



City Council Regular Meeting Agenda Monday, October 06, 2025, 7:00 PM Council Chambers, 616 NE 4th AVE

NOTE: The City welcomes public meeting citizen participation. TTY Relay Service: 711. In compliance with the ADA, if you need special assistance to participate in a meeting, contact the City Clerk's office at (360) 834-6864, 72 hours prior to the meeting so reasonable accommodations can be made (28 CFR 35.102-35.104 ADA Title 1)

To observe the meeting (no public comment ability)

- go to <https://vimeo.com/event/5423429>

To participate in the meeting (able to public comment)

- go to <https://us06web.zoom.us/j/82525742145>

(public comments may be submitted to publiccomments@cityofcamas.us)

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENTS

CONSENT AGENDA

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

1. [September 15, 2025 Camas City Council Regular and Workshop Meeting Minutes](#)
2. Automated Clearing House and Claim Checks Approved by Finance Committee
3. \$167,838.80 for May 2025 Emergency Medical Services (EMS) Write-off Billings for Monthly Uncollectable Balance of Medicare and Medicaid Accounts (Submitted by Cathy Huber Nickerson, Finance Director)
4. \$198,139.54 for June 2025 Emergency Medical Services (EMS) Write-off Billings for Monthly Uncollectable Balance of Medicare and Medicaid Accounts (Submitted by Cathy Huber Nickerson, Finance Director)
5. \$131,987.35 for July 2025 Emergency Medical Services (EMS) Write-off Billings for Monthly Uncollectable Balance of Medicare and Medicaid Accounts (Submitted by Cathy Huber Nickerson, Finance Director)
6. \$157,946.67 for August 2025 Emergency Medical Services (EMS) Write-off Billings for Monthly Uncollectable Balance of Medicare and Medicaid Accounts (Submitted by Cathy Huber Nickerson, Finance Director)

7. [\\$52,516.00 Granite Construction Inc. 2025 Citywide Hot Mix Asphalt Repairs Phase 2 Change Order No. 1](#)
(Submitted by Justin Monsrud)
8. [\\$191,779.24 Advanced Excavation Specialists NW Pacific Rim Drive Pavement and ADA Improvements Change Order No. 1](#)
(Submitted by Justin Monsrud)
9. [New Phone System. TCS selected as Implementation Partner and Support. Product selected – Zoom Phones. \\$299,236.41 plus tax, for 5 year contract.](#)
(Submitted by Michelle Jackson, Information Technology Director)

MAYOR

10. Mayor Announcements
11. [Breast Cancer Awareness Month Proclamation](#)
12. [Disability Employment Awareness Month Proclamation](#)

MEETING ITEMS

13. [Professional Services Agreement Amendment No. 2 for Well 13 PFAS Project Construction Management and Design Services](#)
[Presenter: Rob Charles, Utilities Manager](#)
[Time Estimate: 5 minutes](#)
14. [Ordinance No. 25-017 Recreational Vehicle and Trailer Parking, Storage, and Occupancy on Private Property](#)
[Presenter: Alan Peters, Community Development Director](#)
[Time Estimate: 15 minutes](#)

PUBLIC COMMENTS

NON-AGENDA ITEMS

15. Staff
16. Council

CLOSE OF MEETING



City Council Regular Meeting Minutes - Draft
Monday, August 18, 2025, 7:00 PM
Council Chambers, 616 NE 4th AVE

NOTE: Please see the published Agenda Packet for all item file attachments

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Council Members Martin Elzingre, Tim Hein, Leslie Lewallen, John Nohr, Jennifer Senescu and John Svilarich

Remote: Council Member Marilyn Boerke

Staff: Sydney Baker, Rob Charles, Cliff Free, Cathy Huber Nickerson, Tina Jones, Shawn MacPherson, Robert Maul, Alan Peters, Doug Quinn, Bryan Rachal, Connie Urquhart and Chris Witkowski

Press: No one from the press was present.

PUBLIC COMMENTS

Randal Friedman, Camas, commented about Strong Towns Camas and Our Camas 2045.

Tyler Sanders, Camas, commented about Strong Towns Camas and Our Camas 2045.

Anette Garner, Camas, commented about C-TRAN.

CONSENT AGENDA

1. September 2, 2025 Camas City Council Regular and Workshop Meeting Minutes
2. \$3,681,150.21 Automated Clearing House 702619 – 702679 and Claim Checks 161232 – 161330 Approved by Finance Committee
3. Axon Contract Early Renewal
(Submitted by Tina Jones, Chief of Police)
4. Council Code of Conduct
(Submitted by Council Member Tim Hein and Council Member Marilyn Boerke)

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

MAYOR

5. Mayor Announcements

Mayor Hogan sends his condolences to the Connell family after Kristin (Connell) Morris was killed in a plane crash on August 21, 2025.

6. Civil Service Commission Appointment

It was moved by Svilarich, and seconded, to confirm the nomination of Paul McBride to the Civil Service Commission. The motion passed unanimously.

MEETING ITEMS

There were no meeting items.

PUBLIC COMMENTS

Randal Friedman, Camas, commented about C-TRAN.

NON-AGENDA ITEMS

7. Staff

There were no staff comments.

8. Council

Hein provided an update on C-TRAN and thanked Chief Free for the September 11th ceremony. Hein commented about the Veterans of Foreign Wars (VFW) Patriot's Pen contest, Wreaths Across America, and the Leadbetter Walk and Roll.

Lewallen commented about citizen complaints, C-TRAN, upcoming meetings, and about the Camas-Washougal Fire Department Open House on September 27, 2025.

Boerke attended the Downtown Camas Association (DCA) First Friday and thanked Chief Free for the September 11th ceremony. Boerke thanked Chris Witkowski on the Leadbetter Walk and Roll and reminded everyone to be kind to one another.

Svilarich attended the Leadbetter Walk and Roll, September 11th ceremony and DCA First Friday. Svilarich commented about C-TRAN, the skatepark and thanked Council Member Hein for his efforts on the C-TRAN board.

Nohr commented about an upcoming DCA First Friday, Crown Park updates, 17th

Street and Division sidewalks, and the Camas-Washougal Fire Department Open House on September 27, 2025.

CLOSE OF MEETING

The meeting closed at 7:39 p.m.



City Council Workshop Minutes - Draft
Monday, September 15, 2025, 4:30 PM
Council Chambers, 616 NE 4th AVE

NOTE: Please see the published Agenda Packet for all item file attachments

CALL TO ORDER

ROLL CALL

Present: Council Members Marilyn Boerke, Martin Elzingre, Tim Hein, Leslie Lewallen, John Nohr, Jennifer Senescu and John Svilarich

Staff: Sydney Baker, James Carothers, Rob Charles, Carrie Davis, Cliff Free, Jennifer Gorsuch, Cathy Huber Nickerson, Michelle Jackson, Tina Jones, Robert Maul, Alan Peters, Doug Quinn, Bryan Rachal, Connie Urquhart and Chris Witkowski

Press: No one from the press was present.

PUBLIC COMMENTS

Steve Bauer, Camas, commented about the Recreational Vehicle (RV) ordinance.

Judy Bauer, Camas, commented about the RV ordinance.

WORKSHOP TOPICS

1. Professional Services Agreement Amendment No. 3 for Well 13 PFAS Project Construction Management and Design Services
Presenter: Rob Charles, Utilities Manager

This item will be placed on the October 6, 2025 City Council Regular Meeting consent agenda for Council's consideration.

2. City of Camas 10 Year Revenue Forecast 2025-2034
Presenter: Cathy Huber Nickerson, Finance Director

This item was for Council's information only.

3. New Phone System
Presenter: Michelle Jackson, IT Director

This item will be placed on the October 6, 2025 City Council Regular Meeting consent agenda for Council's consideration.

4. Our Camas 2045 – Project Update
Presenter: Alan Peters, Community Development Director

This item was for Council's information only.

5. Recreational Vehicle and Trailer Parking, Storage, and Occupancy on Private Property

Presenter: Alan Peters, Community Development Director

An ordinance for this item will be placed on an upcoming City Council Regular Agenda for Council's consideration.

6. Staff Miscellaneous Updates

Presenter: Doug Quinn, City Administrator

Quinn commented about the bond sale on September 16, 2025.

COUNCIL COMMENTS AND REPORTS

Due to time constraints, this item was moved to the September 15, 2025 City Council Regular Meeting.

PUBLIC COMMENTS

Darci Smith, Camas, commented about the RV ordinance and crosswalks.

Judy Bauer, Camas, commented about the RV ordinance.

Glen DeWillie, Camas, commented about Well 13 and PFAS.

CLOSE OF MEETING

The meeting closed at 6:49 p.m.



Staff Report – Consent Agenda

October 6, 2025 Council Regular Meeting

\$52,516.00 Granite Construction Inc. 2025 Citywide Hot Mix Asphalt Repairs Phase 2 Change Order No. 1 (Submitted by Justin Monsrud)

Phone	Email
360.817.7232	jmonsrud@cityofcamas.us

BACKGROUND:

In June Staff held a public bid opening for the 2025 Citywide Hot Mix Asphalt Repairs Phase 2 project. The City received a total of five bids with prices ranging from \$359,359.00 to \$577,166.00. The Engineers Estimate for the project was \$511,845.00. Council awarded the low bid to Granite Construction Inc. in the amount of \$359,359.00 at the July 7, 2025, regular meeting.

SUMMARY:

Upon review of Granite's unit bid pricing and the annual preservation budget, staff requested additional work to be performed to increase preservation maintenance for the 2025 road maintenance season. This change order in the amount of \$52,516.00 is for increased quantities of original contract work including but not limited to additional roadway milling (approx. 3000 SY), additional asphalt paving (500 tons), Traffic control (flagger hours), and adjusting of existing roadway structures.

