROVAL OF THIS PLAT. ANY MODIFICATIONS TO CRITICAL AREAS AND BUFFERS MUST BE APPROVED IN WRITING BY THE CITY OF CAMAS AFTER SUBMITTAL OF A REVISED CRITICAL AREA REPORT.
- TO BE HAZARDOUS BY A LICENSED ARBORIST MAY BE REMOVED AFTER APPROVAL BY THE CITY OF CAMAS. REQUIRED STREET TREES AND BACKYARD TREES SHALL BE PROMPTLY REPLACED FOLLOWING REMOVAL WITH AN APPROVED SPECIES.
- LOTS SHALL BE STRICTLY PROHIBITED WITHOUT FIRST OBTAINING AN ACCESS AGREEMENT FROM CLARK COUNTY.
- FOR GROVE AIRFIELD; AIRCRAFT NOISE IS TO BE EXPECTED.

- PHASE 1 IS A PART, IS LOCATED ADJACENT TO CLARK COUNTY CONSERVATION LAND, LYING NORTH OF THE NORTH LINE OF THE NE 1/4 OF SECTION 21 AS SHOWN HEREON, MANAGED FOR SUSTAINABLE FORESTRY ON WHICH A VARIETY OF FORESTRY OPERATIONS MAY OCCUR THAT MAY NOT BE COMPATIBLE WITH RESIDENTIAL DEVELOPMENT FOR CERTAIN PERIODS OF LIMITED DURATION. POTENTIAL DISCOMFORTS OR INCONVENIENCES MAY INCLUDE, BUT ARE NOT LIMITED TO: NOISE, ODORS, FUMES, DUST OR OPERATION OF MACHINERY DURING ANY TWENTY-FOUR
- UNCOVERED DURING THE COURSE OF A PERMITTED GROUND DISTURBING ACTION OR ACTIVITY. ALL GROUND DISTURBING ACTIVITIES SHALL IMMEDIATELY CEASE AND THE APPLICANT SHALL NOTIFY THE CITY OF CAMAS PUBLIC WORKS DEPARTMENT AND THE WASHINGTON STATE DEPARTMENT OF ARCHAEOLOGY AND HISTORIC PRESERVATION (D.A.H.P.) AND ADHERE TO THE PROCEDURES SPECIFIED UNDER CITY OF CAMAS MUNICIPAL CODE 16.31.150.
- THE SIDE AND REAR LOT LINES THAT ABUT THE OPEN SPACES. FENCING MAINTAINED IN GOOD CONDITION.
- (NOT PRIVATE ACCESS TRACTS) AND PROVIDE PEDESTRIAN ACCESS FROM NE. 28TH ST. SHALL BE PERMITTED.
- INCLUDE A MASTER PLAN SET WHICH INCLUDES THE FACADES. COLORS. SHALL BE APPROVED BY THE CITY. "UNIQUE" GENERALLY MEANS THAT PORCHES, COLUMNS OR BAY WINDOWS, OR OTHER SUCH DISTINCTIONS BETWEEN HOUSES. THE INTENT IS TO PROVIDE DIFFERENT ARCHITECTURAL STYLES AND AVOID MONOTONY.
- DEVELOPMENT. ACCESS TO LOT 18 MUST BE LOCATED AS FAR EAST AS PRACTICABLE AND AS APPROVED BY THE CITY.



									CITY OF CAMA	15		
			CURB SCREW TABLE						CLARK COUNT	<u>Y</u>		
VCE	LAND INVENTORY		SIDE LOT LINE PROJECTION	DISTANCE								
			1/TR-A, 1/2, 2/3, 3/4, 4/5, 5/6,	10 75'		LINE TABLE			LINE TABLE			CURVE
LESTATES LLC	TOTAL ACREACE	8 64 AC	6/TR-D, 19/PLAT BOUNDARY	12.75	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	CURVE	DELTA
NT. LLC	(PLAT PERIMETER)	0.07 710.	13/TR-B	11.83'	L1	N 80°20'47" E	19.65'	L14	N 43°33'48" W	24.05'	C1	27 ° 09 ' 32'
,	TOTAL DEVELOPED ACREAGE:	8.58 AC.	14/TR-B	12.49'	L2	N 01°16'54" E	14.62'	L15	N 43°33'48" W	8.79'	C2	12 ° 25'31'
	(PLAT PERIMETER EXCLUDING TRA	CT–F)	14/15	11.91'	L3	S 67°54'27" E	38.71'	L16	N 88°32'45" W	20.00'	C3	58 ° 25'09'
	TOTÀL LOT AREA:	4.98 AC.	18/TR-A	14.44'	L4(R)	N 90°00'00" W	0.52'	L17	N 52°31'35" E	25.71'	C4	15 ° 28'33'
	(EXCLUDES ALL TRACTS & RIGHT-	-OF-WAY)	24/TR-E	7.75'	L5	N 58°16'05" E	53.18'	L18(R)	N 22°15'18" W	13.98'	C5	15 ° 28'33'
	TOTAL INFRASTRUCTURE AREA:	6.61 AC.	25/PLAT BOUNDARY	12.06'	L6	N 58°16'05" E	<i>48.55'</i>				C6	15 ° 28'33'
	(RIGHT—OF—WAY 6.04 AC.)		26/PLAT BOUNDARY	13.61'	L7	N 01°16'54" E	14.62'				C7	15 ° 38'03'
PEORMED WITH A	(TRACT—A 0.57 AC.)		29/30	11.79'	L8	N 01°16'54" E	14.62'				C8	29*49'38'
(3") AND ADJUSTED	TOTAL TRACT AREA:	0.37 AC.	29/PLAT BOUNDARY	12.08'	L9	N 47°21'58" W	27.14'				C9	12°25'31'
FLD TRAVERSES MET	(TRACTS B, C, D, E, G)		31/PLAT BOUNDARY	13.80'	L10	N 01°27'15" E	30.00'				C10	12°25'31'
OR SURVEYS AS	TOTAL CRITICAL AREA (TRACT-F):	0.06 AC.	31/32	11.79'	L11	N 01°27'15" E	20.00'				C11	26°03'24
30–090.	IUIAL RECREATIONAL OPEN SPACE:	0.05 AC.*	34/35	11.99'	L12	N 01°27'15" E	25.00'				C12	4°35'42"
	TAREA OF TRAIL LOCATED OFFSITE A	SUMM	35/PLAT BOUNDARY	19.96'	L13	N 01°27'15" E	25.00'				C13	21°27'42

5580912 D

After recording return document to:

Horenstein Law Group PLLC 500 Broadway, Suite 120 Vancouver, WA 98660 Total Pages: 10 Rec Fee: \$108.00 eRecorded in Clark County, WA 01/28/2019 04:10 PM CLARK COUNTY TITLE COMPANY SIMPLIFILE LC E-RECORDING

Grantor:	ROCQUE H. MERRITT and MARILYN SUE MERRITT; GWENNA MERRITT: MATTHEW S. TOBEY: LISA A. TOBEY
Grantee(s): Abbrev. Legal Description:	CITY OF CAMAS, WASHINGTON #57 SEC 21 T2N R3EWM .80A; #58 SEC 21 T2N R3EWM 1A; #59 SEC 21 T2N R3EWM .82A
Assessor's Parcel No.: Reference No.:	173213000, 173214000, 173215000 5433089

ROAD AND RIGHT OF WAY DEDICATION

ROCQUE H. MERRITT and MARILYN SUE MERRITT, husband and wife, and GWENNA MERRITT, an unmarried person, and MATTHEW S. TOBEY and LISA A. TOBEY, husband and wife (collectively, "Grantors") for and in consideration of the sum of Ten and No/100 Dollars (\$10.00), and other valuable consideration, hereby convey and grant to the CITY OF CAMAS, WASHINGTON, a municipal corporation ("Grantee"), and its successors and assigns, a public right-of-way on, over, under, and across (i) that certain real property described on Exhibit A attached hereto and depicted on Exhibit B attached hereto (the "Merritt Dedication Property"), and (ii) that certain property described on Exhibit C attached hereto and depicted on Exhibit D attached hereto (the "Tobey Dedication Property") for paved roadways and right of way purposes for vehicular ingress and egress as well as sidewalks, plantings, and installation, operation and maintenance of utilities including, without limitation, sewer and storm water facilities, and such other uses that municipalities may make of such rights-of-way from time to time, now or in the future.

Grantors understand and agree that Grantee shall use the Road Property ("Property") as permanent public right of way purposes defined herein, and Grantors and Grantee further agree the Property shall be subject to regulation and management by Grantee.

Grantors promise that, at the delivery of this Dedication, Grantors are lawfully seized of the interest hereby conveyed, that the same is free and clear of and from all and every lien and encumbrance whatsoever except those liens, easements, covenants, and restrictions of record.

ROAD AND RIGHT OF WAY DEDICATION - 1 HOLO08-000004 - 4060350_1

This Dedication shall apply to all interests in the Property now owned or hereafter acquired or assigned by Grantors or Grantee and this covenant shall run with the land.

Also, the undersigned hereby requests the Assessor and Treasurer of Clark County, Washington, to set-over to the remainder of Grantors adjacent property the lien of all unpaid taxes, if any, affecting the Property hereby conveyed, as provided by RCW 84.60.070.

It is understood and agreed that delivery of this Dedication is hereby tendered and that the terms and obligations hereof shall not become binding upon the City of Camas unless and until accepted and approved hereon in writing for the City of Camas, by the City Mayor.

DATED this day of January, 2019.

Røcque/H. Merritt

Marilvn Sue Merritt

Gwenna Merritt

Matthew S. Tobey

Lisa A. Tobey

Approved as to form:

City Attorney

CITY OF CAMAS, WASHINGTON

By: Shannon Juch , Mayor

Date: 1-25-19

ROAD AND RIGHT OF WAY DEDICATION - 2 HOLO08-000004 - 4060350_1

STATE OF WASHINGTON) : ss. County of Clark)

I certify that I know or have satisfactory evidence that Rocque H. Merritt is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this γ ,2019. anula NOTARY PUBLIC FOR WASHINGTON My Commission Expires: 1-3-2621 STATE OF WASHING County of Clark

I certify that I know or have satisfactory evidence that Marilyn Sue Merritt is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free the person who acknowledged and purposes mentioned in the instrument.



Disaundia a Hansen	
NOTARY PUBLIC FOR WASHINGTON	
My Commission Expires: 1-3-20.2/	

, 2019.

STATE OF WASHINGTON) : ss. County of Clark)

I certify that I know or have satisfactory evidence that Gwenna Merritt is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and **used in the uses and purposes mentioned in the instrument**.



