

**Oak Lodge Sanitary District
Joint Board of Directors & Sanitary Sewer Services
Community Advisory Committee Workshop
February 25, 2011
Meeting Summary**

The February 25, 2011, Joint Workshop of the Oak Lodge Sanitary District Board of Directors and the Sanitary Sewer Services Community Advisory Committee (SSSCAC) convened at 5:30 pm in the Conference Room of the District Administration Building at 14611 SE River Rd, Oak Grove, Oregon.

Members of the Board of Directors attending this meeting were: William Wild, Tom Foeller, Jim Martin, Ginny Van Loo, and Terry Gibson. No members of the Board were absent.

Committee members attending this meeting were Matt Anderson, Tom Foeller, Jerry Foy, Thelma Haggemiller, Myron Martwick, Margaret Pritchard, Leah Robbins, Henry Schmidt, Brad Smith, Charlie Stephens, and Leonard Waldemar.

Members absent were Greg Leedy and Bob Murch.

District staff members attending were J. Michael Read, General Manager of the District; Brett Arvidson, Manager of Planning and Engineering; Kay Deines, Administrative Support Specialist; Mark Walter, Operations Manager; and Gary Anderson, member of OLSD's Project Management team.

Consultants attending were Dave Green and Michelle Burkhart, Project Engineers with CH2M Hill; Doug Zenn, Zenn Associates; and Greg Knutson, Mike Clifford, and Jed Sluyter, M.A. Mortenson.

Member of the public attending was Susan Shawn, residing on SE Fair Oaks Way.

1. **Call to Order:** President Wild. President Wild called the workshop to order at 5:33.
2. **Water Reclamation Facility Improvements Project:** J. Michael Read/Brett Arvidson; Greg Knutson – Mortenson Construction; Dave Green – CH2M Hill.
General Manager Read welcomed all of the participants and expressed his gratitude that the Committee and Board members were willing to attend this meeting on Friday evening.

Manager Read described the agenda items and the information to be discussed and presented at this meeting. Manager Read also described a paper authored by Michael Read, Dave Green, and Clark Worth and submitted to Water Environment Federation (WEFTEC). The paper described the difficulties of funding this project in the middle of a recession, including convincing a whole community to vote in support of a bond measure that pledging taxes on their property, if necessary. Out of thousands of papers submitted for consideration, theirs was selected as one to be presented at the WEFTEC conference. The three authors attended the conference and made the presentation in the half-hour allotted to them. They also submitted the paper to the Pacific Northwest Clean Water Association, the local chapter of WEF, where it was again accepted. The three authors again made the presentation. There is a lot of interest in this project, particularly in how 85% of the community was persuaded to

vote in favor of selling General Obligation Bonds to fund the project. They also submitted an article to Water and Waste Digest magazine, which selected it for publication. Michael made copies of the magazine available for those who wanted one.

a. Phase 1A Status Report

Brett Arvidson presented an overview of Phase 1A of the project. He discussed the public involvement process that began several years ago, from late 2006 thru 2008, in order to decide determine the end result of the remodeled wastewater treatment plant (now called the Water Reclamation Facility). Construction of Phase 1A of the project is 44.6% complete. Most of the main structures are in place, and the project is moving along well. Some construction time in the schedule was at lost at the beginning of the construction due to weather, but it is moving along well at this time.

Brett described the process coming up of preparing to switch from the existing WRF facilities to those facilities currently under construction.

b. Evaluation of Good Neighbor Plan – Survey Results.

Doug Zenn presented the executive summary of the Community Conversations that his company conducted. He described the process, which is more like a conversation where he suggests topics and then follows up on comments made by the resident. He discussed the concerns expressed by the residents, which and included things like construction noise and dirt and safety issues. He noted that in general the residents approve of the newsletter weekly updates and appreciate the Friday Coffees. They, in general, feel that the noise and dirt are not more than they would expect from the construction activities. Problems with drainage off of the roadway and damage to the roadway were also reported.