Also, staff requested the addition of reinforced aramid fibers within the hot asphalt mix design to provide increased rutting resistance and pavement longevity.

Per Resolution No. 25-006, staff shall proceed to council for approval of expenses greater than 10% of the original contract amount. This contract's total change orders to date are 14% of original contract amount.

BENEFITS TO THE COMMUNITY:

Favorable pricing and increased budget have allowed additional preservation to be completed this season, benefiting all road users.

BUDGET IMPACT:

There are sufficient funds within the 2025 Pavement Preservation budget to cover this expense. The contract total including this change order is \$411,875.00, well under the original budget of \$511,845.00.

RECOMMENDATION:

Staff recommends approval of this change order.

Completion Photo of NE Franklin 4th to 5th:



City of Camas
Contract Change Order

Item 7.

Change Order No. 1

Date: 9-15-2025

Contract For: STR25002C 2025 CITYWIDE HMA REPAIRS PH 2

Prime Contractor: GRANITE CONSTRUCTION INC.

You are hereby requested to comply with the following changes from the contract plans and specifications:

Item	Description of Changes	QTY	Unit	Unit Cost	Decrease in Contract Price	Increase in Contract Price
1	Fiber Reinforcement	2241.5	TON	\$17.00		\$38,105.50
2	Bid Item #3 Flaggers QTY Overrun	141.5	HR	\$87.00		\$12,310.50
3	Bid Item #8 Structure Overrun	21	EA	\$100.00		\$2,100.00
Subtotal:						\$52,516.00
8.6% Sales Tax						EXEMPT
Total						\$52,516.00
Net Change in Contract Price:						\$52,516.00

Contract Change Orders for this project = 14 % of original contract total
(Original Contract Total=\$359,359.00 the Revised Contract Total is \$411,875.00)

- Item 1:** This item is for the addition of Forta-Fi fiber reinforcement within our hot mix asphalt mix to increase rutting resistance and longevity road surface.
- Item 2:** This item is additional flagging hours associated with increased asphalt quantities.
- Item 3:** This item is number of additional manhole and utility structures requiring adjustment associated with increased asphalt quantities.

Contractor agrees to hold original unit prices for bid items that overran/underrun original plan quantities.



City of Camas
Contract Change Order

Item 7.

The amount of the contract will be **increased** by the sum of: Fifty Two Thousand Five Hundred Sixteen and 00/100 dollars (\$52,516.00).

The contract total, including the original contract total, this and previous change orders will be **increased** to Four Hundred Eleven Thousand Eight Hundred Seventy Five and 00/100 Dollars (\$411,875.00)

The contract completion date will remain the same.

This document will become a supplement to the contract and all provisions will apply hereto.

Requested	_____	_____
	Project Engineer	Date
Reviewed	_____	_____
	Project Manager	Date
Accepted	_____	_____
	Contractor	Date
Approved	_____	_____
	Public Works Director	Date



Staff Report – Consent Agenda

October 6, 2025 Council Regular Meeting

\$191,779.24 Advanced Excavation Specialists NW Pacific Rim Drive Pavement and ADA Improvements Change Order No. 1 (Submitted by Justin Monsrud)

Phone	Email
360.817.7232	jmonsrud@cityofcamas.us

BACKGROUND:

In May Staff held a public bid opening for the NW Pacific Rim Drive Pavement and ADA Improvement Project. The City received a total of six bids with prices ranging from \$718,000 to \$974,726. The Engineers Estimate for the project was \$906,761. Council awarded the low bid to Advanced Excavation Specialists (AES) in the amount of \$718,000 at the June 2, 2025 regular meeting.

SUMMARY:

Upon review of AES's bid pricing and the annual preservation budget, staff requested additional work to be performed to increase preservation maintenance for the 2025 season. This change order in the amount of \$191,779.24 is for increased quantities of original contract work to pave an additional 800 linear feet on NW Endicott Street and NW 37th Avenue to NW Dahlia Dr.

Staff also requested the addition of reinforced aramid fibers within the hot asphalt mix design to provide increased rutting resistance and pavement longevity. Additionally, staff requested installation of (4) thermoplastic speed control symbols to promote neighborhood traffic speed compliance around the mid-block crosswalks along Pacific Rim Drive.

Per Resolution No. 25-006, staff shall proceed to council for approval of expenses greater than 10% of the original contract amount. This contract's total change orders to date are 27% of original contract amount.

BENEFITS TO THE COMMUNITY:

Favorable pricing and increased budget have allowed additional preservation to be completed this season, benefiting all road users.

BUDGET IMPACT:

There are sufficient funds within the 2025 Pavement Preservation budget to cover this expense.

RECOMMENDATION:

Staff recommends approval of this change order.

Image of Extended Project Limits**Completion Photo of NW Pac Rim Dr from NW Parker to NW 27th AVE:**

Completed Crosswalk at NW Pacific Rim Drive at NW Endicott:



Speed Symbols at NW Pacific Rim Drive East of NW Knapp Lane





City of Camas
Contract Change Order

Item 8.

Change Order No. 1

Date: 9-25-2025

Contract For: STR25002A NW PACIFIC RIM DR PAVEMENT IMPROVEMENTS
Prime Contractor: ADVANCE EXCAVATION SPECIALISTS

You are hereby requested to comply with the following changes from the contract plans and specifications:

Item	Description of Changes	QTY	Unit	Unit Cost	Decrease in Contract Price	Increase in Contract Price
1	Forta-Fi HMA Fiber Reinforcement	2833.17	TON	\$14.16		\$40,117.69
2	25 MPH Thermoplastic Speed Symbols	1	LS	\$8,288		\$8,288.00
3	NW 37 th to Dahlia Restoration	1	LS	\$143,313.55		143,313.55
Subtotal:						\$191,779.14
8.6% Sales Tax						EXEMPT
Total						<u>\$191,779.24</u>

Net Change in Contract

Price:

Contract Change Orders for this project =27% of original contract total
(Original Contract Total=\$718,000.00 the Revised Contract Total is \$909,719.24)

- Item 1:** This Item includes the addition of Forta-Fi reinforced asphalt fibers to extend our pavements life and rutting resistance.
- Item 2:** This item includes the addition of four traffic speed symbols to supplement two improved mid-block crosswalks. This item will provide additional safety and speed management.
- Item 3:** This item is the net bid item increase to the total contract. Staff extended the project limits an additional 800 LF to remove and replace asphalt surfacing on NW Endicott and NW 37th AVE west of NW Dahlia Dr. to take advantage of favorable pricing and available budget. Resulting following bid item were increased more than 25% of original contract: #6, #11, #12, #15, #16, #17. The contractor agrees to hold unit price for these bid items.



City of Camas
Contract Change Order

Item 8.

The amount of the contract will be **increased** by the sum of: One Hundred Ninety One Thousand Seven Hundred Seventy Nine 24/100 dollars (\$191,779.24).

The contract total, including the original contract total, this and previous change orders will be **increased** to Nine Hundred Nine Thousand Seven Hundred Nineteen and 24/100 Dollars (\$909,719.24)

The contract completion date will remain the same.

This document will become a supplement to the contract and all provisions will apply hereto.

Requested	_____	_____
	Project Engineer	Date
Reviewed	_____	_____
	Project Manager	Date
Accepted	_____	_____
	Contractor	Date
Approved	_____	_____
	Public Works Director	Date

Statement of Work for Zoom Phone Platinum Support

This Statement of Work for Professional Services ("SOW") between Total Communications Solutions, Inc. ("TCS") and City of Camas (WA) ("Customer") is effective on date of the latest on this SOW ("Effective Date") and is governed by the governed by the TCS Terms of Service found at <http://www.tcsny.net/psoterm>s. Any capitalized terms used but not defined herein shall have the meaning ascribed to them in the TCS Professional Services Terms and Conditions.

Bill To	Sold To
City of Camas (WA)	City of Camas (WA)
616 NE 4th Ave.	616 NE 4th Ave.
Camas, WA, 98607	Camas, WA, 98607
United States	United States
Michelle Jackson	Michelle Jackson
mjackson@cityofcamas.us	mjackson@cityofcamas.us
360.817.7005	360.817.7005
SOW Generated / Revised:	2025-09-08
SOW Number:	PSO 34639
Total SOW Amount:	\$4,536.00
TCS Account Executive:	Anessa Alderman
TCS PSO Rep:	Jason Mobley

SOW pricing and details are only valid 30 days from the generation date or last revision date.

1. Overview:

This Statement of Work outlines the terms and conditions for TCS Platinum Support, focusing on 24/7 Tier 2 phone support from TCS Implementation Engineers for Zoom services. This support includes the handling of priority levels P1, P2, P3, P4 based on the severity of issues, as well as coverage for various tasks related to break, fix, repair, or consultation of TCS implemented solution.

2. Scope of Support:

TCS Platinum Support provides reactive technical support and troubleshooting only. It does not include proactive monitoring, administration, or changes initiated by TCS without a customer request. This is not a managed service.

- **24/7 Tier 2 Phone Support:**
 - Availability of TCS Implementation Engineers around the clock to address and resolve issues.
- **Priority Levels (P1, P2, P3, P4):**
 - Severity levels assigned to support requests based on impact and urgency.
- **Service Level Agreements (SLA):**
 - Response times corresponding to each priority level for timely issue resolution.
- **Coverage:**
 - Support for minor modifications in the Zoom Phone environment.
 - Integrations: Assistance with third-party integrations and troubleshooting.
 - Phone Provisioning: Support for provisioning and configuration of Zoom phone services.
 - User Configuration: Assistance in interpreting or advising on configurations; TCS does not proactively manage user accounts.
 - Configuration adjustments for Auto Receptionists, Call Queues, Shared Line Groups, Group Call Pickup, Audio Assets
 - Site Policies and Caller ID
 - E911 configuration
 - Single Sign-On (SSO): Support for configuring and troubleshooting SSO for Zoom.
 - Logs and Reports: Support for accessing and interpreting logs and reports.
 - Platinum Support is a Tier 2 technical support service and is **not considered a managed service**. If the customer requests services that fall under Professional Services (PSO), a separate Statement of Work (SOW) and pricing will be provided for PSO.