ROAD AND RIGHT OF WAY DEDICATION - 3 HOLO08-000004 - 4060350_1 STATE OF WASHINGTON) : ss. County of Clark)

I certify that I know or have satisfactory evidence that Matthew S. Tobey is the person who appeared before me, and said person acknowledged that he signed this instrument and acknowledged it to be his free and voluntary act for the uses and purposes mentioned in the instrument.

mATED this <u>23</u> day	of January	, 2019.
MINUTANA V		Drain V. Lal
	NG M	DTARY PUBLIC FOR WASHINGTON y Commission Expires:03/15/2020
1117 09 15-2020. TO 111 07 WASHING		
STATE OF WASHINGTON)	
County of Clark	: ss.)	

I certify that I know or have satisfactory evidence that Lisa A. Tobey is the person who appeared before me, and said person acknowledged that she signed this instrument and acknowledged it to be her free and voluntary act for the uses and purposes mentioned in the instrument.

DATED this <u>a3</u> day of <u>January</u>, 2019.



rara V. Jal

NOTARY PUBLIC FOR WASHINGTON My Commission Expires: 03/15/2620

ROAD AND RIGHT OF WAY DEDICATION - 4 HOLO08-000004 - 4060350_1

EXHIBIT A – MERRITT DEDICATION LEGAL DESCRIPTION



<u>LAND SURVEYORS</u> ENGINEERS

(360) 695-1385 222 E. Evergreen Blvd. Vancouver, WA 98660

EXHIBIT A

LEGAL DESCRIPTION FOR MERRITT RIGHT-OF-WAY DEDICATION TO THE CITY OF CAMAS

February 22, 2017

That portion of the Northeast quarter of Section 21, Township 2 North, Range 3 East of the Willamette Meridian in Clark County, Washington described as follows:

PARCEL 1:

BEGINNING at the Southwest corner of said Northeast quarter;

THENCE North 01° 27' 15" East, along the West line of said Northeast quarter, 142.13 feet to a point on a 130.00 foot radius curve to the right;

THENCE along said 130.00 foot radius curve to the right, through a central angle of 39° 42' 54", an arc distance of 90.11 feet to a point on the East line of the West 30.00 feet of said Northeast quarter;

THENCE South 01° 27' 15" West, along said East line, 225.11 feet to the South line of said Northeast quarter;

THENCE North 88° 43' 06" West, along said South line, 30.00 feet to the POINT OF BEGINNING;

ALSO;

PARCEL 2:

COMMENCING at the Southwest corner of said Northeast quarter;

THENCE North 01° 27' 15" East, along the West line of said Northeast quarter, 1130.98 feet to a point on a 110.00 foot radius curve to the right and the TRUE POINT OF BEGINNING;

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Page 1 of 3

Exhibit A Page 1 of 3

ROAD AND RIGHT OF WAY DEDICATION - 5 HOL008-000004 - 4060350_1



LAND SURVEYORS ENGINEERS

(360) 695-1385 222 E. Evergreen Blvd. Vancouver, WA 98660

THENCE along said 110.00 foot radius curve to the right, through a central angle of 43° 20' 30", an arc distance of 83.21 feet to a point on the East line of the West 30.00 feet of said Northeast quarter;

THENCE South 01° 27' 15" West, along said East line, 460.78 feet to a point on a non-tangent 130.00 foot radius curve to the right, the center of which bears North 51° 44' 21" East;

THENCE along said non-tangent 130.00 foot radius curve to the right, through a central angle of 39° 42' 54", an arc distance of 90.11 feet to a point on the West line of said Northeast quarter;

THENCE North 01° 27' 15" East, along said West line, 302.21 feet to the TRUE POINT OF BEGINNING;

ALSO;

PARCEL 3:

COMMENCING at the Southwest corner of said Northeast quarter;

THENCE North 01° 27' 15" East, along the West line of said Northeast quarter, 2429.85 feet to a point on a 100.00 foot radius curve to the right and the TRUE POINT OF BEGINNING;

THENCE along said 100.00 foot radius curve to the right, through a central angle of 45° 34' 23", an arc distance of 79.54 fect to a point on the East line of the West 30.00 feet of said Northeast quarter;

THENCE South 01° 27' 15" West, along said East line, 866.14 feet to a point on a non-tangent 110.00 foot radius curve to the right, the center of which bears North 48° 06' 45" East;

THENCE along said non-tangent 110.00 foot radius curve to the right, through a central angle of 43° 20' 30", an arc distance of 83.21 feet to a point on the West line of said Northeast quarter;

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Exhibit A Page 2 of 3

ROAD AND RIGHT OF WAY DEDICATION - 6 HOL008-000004 - 4060350 1



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(360) 695-1385 222 E. Evergreen Blvd. Vancouver, WA 98660

THENCE North 01° 27' 15" East, along said West line, 719.23 feet to the TRUE POINT OF BEGINNING.

Contains 0.985 acres, more or less.



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Page 3 of 3

Exhibit A Page 3 of 3

ROAD AND RIGHT OF WAY DEDICATION - 7 HOL008-000004 - 4060350_1

EXHIBIT B – MERRITT DEDICATION MAP



Exhibit B Page 1 of 1

ROAD AND RIGHT OF WAY DEDICATION - 8 HOLO08-000004 - 4060350_1

EXHIBIT C – TOBEY DEDICATION LEGAL DESCRIPTION



LAND SURVEYORS ENGINEERS

(360) 695-1385 222 E. Evergreen Blvd. Vancouver, WA 98660

EXHIBIT A

LEGAL DESCRIPTION FOR TOBEY RIGHT-OF-WAY DEDICATION TO THE CITY OF CAMAS

February 22, 2017

That portion of the Northeast quarter of Section 21, Township 2 North, Range 3 East of the Willamette Meridian in Clark County, Washington described as follows:

COMMENCING at the Southwest corner of said Northeast quarter;

THENCE South 88° 43' 06" East, along the South line of said Northeast quarter, 804.83 feet to a point on a line that is 239.00 feet West of, when measured perpendicular to, the West line of the East 1584.00 feet of said Northeast quarter and the TRUE POINT OF BEGINNING;

THENCE continuing South 88° 43' 06" East, along said North right-of-way line, 239.00 feet to a point on the West line of the East 1584.00 feet of said Northeast quarter;

THENCE North 01° 33' 10" East, along said West line, 37.00 feet to the North line of the South 37.00 feet of said Northeast quarter;

THENCE North 88° 43' 06" West, along said North line, 239.00 feet to a point on a line that is 239.00 feet West of, when measured perpendicular to, the West line of the East 1584.00 feet of said Northeast quarter;

THENCE South 01° 33' 10" West, parallel with said West line, 37.00 feet to the TRUE POINT OF BEGINNING.

Contains 8,843 square feet, more or less.

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Page 1 of 1

Exhibit C Page 1 of 1

ROAD AND RIGHT OF WAY DEDICATION - 9 HOLO08-000004 - 4060350_1

EXHIBIT D – TOBEY DEDICATION MAP



Exhibit D Page 1 of 1

ROAD AND RIGHT OF WAY DEDICATION - 10 HOLO08-000004 - 4060350_1



Staff Report

January 22, 2019 Council Workshop

Two Hour Parking Spaces on NE Birch Street

Staff Contact	Phone	Email
James Carothers, Engineering Manager	360.817.7230	jcarothers@cityofcamas.us

PURPOSE: The Camas Family Health Center is located at the northwest corner of NE 6th Avenue and NE Birch Street. The owner has requested to have three or four additional two hour parking spaces designated along the health center frontage on the west side of NE Birch Street just north of NE 6th Avenue. Currently, the two southernmost spaces on the west side of NE Birch Street between NE 6th Avenue and NE 7th Avenue are posted with a two hour parking restriction. All other parking spaces on this block are unrestricted (72 hour time limit per the Camas Municipal Code.)

RECOMMENDATION: Staff presented the health center owner's request to the Parking Advisory Committee on January 8, 2019. The Parking Advisory Committee recommends that Council adopt a resolution to designate three additional two hour parking spaces on NE Birch Street. See Figure below. If Council desires, Staff will bring to a future Council Meeting a resolution to designate a two hour time limit for these three parking spaces.



Figure: NE Birch Street Additional Two Hour Parking Spaces Recommendation from the Parking Advisory Committee.

RESOLUTION NO. 19-001

A RESOLUTION establishing a two hour time limit for three parking spaces on North East Birch Street between North East 6th Avenue and North East 7th Avenue.

WHEREAS, CMC10.08.010, allows the City Council from time to time to impose parking time limits for designated streets and locations within the city; and

WHEREAS, the parking time limit for two spaces on the west side of North East Birch Street between 6th Avenue and 7th Avenue is currently two hours, and

WHEREAS, the parking time limit for all other spaces on North East Birch Street between 6th Avenue and 7th Avenue is currently unrestricted, and

WHEREAS, the Council desires to change the parking time limit for three additional spaces on the west side of North East Birch Street between 6th Avenue and 7th Avenue from unrestricted to two hours, and

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF CAMAS AS FOLLOWS:

Section I

The parking time limit for three additional spaces on the west side of North East Birch

Street between 6th Avenue and 7th Avenue is changed from unrestricted to two hours.

Section II

The City Engineer is directed to erect signs giving notice of the new time limits.

Section III

This Resolution shall be effective upon the erection of new signs by the City Engineer.

ADOPTED by the Council at a regular meeting this _____ day of February 2019.

SIGNED: _____

Mayor

ATTEST: _____

Clerk

APPROVED as to form:

City Attorney



Staff Report February 4, 2019 Council Meeting

Latecomer Reimbursement Agreement with CLB Washington Solutions 1, LLC

Staff Contact	Phone	Email
James Carothers, Engineering Manager	360.817.7230	jcarothers@cityofcamas.us

PURPOSE: CLB Washington Solutions 1, LLC, the Developer of the Green Mountain Planned Residential Development (PRD), Phase 1 has installed the Goodwin Road regional sewer pump station in accordance with the Camas Sewer System Plan, the Camas Comprehensive Plan and Camas Municipal Code (CMC) 17.19.040C. These pump station improvements will benefit others in the area that will be seeking to develop and/or connect to the municipal sewer system in the Green Mountain area. The benefitted area is depicted in Exhibit B and the fee schedule is shown in Exhibit C of the Latecomer Reimbursement Agreement.

