

Oak Lodge Sanitary District
MASTER PLAN COMMUNITY ADVISORY COMMITTEE
Wastewater Treatment Plant Pre-Design Project
Public Outreach Project
Summary of September 30, 2008 Meeting

The September 30, 2008, meeting of the Oak Lodge Sanitary District Master Plan Community Advisory Committee (MPCAC) convened at 6:38 pm in the Conference Room of the District Administration Building at 14611 SE River Rd, Milwaukie, Oregon.

Committee members attending this meeting were Matt Anderson, Tom Foeller, Jerry Foy, Greg Leedy, Henry Schmidt, Leah Robbins, and Charlie Stephens; and William Wild attending as representative from the District Board of Directors.

Members absent were Myron Martwick, Sylvia Milne, Leah Robbins, and Thelma Haggemiller Bob Murch, Margaret Pritchard, Brad Smith, 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 attending were Libby Barg, Barney & Worth, Inc.; and Dave Green, Michelle Burkhart, Kelly Dancey, and Rich Frankenfield from CH2M Hill.

Members of the Oak Lodge Sanitary District Board of Directors attending the meeting were Paul Savas, President of the Board; Jim Martin, Dave Seigneur, and Doug Woods, members of the Board of Directors; and William Wild, Board representative to the MPCAC.

No members of the public attended the meeting.

“Calling Cards” printed for the MPCAC members listing all of the members on one side and giving Michael Read’s name, address, phone number, and e-mail address as a contact person, were distributed to all members present at the meeting.

Libby Barg, Barney and Worth, Inc., called the meeting to order at 6:40 p.m. She immediately turned the meeting over to J. Michael Read, General Manager of Oak Lodge Sanitary District. Michael discussed the draft Good Neighbor Plan that will be reviewed at this meeting. He also informed the members that the District’s Volunteer Recognition Event will be held this year on November 6 and asked them to please reserve the late afternoon and early evening of that date to attend this event. Michael announced that there are two vacancies on the District’s Budget Committee and asked MPCAC members who would like to serve on this committee or know of other community members they feel would be good additions to this committee to notify staff.

Michael then turned the meeting over to Michele Burkhart of CH2M Hill. Michelle distributed copies of the Executive Summary of the Project Definition Plan that has been developed by District staff and CH2M Hill. She reviewed activities since the previous MPCAC meeting. These activities further developed the selected Whole-plant alternative to its current level of definition, and included input from the District staff and Board of Directors. Some of this

development has been shared through meetings with immediate neighbors, and as part of District outreach activities.

Michelle explained that the Project Definition Plan has been completed and now they are ready to start the Schematic Design portion of the project. Currently the project status is approximately 10% complete and will be 30% complete at the completion of Schematic Design. She reviewed the steps and conclusions for the Project Definition Plan and that have taken place since June 10, 2008. Michelle illustrated how the Visions and Values statement developed by the MPCAC at the beginning of this process, approximately two years ago, was followed during the whole process. She emphasized that both District and CH2M Hill staff worked hard to ensure the goals of the MPCAC were met.

Three examples of that are the site layout plan, reuse of existing assets, and the disinfection systems. A site layout plan has been developed to avoid placing the large new aeration basin in a main line-of-sight for the treatment plant neighbors, and at the same reduce construction costs by avoiding some excavation and blasting to remove rock. The goal to reduce use of chemicals has been met by planning for use of a UV disinfection system that will meet the majority of disinfection needs, but retaining for re-use the existing chlorination basin to be used with a new liquid chemical disinfection system during peak events. The plan has evolved to reuse approximately 75% of the existing concrete. Some will be used for different purposes, and will need major changes, but reusing this very large percentage of the existing treatment plant structures will save a large amount of money.

The project has been broken into three major phases. Phases 1A and 1B will be constructed immediately. Phases 2 and 3 will be deferred for later construction when they are required. Phases 1A and 1B are necessary and required immediately, and are planned to take approximately 30 months to complete. Phase 2 includes important components, but ones that are not necessary immediately to meet treatment requirements. Phase 3 includes modifications that may be required in the future, depending on regulatory mandates. The Phase 3 items will be driven by the requirements of outside forces, such as DEQ.