Director Martin expressed surprise that there were so many comments about odors off of the treatment plant. He noted that he had not heard comments regarding odors before. Doug Zenn stated that these odors were not necessarily current – frequently the neighbors were talking about some previous hot summers that resulted in bad odors. Manager Read explained that the District has steps to contain odors by enclosing some facilities and also installing a biofilter device which is an effective way to remove odors biologically. It is the District's intention that no odors travel beyond the District's boundaries.

Committee member Brad Smith stated that the structures as constructed appear to be more stark and industrial than he expected. (Mr. Smith's property is surrounded on two sides by the treatment plant). He also noted that the surface of SE Fair Oaks Dr has been negatively impacted by the construction traffic to the construction office and asked that the District consider re-surfacing that road as part of the project.

Committee member Henry Schmidt suggests that the District consider doing some repair work to Fair Oaks Drive to help out the neighbors.

Committee member Jerry Foy stated his opinion that it is impossible to have that many cement trucks use a road and not do some damage. He expressed his approval of the work done by Mortenson to date to contain the noise and dirt, and to accommodate the neighborhood as much as possible.

Committee member Margaret Pritchard stated that she would like to congratulate Mortenson on marshaling the concrete trucks on the site of the old Kienows Store site at SE Courtney Rd and McLoughlin Blvd in order to avoid as much congestion as possible at the construction site.

William Wild asked if the Committee members felt that the actions taken to date meet the intention of the Good Neighbor Plan. William expressed the desire of the Board and Committee to make a process that inevitably causes noise and dirt, to be as unobtrusive as possible. Director Martin expressed the Board's concern about a neighbor that is experiencing serious impact from the project, and also expressed his gratitude that the study done by Zenn Associates shows that there are no other neighbors being affected as seriously.

Manager Read expressed his intention that the Board and the Committee revisit the steps listed in the Good Neighbor Plan prior to the beginning of the next phase of construction. He also asked that Mortenson suggest to any employees with a loud vehicle be courteous and drive as quietly as possible when coming to or leaving work. He noted, too, that the District would like to have another neighborhood gathering where he can meet with the neighbors to address their concerns.

Jed Sluyter of Mortenson Co. described to the Board and Committee steps the company takes to minimize problems to neighbors caused by their employees. They address individually with each employee requirements that include staying under the speed limit, driving quietly and courteously, and not parking in front of homes or blocking any access ways.

c. Phase 1B Scope

Jed Sluyter explained the next steps of the project as the project enters into Phase 1B, and described the displayed graphic of the project.

- i. The construction office will be moved into the Leedy House and will avoid travelling on Fair Oaks Drive as much as possible.
- ii. A new access road will be used that comes in behind the Leedy House off of Bluff.
- iii. A large central crane will be used that will swing in circles rather than move multiple cranes on to the site.
- iv. High impact work will include rock removal (even more by cubic yards than in Phase 1A) and excavation.
- v. They will explore if they can use blasting as a way to shorten the time the rock removal will take and to minimize the noise.
- vi. Concrete pours will be approximately the same duration. The work site is tighter, requiring more and smaller pours as there is not as much room to maneuver.
- vii. Standard works hours will remain the same – 7:30 to 6:30 Monday through Friday, although in the winter the work had to stop a little earlier due to darkness.
- viii. Saturday work start time is 8:00. All weekend work must be pre-approved by OLSD staff.