Per the Revised Code of Washington (RCW) 35.91, a developer is allowed to request proportionate share reimbursement from other benefitting property owners. The developer has requested to enter into a latecomer reimbursement agreement with the City. The City collects the fees at the time of connection to the City's municipal sewer system which is typically at building permit issuance. The City then reimburses the developer with the collected latecomer fees. Calculations for these fees were provided with the December 17, 2018 Council Agenda.

The public hearing for this agreement was held on December 17, 2018. Public testimony was given and Council directed the City Attorney to finalize this latecomer reimbursement agreement.

RECOMMENDATION: Staff recommends that Council approve the Latecomer Reimbursement Agreement with CLB Washington Solutions 1, LLC.

RETURN ADDRESS: City of Camas 616 NE 4th Avenue Camas, WA 98606

LATECOMER REIMBURSEMENT AGREEMENT

This AGREEMENT made this ______ day of ______, 2019 by and between the CITY OF CAMAS, a municipal corporation organized under the laws of the State of Washington, hereinafter referred to as "City", and CLB Washington Solutions 1, LLC, hereinafter referred to as "Developer".

RECITALS

A. Developer installed certain sewer infrastructure improvements (hereinafter referred to as "Improvements") for Green Mountain PRD Phase 1 as required by the August 3, 2015 preliminary approval of SUB 14-02, Green Mountain Planned Residential Development (PRD) Master Plan and Phase 1 of said PRD. Improvements include the installation of the Goodwin Road regional pump station and related piping on NE Goodwin Road as depicted in Exhibit A.

B. Developer installed Improvements in accordance with Camas Municipal Code (CMC) 17.19.040C, the Camas Comprehensive Plan and the Camas General Sewer Plan.

C. Chapter 35.91 RCW authorizes municipalities to contract with owners of real property for the construction of sewer and water improvements to be conveyed to the municipality, and to provide for a period of not to exceed twenty (20) years for the reimbursement of such owners and their assigns by any owner of real estate who did not contribute to the original cost of such water or sewer facilities and who subsequently tap onto or use the same of a fair pro rata share of the cost of the construction of said water or sewer facilities, including not only those directly connected thereto, but also users connected to laterals or branches connecting thereto, subject to such reasonable rules and regulations as the governing body of such municipality may provide or contract, and notwithstanding the provisions of any other law.

D. Developer has requested a Latecomer Agreement and the City and Developer have subsequently complied with Chapter 35.91 RCW, which establishes the requirements and process for establishing a Latecomer Reimbursement area and reimbursement amount, which amount plus any Handling Fee shall be paid pursuant to RCW 35.91.040 prior to the issuance of any building permit or authority to tap into or use any portion of the improvements described herein.

E. The real properties depicted and described in Exhibit B ("Benefited Properties") may potentially be benefited by the Improvements, and should be required to pay a fair pro rata share of the cost of construction of Improvements in the event the owners thereof tap into or use the Improvements within the period provide in this Latecomer Agreement.

F. The fair pro rata share of the cost of the construction of said Improvements to each Benefited Properties who subsequently tap onto or use the same ("Latecomer Reimbursement") is shown in Exhibit C.

G. A summary of the Nature and Extent of the Developer's Improvements, Total Cost of the Improvements, and a description of the method of calculating the Latecomer Reimbursement is included in Exhibit D.

AGREEMENT

The parties agree as follows:

1. <u>Reimbursement Authorized</u>. If the owner of any Benefited Property depicted and described in Exhibit B and listed in Exhibit C requests connection to the Facilities to serve new development within 20 years of the effective date of this Agreement, the City shall collect from such owner, prior to connection, Latecomer Reimbursement in the amounts stated in Exhibit C, plus any Handling Fee as established by City Fee Schedule.

2. Payment of Reimbursement to Developer. The City shall forward the Latecomer Reimbursement collected under Section 1, not including the Handling Fee, to be returned by City to the Developer within thirty (30) days of receipt of the funds. The Handling Fee shall be equal to the amount shown on the City's annual Fee Schedule for a "Transfer of Developer Credits" (2019 amount equal to \$55.00). Funds received by negotiable instrument, such as a check, will be deemed received ten (10) days after delivery to the City. Subject to the notification requirement in Section 4 herein, should the City fail to forward the Latecomer Reimbursement to the Developer through the City's sole negligence, then the City shall pay the Developer simple interest on those monies at the rate of twelve percent (12%) per annum. However, should the owner of any Benefited Property be negligent in paying the City and thus contribute to the failure of the City to pay over the Latecomer Reimbursement, then no interest shall accrue on late payment of the Latecomer Reimbursement. Payment of funds shall be made to the Developer at the following address:

CLB Washington Solutions, LLC c/o Bluestone Communities Attention: Ralph Emerson 26895 Aliso Creek Rd. Ste B-522 Aliso Viejo, CA 92656

3. <u>Abandonment of Improvements</u>. If the City abandons all or any portion of the Improvements during the term of this Agreement, the City shall have no obligation to collect the Latecomer Reimbursement.

4. <u>Assignment/Notification</u>. Developer may assign this Agreement to any person by submission to the City of a signed and notarized Notice of Assignment stating the name, street address, telephone number and email address of the assignee. Pursuant to and subject to the provisions of RCW 35.91.020(6), Developer shall provide to City every two years from the anniversary date of this Agreement its current contract name, address, and telephone number.

5. <u>Connection to System</u>. The provisions of this Latecomer Agreement shall not be construed as establishing express or implied rights for any property owner to connect to the City's utility system without first qualifying for such connection by compliance with all applicable City codes and ordinances.

6. <u>Hold Harmless</u>. Developer agrees to hold the City harmless from any and all liability resulting from errors in the legal descriptions contained herein, and the City is relieved of all responsibility under this agreement for collecting on parcels not properly included in the legal descriptions set forth in this contract.

7. <u>Recording</u>. This Latecomer Agreement shall be recorded in the records of the Clark County Auditor, and it shall be binding upon the parties, their heirs, successors and assigns, and all Benefited Property owners. The Developer agrees to reimburse the City for the recording fee and for all legal fees and other costs associated with the execution and recordation of the agreement.

8. <u>Effective Date and Term</u>. This Agreement shall be effective from and after the date of its execution by the City, and shall terminate 20 years thereafter or when all reimbursement amounts in Exhibit C have been collected, whichever occurs first.

9. <u>Liens</u>. The reimbursement amounts due and owing to the Developer from the owners of Benefited Properties described in Exhibit B shall be a lien and servitude upon those properties.

10. <u>Entire Agreement; Binding Nature</u>. This Agreement constitutes the entire agreement between the parties concerning reimbursement for a pro-rata share of the cost

of the Improvements, and is binding upon the heirs, executors, administrators, successors and assigns of the parties.

11. <u>Incorporation of Exhibits</u>. Exhibits A, B, C and D are incorporated by reference into this Agreement.

DATED AND EXECUTED THIS _____ DAY OF _____, ____,

CITY OF CAMAS, a Municipal Corporation of the State of Washington.

By: _____

STATE OF WASHINGTON)) ss: County of Clark)

I certify that I know or have satisfactory evidence that _________ signed this instrument on oath, stated that he was authorized to execute the instrument on behalf of the **CITY OF CAMAS, CLARK COUNTY, WASHINGTON** to be the free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

DATED THIS _____ DAY OF _____, ____,

Notary Public in and for the State of Washington, Residing at ______ My Commission expires

CLB WASHINGTON SOLUTIONS 1, LLC

By: _____

) ss:

)

State of Washington)

County of Clark

I certify that I know or have satisfactory evidence that _________ signed this instrument on oath, stated that he was authorized to execute the instrument on behalf of the **CLB WASHINGTON SOLUTIONS 1, LLC** to be the free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

DATED THIS ______ DAY OF ______, _____,

Notary Public for the State of Washington Residing at _____ Appointment Expires




	EXHIBIT	LAND SURVEYORS
	PAGE 2. OF 14	ENGINEERS
ENGINEERING INC.	rade of or	(360) 695-1385

(300) 093-1383 222 E. Evergreen Blvd. Vancouver, WA 98660

CITY OF CAMAS LATECOMER AGREEMENT

January 15, 2019

Assessor's Parcel No. 115582-000

That portion lying within the limits of the City of Camas in the Southwest quarter of Section 17, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, of that parcel of land described in that Bargain and Sale deed recorded under Auditor's File Number 5031753 D, records of Clark County, Washington as follows:

Exhibit A

Lots A-12 and A-21, except the North 200 feet thereof, and all of Lots A-11, A-26, A-27, A-22 and that portion of Lots A-24 and A-25, DIVISION A", THOMPSON GARDEN TRACTS, according to the plat thereof, recorded in Volume "C" of Plats, Page 98, records of Clark County, Washington that lies Southerly of the following described line:

BEGINNING at the Southeast corner of the North 50 feet of said Log [SIC] A-24; thence South along the East line of said Lot A-24 and A-25, a distance of 230 feet to the True Point of Beginning of the line herein described; thence Westerly to a point on the West line of Lot A-24 that is 150 feet South, as measured along said West line, from the Southwest corner of the North 50 feet of Lot A-24, said point being the terminus of the line herein described.

ALSO BEGINNING at the Southwest corner of the John Proebstel Donation Land Claim No. 38 in Township 2 North, Range 3 East of the Willamette Meridian; thence South 88°17' East along the South line of said Donation Land Claim, 795 feet, more or less, to the center of a ditch; thence Southeasterly along the center line of said ditch 712 feet, more or less, to the West line of the Jacob Proebstel Donation Land Claim No. 39, in said Township and Range; thence North 0°20' West along the West line of said Jacob Proebstel Donation Land Claim; thence North 88°17' West along the Southerly Southeast corner of said John Proebstel Donation Land Claim; thence North 88°17' West along the Southerly line of the John Proebstel Donation Land Claim to its intersection with a Southerly extension of the West line of St. Paul Avenue as shown upon the duly recorded plat of Division "A" of Thompson Garden Tracts; thence Northerly to the Southeast corner of Tract A-10 in said Subdivision; thence Westerly along the South line of said Tract A-10 a distance of 920 feet to the West line of said John Proebstel Donation Corner of 920 feet to the West line of said John Proebstel Southeast corner of Tract A-10 in said Subdivision; thence Westerly along the South line of said Tract A-10 a distance of 920 feet to the West line of said John Proebstel Donation Land Claim, and thence South 0°06' West 482.5 feet, more or less to the Point of Beginning.