3. Escalations:

- **Direct Escalations to Zoom:**
 - TCS will manage and handle all direct escalations to Zoom for feature requests and bug fixes.

4. Priority Levels and Response Times:

- **P1 (Critical):**
 - Response Time: Within 1 hour.
 - Description: Critical issues impacting multiple users or the entire Zoom environment.
- **P2 (High):**
 - Response Time: Within 4 hours.
 - Description: High-priority issues affecting a significant number of users or key functionality.
- **P3 (Medium):**
 - Response Time: Within 8 hours.
 - Description: Moderate issues impacting specific users or non-critical functionality.
- **P4 (Low):**
 - Response Time: Within 24 hours.
 - Description: Low-priority issues, general queries, or cosmetic concerns.

5. Reporting and Communication:

- **Regular Updates:**
 - TCS will provide regular updates on the status of ongoing issues.
- **Monthly Reports:**
 - Detailed monthly reports on support activities, issue resolutions, and recommendations for improvement.

6. Customer Responsibilities and SOW Exclusions

- The Customer is responsible for all aspects not specifically included in this SOW. Out of scope and Customer Responsibility items include, without limitation:
 - LAN/WAN infrastructure: Network requirements for Zoom products as identified on the Zoom support website and/or network modifications as recommended by TCS PSO.
- Configuration and software installation on customer PCs.
- Customizations on individual User endpoints, or phone settings.
- Platinum Support includes ongoing technical support, troubleshooting, and guidance for systems and services implemented during the project. However, this support **does not include** any Professional Services Organization (PSO) setup or system configuration that was not specifically scoped and contracted for at the time of the project commencement.
- Any PSO-related tasks or configurations that were not opted for during the initial project agreement will require a separate agreement, with additional costs and timelines to be determined at that time. Customers are advised to ensure all necessary setups are confirmed and contracted at the start of the project to avoid service interruptions or delays.

7. Contract Duration:

This Statement of Work is valid for a period of 1 year with the option for renewal upon mutual agreement.

8. Confidentiality:

All parties agree to maintain the confidentiality of any sensitive information exchanged during the course of this support engagement.

9. Governing Law:

This Statement of Work is governed by the laws of New Jersey, and any disputes shall be resolved through amicable negotiations.

Agreement

This SOW is entered into as of the effective date specified above between Total Communication Solutions, Inc. and City of Camas (WA).

Total Communication Solutions, Inc.

City of Camas (WA)

By: **Jason Mobley**

By:

Signature:

Signature:

Date:

Date:

PO Number:

(if applicable)

TCS/Zoom Phone Licensing, HW, and PSO

Quote for City of Camas, WA

60-month term effective November 1, 2025





Quote No.: SQ 2215701
Exp. Date: 2025-11-10

Prepared for City of Camas (WA)
616 NE 4th Ave.
Camas WA 98607

Attn: Michelle Jackson
mjackson@cityofcamas.us

Year One - 11-1-25 to 10-31-26

NAME	SKU	BILLING PERIOD LICENSING	QTY	PRICE	SUBTOTAL
Zoom Phone US/Canada Unlimited Calling Named User Annual	ZPUNLIMITED	Annual	175	\$134.91	\$23,609.25
Zoom Phone Common Area Annual	ZPCOMMONANN	Annual	149	\$34.18	\$5,092.82
Zoom Phone US/CA Phone Numbers Annual (DIDs) Additional DIDs for Users, ARs, CQs, CAP	ZP-NUM	Annual	488	\$8.04	\$3,923.52
Zoom Phone Pay as you Go Usage Plan	ZP-PAYG	Annual	1	\$0.00	\$0.00
ZP - USF Estimate	ZPUSFESTIMATE	Annual	1	\$1,990.64	\$1,990.64
					\$34,616.23
PROFESSIONAL SERVICES					
Zoom Phone Professional Service - Full Deployment	ZP-PSFULL	One Time	1	\$18,889.20	\$18,889.20
Platinum Support	Platinum	Annual	1	\$4,536.00	\$4,536.00
TCS Failover Connect 20gb 4G/LTE Data Plan Annually	TCS-FOC	Annual	1	\$11,040.00	\$11,040.00
					\$34,465.20
HARDWARE					

Yealink T44W	YL-T44W	One Time	100	\$110.97	\$11,097.00
					
Yealink T54W	YL-T54W	One Time	20	\$153.60	\$3,072.00
					
SP92 USB Speakerphone	YL-SP92	One Time	2	\$63.24	\$126.48
Yealink EXP50	YL-EXP50	One Time	10	\$104.98	\$1,049.80
					
Yealink CP925	YL-CP925	One Time	4	\$448.50	\$1,794.00
7-microphone array, 4" color touch screen conference phone					
					
BH74 Bluetooth Wireless Headset	YL-BH74	One Time	100	\$117.13	\$11,713.00
AX86R Wi-Fi Handset	YL-AZ86R	One Time	2	\$150.28	\$300.56
Shipping Insurance	SHP-INSUR	One Time	1	\$233.22	\$233.22
					\$29,386.06
Shipping					\$0.00
Total					\$98,467.49

Year Two - 11-1-26 to 10-31-27

NAME	SKU	BILLING PERIOD LICENSING	QTY	PRICE	SUBTOTAL
Zoom Phone US/Canada Unlimited Calling Named User Annual	ZPUNLIMITED	Annual	175	\$134.91	\$23,609.25

Zoom Phone Common Area Annual	ZPCOMMONANN	Annual	149	\$34.18	\$5,092.82
Zoom Phone US/CA Phone Numbers Annual (DIDs) Additional DIDs for Users, ARs, CQs, CAP	ZP-NUM	Annual	488	\$8.04	\$3,923.52
Zoom Phone Pay as you Go Usage Plan	ZP-PAYG	Annual	1	\$0.00	\$0.00
ZP - USF Estimate	ZPUSFESTIMATE	Annual	1	\$1,990.64	\$1,990.64
					\$34,616.23
PROFESSIONAL SERVICES					
Platinum Support	Platinum	Annual	1	\$4,536.00	\$4,536.00
TCS Failover Connect 20gb 4G/LTE Data Plan Annually	TCS-FOC	Annual	1	\$11,040.00	\$11,040.00
					\$15,576.00
Shipping					\$0.00
Total					\$50,192.23

Year Three - 11-1-27 to 10-31-28

NAME	SKU	BILLING PERIOD LICENSING	QTY	PRICE	SUBTOTAL
Zoom Phone US/Canada Unlimited Calling Named User Annual	ZPUNLIMITED	Annual	175	\$134.91	\$23,609.25
Zoom Phone Common Area Annual	ZPCOMMONANN	Annual	149	\$34.18	\$5,092.82
Zoom Phone US/CA Phone Numbers Annual (DIDs) Additional DIDs for Users, ARs, CQs, CAP	ZP-NUM	Annual	488	\$8.04	\$3,923.52
Zoom Phone Pay as you Go Usage Plan	ZP-PAYG	Annual	1	\$0.00	\$0.00
ZP - USF Estimate	ZPUSFESTIMATE	Annual	1	\$1,990.64	\$1,990.64
					\$34,616.23
PROFESSIONAL SERVICES					
Platinum Support	Platinum	Annual	1	\$4,536.00	\$4,536.00

TCS Failover Connect 20gb 4G/LTE Data Plan Annually	TCS-FOC	Annual	1	\$11,040.00	\$11,040.00
					\$15,576.00
Shipping					\$0.00
Total					\$50,192.23

Year Four - 11-1-28 to 10-31-29

NAME	SKU	BILLING PERIOD LICENSING	QTY	PRICE	SUBTOTAL
Zoom Phone US/Canada Unlimited Calling Named User Annual	ZPUNLIMITED	Annual	175	\$134.91	\$23,609.25
Zoom Phone Common Area Annual	ZPCOMMONANN	Annual	149	\$34.18	\$5,092.82
Zoom Phone US/CA Phone Numbers Annual (DIDs) Additional DIDs for Users, ARs, CQs, CAP	ZP-NUM	Annual	488	\$8.04	\$3,923.52
Zoom Phone Pay as you Go Usage Plan	ZP-PAYG	Annual	1	\$0.00	\$0.00
ZP - USF Estimate	ZPUSFESTIMATE	Annual	1	\$1,990.64	\$1,990.64
					\$34,616.23

PROFESSIONAL SERVICES

Platinum Support	Platinum	Annual	1	\$4,536.00	\$4,536.00
TCS Failover Connect 20gb 4G/LTE Data Plan Annually	TCS-FOC	Annual	1	\$11,040.00	\$11,040.00
					\$15,576.00
Shipping					\$0.00
Total					\$50,192.23

Year Five - 11-1-29 to 10-31-30

NAME	SKU	BILLING PERIOD	QTY	PRICE	SUBTOTAL
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LICENSING

Zoom Phone US/Canada Unlimited Calling Named User Annual	ZPUNLIMITED	Annual	175	\$134.91	\$23,609.25
Zoom Phone Common Area Annual	ZPCOMMONANN	Annual	149	\$34.18	\$5,092.82
Zoom Phone US/CA Phone Numbers Annual (DIDs) Additional DIDs for Users, ARs, CQs, CAP	ZP-NUM	Annual	488	\$8.04	\$3,923.52
Zoom Phone Pay as you Go Usage Plan	ZP-PAYG	Annual	1	\$0.00	\$0.00
ZP - USF Estimate	ZPUSFESTIMATE	Annual	1	\$1,990.64	\$1,990.64
					\$34,616.23

PROFESSIONAL SERVICES

Platinum Support	Platinum	Annual	1	\$4,536.00	\$4,536.00
TCS Failover Connect 20gb 4G/LTE Data Plan Annually	TCS-FOC	Annual	1	\$11,040.00	\$11,040.00
					\$15,576.00

Shipping \$0.00

Total \$50,192.23

Term: 60 Months

All licensing and platinum support will be invoiced annually for 5 years

Credit Card Payments - 4% processing Fee

Tax Exception Certificate Required - email to po@tcsny.net

Send all approved POs to po@tcsny.net

The Terms of Service for customers may be found here: <https://tcsny.net/msa/>

PSO Terms of Service are found here: <https://tcsny.net/psoterms/>

Overage charges can be incurred for cloud recording and audio-conferencing licenses. Policy and pricing information may be found here:

<https://support.zoom.us/hc/en-us/articles/360060661511-Cloud-recording-storage-capacity>
<https://zoom.us/zoomconference/rates>

Please note provisioning of Zoom licenses can take 4-7 business days.