- ix. Friday morning coffees will continue, with updates provided by Steve Simonson, Gary Anderson, and Jed.
 - x. Pothole repairs will continue on the roads.
 - xi. Planting of trees will begin towards the end of 2011. There is a planting plan, and a mix of deciduous and evergreens will be planted. The deciduous trees are planned for areas where cleanup of leaves will not be a big problem for staff; there are areas that are meant to be fairly natural. A bid for maintenance of the natural area was obtained in order to confirm that the costs would not be out of line. That figure was not available at the meeting for review.
 - xii. Jed addressed safety concerns and backup alarms on vehicles. Mortenson has an alarm that is designed to be quieter and a lower pitch when the surrounding noise is less and louder when there is more noise in the general area. It is not possible to monitor the backup alarms on the vehicles of the various companies that come to the site. Manager Read stated that to date there has been only one accident reportable to OSHA on the project. He commended Mortenson on their stellar commitment to the safety of their employees.
- d. Phase 1B Schedule – Michelle Burkhart, CH2M Hill
Michelle Burkhart presented the current Phase 1B Schedule.
- i. One of the biggest advantages of the CMGC process is the ability of the District to negotiate with the Contractor to make changes in the project.
 - ii. Phase 1A construction is located around the edges of the treatment plant while 1B will take place in the middle of the site. Space is tighter and construction will have to be planned to allow operation of the plant while construction takes place in the same area.
 - iii. Purchase of the Cheney and Leedy properties allowed for a more efficient use of the property and housing of construction offices.
 - iv. Renderings of the site showing the structures to be built during each Phase. The renderings represent how landscaping is planned to visually break up large walls and soften the appearance.
 - v. There is a walking trail along the front of the property at this time, but it is temporary and will be replaced with the curved and landscaped path planned for installation in July 2012. Construction work precludes it being installed earlier.
- e. Phase 1B Preliminary Cost Estimate – Mike Clifford, M A Mortenson Company
Mike Clifford explained the costs to date, prospective costs, and bid process for Phase 1B.
- i. GMP proposal for Phase 1B will be submitted to the District in March.
 - ii. Pre-qualification process instituted to ensure that the selected contractor understands and is experienced in the difficulties of construction within a working wastewater treatment plant.
 - iii. Four bid packets have been pre-qualified. Those are
 - 1. Sitework
 - 2. Demolition
 - 3. Electrical
 - 4. Mechanical
 - iv. Competitive bids – low bid wins

Mike noted that the bidding climate has changed from Phase 1A. Contractors are no longer simply attempting to get work

1. Committee member Leah Robbins asked if portions of the work have been set aside for Mortenson, or if all work is out for competitive bid. Mike explained that some work is allotted to Mortenson; however the costs will be negotiated with the District. The process will be open and visible.
 2. Committee member Jerry Foy asked if all of the bid packets are being bid competitively, with no advantage given to existing contractors. Mike said that was true. Existing contractors will be bidding against competitors. The only exclusion is the IT contractor. The purpose of that is to ensure the electronic controls in both Phases will be compatible.
 3. Committee member Foy then asked about ensuring that there is a clean break between the responsibilities of the contractors for each Phase. Mike Clifford explained that the documents for each Phase are drawn up in such a way as to be very clear about the break between Phase 1A and 1B. This is to avoid any confusion as to which contractor is responsible for installation/construction of a given portion of the project.
- v. Overall Project Costs
- Mike Clifford reviewed the overall project costs and the Phase 1B estimated costs. Those costs are estimated to be \$1.5 million over the original estimate.
1. Approximately \$550,000 of Phase 1B construction is being done during Phase 1A construction because it makes financial and logistical sense.
- vi. Phase 1B Construction Estimate
1. The total 90% Estimated Construction Costs (September 2010) are \$17.8 million.
 2. Value Analysis explored by the Team
 - a. Leedy House purchase
House will be used as the project office.
 - b. Revised Interchange Bioreactor Capacity and Secondary Clarifier Layout
Allows for reduced rock removal and more economical construction of the facilities.
 - c. Blower Revisions
 3. Phase 1B cost is currently estimated to be \$1.5 million over the original target of \$16.3 million.
 - a. The cost is a result of a refinement in the completed design of the WRF.
 - b. Revision to the Interchange Bioreactor will prevent odors that will occur for a few months at startup to impact the neighborhood. A large pit filled with compost will remove the odors biologically, a very efficient and effective way to manage odors.
 - c. Improvements were made to SE Bluff Rd as a result of damage by cement trucks.