ALSO BEGINNING at the intersection of the center line of St. Paul Avenue with the South line of Thompson Street, as shown upon the duly recorded plat of Division "A" of Thompson Garden Tract; thence Southerly along the Southerly extension of the center line of said Avenue, to its intersection with a line parallel with and 20 feet northerly from the South line of the John Proebstel Donation Land Claim No. 38 in Township 2 North, Range 3 East of the Willamette Meridian; thence South 88°17' East parallel with the South line of said Donation Land Claim to an intersection with a line parallel with, and 20 feet Easterly from the West line of the Jacob Proebstel Donation Land Claim No. 39 in said Township and Range; thence South 1°20' West parallel with the West line of said Jacob Proebstel

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Page 1 of 13

OLSON	EXHIBIT		LAND SURVEYORS ENGINEERS
ENGINEERING INC.	PAGE <u>3</u> OF	14	(360) 695-1385 222 E. Evergreen Blvd. Vancouver, WA

Donation Land Claim, to an intersection with a line parallel with and 30 feet Northerly from an Easterly extension of the South line of Government Lot 4 in Section 19, Township 2 North, Range 3 East of the Willamette Meridian; thence Easterly parallel with the Easterly extension of the South line of said Lot 590.7 feet, more or less, to a line parallel with and 20 feet Easterly from a Northerly extension of the East line of that certain tract conveyed to J.P. Swanson by deed recorded in Book 45, page 467, of Clark County Deed Records; thence Southerly, parallel with the East line of said Swanson tract, to an intersection with a line parallel with and 20 feet Northerly from the South line of said Jacob Proebstel Donation Land Claim; thence North 89°41' East parallel with the South line of said Donation Land Claim to the West line of the East 40 feet of Minneapolis Avenue, as shown upon the duly recorded plat of Oconto; thence Northerly along the West line of the East 40 feet of Donation Street as shown upon said Plat of Division "A" of Thompson Garden Tracts; thence Westerly along the South line of said Street, 1860 feet, more or less, to the point of beginning.

ALSO, BEGINNING at the Northwest corner of said Tract A-26; thence Easterly 933.0 feet to the Northeast corner of said tract; thence North 0°32' West along the East line of the Jacob Proebstel Donation Land Claim No. 39 in Township 2 North, Range 3 East of the Willamette Meridian, 2150.9 feet; thence North 0°30' East along the East line of said Donation Land Claim, 1228.88 feet, more or less, to the South line of Thompson Street as shown upon said plat of Division "A of Thompson Garden Tracts; thence Westerly, along the South line of said street, 919 feet, more or less, to the Northwest corner of the land conveyed to James Mattel as the last tract described in Deed recorded under Auditor's File No. G 41990 and thence Southerly along the East line of said Mattel Tract, 3359 feet, more or less, to the point of beginning.

EXCEPT County Roads.

Assessor's Parcel No. 171701-010

That portion of Lot 4 of that Short Plat recorded in Book 2 of Short Plats, at Page 281, records of Clark County, Washington lying North of the North line of the Daniels Ollis Donation Land Claim in Section 17, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington.

Assessor's Parcel No. 172344-010

A parcel of land lying in the Southwest quarter of Section 17, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington described in that Statutory Warranty Deed recorded under Auditor's File Number 3030770, records of Clark County, Washington as follows:

Lot 3 of Short Plat, recorded in Book "2" at page 281, according to the Short Plat recorded under Clark County recording No. 8809090207.

Situate in the County of Clark, State of Washington. ALSO a parcel of land located in the Southwest quarter, of Section 17, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, described as follows:

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OLSON	EXHIBIT B	LAND SURVEYORS ENGINEERS
ENGINEERING INC.	PAGE 4 OF 14	(360) 695-1385 222 E. Evergreen Blvd. Vancouver, WA 98660

Beginning at the most Southerly Southeast corner of Lot #3 of Tuggle Short Plat as recorded in Book 2, of Short Plats, at page 281, records of Clark County, Washington; thence North 33°34'19" East along the East line of said Lot #3, a distance of 68.64 feet to the True Point of Beginning; thence leaving said East line of Lot #3, North 49°03'02" East, 67.45 feet; thence North 18°05'36" East 67.45 feet to the East line of said Lot #3; thence South 33°34'19" West, 130.00 feet along said East line of Lot #3 to the True Point of Beginning.

Assessor's Parcel No. 172344-005 and No.171701-000

Lot 2 of that Short Plat recorded in Book 2 of Short Plats, at Page 281, records of Clark County, Washington, lying in the Southwest quarter of Section 17, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington.

EXCEPT that portion thereof described in that Quit Claim Deed Statutory Form, recorded under Auditor's File Number 8911270069, records of Clark County, Washington.

Assessor's Parcel No. 172344-000

A parcel of land lying in the Southwest quarter of Section 17, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington described by that Quit Claim Deed recorded under Auditor's File Number 3828539, records of Clark County, Washington as follows:

Lot 4 of Short Plats, recorded in Book "2" of Short Plats, page 281, records of Clark County, Washington.

EXCEPT that portion of Lot 4 of said Short Plat deeded to Robert R. Richart and Lynda T. Richart, husband and wife, by deed recorded under Auditor's File No. 8708070173, records of Clark County, Washington.

ALSO EXCEPT that portion of Lot 4 of said Short Plat lying North of the North line of the Daniels Ollis Donation Land Claim in Section 17, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington.

Assessor's Parcel No. 172343-000

A parcel of land described as Parcel I of that Statutory Warranty Deed recorded under Auditor's File Number 5540872 D, records of Clark County, Washington as follows:

Parcel I

Lot(s) 1 of Short Plat, recorded in Book 2, Page 281, records of Clark County, Washington, being a portion of the Southwest quarter of Section 17, Township 2 North, Range 3 East of the Willamette Meridian, recorded September 9, 1988, recorded under Auditor's File No. 8809090207, records of Clark County, Washington.

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Assessor's Parcel No. 172346-000

That portion lying within the limits of the City of Camas of Parcel III described in that Bargain and Sale Deed recorded under Auditor's File Number 5039765 D, records of Clark County, Washington as follows:

PARCEL III: 172347-000

A portion of the Daniel Ollis Donation Land Claim lying within Sections 19 and 20, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, described as follows: Beginning at the most Northerly Northwest corner of said Donation Land Claim; thence South along the West line thereof and along a Southerly extension thereof 86.27 chains to the South line of said claim; thence East on said South line 23.25 chains to the Southeast corner thereof; thence North along the East line of said Donation Land Claim 86.27 chains to the Northeast corner thereof; thence West along the North line of said Donation Land Claim 23.22 chains to the point of beginning.

EXCEPT that portion lying within that certain Short Plat recorded in Book "2" of Short Plats, at page 281, records of Clark County, Washington.

EXCEPT that portion lying Northeasterly of the Southwesterly right of way line of N.E Ingle Road.

EXCEPT that portion lying Southerly of the thread of LaCamas Creek.

Assessor's Parcel No. 986043-773

That parcel of land described in that Statutory Warranty Deed recorded under Auditor's File Number 5491396 D, records of Clark County, Washington as follows:

A parcel of land in the South half of Section 17, Township 2 North, Range 3 East of the Willamette Meridian, City of Camas, Clark County, Washington, being a portion of that parcel of land conveyed to Lon and Rachelle Combs, by deed recorded under Auditor's File No. 4150099 D, described as follows:

COMMENCING at the Southeast corner of Lot 11 of Mountain Glen Subdivision, according to the Plat thereof, recorded in Book "J" of Plats, at Page 199, records of Clark County, Washington;

THENCE North 89° 22' 57" West, along the South line of said Mountain Glen Subdivision, a distance of 930.24 feet to the Northeast corner of said "Combs" parcel and the TRUE POINT OF BEGINNING;

THENCE South 44° 04' 35" East, along the Northeasterly line of said "Combs" parcel, a distance of 784.43 feet to a point which bears North 44° 04' 35" West, a distance of 347.24 feet from the most Easterly Southeast corner of said "Combs" parcel;

THENCE leaving said Northeasterly line, South 45° 55' 25" West, a distance of 314.00 feet to a point on the Southwesterly line of said "Combs" parcel;

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THENCE along the Southwesterly line of said "Combs" parcel, North 44° 04' 35" West, a distance of 517.89 feet to an angle point;

THENCE continuing along said "Combs" parcel, the following courses:

THENCE South 45° 55' 25" West, a distance of 132.24 feet, more or less, to the centerline of NE. Ingle Road, said point being on a non-tangent 675.00 foot radius curve to the left;

THENCE along said centerline and along said 675.00 foot radius curve to the left (the long chord of which bears North 35° 33' 42" West, a distance of 147.76 feet), an arc distance of 148.05 feet;

THENCE continuing along said centerline, North 41° 50' 43" West, a distance of 142.22 feet to a point on a 335.00 foot radius curve to the right;

THENCE continuing along said centerline and along said 335.00 foot radius curve to the right (the long chord of which bears North 19° 58' 22" West, a distance of 249.60 feet), an arc distance of 255.77 feet;

THENCE continuing along said centerline, North 01° 53' 59" East, a distance of 45.50 feet, more or less, to the Westerly extension of the South line of said Mountain Glen Subdivision;

THENCE South 89° 22' 57" East, along said Westerly extension and said South line, a distance of 399.76 feet to the TRUE POINT OF BEGINNING.

Except public roads.

