

**Oak Lodge Sanitary District
MASTER PLAN COMMUNITY ADVISORY COMMITTEE/DISTRICT ADVISORY
COMMITTEE**

**Wastewater Treatment Plant Pre-Design Project
Public Outreach Project
Summary of December 9, 2009 Meeting**

The December 9, 2009, meeting of the Oak Lodge Sanitary District Advisory Committee (Previously the MPCAC) convened at 5:30 pm in the Conference Room of the District Administration Building at 14611 SE River Rd, Milwaukie, Oregon.

Committee members attending this meeting were Tom Foeller, Jerry Foy, Myron Martwick, Margaret Pritchard, Brad Smith, and William Wild attending as representative from the District Board of Directors.

Committee members absent were Matt Anderson, Thelma Haggemiller, Greg Leedy, Bob Murch, Leah Robbins, Henry Schmidt, Charlie Stephens, and Leonard Waldemar

District staff members attending were J. Michael Read, General Manager of the District; Brett Arvidson, Manager of Planning and Engineering; and Kay Deines, Administrative Support Specialist.

Consultants/Contractors attending were Clark Worth and Libby Barg, Barney & Worth, Inc.; Michelle Burkhart, CH2M Hill Project Engineer and Treatment Systems Engineer; and Rob Schwartz and Lyle Eiseman with Mortenson Construction.

Members of the Oak Lodge Sanitary District Board of Directors attending the meeting were Paul Savas, President of the Board; Jim Martin and Dave Seigneur, members of the Board; and William Wild, member of the Board and the Board's representative on the Advisory Committee. Tom Foeller, newly appointed member of the Board, attended as a member of the Advisory Committee.

Neighbors of the wastewater treatment plant attending were Stephanie Ricker, 13917 SE Fair Oaks Way; and Eric and Susan Shawn, 13939 SE Fair Oaks Way.

1. Welcome -

Michael Read, General Manager of Oak Lodge Sanitary District, called the meeting to order at 5:30 pm. Michael requested that those present introduce themselves. Following self-introductions, Michael gave a general description of the project and the process that has been followed to date. He discussed the desire for flexibility in design and construction, and the ability to utilize the most cost-effective options as they arose, that led the Committee and the Board of Directors to decide to use the Construction Manager/General Contractor (CMGC) option for construction of the upgrades to the treatment plant. A contract for CMGC of the project was awarded by the Board of Directors to Mortenson Construction at their November 2009 meeting, and the contract document was approved at the December Board meeting.

The project is now at 60% design completion, with Phase 1A approaching 90% design. Meetings between CH2M Hill staff, District staff, and Mortenson Construction have moved

this phase forward. A 90% design plan will be presented to the Board of Directors for their approval in January, 2010. Phase 1B of the project remains at approximately 60% design.

2. Cost Saving News – J Michael Read, Oak Lodge Sanitary District General

a. General Obligation Bond Measure election: 85% “Yes” vote

Manager Read expressed his appreciation and gratitude to the members of the Committee, the community, and the consultants for their hard work in educating and convincing the community to vote in favor of the General Obligation Bond Measure. Michael thanked the community for placing their trust in Oak Lodge Sanitary District to manage the project and the funds well. Michael expressed his gratitude to Clark Worth and Libby Barg of Barney & Worth for their sage advice on educating the community on facts regarding the General Obligation Bond Measure.

Committee member Jerry Foy asked that recognition be given to Thelma Haggemiller for her hard work and diligence in organizing citizen volunteers to help educate the community regarding the financial and planning advantages of passing the GO Bond measure.

b. Stimulus Funds

Manager Read reported that the District did not receive Federal Stimulus Funds, but will receive \$5 million in 0% interest State Revolving Fund (SRF) money. Manager Read feels that the SRF money may well be a better fit for the project as there are not as many conditions to meet for the state funds as there are with the federal funds.

3. Introduction of CMGC Team – Brett Arvidson, Manager of Planning and Engineering

Brett Arvidson introduced the team from Mortenson Construction who will be working with staff and CH2M Hill to produce the 90% design plans and construction schedule for Phase 1A of the project. They are Rob Schwartz and Lyle Eisemen. Brett reported that the District received seven responses to the Request for Proposals for the CMGC project; all of them from very reputable companies. The Selection Committee proceeded to review and analyze the proposals to determine which had responded the best to the RFP. From the seven applicants, three were selected for interviews. From those three, the Committee selected Mortenson Construction as the contractor they would recommend to the Board of Directors for approval. The Board approved the selection; and at their meeting on December 8, 2009, approved the contract with Mortenson.

Staff is now authorized to negotiate the Guaranteed Maximum Price (GMP) for Phase 1A of the project with Mortenson. District staff, CH2M Hill staff, and Mortenson staff will work together to bring the plans for Phase 1A to 90% design completion for presentation to the Board of Directors at their January 2010 meeting, and from there will work towards the scheduled ground-breaking on the project in April 2010.

Rob Schwartz, Senior Pre-Construction Manager with Mortenson Construction, spoke to the Committee and the neighbors of the treatment plant. He described the determination of Mortenson Construction to deliver a high quality and timely project that meets or exceeds the expectations of the District and the community. He stressed Mortenson’s history of strong teamwork, community involvement, and advocacy of sustainable

building practices. They have many LEED certified team members, and follow construction practices that maintain separate recycling streams for different materials (such as metal, lumber, and gypsum products) to enable the maximum reuse possible. Rob stated that he has had several meetings already with CH2M Hill and District staff and looks forward to working on this project. He described the strong safety ethic and team work fostered by Mortenson, and described it as a conservative company that aggressively seeks the best solutions to projects.