If you have any questions regarding this document, please contact Anessa Alderman , at aalderman@tcsny.net

City of Camas (WA)

Statement of Work for Zoom Phone Standard Deployment Service.

This Statement of Work for Professional Services ("SOW") between Total Communications Solutions, Inc. ("TCS") and City of Camas ("Customer") is effective on date of the latest on this SOW ("Effective Date") and is governed by the governed by the TCS Terms of Service found at <http://www.tcsny.net/psotermis>. Any capitalized terms used but not defined herein shall have the meaning ascribed to them in the TCS Professional Services Terms and Conditions.

Bill To	Sold To
City of Camas	City of Camas
616 NE 4th Ave.	616 NE 4th Ave.
Camas, WA 98607	Camas, WA 98607
United States	United States
Michelle Jackson	Michelle Jackson
360-817-7005	360-817-7005
mjackson@cityofcamas.us	mjackson@cityofcamas.us
SOW Generated Revised:	2025-09-03
SOW Number:	PSO 34636
Total SOW Amount:	\$18,889.20
TCS Account Executive:	Anessa Alderman
TCS PSO Rep:	Jason Mobley

SOW pricing and details are only valid 30 days from the generation date or last revision date.

1. Service Scope:

The scope of this project encompasses the implementation of all identified locations, functions, and features as detailed in the Statement of Work. This includes the specific service components and functional requirements outlined for each site involved in the deployment.

All deliverables and services are further defined and quantified in **Exhibit 1** of this document. Any associated taxes and actual incurred expenses are excluded from the scope and will be addressed separately as applicable.

The project will be considered complete upon the successful delivery and execution of all Professional Services specified in this SOW for each identified location. This ensures a consistent and comprehensive deployment aligned with the agreed-upon objectives and service expectations.

2. Locations:

TCS will perform the tasks listed in this SOW remotely, for the following locations (**See Appendix A below**). Locations are limited to those identified within this SOW. Zoom Phone user/license count(s), features, functions are identified in Exhibit 1:

TCS will be responsible for delivering a comprehensive suite of services including assessment, solution design, project management, and full deployment for the Zoom Phone as outlined in this section as detailed in Exhibit 1.

This engagement ensures that each identified site receives a tailored and strategically executed implementation, guided by TCS and Zoom's best practices and aligned with the customer's business requirements.

3. Standard Work Hours.

Unless otherwise specified, pricing is based on the Professional Services being provided during Standard Service Hours, or as mutually agreed.

4. Special Terms & Notes:

Any Special Terms & Notes set forth below shall take precedence over any conflicting terms contained in the TCS Professional Services Terms and Conditions or Customer's Master Subscription Agreement, as applicable.

The SOW will be fully completed within six months or less unless otherwise specified in the Customer-specific published Zoom Phone Deployment Project plan developed following Customer project kick-off meeting and Preliminary Discovery and Planning.

Invoices will be issued as follows:

- 50% of the total value of this Statement of Work as identified in Appendix A shall be invoiced upon start of project.
- 25% will be invoiced after Assessment and Design has been completed (A&D),
- 25% will be invoiced upon project completion.

In the event that this SOW is not fully completed within six months or the agreed upon completion date post signature, TCS has the right to invoice a non-refundable fee for any remaining unused SOW balance.

Exhibit 1 | Project Scope of Work

Users Device Type			
Total Users to Deploy:	175	Toal Common Area Devices to Deploy:	149
DID's, Porting, and Site Count:			
DID's to be used:	345	Total Number of Sites	13
Additional DID's to be parked:	318	# BYOC Locations:	0
Toll-Free Numbers:	0	# Carrier Peering:	0
Queues and Auto-Receptionists:			
Auto-Receptionists Queues (up to):	391		
Services			
Emergency Services (E911):	Included	Bulk Phone Reprovisioning:	Not Included
SSO Configuration Assistance:	Included	#BYOC Required	Not Included
SIP Paging:	Included	Carrier Peering:	Not Included
Analog Requirements:	Included	Premise Peering:	Not Included
On-Site Services:	Not Included	Zoom Phone Local Survivability (ZPLS):	Not Included

Project Assumptions: Only those Zoom Phone features and functions Generally Available at the time of SOW execution shall be included in this project scope.

5. General

5.1. Selection and assignment of a designated Technical Project Manager (“TPM”) and Project Engineer (“PE”) by TCS. The TCS TPM will act as a single point of contact for the delivery of all Professional Deployment Services under this SOW, following Zoom’s proven deployment best practices.

5.2. Project Management

- 5.2.1. The TCS TPM will be responsible for the following activities in connection with this SOW:
- 5.2.2. Alignment of project goals and scope with Customer expectations during project initiation/ kick-off;
- 5.2.3. Internal and external project kick-off sessions;
- 5.2.4. Creation and management of project governance, including but not limited to:
 - 5.2.4.1. Mutually agreed upon Master Project plan and schedule;
 - 5.2.4.2. Roll Out Communication plan, project resource requirements, escalation process, change control, and test plan;
 - 5.2.4.3. Project Action and risk register;
- 5.3. Completion of resource assignments and scheduling in alignment with the master project schedule;
- 5.4. Management of project documentation;
- 5.5. Management of project timelines in alignment and via consensus with the Customer designated internal project manager or single point of contact;
- 5.6. Identification, communication, and mitigation of project risks and issues;
- 5.7. Development, review, authoring, implementation, and managing any mutually agreed upon Change Orders and interventions to achieve project outputs;
- 5.8. Facilitating and leading regular status update meetings, organize planning sessions and Customer steering committees, as applicable;
- 5.9. Completing scoped migration and go live support; and
- 5.10. Performing closure procedures at the conclusion of project activities.

6. Zoom Phone Discovery

6.1. The TCS TPM and/or TCS PE will partner with the Customer to schedule high-level Discovery session(s) with Customer’s point of contact(s). The location(s) and number of users involved in the Discovery process are set forth in this SOW. The TCS Project Team work with the Customer to complete the preliminary Discovery document(s).

6.2. Preliminary Discovery

- 6.2.1. Customer’s implementation strategy;
- 6.2.2. Identify Customer project team members and responsibilities;
- 6.2.3. Identify and document all locations and addresses to be deployed;
- 6.2.4. Develop high-level project timeline for location deployments and cut-overs;
- 6.2.5. Document risk-factors that may impact cut-over schedule;
- 6.2.6. Document Zoom Portal company settings and standards;

6.3. Location-specific Discovery (as applicable to the custom services being provided)

- 6.3.1. User and Device Information;
- 6.3.2. Porting data/information (Direct Inward Dial “DID” and Toll Free Numbers);
- 6.3.3. Call flow(s);
- 6.3.4. Dial plan requirements (as needed);
- 6.3.5. Premise Peering (PSTN/PBX) Requirements ;
- 6.3.6. Zoom Phone SSO if required
- 6.3.7. Roles and Permissions;

6.4. Zoom Phone Readiness Review

6.4.1. TCS Phone Readiness Review will be conducted for each location/location(s) identified in Section 2 of this SOW to include:

- 6.4.1.1. Wired Network test results
- 6.4.1.2. Wireless Network test results

6.4.2. The Zoom Phone Readiness review shall contain statistics and metrics on the Customer's current network environment to ensure Customer's network is configured for optimal Zoom performance.

6.4.3. TCS Project Engineer will provide recommendations, as needed, to resolve network connectivity issues.

6.4.4. Additional network reviews or consultations are available to the Customer via a separate, executed SOW and will result in additional fees.

6.5. Go-Live Readiness requirements.

6.6. All Discovery documents, Preliminary and Location-Specific, are reviewed and approved by Customer and TCS Project Team prior to moving to deployment.

6.7. Delay in completing and returning any TCS requested documentation may result in an adjustment of the project timeline.

7. Data Requirements and Preparation

7.1. TCS will provide the Customer templates for collecting required data for implementation. Items which may be identified and documented are the following:

- 7.1.1. User List.
- 7.1.2. Location information.
- 7.1.3. Direct Inward Dial (DID) Phone numbers.
- 7.1.4. Current extensions.
- 7.1.5. Desktop Phone information.
- 7.1.6. Call Queues (hunt groups) including call distribution methodology (simultaneous ring, sequential ring, rotating ring, etc.).
- 7.1.7. IVR/Auto Receptionist.
- 7.1.8. Multi-line appearance (typically used by Administrative Assistants).
- 7.1.9. Additional items as specified in **Exhibit 1** of this SOW:
 - 7.1.9.1. Required information for configuring the Zoom's BYOC Trunk Group in the event that Premise Peering PSTN (a.k.a. Bring Your Own Carrier, "BYOC");
 - 7.1.9.2. Zoom certified analog gateway ("ATA") devices;
 - 7.1.9.3. Zoom certified paging systems;
 - 7.1.9.4. Premise peering;

7.2. Customer will provide the required information utilizing the TCS provided templates with the data requested above to TCS.