Assessor's Parcel No. 171730-000

That parcel of land described in that Statutory Warranty Deed recorded under Auditor's File Number 5491372 D, records of Clark County, Washington as follows:

A parcel of land in the South half of Section 17, Township 2 North, Range 3 East of the Willamette Meridian, City of Camas, Clark County, Washington, being a portion of that parcel of land conveyed to Lon and Rachelle Combs, by deed recorded under Auditor's File No. 4150099 D, described as follows:

COMMENCING at the Southeast corner of Lot 11 of Mountain Glen Subdivision, according to the Plat thereof, recorded in Book "J" of Plats, at Page 199, records of Clark County, Washington;

THENCE North 89° 22' 57" West, along the South line of said Mountain Glen Subdivision, a distance of 930.24 feet to the Northeast corner of said "Combs" parcel;

THENCE South 44° 04' 35" East, along the Northeasterly line of said "Combs" parcel, a distance of 784.43 feet to a point which bears North 44° 04' 35" West, a distance of 347.24 feet from the most Easterly Southeast corner of said "Combs" parcel and the TRUE POINT OF BEGINNING;

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THENCE leaving said Northeasterly line, South 45° 55' 25" West, a distance of 314.00 feet to a point on the Southwesterly line of said "Combs" parcel;

THENCE South 44° 04' 35" East, along said Southwesterly line, a distance of 90.00 feet to an angle point;

THENCE North 45° 55' 25" East, along said Southwesterly line, a distance of 60.00 feet to an angle point;

THENCE South 44° 04' 35" East, along said Southwesterly line, a distance of 257.24 feet to the Southwest corner of said "Combs" parcel;

THENCE North 45° 55' 25" East, along the Southeasterly line of said "Combs" parcel, a distance of 254.00 feet to the most Easterly Southeast corner of said "Combs" parcel;

THENCE North 44° 04' 35" West, along the Northeasterly line of said "Combs" parcel, a distance of 347.24 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 172342-000 and No. 986033-395

That parcel of land described by that Quit Claim Deed recorded under Auditor's File Number 9406210339, records of Clark County, Washington as follows:

That portion of Section 17 and 20 and of the Daniel Ollis Donation Land Claim all lying within Township 2 North, Range 3 East of the Willamette Meridian, described as follows:

BEGINNING at an iron pipe marking the Northwest corner of the T.J. Fletcher Donation Land Claim, located in said Section 20, said point being also on the Section line between said Sections 17 and 20; thence North 89°08'01" West, along the South line of said Section 17, a distance of 55.89 feet to a point; thence South 49°38'09 West 84.69 feet to the East boundary of County Road No. 124, also known as NE Ingle Road and the TRUE Point of Beginning hereof, being marked by an iron pipe; thence North 49°38'09 East 330 feet to an iron pipe; thence North 33°48'51" West 667.94 feet to an iron pipe; thence South 59°57'36" West 329.78 feet to an iron pipe along the East boundary of said County Road; thence South, along said East boundary of County Road, to the TRUE Point of Beginning.

Assessor's Parcel No. 172542-000

Lot 1 of Short Plat, recorded in Book 3, Page 963, records of Clark County, Washington, being a portion of the Northeast quarter of Section 20, Township 2 North, Range 3 East of the Willamette Meridian, recorded July 11, 2011, recorded under Auditor's File No. 4777009, records of Clark County, Washington.

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Assessor's Parcel No. 986029469

Lot 2 of Short Plat, recorded in Book 3, Page 963, records of Clark County, Washington, being a portion of the Northeast quarter of Section 20, Township 2 North, Range 3 East of the Willamette Meridian, recorded July 11, 2011, recorded under Auditor's File No. 4777009, records of Clark County, Washington.

Assessor's Parcel No. 986042-356

That parcel of land described by that Statutory Warranty Deed recorded under Auditor's File Number 5489817 D, records of Clark County, Washington as follows:

A parcel of land in the Thomas J. Fletcher Donation Land Claim No. 51 and the West half of Section 21, all in Township 2 North, Range 3 East of the Willamette Meridian in the City of Camas, Clark County, Washington, being a portion of that parcel of land described under Exhibit B as "North Parcel", recorded under Auditor's File No. 5308695 BLA, and a portion of that parcel described under Exhibit C as "Parcel 1", recorded under Auditor' File No. 5237696 BLA, records of said county, described as follows:

COMMENCING at the Northwest corner of said Section 21;

THENCE South 88° 40' 59" East, along the North line of the Northwest quarter of said Section 21, a distance of 830.93 feet to the East line of the Thomas J. Fletcher Donation Land Claim No. 51 and the East line of said "North Parcel";

THENCE South 01° 13' 25" West, along said East line, a distance of 1315.09 feet to the North line of the South half of said Northwest quarter;

THENCE South 88° 42' 01" East, along said North line, a distance of 180.00 feet to the most Easterly, Northwest corner of said "Parcel 1" and the TRUE POINT OF BEGINNING;

THENCE along the Westerly line of said "Parcel 1", South 01º 17' 59" West, a distance of 214.50 feet;

THENCE leaving said Westerly line, South 01° 17' 59" West, a distance of 73.80 feet;

THENCE South 44° 04' 38" East, a distance of 44.82 feet to a point on the Westerly line of said "Parcel 1";

THENCE along the Westerly lines of said "Parcel 1" the following courses:

THENCE South 46° 17' 59" West, a distance of 165.54 feet;

THENCE North 43° 42' 01" West, a distance of 217.20 feet;

THENCE North 01° 17' 59" East, a distance of 209.50 feet;

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THENCE North 44° 04' 38" West, a distance of 10.00 feet;

THENCE South 45° 55' 22" West, a distance of 18.00 feet;

THENCE North 44° 04' 38" West, a distance of 45.00 feet;

THENCE South 45° 55' 22" West, a distance of 25.00 feet;

THENCE North 44° 04' 38" West, a distance of 293.00 feet;

THENCE South 64° 48' 03" West, a distance of 119.90 feet to a point on a 325.00 foot radius curve to the left;

THENCE along said 325.00 foot radius curve to the left (the long chord of which bears South 50° 35' 01" West, a distance of 159.64 feet), an arc distance of 161.29 feet;

THENCE South 36° 21' 59" West, a distance of 152.00 feet;

THENCE South 53° 38' 01" East, a distance of 82.00 feet;

THENCE South 36° 21' 59" West, a distance of 60.08 feet to a point on a non-tangent 25.00 foot radius curve to the right;

THENCE leaving said Westerly lines, and along said 25.00 feet [SIC] radius curve to the right (the long chord of which bears South 55° 55' 31" East, a distance of 2.00 feet), an arc distance of 2.00 feet;

THENCE South 53° 38' 01" East, a distance of 171.47 feet to a point on a 345.00 foot radius curve to the right;

THENCE along said 345.00 foot radius curve to the right (the long chord of which bears South 36° 10' 39" East, a distance of 206.98 feet), an arc distance of 210.22 feet;

THENCE South 18° 43' 16" East, a distance of 89.02 feet to a point on the South line of said "Parcel 1";

THENCE along the Southerly lines of said "Parcel 1" the following courses:

THENCE South 18° 43' 16" East, a distance of 40.08 feet to a point on a 180.00 foot radius curve to the left;

THENCE along said 180.00 foot radius curve to the left (the long chord of which bears South 44° 53' 37" East, a distance of 158.79 feet), an arc distance of 164.45 feet to a point of compound curvature with a 330.00 foot radius curve to the left;

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THENCE along said 330.00 foot radius curve to the left (the long chord of which bears North 83° 01' 06" East, a distance of 288.45 feet), an arc distance of 298.52 feet;

THENCE North 57º 06' 11" East, a distance of 219.78 feet;

THENCE South 44° 04' 38" East, a distance of 645.44 feet;

THENCE South 01° 37' 56" West, a distance of 296.43 feet to a point on the centerline of Northeast Goodwin Road, said point being on a non-tangent 955.00 foot radius curve to the right;

THENCE along said centerline, and along said 955.00 foot radius curve to the right (the long chord of which bears North 88° 56' 49" East, a distance of 77.84 feet), an arc distance of 77.87 feet to a point on the South line of said Northwest quarter;

THENCE South 88° 43' 02" East, along said South line, a distance of 987.61 feet to the Southeast corner of said Northwest quarter;

THENCE North 01° 27' 15" East, along the East line of said Northwest quarter, a distance of 1314.56 feet to the North line of the South half of said Northwest quarter;

THENCE North 88° 42' 01" West, along said North line, a distance of 1620.91 feet to the TRUE POINT OF BEGINNING.

EXCEPT Public Roads.

Assessor's Parcel No. 173213-000

That parcel of land described under Exhibit "A" of that Boundary Line Adjustment recorded under Auditor's File Number 5417488 BLA, records of Clark County, Washington as follows:

A portion of the Northeast quarter of Section 21, Township 2 North, Range 3 East of the Willamette Meridian in Clark County, Washington described as follows:

COMMENCING at the Southwest corner of said Northeast quarter;

THENCE South 88° 43' 06" East, along the South line of said Northeast quarter, 1043.83 feet to the West line of the East 1584.00 feet of said Northeast quarter;

THENCE North 01° 33' 10" East, along said West line, 294.05 feet to the TRUE POINT OF BEGINNING;

THENCE North 90° 00' 00" West, leaving said West line, 0.52 feet to a non-tangent 43.00 foot radius curve to the right, the center of which bears North 90° 00' 00" West;

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THENCE along said non-tangent 43.00 foot radius curve to the right (the long chord of which bears South 29° 12' 34" West, 41.97 feet), through a central angle of 58° 25' 09", an arc distance of 43.84 feet to a point 20.00 feet Westerly of, when measured perpendicular to, the West line of the East 1584.00 feet of said Northeast guarter;

THENCE South 01º 33' 10" West, parallel with and 20.00 feet Westerly of said West line, 79.95 feet;

THENCE North 88° 34' 52" West, leaving said parallel line, 166.13 feet;

THENCE South 01º 27' 15" West, 177.40 feet to the South line of said Northeast quarter;

THENCE South 88° 43' 06" East, along said South line, 185.82 feet to the West line of the East 1584.00 feet of said Northeast quarter;

THENCE North 01° 33' 10" East, along said West line, 294.05 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 173158-000, 173193-000, 986047283, 986046873

That parcel of land described under Exhibit "C" of that Lot Combination recorded under Auditor's File Number 5426850 BLA, records of Clark County, Washington as follows:

All of the Northeast quarter of Section 21, Township 2 North, Range 3 East of the Willamette Meridian in Clark County, Washington;

EXCEPT the West 30.00 feet thereof;

EXCEPT the South 1650.00 feet of the East 1584.00 feet thereof;

EXCEPT that portion described as follows:

A portion of the Northeast quarter of Section 21, Township 2 North, Range 3 East of the Willamette Meridian in Clark County, Washington described as follows:

COMMENCING at the Southwest corner of said Northeast quarter;

THENCE South 88° 43' 06" East, along the South line of said Northeast quarter, 1043.83 feet to the West line of the East 1584.00 feet of said Northeast quarter;

THENCE North 01° 33' 10" East, along said West line, 294.05 feet to the TRUE POINT OF BEGINNING;

THENCE North 90° 00' 00" West, leaving said West line, 0.52 feet to a non-tangent 43.00 foot radius curve to the right, the center of which bears North 90° 00' 00" West;

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THENCE along said non-tangent 43.00 foot radius curve to the right (the long chord of which bears South 29° 12' 34" West, 41.97 feet), through a central angle of 58° 25' 09", an arc distance of 43.84 feet to a point 20.00 feet Westerly of, when measured perpendicular to, the West line of the East 1584.00 feet of said Northeast quarter;

THENCE South 01° 33' 10" West, parallel with and 20.00 feet Westerly of said West line, 79.95 feet;

THENCE North 88° 34' 52" West, leaving said parallel line, 166.13 feet;

THENCE South 01º 27' 15" West, 177.40 feet to the South line of said Northeast quarter;

THENCE South 88° 43' 06" East, along said South line, 185.82 feet to the West line of the East 1584.00 feet of said Northeast quarter;

THENCE North 01° 33' 10" East, along said West line, 294.05 feet to the TRUE POINT OF BEGINNING.