The costs for construction of Phases 1A and 1B are estimated to be approximately \$49 million. This figure is based on 2008 dollars and does not have an allowance for inflation. Michelle answered questions from the Committee members regarding the figures on the report. Henry Schmidt asked about Local Adjustment Factor and EAL. Michelle explained that the Local Adjustment Factor takes into account the amount that a project in a given area deviates from the median cost of construction. The Portland area Local Adjustment Factor is +4%. EAL stands for Engineering, Administration and Legal; this markup is standard for the industry. The consultants, staff, and committee members agreed that it is difficult to say how the actual numbers may change.

The discussion then moved on to the construction period. Michelle Burkhart and Dave Green estimate that the construction period will be 24 to 30 months, depending on how the phasing of construction is set. Dave Green emphasized that it is not possible to just remove everything they need to change and then start over as the plant must continue operate continually during re-construction. He emphasized that a sequential schedule is still to be worked out, and there will be some large transition points during the construction process.

Tom Foeller asked what amount of the plant will be re-used during the re-habilitation. He would like to have a figure to use during conversations with the public. Estimates varied from Brett Arvidson's estimate of 2/3 of the facility to Dave Green's estimate of 75 to 80% of the concrete volume. Michelle emphasized that the concrete would be re-used, but few of the facilities would be re-used for the same purposes for which they are currently used. Henry Schmidt stated that he would like to be able to accurately state that through this two-year process a plan has been developed to reuse over 60% of the existing plant. Jerry Foy stated his belief that we should not emphasize reuse of that large of an amount of the plant as people may think that if that much of it is still good, and will wonder why we are building this expensive project. Michael stated that it is important to emphasize that we are reusing concrete while making major changes, not reusing the plant facilities as they now exist. Paul Savas concurred, and stated that he wants to stress that The District will reuse as much of the existing structure as possible, while making the changes necessary to have as rehabilitated plant that will function for a long time.

Leah Robbins asked about the current cost figures and the rate curve that has been proposed. Michael stated that staff is working closely with the engineers to keep a close eye on the project and the costs, and he is comfortable that the rate curve we have now has some inflation room figured into it and that The District can obtain all changes to the plant for this cost. Michael also stressed that the combined Phases 1A and 1B constitute the current project; the other two phases are long-term planning showing how future requirements would be met.

Michelle emphasized that she thinks the Committee can very safely and truthfully communicate to the community at large that Oak Lodge Sanitary District staff, the MPCAC, and CH2M Hill have worked diligently to reuse as much of the existing infrastructure as is economically feasible with the goal of reducing waste and minimizing the cost of the project.

Jerry Foy asked about the financing of the project. Brett reported that at the next Board meeting the review committee for the Financial Advisory Services proposals will recommend selection of Western Security Group. The review committee consisted of Brett Arvidson, Jeff Voreis (Oak Lodge Sanitary District Accountant), and David Seigneur.

Tom Foeller asked about seeking Green Building Certification for the project. Brett will look into this; the plan for construction is to emphasize sustainability and use of reclaimed materials in this project.

Henry Schmidt complimented CH2M Hill in their efforts to maximize use of the existing plant structure and minimize the cost of the project.

Libby Barg then led a discussion on the proposed Good Neighbor Plan to be enacted as part of the wastewater treatment plant rehabilitation project. She distributed copies of this plan, which has as its goal the minimization of impact upon neighbors of the treatment plant of construction and maintenance activities. As a lead up to this plan the MPCAC has had an open house, hosted a picnic for the plant neighbors, staff has had a meeting with the neighbors, and CH2M Hill has had a photographer go to the homes of neighbors of the treatment plant to take pictures of the views of the plant property from those homes. Libby emphasized that this plan was developed as a continuance of the previous activities. She asked the members to review the plan and comment on things they would like to change or add to the plan.

Leah Robbins suggested growing the construction portion of this document into a part of the construction contract so all contractors will be aware of the requirements. She offered to share examples that she has used in her work as a starting point for including the Good Neighbor Plan into the District's contract with the construction contractor, who is yet to be selected.