7.3. TCS will enter and configure the data provided into the Zoom Phone System.

8. TCS Deployment Services

8.1. TCS Professional Services typically performs all services remotely. Remote delivery/deployment services include:

- 8.1.1. Creation of:
 - 8.1.1.1. Location information;
 - 8.1.1.2. Auto-receptionists;
 - 8.1.1.3. Queues;
 - 8.1.1.4. Call flow(s);
 - 8.1.1.5. User creation and provisioning;
 - 8.1.1.6. Perform Network Readiness Review per ProjectPlan Schedule;

- 8.1.2. Porting of DID numbers identified and documented in the Location Discovery exercise.
- 8.1.3. Configuration of Zoom supported desktop phones in Zoom Portal;
- 8.1.4. Recommendations for handset placement and testing;
- 8.1.5. Provisioning of Zoom certified desktop phones via the Zoom Portal;
- 8.1.6. Coordination of end-user training sessions (1hr), receptionists (1hr), CQ groups (1hr), admin training (1hr) delivered by TCS PSO. All training will be recorded and sent to customer;
- 8.1.7. Perform coordinated testing with the customer;
- 8.1.8. Provide Customer with basic template for Customer-specific testing plan;
- 8.2. User Acceptance Testing (UAT);
- 8.3. Guidance and standard template(s) for customer conducted beta testing;
- 8.4. Cut-over preparation.
- 8.5. Hypercare which provides port-implementation support for a period of ten (10 Business says).
 - 8.5.1. Non implementation related support will be provided by Zoom Technical Support in accordance with the level of support the Customer is entitled to receive;
- 8.6. Document open issues and enhancement requests in a project log.
- 8.7. Perform formal project closure processes.
- 8.8. Transition the customer from deployment to sustaining services(e.g. Zoom Technical Support or TCS Platinum Support.
- 8.9. The following services below will be performed if indicated in **Exhibit 1** of the SOW:
 - 8.9.1. **Premise Peering PSTN (BYOC)** as identified in **Exhibit 1** of this SOW.
 - 8.9.1.1. Connect to existing carrier;
 - 8.9.1.2. Provide the customer with specifications required for a BYOC connection;
 - 8.9.1.3. Complete Zoom portal configuration once SBC device(s) are installed and configured by the customer on their network;
 - 8.9.1.4. Zoom complete the provisioning of the SIP trunk betweenZoom and the Customers SBCs or through the Carrier Exchange (Carrier Peering);
 - 8.9.1.4.1. Provide cut-over support.

- 8.9.1.4.2. Coordinated testing between Zoom and the Customer to verify that the trunk is established;
- 8.9.1.4.3. Provide cut-over support.
- 8.9.2. **Premise Peering PBX (BYOP)** as identified in **Exhibit 1** of this SOW.
 - 8.9.2.1. Provide the customer with specifications required for a Premise Peering PBX connection;
 - 8.9.2.2. Complete Zoom Portal configuration once SBC device is installed and configured by the customer on their network;
 - 8.9.2.3. TCS will complete the provisioning of the SIP trunk between Zoom and the customer's SBC(s);
- 8.9.3. **Analog Telephone Adapter/Gateway** as identified in **Exhibit 1** of this SOW.
 - 8.9.3.1. Complete Zoom Portal configuration once the Adapter/Gateway is installed and configured by the Customer;
 - 8.9.3.2. Coordinate testing between TCS and the Customer;
 - 8.9.3.3. Provide cut-over support.
- 8.9.4. **Paging** as identified in **Exhibit 1** of this SOW.
 - 8.9.4.1. Complete Zoom Portal configuration of Zoom supported paging devices once devices are installed and configured by the customer;
 - 8.9.4.2. Coordinated testing between TCS and the Customer
 - 8.9.4.3. Provide cut-over support.
- 8.9.5. **Zoom Phone Local Survivability (ZPLS)** as identified.
 - 8.9.5.1. Provide the customer with specifications required for a ZPLS;
 - 8.9.5.2. Register Zoom Node to Zoom Cloud;
 - 8.9.5.3. Perform configuration for local survivability within the Zoom Admin Portal;
 - 8.9.5.4. Perform initial alpha testing;
 - 8.9.5.5. Provide cut-over assistance.

9. Customer Responsibilities and SOW Exclusions

- 9.1. The Customer is responsible for all aspects not specifically included in this SOW. Out of scope and Customer Responsibility items include, without limitation:
 - 9.1.1. Install, provision, configure, and ensure users are proficient on the Zoom Meeting client.
 - 9.1.2. Purchase required Zoom Phone licenses and Calling Plan(s).
 - 9.1.3. Provide all necessary information and data for DID porting and deployment, including but not limited to:
 - 9.1.3.1. Listing of all users with usernames, email addresses, DID's, Extensions, and location, all pages of all current applicable phone bills for all locations requiring porting services, procure Customer Service Reports ("CSR") from existing carrier(s) for all locations and accounts requiring porting services, service addresses and Authorized Contacts for each phone bill/ carrier account; and BTN for each phone bill/ carrier account.
 - 9.1.4. Customer shall use TCS provided templates for all data compilation exercises.
 - 9.1.5. Customer understands and agrees that they are responsible for gathering and assembling all data from any legacy systems.
- 9.2. Order and procure desktop phones, headsets, and conference room audio devices as required, and other equipment.
- 9.3. LAN/WAN infrastructure:
 - 9.3.1. Network requirements for Zoom products as identified on the Zoom support website and/or network modifications as recommended by TCS PSO.
 - 9.3.2. Firewall or Access Control List (ACL) configuration.
 - 9.3.3. Power of Ethernet (PoE) port activation / configuration.
- 9.4. Configuration and software installation on customer PCs.
- 9.5. Customizations on individual User endpoints, or phone settings.
- 9.6. Phones or devices being deployed by Customer that are not defined on Zoom's Supported Device Listing on Zoom's support website at: <https://support.zoom.us/hc/en-us/articles/360001299063-Certified-Zoom-Phone-devicesHeadsets>.

- 9.7. Decommission and disposal of any legacy equipment.
- 9.8. SMS Brand and Campaign Registration
- 9.9. Credit card or Point of Sales (POS) Machines
- 9.10. Third party SIP phones
- 9.11. Customer-side premise trunk configuration, diagnostics, and/or troubleshooting.
- 9.12. Customer mobile device configuration, diagnostics, and/or troubleshooting.
- 9.13. Post-DeploymentEnd-user support.
- 9.14. Post-DeploymentMoves, Adds, and Change activities (MACD).
- 9.15. Unless otherwise specified, Customer is responsible for:
 - 9.15.1. Third Party software and/or hardware integration configuration, decommissioning, and/or troubleshooting, including but not limited to other telephony systems, network equipment, and software applications. Configuration, deployment, support, and troubleshooting of any desk phones, devices, headsets, and equipment that are not supported by Zoom Phone.
- 9.16. New or existing SBC installation, configuration
- 9.17. New or existing installation and configuration of Analog Gateways and analog devices (e.g. fax, doorbells, paging, emergency phones, etc.).
- 9.18. Development of customized user guides, documentation, references, training materials, etc.
- 9.19. Customer to provide all pre-recorded greetings and prompts.
- 9.20. Cross-location coordination and gathering of required information.

10. Customer's Telephone Number Porting

- 10.1. The Customer is responsible for authorizing the telephone number porting by TCS via the approval and signature of the standard Zoom Letter of Authority (LOA). TCS shall provide guidance on porting data collection and shall assist with submission of porting request(s). This effort pertains to those locations identified in Section 2. The parties acknowledge and agree that TCS is not responsible for and does not control the portability of any individual number of group of numbers, and the Professional Services completion shall not be withheld by Customer for any delays arising from or relating to the porting of the numbers.
- 10.2. Customer agrees to the porting process and timelines as detailed in the Zoom Support Article: Common Issues and Questions for Porting at <https://support.zoom.us/hc/en-us/articles/360036099112-Common-issues-and-questions-for-porting> .
- 10.3. Notwithstanding paragraph6.1 above, the TCS ProjectTeam, Zoom Porting Team and Customer will jointly own the porting responsibility by performing the following tasks for each location together:
 - 10.3.1. The TCS TPM shall manage initial submission of port requests and any subsequent LOA modifications and submissions.
 - 10.3.2. Customer shall endorse all appropriate Letters of Authorization ("LOA"s) as requested by TCS using the then currentLetter Of Authorization form provided to Customer by TCS
 - 10.3.3. Customer shall provide to TCS as requested:
 - 10.3.3.1. All pages of all recent phone bills for those locations requiring the porting of DID's.
 - 10.3.3.2. Customer Service Reports (CSRs) and/or Requests for Information from current carriers and authorized signer for each location.

10.3.3.3. Porting submissions will include numbers mapped to correct location as “company” numbers or Direct Dial phone numbers.

10.3.4. Customer understands that the projected Firm Order Commitment (FOC) date is not guaranteed until the losing carrier provides an FOC date.

10.3.4.1. Customer will not hold TCS or Zoom liable if the porting date originally requested changes to a later date due to the losing carrier confirming the porting information and according to their SLAs.