Assessor's Parcel No. 173194-000

That parcel of land described under Exhibit "B" and graphically shown under Exhibit "D" of that Boundary Land Adjustment recorded under Auditor's File Number 5108845 BLA, records of Clark County, Washington as follows:

Being a portion of the Southeast quarter of the Northeast quarter, and the Southwest quarter of the Northwest quarter of Section 21, Township 2 North, Range 3 East, Willamette Meridian, Clark County, Washington, described as follows:

COMMENCING at a Brass cap marking the Southeast corner of the Northeast quarter of Section 21, Township 2 North, Range 3 East, Willamette Meridian as shown in Book 63 of Surveys, Page 53, Clark County Auditor's Records;

THENCE North 88° 42' 47" West, along the South line of the Northeast quarter of Section 21 (Survey 63-53), for a distance of 1260.00 feet, to the most Southwesterly corner of Lot 5 of Country View Estates I, recorded in Book H of Plats, Page 344, Clark County Auditor's Records and the POINT OF BEGINNING;

THENCE continuing North 88° 42' 47" West, along said South line, for a distance of 100.31 feet;

THENCE North 01° 33' 10" East, leaving said South line, being parallel with the West line of the "Ochs" tract as described under Clark County Auditor's File No. 8510070070, for a distance of 238.70 feet;

THENCE North 88° 42' 47" West, parallel with the South line of the Northeast quarter of Section 21, for a distance of 223.68 feet to a 5/8" Iron Rod (Survey 63-53) marking the Northwest corner of said "Ochs" tract, also being the most Northerly Southwest corner of the "Aguero" tract as described under Clark County Auditor's File No. 361547;

THENCE North 01° 33' 10" East, along the West line of the "Aguero" tract, for a distance of 366.61 feet to a 1/2" Iron Rod marking the Northwest corner of the "Aguero" tract, also being the most Northerly Southwest corner of Lot 5 Country View Estates I;

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THENCE South 88° 42' 47" East, along the North line of said "Aguero" tract, also being along the most Northerly South line of said Lot 5, for a distance of 324.00 feet to a 1/2: [SIC] Iron Rod marking the Northeast corner of the "Aguero" tract;

THENCE South 01° 33' 10" West, along the East line of the "Aguero" tract, also being along the most Easterly West line of Lot 5, for a distance of 605.01 feet to the POINT OF BEGINNING.

Contains approximately 3.27 Acres.

Subject to County roads.

Together with and subject to easements and restrictions of record.

Assessor's Parcel No. 173216-000

That parcel of land described under Exhibit "A" of that Statutory Warranty Deed recorded under Auditor's File Number 5113156 D, records of Clark County, Washington as follows:

Being a portion of the Southeast quarter of the Northeast quarter, and the Southwest quarter of the Northwest quarter of Section 21, Township 2 North, Range 3 East, Willamette Meridian, Clark County, Washington, described as follows:

COMMENCING at a Brass cap marking the Southeast corner of the Northeast quarter of Section 21, Township 2 North, Range 3 East, Willamette Meridian as shown in Book 63 of Surveys, Page 53, Clark County Auditor's Records;

THENCE North 88° 42' 47" West, along the South line of the Northeast quarter of Section 21 (Survey 63-53), for a distance of 1260.00 feet, to the most Southwesterly corner of Lot 5 of Country View Estates I, recorded in Book H of Plats, Page 344, Clark County Auditor's Records;

THENCE continuing North 88° 42' 47" West, along said South line, for a distance of 100.31 feet to the POINT OF BEGINNING;

THENCE North 01° 33' 10" East, leaving said South line, being parallel with the West line of the "Ochs" tract as described under Clark County Auditor's File No. 8510070070, for a distance of 238.70 feet;

THENCE North 88° 42' 47" West, parallel with the South line of the Northeast quarter of Section 21, for a distance of 223.68 feet to a 5/8 inch Iron Rod (Survey 63-53) marking the Northwest corner of said "Ochs" tract also being the most Northerly Southwest corner of the "Aguero" tract as described under Clark County Auditor's file No. 3961547;

THENCE South 01° 33' 10" West, along the West line of the "Ochs" tract, for a distance of 238.70 feet to the Southwest corner thereof being the South line of the Northeast quarter of Section 21;

THENCE South 88° 42' 47" East, along said South line, for a distance of 223.69 feet to the POINT OF BEGINNING.

EXCEPT any portion lying within NE 28th Street.

Assessor's Parcel No. 173157-000

That parcel of land lying in the Northeast quarter of lying in the Southwest quarter of Section 21, Township 2 North, Range 3 East of the Willamette Meridian, Clark County, Washington, described by

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that Statutory Quit Claim Deed recorded under Auditor's File Number 3578564, records of Clark County, Washington as follows:

Lot 16 of COUNTRY VIEW ESTATES PHASE II according to the plat thereof, recorded in Volume "H" of Plats at page 345, records of Clark County, Washington.

EXHIBIT C CLB WASHINGTON SOLUTIONS 1, LLC LATECOMER REIMBURSEMENT FEE SCHEDULE

Parcel	Tax Lot	Pump Station
ID #	Serial Number	Per ERU
1	115582000	\$534.14
2	171701010	\$534.14
3	172344010	\$534.14
4	172344005	\$534.14
5	172344000	\$534.14
6	172343000	\$534.14
7	172346000	\$534.14
8	986043773	\$534.14
9	171730000	\$534.14
10	986047280	PAID
11	986047279	PAID
12	172341000	PAID
13	172342000	\$534.14
14	986033395	\$534.14
15	172542000	\$534.14
16	986029469	\$534.14
17	172557000	PAID
18	986046311	PAID
19	172557000	PAID
20	986037308	PAID
21	172555000	PAID
22	986048038	PAID
23	986047741	PAID
24	986037307	PAID
25	173178000	PAID
26	986037656	PAID
27	172559000	PAID
28	986042356	\$534.14
29	986046873	\$534.14
30	173158000	\$534.14
31	986047283	\$534.14
32	173213000	\$534.14
33	173193000	\$534.14
34	173194000	\$534.14
35	173216000	\$534.14
36	173157000	\$534.14

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EXHIBIT D

LATECOMER REIMBURSEMENT SUMMARY

Nature and Extent of Project

CLB Washington Solutions 1, LLC constructed a portion of Phase 1 of the Green Mountain Planned Residential Development (PRD) as preliminarily approved per City File No. SUB 14-02. The project included the construction of the Goodwin Road Pump Station and the related sewer main construction from the pump station to the intersection of NE Goodwin Road and NE Ingle Road ("Improvements") that provide direct benefit to adjacent properties. A figure showing the Improvements is included as Exhibit A. The project has been constructed and accepted by the City.

Total Improvements Cost (less System Development Charge Credits) \$864,683

Method of Calculating Assessment

Staff reviewed calculations for the latecomer reimbursement completed by Olson Engineering and Environmental, Inc. on behalf of the Developer, as shown in the attached Exhibit C.

Assessment Calculation:

Thirty six parcels have the potential to benefit from this improvement, including those in which the Developer is associated. The approach to distribution of cost to these parcels is to assign a pro-rata share to each parcel using an equivalent residential unit cost. The equivalent residential unit cost is arrived at by taking the overall eligible costs for the improvements (less System Development Charge (SDC) credits issued to the Developer) divided by the overall potential to provide 1,620 equivalent residential units (ERUs) for the Goodwin Road Sewer Pump Station Basin. The cost per equivalent residential unit is calculated at \$534.14. While all properties within the basin are included in this calculation, payments have already been accounted for on lots 10 through 12 and lots 17 through 27 as reported by the Developer and as indicated on Exhibit C.

December 5, 2018

Mr. Carothers, P.E. Engineering Manager/City Engineer City of Camas 616 NE 4th Avenue Camas, WA 98607 Via email to jcarothers@cityofcamas.us

Re: Green Mountain PRD – Request for Reimbursement Improvement Agreement on Pump Station Improvements.

Dear Curleigh,

I am requesting that the City of Camas enter into a Reimbursement Improvement Agreement with CLB Washington Solutions, LLC for the following item:

• Regional Pump Station located on the south side of Goodwin Road approximately 500feet west of Ingle Road

The contact for CLB Washington Solutions, LLC is:

c/o Bluestone Communities 26895 Aliso Creek Rd. Ste B-522 Aliso Viejo CA 92656 Attention: Ralph Emerson

(714) 292-5326 Email: remerson@bluestonecommunities.com

If you should have any further questions or concerns regarding the proposed paving, please let me know.

Sincerely,

CLB Washington Solutions, LLC

lher

By: Ralph Emerson its Attorney-in-fact



Staff Report February 4, 2019 Council Meeting

Latecomer Reimbursement Agreement with Green Mountain Estates LLC

Staff Contact	Phone	Email
James Carothers, Engineering Manager	360.817.7230	jcarothers@cityofcamas.us

PURPOSE: Green Mountain Estates, LLC, the Developer of the Green Mountain Estates Subdivision, has installed City water and sewer main lines on NE Goodwin Road/NE 28th Street (28th Street) in accordance with the Camas General Sewer System Plan, the Camas Water System Plan, the Camas Comprehensive Plan and Camas Municipal Code (CMC) 17.19.040C. These main line improvements will benefit others in the area that will be seeking to develop and/or connect to the municipal water and/or sewer system in the Green Mountain area. The benefitted area is depicted in Exhibit A and the fee schedule is shown in Exhibit B of the Latecomer Reimbursement Agreement.

Per the Revised Code of Washington (RCW) 35.91, a developer is allowed to request proportionate share reimbursement from other benefitting property owners. The developer has requested to enter into a latecomer reimbursement agreement with the City. The City collects the fees at the time of connection to the City's municipal sewer system which is typically at building permit issuance. The City then reimburses the developer with the collected latecomer fees. Calculations for these fees were provided with the December 17, 2018 Council Agenda.

The public hearing for this agreement was held on December 17, 2018. Public testimony was given and Council directed the City Attorney to finalize this latecomer reimbursement agreement.

RECOMMENDATION: Staff recommends that Council approve the Latecomer Reimbursement Agreement with Green Mountain Estates, LLC.

RETURN ADDRESS: City of Camas 616 NE 4th Avenue Camas, WA 98606

LATECOMER REIMBURSEMENT AGREEMENT

This AGREEMENT made this ______ day of ______, 2019 by and between the CITY OF CAMAS, a municipal corporation organized under the laws of the State of Washington, hereinafter referred to as "City", and Green Mountain Estates, LLC, hereinafter referred to as "Developer".