Henry Schmidt asked how the contractor would be selected. Dave Green stated that CH2M Hill would write the specifications for the contract and District staff would put those specifications into their existing contract language, and the contract would be put out for competitive bidding. Brett noted that the typical length of time a contract such as this one is out to bid is two months. Dave Green stated that they typically include in the contract things like working hours, banning the use of loud brakes, and other requirements to be in place during construction. He welcomes input from the neighbors regarding items they would like to see as part of the Good Neighbor Plan and the construction requirements.

Henry also asked about Bluff Rd and if it would be upgraded after construction. Brett Arvidson and Michael Read agreed that the road would be in terrible condition after the construction is over. There are funds built into the project to restore the road surface after construction. Under consideration is widening the road – it cannot be made very much wider without adding retaining walls and re-building the road completely, however Brett expressed his concern that the roadway be made safer for pedestrian traffic.

Jerry Foy asked that the irrigation system for the new landscaping be built to be activated to operate according to the moisture level in the soil rather than a clock. Greg Leedy asked that the neighbors with homes along Bluff be consulted about the road in order that the improvements are not so involved as to include light poles, etc. Greg noted that those homeowners along that street do not want to have the road improved too much; he stated that too many drivers speed on the road as it is.

Libby requests that any changes or additions to this Good Neighbor Plan be sent to District staff and to her so that they can be included in the Plan before it is presented to the public at the Treatment Plant Neighbor's meeting on October 16.

Michael then asked about the future of the MPCAC. The contract with the current Public Outreach Consultants ends in October, however the District would like to have an ongoing MPCAC in place. He asked about the interests of the current committee, keeping in mind that there are some major milestones coming up in the near future as far as ongoing design of the wastewater treatment plant. Following discussion of the past activities and the future needs of the District, the members agreed that over the next 30 months of the design, bid, and construction that they should meet approximately once every 6 months, and/or at every major milestone of design or construction. Michael noted that there are several issues to be discussed before a decision on what form the construction contract will take. Leah Robbins asked if the MPCAC would be able to give advice or comment on that process, and Michael agreed that would be very valuable.

Dave Green noted that the next step in CH2M Hill's current contract is schematic design, and as part of that that they would be providing a Technical Memo on project delivery alternatives for the Board to discuss. Michael stated that, with the advice of the Financial Advisor to be hired, staff and the Board would look at the status of the economy before making a decision on the

construction process. During the next phase of the Pre-Design project, the Schematic Design process, CH2M Hill and the District will look at the various aspects of design/build and the conventional bid process. This phase is expected to be complete by the end of January 2009. Final design and a possible bidding process are expected to last until late 2009 or early 2010. Construction, which will take approximately 30 months, should begin in spring of 2010. During the process, at all major milestones, the input of the MPCAC will be sought.

The Land Use Application process will be part of the design process, as will applying for the various permits necessary to begin construction on the project.

The next topic of discussion was the proposed logo for the District's newsletter. The proposed banner says Oak Lodge News with a background of muted blues and greens, and with the words "Wastewater – Stormwater – Drinking Water" and the date of the publication underneath. Most of the committee agreed that the banner appeared too bland. Discussion followed on the name. Members commented that they felt that the name "Oak Lodge" was a good combination of the names of Oak Grove and Jennings Lodge, which combine to make up the majority of the service areas in response to a stated objection to "Oak Lodge" in favor of "Oak Grove".

Oak Lodge Water District has expressed their dislike of the previous banner, Water News.

Henry Schmidt suggested that Michael meet with Dan Bradley, Manager of Oak Lodge Water District, as well as the President of the Oak Lodge Sanitary District Board of Directors and the Chair of the Oak Lodge Water District Board of Commissioners, to work on a compromise for this problem.

Jerry Foy requested that the colors be brighter on the banner in order to draw the public's attention to the publication.

No conclusion was reached on this subject; however it was the consensus of the Committee that they would like to see cooperation between Oak Lodge Water District and Oak Lodge Sanitary District continue with regards to the newsletter.

The next meeting of the MPCAC will be held at the District Administration Office on October 28, 2008. At this meeting the Land Use process will be discussed, as well as how to continue the Public Outreach process without the assistance of the consultants.

The meeting adjourned at 8:34 pm.