11. Delays and Changes

11.1. No changes to this SOW, and no changes or additions to the services described herein, will be effective unless it is in writing (via a Change Order or separate SOW) and signed by both parties. Any Change Order will detail the requested change and the effect of such change on the Professional Services, the fees, and the timeline. A Change Order is not effective unless it is in writing and signed by both parties.

11.2. Any delays in the performance of consulting services or delivery of deliverables caused by Customer, including without limitation delays in completing and returning Customer documentation required during the Assessment and Design or completing the Needs Assessment, or canceling meetings may result in an adjustment of project timeline and additional fees.

12. Project Acknowledgement

12.1. This SOW describes the objectives, Deliverables, locations, fees and other components that are included in this project. Customer acknowledges that the delivery, installation, testing, and payment for the Professional Services rendered under this for any specific location is not dependent on the delivery, installation, testing, and payment for the Professional Services for any other location or location(s).

Agreement

This SOW is entered into as of the effective date specified above between Total Communication Solutions, Inc. and City of Camas.

Total Communication Solutions, Inc.

City of Camas

By: Jason Mobley

By: Michelle Jackson

Date:

Date:

PO Number: (if applicable)

APPENDIX A | LOCATIONS

Location Name	Address
City Hall	616 NE 4th Avenue
CPD	2100 NE 3rd Avenue
Riverview Bldg	700 NE 4th Avenue
PW Ops	1620 SE 8th Avenue
Station 43	1400 A Street, Washougal
Station 42	4321 NW Parker St
Library	625 NE 4th Avenue
Wastewater	1129 SE Polk St
Lake Lodge	227 NE Lake Rd
Community Center	1718 SE 7th Avenue
Fire Marshal Office	605 NE 3rd Avenue
Buma	23405 NE 9th Street
Cemetery	630 NE Oak Street

~ PROCLAMATION ~

WHEREAS, October is nationally recognized as Breast Cancer Awareness Month and aims to raise awareness and educate about breast health and breast cancer, a leading cause of death in women in the United States. The month also recognizes the many patients, survivors, those living with metastatic breast cancer, their supporters, loved ones, and dedicated providers; and honors those lives lost to the disease; and

WHEREAS, in the Pacific Northwest, 1 in 7 women are affected by breast cancer when the national average is 1 in 8 women; and breast cancer also affects 1% of men; and only 15% of diagnoses are related to family history; and 20-30% of those diagnosed with early disease will experience a recurrence; and

WHEREAS, today's breast screening mammogram rates have not returned to pre-pandemic levels, so it continues to be critical to raise awareness across the community about the importance of breast health and early detection, as catching breast cancer early saves lives; and

WHEREAS, Pink Lemonade Project, a Washington-based nonprofit organization, is on a mission to educate, empower, and support all communities affected by breast cancer with vital outreach, education, screening, financial assistance, support groups, mentors, and community across Oregon and SW Washington; and

WHEREAS, Breast Cancer Awareness Month is an opportunity to unite the community and spread essential messages of early detection, screening, and prevention, and then, after a diagnosis, of the importance of emotional, psychological, and financial assistance for breast cancer patients; and

WHEREAS, together, Pink Lemonade Project wants to work with all communities to increase health equity, reduce the number of new diagnoses, increase survivorship, and improve everyone's quality of life;

NOW THEREFORE, I, Steve Hogan, Mayor of the City of Camas, do hereby proclaim October 2025 as:

“Breast Cancer Awareness Month”

in the City of Camas and urge as many residents as possible to raise awareness and funds to help support life-saving research and programs.

In witness whereof, I have set my hand and caused the seal of the City of Camas to be affixed this 6th day of October 2025.

Steve Hogan, Mayor

~ PROCLAMATION ~

WHEREAS, October 2024 marks the celebration of National Disability Employment Awareness Month; and

WHEREAS, the purpose is to educate about disability employment issues and celebrate the many and varied contributions of America's workers with disabilities; and

WHEREAS, the City of Camas supports the goals of equity, opportunity, independent living and economic self-sufficiency for people with disabilities; and

WHEREAS, the U.S. Department of Labor chose this year's theme of "Celebrating Value and Talent" and recognizes the vital role people with disabilities play in making the nation's workforce diverse and inclusive; and

WHEREAS, people with disabilities and their contributions to the workplace are a critical part of our efforts to build an inclusive community and strong economy;

NOW, THEREFORE, I, Steve Hogan, Mayor of the City of Camas, do hereby proclaim October 2025 as:

“Disability Employment Awareness Month”

in the City of Camas and urge all citizens in Camas to renew our commitment to inclusive workplaces and embrace the talents and skills that individuals with disabilities bring to our community.

In witness whereof, I have set my hand and caused the seal of the City of Camas to be affixed this 6th day of October 2025.

Steve Hogan, Mayor



Staff Report

October 6th, 2025 Council Regular Meeting

Professional Services Agreement Amendment No. 2 for Well 13 PFAS Project
 Construction Management and Design Services
 Presenter: Rob Charles, Utilities Manager
 Time Estimate: 5 minutes

Phone	Email
360.817.7003	rcharles@cityofcamas.us

BACKGROUND: Carollo Engineers has designed the PFAS Treatment Removal System for Well 13. To coordinate the construction activities and keep the well in service during peak summer demands of 2026, a detailed Construction Management (CM) Amendment has been prepared by Carollo Engineers. A Design Amendment to aid in the design/permitting process, and additional electrical design and geotechnical work is also included within the full amendment.

SUMMARY: The CM work covers Project Management, CM and Health and Safety Plans, Monthly Progress Report and Invoices, Progress Meetings, and Projects Logs. In addition, Special Inspections and Materials Testing, Start-up and Commissioning Services, detailed O& M Manuals and Project close out documents including electronic as-builts drawings will be included with the work. Day to day field and office services for monitoring of contractor daily progress as well as questions or drawing clarifications that arise from the contractor during the project.

BENEFITS TO THE COMMUNITY: Ensure that the construction is completed in a timely manner and meets the requirements set forth in the project specifications.

STRATEGIC PLAN: This project is covered under the City Priority of Stewardship of City Assets.

BUDGET IMPACT: The total cost of the amendment is \$1,482,082 and will be covered by revenue bonds issued for water capital projects.

Total costs approved to date for the project are as follows;

- 1) Design contract with Amendment No. 1 (Carollo Engineers) - \$1,911,169.45
- 2) Telemetry Project with S&B, Inc. - \$651,752.04
- 3) Construction Contract with Tapani - \$5,269,815
- 4) Purchase of Transformer from Clark Public Utilities- \$47,200.84

Subtotal - \$7,879,937.33

TOTAL with pending Carollo Amendment No. 2 - **\$9,362,019.33**

RECOMMENDATION: Staff recommends Council approve this contract.



**CITY OF CAMAS
PROFESSIONAL SERVICES AGREEMENT
Amendment No. 2**

616 NE 4th Avenue
Camas, WA 98607

Project No. WTR24005

Camas Water System PFAS Evaluation and Well 13 PFAS Treatment Design

THIS AMENDMENT ("Amendment") to Professional Services Agreement is made as of the _____ day of _____, 2025, by and between the **City of Camas**, a municipal corporation, hereinafter referred to as "the City", and **Carollo Engineers, Inc.**, hereinafter referred to as the "Consultant", in consideration of the mutual benefits, terms, and conditions hereinafter specified. The City and Consultant may hereinafter be referred to collectively as the "Parties."

The Parties entered into an Original Agreement dated April 4, 2024, by which Consultant provides professional services in support of the Project identified above. Except as amended herein, the Original Agreement shall remain in full force and effect.

1. **Scope of Services.** Consultant agrees to perform additional services as identified on **Exhibit "A"** (Amended Scope of Services) attached hereto, including the provision of all labor, materials, equipment, supplies and expenses, for an amount not to exceed \$1,482,082.00.

- a. ☐ Unchanged from Original/Previous Contract

2. **Time for Performance.** Consultant shall perform all services and provide all work product required pursuant to this Amendment by:

- a. ☒ Extended to October 1, 2027.

- b. ☐ Unchanged from Original/Previous Contract date of December 26, 2026.

Unless an additional extension of such time is granted in writing by the City, or the Agreement is terminated by the City in accordance with Section 18 of the Original Agreement.

3. **Payment.** Based on the Scope of Services and assumptions noted in **Exhibit "A"**, Consultant proposes to be compensated on a time and material basis per **Exhibit "B"** (Amended Costs for Scope of Services) with a total estimated not to exceed fee of:

- a. Previous not to exceed fee: \$1,909,336.75

- b. Amendment No. 2: \$1,482,082.00

- c. **Total: \$3,391,418.75**

- d. Consultant billing rates:

- ☐ Modification to Consultant Billing Rates per **Exhibit "C"** attached herein

- ☐ Unchanged from Original/Previous Contract

4. Counterparts. Each individual executing this Agreement on behalf of the City and Consultant represents and warrants that such individual is duly authorized to execute and deliver this Agreement. This Agreement may be executed in any number of counter-parts, which counterparts shall collectively constitute the entire Agreement.

DATED this _____ day of _____, 2025.