RECITALS

A. Developer installed certain sewer and water infrastructure improvements (hereinafter referred to as "Improvements") for Green Mountain Estates as required by the June 24, 2016 preliminary approval of SUB 15-02, Green Mountain Estates Subdivision. Improvements include the installation of water and sewer main lines on NE Goodwin Road and NE 28th Street as depicted in Exhibit A.

B. Developer installed Improvements in accordance with Camas Municipal Code (CMC) 17.19.040C, the Camas Comprehensive Plan, the Camas General Sewer Plan and the Camas Water System Plan.

C. Chapter 35.91 RCW authorizes municipalities to contract with owners of real property for the construction of sewer and water improvements to be conveyed to the municipality, and to provide for a period of not to exceed twenty (20) years for the reimbursement of such owners and their assigns by any owner of real estate who did not contribute to the original cost of such water or sewer facilities and who subsequently tap onto or use the same of a fair pro rata share of the cost of the construction of said water or sewer facilities, including not only those directly connected thereto, but also users connected to laterals or branches connecting thereto, subject to such reasonable rules and regulations as the governing body of such municipality may provide or contract, and notwithstanding the provisions of any other law.

D. Developer has requested a Latecomer Agreement and the City and Developer have subsequently complied with Chapter 35.91 RCW, which establishes the requirements and process for establishing a Latecomer Reimbursement area and reimbursement amount, which amount plus any Handling Fee shall be paid pursuant to RCW 35.91.040 prior to the issuance of any building permit or authority to tap into or use any portion of the improvements described herein.

E. The real properties depicted and described on Exhibit A ("Benefited Properties") may potentially be benefited by the Improvements, and should be required to pay a fair pro rata share of the cost of construction of Improvements in the event the owners thereof tap into or use the Improvements within the period provide in this Latecomer Agreement.

F. The fair pro rata share of the cost of the construction of said Improvements to each Benefited Properties who subsequently tap onto or use the same ("Latecomer Reimbursement") is shown in Exhibit B.

G. A summary of the Nature and Extent of the Developer's Improvements, Total Cost of the Improvements, and a description of the method of calculating the Latecomer Reimbursement is included in Exhibit C.

AGREEMENT

The parties agree as follows:

1. <u>Reimbursement Authorized</u>. If the owner of any Benefited Property depicted and described in Exhibit A and listed in Exhibit B requests connection to the Facilities to serve new development within 20 years of the effective date of this Agreement, the City shall collect from such owner, prior to connection, Latecomer Reimbursement in the amounts stated in Exhibit B, plus any Handling Fee as established by City Fee Schedule.

2. Payment of Reimbursement to Developer. Latecomer Reimbursement. The City shall forward all Latecomer Reimbursements it collects under Section 1 directly to the Developer within thirty (30) days of the City's receipt of the funds, less the Handling Fees which shall be retained by the City. The Handling Fee shall be equal to the amount shown on the City's annual Fee Schedule for a "Transfer of Developer Credits" (2019 amount equal to \$55.00). Funds received by negotiable instrument, such as a check, will be deemed received ten (10) days after delivery to the City. Subject to the notification requirement in Section 4 herein, should the City fail to forward the Latecomer Reimbursement within sixty (60) days to the Developer through the City's sole negligence, then the City shall pay the Developer simple interest on those monies at the rate of twelve percent (12%) per annum. Payment of funds shall be made to the Developer at the following address:

Green Mountain Estates, LLC c/o Rian Tuttle PO Box 61426 Vancouver, WA 98666 3. <u>Abandonment of Improvements</u>. If the City abandons all or any portion of the Improvements during the term of this Agreement, the City shall have no obligation to collect the Latecomer Reimbursement.

4. <u>Assignment/Notification</u>. Developer may assign this Agreement to any person by submission to the City of a signed and notarized Notice of Assignment stating the name, street address, telephone number and email address of the assignee. Pursuant to and subject to the provisions of RCW 35.91.020(6), Developer shall provide to City every two years from the anniversary date of this Agreement its current contract name, address, and telephone number.

5. <u>Connection to System</u>. The provisions of this Latecomer Agreement shall not be construed as establishing express or implied rights for any property owner to connect to the City's utility system without first qualifying for such connection by compliance with all applicable City codes and ordinances.

6. <u>Hold Harmless</u>. Developer agrees to hold the City harmless from any and all liability resulting from errors in the legal descriptions contained herein, and the City is relieved of all responsibility under this agreement for collecting on parcels not properly included in the legal descriptions set forth in this contract.

7. <u>Recording</u>. This Latecomer Agreement shall be recorded in the records of the Clark County Auditor, and it shall be binding upon the parties, their heirs, successors and assigns, and all Benefited Property owners. The Developer agrees to reimburse the City for the recording fee and for all legal fees and other costs associated with the execution and recordation of the agreement.

8. <u>Effective Date and Term</u>. This Agreement shall be effective from and after the date of its execution by the City, and shall terminate 20 years thereafter or when all reimbursement amounts in Exhibit B have been collected, whichever occurs first.

9. <u>Liens</u>. The reimbursement amounts due and owing to the Developer from the owners of Benefited Properties described in Exhibit A shall be a lien and servitude upon those properties.

10. <u>Entire Agreement; Binding Nature</u>. This Agreement constitutes the entire agreement between the parties concerning reimbursement for a pro-rata share of the cost of the Improvements, and is binding upon the heirs, executors, administrators, successors and assigns of the parties.

11. <u>Incorporation of Exhibits</u>. Exhibits A, B, and C are incorporated by reference into this Agreement.

DATED AND EXECUTED THIS _____ DAY OF _____, ____,

CITY OF CAMAS, a Municipal Corporation of the State of Washington.

Ву: _____

STATE OF WASHINGTON)) ss: County of Clark)

I certify that I know or have satisfactory evidence that _______ signed this instrument on oath, stated that he was authorized to execute the instrument on behalf of the **CITY OF CAMAS, CLARK COUNTY, WASHINGTON** to be the free and voluntary act of such parties for the uses and purposes mentioned in this instrument.

DATED THIS ______ DAY OF ______, ___

Notary Public in and for the State of Washington, Residing at ______ My Commission expires

GREEN MOUNTAIN ESTATES, LLC

By: _____

State of Washington)) ss: County of Clark)

DATED THIS _____ DAY OF _____, ____

Notary Public for the State of Washington Residing at ______ Appointment Expires _____



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LAND SURVEYORS ENGINEERS (360) 695-1385 222 E. Evergreen Blvd. Vancouver, WA 98660

CITY OF CAMAS LATECOMER AGREEMENT

January 15, 2019

Assessor's Parcel No. 172559-000 & 986037-656

A parcel of land in the Thomas J. Fletcher Donation Land Claim No. 51 and the East half of Section 20, and the West half of Section 21 all in Township 2 North, Range 3 East of the Willamette Meridian in Clark County, Washington, described as follows:

COMMENCING at the Northwest corner of said Section 21;

THENCE South 88° 40' 59" East, along the North line of the Northwest quarter of said Section 21, a distance of 830.93 feet to the East line of the Thomas J. Fletcher Donation Land Claim No. 51;

THENCE South 01° 13' 25" West, along said East line, a distance of 1315.09 feet to the North line of the South half of said Northwest quarter;

THENCE South 88° 42' 01" East, along said North line, a distance of 180.00 feet;

THENCE South 01° 17' 59" West, leaving said North line, a distance of 214.50 feet;

THENCE South 43° 42' 01" East, a distance of 97.00 feet;

THENCE South 46° 17' 59" West, a distance of 217.43 feet;

THENCE North 43° 42' 01" West, a distance of 217.20 feet;

THENCE North 01° 17' 59" East, a distance of 209.50 feet;

THENCE North 44° 04' 38" West, a distance of 10.00 feet;

THENCE South 45° 55' 22" West, a distance of 18.00 feet;

THENCE North 44° 04' 38" West, a distance of 45.00 feet;

THENCE South 45° 55' 22" West, a distance of 25.00 feet;

THENCE North 44° 04' 38" West, a distance of 293.00 feet;

THENCE South 64° 48' 03" West, a distance of 119.90 feet to a point of a 325.00 foot radius curve to the left;

THENCE along said 325.00 foot radius curve to the left (the long chord of which bears South 50° 35' 01" West, a distance of 159.64 feet), an arc distance of 161.29 feet;

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THENCE South 36° 21' 59" West, a distance of 152.00 feet;

THENCE South 53° 38' 01" East, a distance of 82.00 feet;

THENCE South 36° 21' 59" West, a distance of 60.08 feet to a point on a 25.00 foot radius nontangent curve to the left;

THENCE along said 25.00 foot radius non-tangent curve to the left (the long chord of which bears South 79° 04' 29" West, a distance of 33.91 feet), an arc distance of 37.27 feet;

THENCE South 36° 21' 59" West, a distance of 10.37 feet to a point on a 226.00 foot radius curve to the right;

THENCE along said 226.00 foot radius curve to the right (the long chord of which bears South 40° 24' 28" West, a distance of 31.86 feet), an arc distance of 31.88 feet;

THENCE South 44° 26' 57" West, a distance of 116.20 feet to a point on a 25.00 foot radius curve to the left;

THENCE along said 25.00 radius curve to the left (the long chord of which bears South 10° 50' 12" West, a distance of 27.68 feet), an arc distance of 29.33 feet;

THENCE South 52° 11' 03" West, a distance of 52.78 feet to a point on a 174.00 foot radius non-tangent curve to the left;

THENCE along said 174.00 foot radius non-tangent curve to the left (the long chord of which bears North 41° 41' 00" West, a distance of 23.47 feet), an arc distance of 23.49 feet;

THENCE North 45° 33' 03" West, a distance of 41.94 feet;

THENCE South 56° 38' 34" West, a distance of 154.02 feet;

THENCE North 33° 21' 26" West, a distance of 10.00 feet;

THENCE South 56° 38' 34" West, a distance of 384.01 feet to the Northeasterly right-of-way line of Northeast Ingle Road as conveyed to Clark County by deed recorded under Auditor's File Number 4217481 D, said point being 30.00 from, when measured perpendicular to, the centerline of said Road;

THENCE South 33° 35' 50" East, along said right-of-way line, a distance of 334.36 feet to the TRUE POINT OF BEGINNING;

THENCE North 56° 24' 10" East, leaving said right-of-way line, a distance of 337.32 feet;