- d. Escalation of construction by moving a portion of Phase 1B into the Phase 1A project.
 4. Committee member Leah Robbins commented that the increased costs seem to be from District choices made to improve the end result, not because of cost overruns. Mike Clifford and Brett Arvidson agreed with that. Brett commented that he had a contingency built into his cost figures from the start of the project, and this increase is within that amount.
 5. Committee member Jerry Foy asked if the roadway improvements would meet County standards. Mike stated that Clackamas County has approved the improvements, but at the request of the neighborhood the roadway will not be widened to meet the County standards.
 6. Brett Arvidson discussed the cost of funding for the project. He explained that the money saved in financing costs are more than the \$1.5 million extra costs on the project. In his prediction for the cost of financing he used 4.2% interest, but our actual rate is now 3.1%, resulting in a substantial savings.
 7. The additional costs will not impact the rates charged the District's customers.
 8. Michael Read emphasized that these are not the final figures. The final GMP will be presented to the Board on March 10.
 9. Committee member Jerry Foy complimented the entire team on a job well done.
 10. Committee member Henry Schmidt agreed, and complimented the team.
 11. Committee member Leonard Waldemar added his approval.
 12. General Manager Michael Read expressed his gratitude to the Committee members for their commitment to the project and to the District.
 13. General Manager Read introduced to the Committee the new Operations Manager at the Treatment Plant, Mark Walter.
- 3. SSS CAC Future Role** – Discussion between Board/SSSCAC/Staff
Michael Read asked for comment from the SSSCAC members regarding the future activities and responsibility of this committee.
- a. Committee Member Foy stated that he would like to continue to receive updates on the project and on the plant and its performance after startup. He would also like the committee reviews to transition from the construction project to reviewing the treatment quality and operation of the plant that results from the project.
 - b. Committee Member Hank Schmidt stated that he would like to continue to receive updates. He also noted that he feels there will be additional questions for the Committee to address after the WRF is constructed and operating. He mentioned the condition of the collection system as something that the Committee might be asked to review.

- c. Board President Wild suggested having joint meetings with the SSS CAC and the SWM CAC, or combining the two committees.
- d. SSS CAC members Henry Schmidt, Leonard Waldemar, Leah Robbins, and Myron Martwick agreed that it would be a good idea to have joint meetings, and to investigate the idea of combining the committees.
- e. Committee member Thelma Haggemiller suggested that once the construction project is complete the members of the committees could meet together.
- f. Committee member Leonard Waldemar feels that the committee members serve as a “rumor control” force to keep the correct information out in front of the public. As an example he noted the change in the community attitude over the past few years regarding the importance of renovating the WRF.
- g. Committee member Margaret Pritchard feels that the most important function that can be undertaken at this point is to educate the school-age children. Providing educational programs both in the classroom and encouraging field trips to the WRF would be, in her opinion, a good way to educate young people about the District and encourage an interest in science and engineering.
- h. General Manager Read suggested that a good path at this time would be to conduct joint meetings of the committees on occasion and generate synergy between them. Several residents are members of both committees and will be able to help with that. Also, he feels that recruiting community residents to belong to the committees is a good way to develop future Board members and Budget Committee members that are already aware of the functions, assets, and problems the District might be experiencing at any one time.
- i. Committee member Henry Schmidt asked that community outreach activities should continue. Henry suggests that the District should hold community-wide events, not just events for the WRF neighbors. He also suggested school field trips to the construction site.

4. Public Comment Period

- a. Resident of the District and neighbor of the treatment plant Susan Shawn distributed a report on the effects of chronic noise on human health. She gave an abbreviated copy of the report without the actual research to each Board member and a complete copy with the research included to Board President William Wild. Mrs. Shawn stated that she has experienced almost all of the effects listed on the summary page of the report during the previous months of the construction project. She also mentioned the possible effects of the chronic noise of construction sites on wildlife.

5. Adjourn Meeting – President Wild adjourned the meeting 7:40 p.m.