CITY OF CAMAS:

CAROLLO ENGINEERS, INC.:
Authorized Representative

By: _____

By: _____

Print Name: _____

Print Name: _____

Title: _____

Title: _____

Date: _____

**EXHIBIT “A”
AMENDED SCOPE OF SERVICES**

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1.0 SCOPE OF SERVICES

GENERAL PROJECT ASSUMPTIONS

- Carollo Engineers, Inc. and partner Consultants are referred to as "Consultant" in this document.
- The City of Camas and its staff are referred to as "City" in this document.
- To minimize travel costs, all meetings will allow remote participation, unless otherwise stated in specific scope task descriptions.
- The total duration of the construction phase is 26 months (112 weeks).
- Draft submittals shall be provided in electronic copy (.pdf and .docx) and transmitted via email or secure file transfer. City comments and Consultant responses to draft submittals will be tracked via 'red line' markups incorporated into an electronic version of the submittal and formal 'comment/response' logs.
- Record drawings shall be provided in electronic copy (.pdf) and transmitted via email or secure file transfer.
- Meeting notes and related materials shall be transmitted electronically (.pdf and/or .docx) via email.
- The City will print and produce additional copies of all documents, as necessary, for its use.
- The City will facilitate coordination and review with local jurisdictions and state regulatory agencies.
- In providing opinions of probable construction cost (OPCC), financial analyses, economic feasibility projections, and schedules for potential projects, Consultant has no control over cost or price of labor and material; unknown or latent conditions of existing equipment or structures that may affect operation and maintenance costs; competitive bidding procedures and market conditions; time or quality of performance of third parties; quality, type, management, or direction of operating personnel; and other economic and operational factors that may materially affect the ultimate project cost or schedule. Therefore, Consultant makes no warranty that the City's actual project costs, financial aspects, economic feasibility, or schedules will not vary from Consultant's opinions, analyses, projections, or estimates.
- Consultant shall be entitled to use and rely upon all such information and services provided by the City or others in performing Consultant's services under this Agreement.
- Deliverables shall comply with Carollo's general CAD standards where applicable.
- Consultant shall be entitled to the following Other Direct Costs (ODC) for out-of-state and local travel:
 - » Out-of-town trips: hotel meals and mileage at U.S. General Services Administration (GSA) Rates,, and flight (flight for trips over 200 miles) minimum of \$200.
 - » In town trips: at current GSA rates.
- The City's Integrator, S&B, will be performing the work described in Specification Sections 40_61_00, 40_61_10, and 40_70_00, and Appendix A of the Bid Documents. The City's Integrator will be contracted to perform the work with the City and coordinate with the Contractor as described in the bid documents to successfully complete the required system integration.
- Consultant shall not be responsible for the means, methods, techniques, sequences, or procedures of construction selected by construction contractors or the safety precautions and programs incident to

the work of construction contractors and will not be responsible for construction contractors' failure to carry out work in accordance with the construction documents.

- The parties agree that in the City's contract with the construction contractor, Consultant shall be indemnified by the construction contractor to the fullest extent permitted by law for all claims, damages, losses and expense including attorney's fees arising out of or resulting from the construction contractor's performance of work including injury to any worker on the job site. Additionally, Consultant shall be named as additional primary insured(s) by the construction contractor's General Liability and Builders All Risk insurance policies without offset and be included in any waivers of subrogation, and all construction documents and insurance certificates shall include wording acceptable to the parties herein with reference to such provisions.

2.0 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 following subsections.

Task	Title
Task 1200 - Additional Planning, Design and Bidding Services	
Task 1205	Additional Final Design
Task 1207	Additional Design-related Permitting Support
Task 1400 - Additional Support Services	
Task 1401	Additional Geotechnical Services
Task 4000 - Additional Project Management Services	
Task 4101	Project Management During Construction
Task 4102	Construction Management and Health and Safety Plans
Task 4103	Monthly Progress Reports and Invoices
Task 4106	Progress Meetings
Task 4107	Project Logs
Task 5000 - Optional Services/Contingency Activities	
Task 5100	Cost Escalation (2025 – 2028)
Task 6000 - Construction Services	
Task 6100	Office Services During Construction
Task 6200	Field Services During Construction
Task 6300	Materials Testing and Special Inspection Services
Task 6400	Start-up and Commissioning Services
Task 6500	Operations and Maintenance Manual
Task 6600	Project Close-out

TASK 1200 - ADDITIONAL PLANNING, DESIGN AND BIDDING SERVICES

The following additional design services were not included in the original scope of work, but were required for project completion.

Task 1200 Activities

1205. Additional Final Design

1. Electrical Design Modifications/Service Entrance Equipment: Electrical design modifications for the new service entrance equipment (one-lines and electrical plan layouts) from approved CAMP®/Basis of Design Report (BODR) electrical design per 60 percent design review comment required partial redesign efforts to locate all new City electrical equipment in the new Well 13 Electrical Room and eliminate outdoor activity associated with required City operations and maintenance (O&M) activities:
 - a. Eliminated new outdoor service entrance switchboard.
 - b. Designed new indoor service entrance switchboard, eliminated automatic transfer switch (ATS) and consolidated ATS functionality (utility and generator source transfers) within indoor switchboard.
 - c. Additional coordination with S&B and Siemens (switchboard manufacturer via S&B) to modify new switchboard specifications and factory design drawings. This is for efforts (additions) to Task 1205 Item 2 below as outdoor service entrance switchboard and new ATS details had been previously coordinated with S&B.
 - d. Modified electrical one-line diagram and electrical room plans. Provided one additional electrical one-line diagram. All future Well 13 electrical provisions defined in BODR maintained. Minimized impacts to other disciplines.
2. S&B Coordination: Consultant provided additional efforts not included in original/Base scope related to coordination with the City's Integrator. Required coordination efforts have allowed Well 13 to maintain consistency with existing City facilities/long term goals (network security hardening) and provided Well 13 project schedule benefits in terms of early procurement of major equipment in form of equipment specification coordination/equipment shop drawing development and review. Specific activities included:
 - a. Design coordination and design modifications:
 - i. Consultant provided S&B with new and updated existing equipment tagging for consistency.
 - ii. Assisted S&B with: control philosophy/control strategy development for new and modified systems, programmable logic controller (PLC) replacement coordination, new system interface with PLC, and construction sequencing requirements with new. Includes coordination meeting time as well as Consultant's time to review S&B design iterations for accuracy and completeness.
 - iii. Coordination for Instrumentation and Control system commissioning requirements.
 - iv. Wireless communication upgrades
 - v. Chemical flow meter additions.
 - b. Early procurement of major electrical equipment:
 - i. Review of major electrical equipment S&B factory drawings and equipment specifications required for early procurement of major electrical equipment (switchboard, variable frequency drive, PLC control panel) to support equipment procurement and mitigate schedule issues or delays associated with procurement.
 - c. General project coordination with S&B for 90 percent and 100 percent/Final/Bid Set deliverables and associated packaging. Three S&B provided specifications and Appendix A S&B drawings.

3. Security Design: Coordination with City to understand City's security standards and Well 13 design implications. Design additions associated with security equipment and field device locations to provide electrical conduits and space provisions to prepare Well 13 site for security installation as part of City's upcoming security standards implementation. Partial security systems are provided in current Well 13 design (Bid Set) including door intrusion switches and associated alarming. Future provisions include master security control panel location and spare conduits/electrical hand holes for exterior access gates. Future security cameras and electrical provisions (conduit/cabling to master security panel) to be provided by Others.
4. Electric Utility/Clark County Public Utilities (CPU) Coordination: Provided technical support in form of new service application, coordination with CPU engineering, review of CPU design, coordination meetings with CPU to discuss required construction sequencing associated with CPU work to maintain Well 13 operation during critical periods, CPU transformer procurement, coordination with CPU and telecommunication company to confirm feasibility to remove existing CPU pole on Well 13 site. These efforts provide both schedule advantage and project cost savings in terms of the City's ability to procure a new required CPU electric service transformer and to provide Contractor with detailed information related to the required CPU upgrades as part of the Bid documents.

1207. Additional Design-related Permitting Support

1. Efforts associated with designing the Ion Exchange vessels to the south of the shoreline buffer on the Well 13 Site.
 - a. Additional permitting support effort for building within the designated shoreline.
 - i. Additional meeting support during land use hearing process.
 - ii. Additional shoreline permitting efforts, including justification narratives for design.
 - b. Efforts to obtain WA Department of Health (DOH) approval for a future well at the Well 13 site, supporting new site utilization intent.
 - i. Coordination efforts to support approval of a new well construction variance request with DOH.
 - c. Development of renderings and models to support design and permitting process.
 - i. Architectural renderings were developed to support required documentation in land use applications.
 - ii. 3D modelling efforts were undertaken to better communicate design intent to stakeholders and support operations staff review of design.
 - d. Additional design efforts required for land use process.
 - i. A conceptual design of a future well and chemical building to the north of existing infrastructure on the Well 13 site was accomplished to support land use efforts and plan for future site capacity.
 - ii. Investigations on potential impacts of groundwater under the influence (GWUI) at the Well 13 site. Evaluations were conducted on the suitability of the future well's location given previous GWUI findings at abandoned Well 4. Further, evaluations were conducted to understand required infrastructure investments if Well 13 became impacted by GWUI. While this situation is not likely, understanding the required infrastructure for this scenario was important to understand and allow space on site to minimize the possibility of stranded investments at Well 13.

Task 1200 Workshop Summary

1. Workshop 1205a: Site Utilization Workshop II.
2. Workshop 1207: Additional Design-related Permitting Support.
 - a. Two meetings with DOH to coordinate approval for future siting of additional capacity at Well 13.
 - b. Coordination meeting for site utilization and program of future Phase 2 buildings.
 - c. Architectural support team attendance at two public meetings/hearings.

Task 1200 Assumptions (not used, as work has been completed.)**Task 1200 City Deliverables**

1. Review of Consultant deliverables.
2. Schedule DOH review meetings.
3. Review additional permitting support documents.
4. Approval of CPU transformer procurement approach.

Task 1200 Consultant Deliverables

1. Sub-task 1205 - Revised electrical and instrumentation design documents.
2. Sub-task 1207 - Additional Design-related Permitting Support:
 - a. Phase 2 building plans.
 - b. Elevations (colored) for both Phase 1 and Phase 2.
 - c. Site Perspectives, Phase 1 and Phase 2 (view from NE and NW and two bird's eye views).
 - d. Digital Material Reference on the drawings.