THENCE South 33° 35' 50" East, a distance of 116.84 feet;

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THENCE North 60° 11' 05" East, a distance of 517.11 feet:

THENCE South 18° 43' 16" East, a distance of 40.08 feet to a point on a 180.00 foot radius curve to the left;

THENCE along said 180.00 foot radius curve to the left (the long chord of which bears South 44° 53' 37" East, a distance of 158.79 feet), an arc distance of 164.45 feet to a point of compound curvature with a 330.00 foot radius curve to the left;

THENCE along said 330.00 foot radius curve to the left (the long chord of which bears North 83° 01' 06" East, a distance of 288.45 feet), an arc distance of 298.52 feet;

THENCE North 57° 06' 11" East, a distance of 219.78 feet;

THENCE South 44° 04' 38" East, a distance of 645.44 feet;

THENCE South 01° 37' 56" West, a distance of 296.43 feet to a point on the centerline of Northeast Goodwin Road, said point being a point on a 955.00 foot radius non-tangent curve to the left;

THENCE along said centerline, and along said 955.00 foot radius non-tangent curve to the left (the long chord of which bears South 78° 15' 35" West, a distance of 277.41 feet), an arc distance of 278.40 feet;

THENCE South 69° 54' 30" West, along said centerline, a distance of 354.84 feet to a point on a 955.00 foot radius curve to the left;

THENCE along said centerline, and along said 955.00 foot radius curve to the left (the long chord of which bears South 56° 56' 15" West, a distance of 428.71 feet), an arc distance of 432.40 feet;

THENCE South 43° 58' 00" West, along said centerline, a distance of 494.48 feet to a point of intersection with the Southerly projection of the Northeasterly right-of- way line of said Northeast Ingle Road, said point being 30.00 from, when measured perpendicular to, the centerline of said Road;

THENCE North 46° 15' 59" West, along said Northeasterly right-of-way line and the Southerly projection thereof, a distance of 39.01 feet to a point on a 770.00 foot radius curve to the right;

THENCE along said right-of-way line, and along said 770.00 foot radius curve to the right (the long chord of which bears North 29° 32' 51" West, a distance of 443.01 feet), an arc distance of 449.36 feet;

THENCE North 12° 49' 45" West, along said right-of-way line, a distance of 392.70 feet to a point on an 830.00 foot radius curve to the left;

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THENCE along said right-of-way line, and along said 830.00 foot radius curve to the left (the long chord of which bears North 23° 12' 47" West, a distance of 299.21 feet), an arc distance of 300.85 feet;

THENCE North 33° 35' 50" West, along said right-of-way line, a distance of 129.00 feet to the TRUE POINT OF BEGINNING.

Green Mountain Phase 2 (A, B, C, D, E, F)

A parcel of land in the Thomas J. Fletcher Donation Land Claim No. 51 and the Northwest quarter of Section 21 all in Township 2 North, Range 3 East of the Willamette Meridian in the City of Camas, Clark County, Washington, being a portion of that parcel of land described under Exhibit B as "North Parcel", recorded under Auditor's File No. 5308695 BLA, and a portion of that parcel described under Exbibit C as "Parcel 1" recorded under Auditor' File No. 5237696 BLA, records of said county, described as follows:

COMMENCING at the Northwest corner of said Section 21;

THENCE South 88° 40' 59" East, along the North line of the Northwest quarter of said Section 21, a distance of 830.93 feet to the East line of the Thomas J. Fletcher Donation Land Claim No. 51 and the East line of said "North Parcel";

THENCE South 01° 13' 25" West, along said East line, a distance of 1315.09 feet to the North line of the South half of said Northwest quarter;

THENCE South 88° 42' 01" East, along said North line, a distance of 180.00 feet to the most Easterly, Northwest corner of said "Parcel 1" and the TRUE POINT OF BEGINNING;

THENCE along the Westerly line of said "Parcel 1", South 01º 17' 59" West, a distance of 214.50 feet;

THENCE leaving said Westerly line, South 01° 17' 59" West, a distance of 73.80 feet;

THENCE South 44° 04' 38" East, a distance of 44.82 feet to a point on the Westerly line of said "Parcel 1";

THENCE along the Westerly lines of said "Parcel 1" the following courses:

THENCE South 46° 17' 59" West, a distance of 165.54 feet;

THENCE North 43° 42' 01" West, a distance of 217.20 feet;

THENCE North 01° 17' 59" East, a distance of 209.50 feet;

THENCE North 44° 04' 38" West, a distance of 10.00 feet;

THENCE South 45° 55' 22" West, a distance of 18.00 feet;

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THENCE North 44° 04' 38" West, a distance of 45.00 feet;

THENCE South 45° 55' 22" West, a distance of 25.00 feet;

THENCE North 44° 04' 38" West, a distance of 293.00 feet;

THENCE South 64° 48' 03" West, a distance of 119.90 feet to a point on a 325.00 foot radius curve to the left;

THENCE along said 325.00 foot radius curve to the left (the long chord of which bears South 50° 35' 01" West, a distance of 159.64 feet), an arc distance of 161.29 feet;

THENCE South 36° 21' 59" West, a distance of 152.00 feet;

THENCE South 53° 38' 01" East, a distance of 82.00 feet;

THENCE South 36° 21' 59" West, a distance of 60.08 feet to a point on a non-tangent 25.00 foot radius curve to the right;

THENCE leaving said Westerly lines, and along said 25.00 foot radius curve to the right (the long chord of which bears South 55° 55' 31" East, a distance of 2.00 feet), an arc distance of 2.00 feet;

THENCE South 53° 38' 01" East, a distance of 171.47 feet to a point on a 345.00 foot radius curve to the right;

THENCE along said 345.00 foot radius curve to the right (the long chord of which bears South 36° 10' 39" East, a distance of 206.98 feet), an arc distance of 210.22 feet;

THENCE South 18° 43' 16" East, a distance of 89.02 feet to a point on the South line of said "Parcel 1";

THENCE along the Southerly lines of said "Parcel 1" the following courses:

THENCE South 18° 43' 16" East, a distance of 40.08 feet to a point on a 180.00 foot radius curve to the left;

THENCE along said 180.00 foot radius curve to the left (the long chord of which bears South 44° 53' 37" East, a distance of 158.79 feet), an arc distance of 164.45 feet to a point of compound curvature with a 330.00 foot radius curve to the left;

THENCE along said 330.00 foot radius curve to the left (the long chord of which bears North 83° 01' 06" East, a distance of 288.45 feet), an arc distance of 298.52 feet;

THENCE North 57° 06' 11" East, a distance of 219.78 feet;

THENCE South 44° 04' 38" East, a distance of 645.44 feet;

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THENCE South 01° 37' 56" West, a distance of 296.43 feet to a point on the centerline of Northeast Goodwin Road, said point being on a non-tangent 955.00 foot radius curve to the right;

THENCE along said centerline, and along said 955.00 foot radius curve to the right (the long chord of which bears North 88° 56' 49" East, a distance of 77.84 feet), an arc distance of 77.87 feet to a point on the South line of said Northwest quarter;

THENCE South 88° 43' 02" East, along said South line, a distance of 987.61 feet to the Southeast corner of said Northwest quarter;

THENCE North 01° 27' 15" East, along the East line of said Northwest quarter, a distance of 1314.56 feet to the North line of the South half of said Northwest quarter;

THENCE North 88° 42' 01" West, along said North line, a distance of 1620.91 feet to the TRUE POINT OF BEGINNING.

EXCEPT Public Roads.

EXHIBIT B GREEN MOUNTAIN ESTATES, LLC REIMBURSEMENT FEE SCHEDULE

Parent Parcel Number	172559000	986042356
Property Owner	GREEN MOUNTAIN LAND LLC	LENNAR NORTHWEST INC.
Parcel Frontage Main Line NE 28th Street In Lineal Feet	1567	1062
Water Main Cost Per Lineal Feet	\$81.29	\$84.05
Total Water Amount Owed	\$127,389	\$89,264
Parcel Frontage Main Line Sewer NE 28th Street In Lineal Feet	1617	1063
Sewer Maln Cost Per Lineal Feet	\$85.20	\$85.20
Total Sewer Amount Owed	\$137,768	\$90,568
Potential ERU	TBD*	199
Latecomer Water Per ERU	TBD*	\$448.56
Latecomer Sewer Per ERU	TBD*	\$455.12

ERU = Equivalent Residential Unit TBD* = To Be Determined - Land is zoned commerical

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EXHIBIT C

LATECOMER REIMBURSEMENT SUMMARY

Nature and Extent of Project

Green Mountain Estates, LLC constructed a portion of the Green Mountain Estates Subdivision as preliminarily approved per City File No. SUB 15-02. The project included the construction of water and sewer main lines on NE Goodwin Road and NE 28th Street ("Improvements") that provide direct benefit to adjacent properties. A figure showing the Improvements is included as Exhibit A. The project has been constructed and accepted by the City.

Total Improvements Cost (less System Development Charge Credits) \$896,163

Method of Calculating Assessment

Staff reviewed calculations for the latecomer reimbursement completed by Olson Engineering and Environmental, Inc. on behalf of the Developer, and tabulated as shown in the attached Exhibit B.

Assessment Calculation:

Two parent parcels have the potential to benefit from this improvement. The approach to distribution of cost to these parcels is to assign a pro-rata share to each parcel using the overall eligible benefit costs for the improvements (less System Development Charge (SDC) credits issued to the Developer) divided by the overall length of the frontage of the associated lots. The cost per lot is calculated by the applicable cost per lineal foot of Improvement multiplied by the overall length of the parent parcel.

November 30, 2018

Mr. Carothers, P.E. Engineering Manager/City Engineer City of Camas 616 NE 4th Avenue Camas, WA 98607 Via email to jcarothers@cityofcamas.us

Re: Green Mountain Estates – Request for Reimbursement Improvement Agreement on Water and Sewer Improvements.

Dear Curleigh,

I am requesting that the City of Camas enter into a Reimbursement Improvement Agreement with Green Mountain Estates, LLC for the following items:

- Approximately 2,700-feet of gravity sewer line constructed in Goodwin Road east of Ingle Road Intersection.
- Approximately 2,700-feet of Water Main constructed in Goodwin Road east of Ingle Road Intersection.

The contact for Green Mountain Estates, LLC is: Rian Tuttle 604 W Evergreen Boulevard, Vancouver, WA 98660 Ph: (360) 892-0514 Email: <u>rian@holtgroupinc.com</u>

If you should have any further questions or concerns regarding the proposed paving, please let me know.

Sincerely -1/0 Rian Futtle