Lyle Eiseman, Construction Superintendent with Mortenson Construction, then addressed the group and showed several projects built by Mortenson. He stressed that the company works to determine ahead of time the expectations and needs of the community and site neighbors, and how to best accommodate those needs while meeting the requirements of the construction project. Mr. Eiseman asked that the neighbors make Mortenson aware of any concerns they have about the construction activities. Susan Shawn noted that she would like as little noise as possible during construction and that the project spare as many as possible of the existing Leyland Cypress along the edge of the treatment plant property.

4. Project Update – Michelle Burkhart, CH2M Hill Engineer

Michelle Burkhart described the process followed by CH2M Hill in designing the project to its current stage. She showed some early entry way and architectural design details planned for the project, and staging plans for Phase 1A. She reported that the first part of the construction will involve relocating the access roadway into the treatment plant site in order to provide better safety to the neighbors and others accessing River Villa Park on the Willamette adjacent to the treatment plant and providing safe access to the site for the large equipment and vehicles necessary during construction.

Another item discussed was the permanent security and safety lighting planned for the site. The lighting must be sufficient to allow safe access to the treatment plant during darkness, but is intended to be unobtrusive to neighboring residents.

Michelle reported that CH2M Hill staff met with Mortenson Construction staff for two days following the initial award of the contract to them. The groups have worked out many construction details for Phase 1A. She noted that CH2M Hill staff found it valuable to get a fresh perspective on the project from the CMGC.

Currently the two companies are working together on cost effective and efficient methods for construction and for purchasing equipment. Mortenson is developing initial cost estimates based on the 60% design plans, and they are working with District staff to develop a Project Management Plan for presentation to the Board in January. CH2M Hill is ready to begin further design work on Phase 1B whenever the time is right.

The 90% Design activities currently under way are plans for early procurement of equipment, design of architectural finishes and lighting, vehicular and pedestrian access and safety, landscaping and site edge design in order to minimize the impact of the site on the neighborhood, and planning for staging, construction sequencing and startup of construction.

The design of the site has evolved to have less paved area and to make use of permeable paving where possible. The lighting will be on low posts and shielded to avoid glare reaching the neighbors while still meeting all electrical and safety codes. Fencing and signage details are being designed, and plans are in place to provide for bringing reclaimed water to the front of the property for use in demonstration of alternative surface water management facilities.

5. Next Steps – Michael Read

a. Name of Committee

Manager Read discussed the name of the committee. The earlier iteration was known as the Master Plan Community Advisory Committee, but members have agreed that name is no longer applicable. Several suggestions have been made. Those are:

- i. DAC – District Advisory Committee. People have suggested that this is misleading as it sounds like there is only one advisory committee in the District and that is not factual.
- ii. WRAC – Water Reclamation Advisory Committee. This suggestion is meant to show that the end product of the sanitary sewer collection system and treatment plant is clean water reclaimed from raw sewage.
- iii. WAC – Water Advisory Committee
- iv. PNC – Plant Neighbors Committee
- v. WREC – Water Reclamation Education(al) Committee
- vi. CAB – Community Advisory Board
- vii. NAB – Neighborhood Advisory Board

The Committee was asked to consider these suggestions and to give staff or Libby Barg any other suggestions they have for names

b. Next Committee meeting

The next meeting was not scheduled. Manager Read estimated that it will be held in February 2010 when the project is getting closer to start of construction and there are specific items to discuss.

c. Groundbreaking Ceremony

Groundbreaking on this project will be the culmination of a several years long process, and the District feels it should be marked with a celebration and ceremony. The District plans to schedule it at a time that will enable many people to attend. This will be a big step for our community. The redeveloped plant should be in operation for the next several decades; staff and Committee members are hopeful that when it is time to build the next plant, the people planning it will want to do as good a job as this group has.

6. Open House

During this open discussion, Board and Committee member Tom Foeller discussed his concern that the project be as environmentally sustainable as possible. He expressed his approval of the many LEED certified members of the Mortenson Construction team. The difficulties of LEED certification of municipal projects were discussed. To date some of the efficiencies that have been incorporated into the project are reuse of much of the

existing facilities on the site, reduced paved area and use of permeable paving materials, design of facilities and equipment to meet but not exceed the needs of the plant, use of native plants in the landscaping, and planning for reuse of reclamation water within the plant and eventually to irrigate the landscaping at Rose Villa. Lyle Eiseman said that Mortenson can also help with sustainability by specifying materials such as soybean countertops, ventilation designed to reduce use of air conditioning, and in general keeping in mind at all times the goal of efficiency and sustainability in construction and operation of the project. Brett noted that the District has an agreement in place with PGE for placement of a dispatchable generator on site that PGE will maintain and operate in return for siting space and availability of power from the generator when needed.

The group discussed the removal of blackberries between the plant fence and the railroad trestle. Brad Smith asked if District staff would be maintaining the area where blackberries are removed. Brett stated that they would, and that there is a group of volunteers for NCPRD maintaining the same berry removal at River Villa Park. The plan at the park is for the volunteers to remove by hand the invasive species after the initial removal, and in that way encourage the re-growth of the native species.

Michael Read noted that the recycling of reclaimed water for use in irrigation at Rose Villa is a few years away. Phase 1A of the project will not accomplish that. Phase 1B must be completed before the reclaimed water will be available.

The meeting adjourned at 7:15 pm.