TASK 1400 - ADDITIONAL SUPPORT SERVICES

Efforts associated with Task 1207, above, relocated the PFAS treatment infrastructure from the north, to the south end of the property. Previous geotechnical investigations recommended additional analysis should new treatment infrastructure be located near the southern edge of the property. The purpose of Task 1400 is to provide the recommended additional geotechnical support required to complete the design and delivery of Well 13 PFAS treatment infrastructure improvements.

Task 1400 Activities**1401. Additional Geotechnical Services**

1. Additional Geotechnical Explorations. Additional geotechnical explorations will be completed at the south end of the site where improvements are planned near the top of an existing slope. The additional explorations include 1 mud rotary drilled soil boring to 60 feet and infiltration testing inside a hollow stem auger drilled to a depth of about 7 feet.
2. Slope Stability, Displacement and Lateral Spread Analysis:
 - a. The slope at the south end of the site will be modeled in RocScience software SLIDE2 using the data obtained from the additional explorations. The slope will be evaluated at its existing state and from the proposed improvements under static and seismic conditions.
 - b. Potential lateral spreading and seismic slope displacements considering the proposed improvements will be evaluated. Our seismic evaluation will consider parameters based on 2,475 and 975-year return events.

3. Geotechnical Engineering Analysis and Reports:
 - a. Develop geotechnical design and setback recommendations for the proposed improvements at the south end of the property based on the results of our analyses. The results of our additional geotechnical evaluations will be incorporated into a Technical Memorandum intended to supplement our Geotechnical Engineering Report for the project.

Task 1401 - Workshops

1. None.

Task 1401 - Assumptions

1. Site soils are assumed to be "clean" and drilling cuttings and fluids will be disposed off site.
2. Infiltration testing and mud rotary drilling will be completed in 1 day.
3. Infiltration testing will be completed at a depth around 7 feet below the surface, inside a hollow stem auger in general accordance with Section 6.6 of the Clark County Stormwater Manual (November 2009).
4. High Water Elevation in our analyses will be provided by others.
5. Bathometry of Lacamas Creek will be assumed in our analyses, unless provided by others.
6. The ground surface topography of the south slope of the property will be based on publicly available data and the record drawings for the Well No. 13 project.

Task 1401 - City Deliverables

1. Review and comment on Draft and Final documents provided by Consultant.

Task 1401 - Consultant Deliverables

1. Draft and Final supplemental Technical Memorandum to the Geotechnical Engineering Report.

TASK 4000 - ADDITIONAL PROJECT MANAGEMENT ACTIVITIES

4101. Project Management During Construction

The purpose of this task is to direct all project activities, while maintaining the project within the contracted scope, schedule, and budget. This includes project administration, monthly invoicing, City and team coordination and quality assurance/quality control review necessary to successfully the project to the City's expectations.

4102. Construction Management and Health and Safety Plans

1. Prepare a Construction Management Plan (CMP) that describes project roles and responsibilities, lists contact information for the project team, and describes communications protocols, quality management (QM), including the scope of work, schedule and budget. The Draft CMP shall be introduced and discussed with the City's project team as part of the Construction-phase Kick-off Meeting. A revised, Final CMP shall be delivered following incorporation of City Comments. QM includes, but is not limited to the following elements:
 - a. Project Manager overview of all primary documents to verify technical consistency and compliance with the contract requirements.
 - b. Designate and assign qualified Consultant staff to develop assigned project deliverables, and manage Consultant staff for schedule, quality and budget relative to assigned deliverables.

- c. Protocol for maintaining a decision log, tracking all decisions as they occur.
 - d. Protocol for continuing to maintain a risk register identifying all potential project risks and opportunities with input from City, Contractor and other key stakeholders.
2. The Consultant shall prepare a draft and final site-specific Health and Safety (H&S) plan for acceptance by the City, covering field work to be performed by the Consultant and Subcontractor(s) staff for the construction of the Well 13 PFAS Treatment project. The Consultant shall facilitate Consultant and Subcontractor (who perform field work) compliance with these requirements. The Consultant shall comply with applicable federal, state, and local environmental, health, and safety legislation, regulations, and codes.
- a. The Consultant shall provide a draft site-specific H&S plan with the CMP. Updates for specific, planned field work shall be provided by the Consultant for the City to review and comment, to confirm compliance with overall City safety goals.
 - b. Before the start of Well 13 PFAS Treatment construction, the Consultant shall update their site-specific H&S Plan for acceptance by the City. The Consultant's H&S Plan shall be coordinated with the Contractor's H&S plan. Updates for specific, planned fieldwork shall be provided by the Consultant for the City to review and comment, to confirm compliance with overall project safety goals.

4103. Monthly Progress Reports and Invoices

1. This subtask includes assisting the project team members in the implementation of the task items, reviewing the work-in-progress reports and monthly invoices. Consultant shall prepare and submit monthly activity reports showing current project scope, budget and schedule status, identifying key issues, or elements of the project that will need to be addressed in the proceeding weeks. An electronic version of the monthly progress reports and invoices shall be sent to City for review and approval.

4106. Progress Meetings

1. Bi-weekly Project Status conference calls shall be held to review project status, including scope, budget, and schedule. Prepare an agenda and document discussions, including action items and decisions, in meeting minutes which shall serve as the following week's agenda.
2. Quarterly Project Summary Meetings to provide project status updates to the City leadership and/or key stakeholders, as required.

4107. Project Logs

Consultant shall maintain the following logs, which shall be reviewed on a bi-weekly basis with the City's Project Manager.

1. Consultant shall maintain a log of key Action Items throughout the project duration, summarizing key actions, due dates and status of all action items identified throughout the project duration.
2. Consultant shall maintain a log of key Decisions made throughout the project, focusing on key decisions that impact cost and/or operability.
3. Consultant shall maintain a log of key Design Changes to identify items that may significantly change construction costs from the previous deliverable.

Task 4100 Workshop Summary

1. None.

Task 4100 Assumptions

1. Consultant's original contract was signed April 3, 2024, and included two years of project management activities (through March 2026). Assuming Amendment 2 begins in September 2025, there are seven months of overlap. Therefore, durations for Task 4000 activities are assumed to be $(26 - 7 = 19)$ months.
2. Bi-weekly Project Status Meetings shall either be held via conference call, or shall be scheduled to coincide with a field visit; participation limited to Consultant and City Project Managers. Total duration for each meeting is one hour, with one hour of preparation time. A total of 38 meetings are anticipated.
3. Quarterly Project Summary Meetings to provide project status updates to the City Leadership and/or key stakeholders will require participation from the Consultant Principal in Charge and Project Manager. Total duration for each meeting is one hour, with one hour of preparation time. A total of five meetings are anticipated.
4. Project Logs shall be updated on a weekly basis; the Consultant's Project Manager and Construction Manager shall dedicate one hour/week for log updates.

Task 4100 City Deliverables

1. Review and comment on draft and final draft documents provided by Consultant.
3. Updated team member contact information.
4. Respond to data requests in a timely manner.
5. Receive, review, and process Consultant invoices in a timely manner.
6. Render decisions and provide guidance in a timely manner.

Task 4100 Consultant Deliverables

1. Draft and Final Construction Management and H&S Plans.
2. Monthly progress reports and invoices.
3. Bi-weekly Project Status Meeting agendas and minutes.
4. Quarterly Project Summary Meeting agendas and minutes.
5. Preliminary project logs, with weekly status updates throughout the duration of the project.

TASK 5000 - OPTIONAL SERVICES/CONTINGENCY ACTIVITIES

Items listed under Task 5000 are a combination of actual and anticipated items. For anticipated items, the following scope and associated level of effort are intended as placeholders based on the Consultants' current understanding of these efforts, for use as part of future contract amendments.

5100. COST ESCALATION (2025-2028)

The original proposed billing rates are based on 2024 dollars, and do not include escalations for future years. The escalation clause included in the City's standard agreement allows increases to billing rates. To help the City plan for these future escalations, we originally included an escalation of 5 percent per year to help the City plan for the future expenditure. As part of this Amendment, we escalation contingency will remain a 'placeholder' for City planning for years 2025 and beyond.

5101. 2025 Escalation of Costs

1. To be finalized following determination of 2026 activities.

5102. 2026 Escalation of Costs

1. To be finalized following determination of 2026 activities.

5103. 2027 Escalation of Costs

1. To be finalized following determination of 2027 activities.

5104. 2028 Escalation of Costs (not anticipated to be needed)

1. To be finalized following determination of 2028 activities.

5300. ADDITIONAL SERVICES DURING CONSTRUCTION

5301. Electronic-Operations and Maintenance Manual

Consultant shall provide an integrated, electronic O&M Manual (EOM) for the PFAS treatment system and ancillary facilities. Efforts include:

1. Final Storyboard Workshop. Immediately following the Pre-Construction Conference, Consultant shall conduct a final storyboarding Workshop with City staff to finalize the of EOM platform.
2. Data Collection and Organization.
 - a. Data collected and developed under Task 6501 will be digitized and made suitable for the EOM platform, which will serve as the basis of the EOM.
3. EOM System Set-up and Procurement.
 - a. Consultant shall work with the City to procure and implement the EOM option selected in the Final Storyboard Workshop. Consultant shall provide a recommended system specification that defines the preferred configuration, including a site map with navigation structure for EOM chapters and templates, for the City's review and approval. This specification will be finalized based on comments received.
 - b. Review Content and Finalize EOM. Consultant shall facilitate a meeting to review City comments on the EOM content. Final comments shall be incorporated into the final version of the EOM. After finalizing, the manual shall be submitted to DOH for review and approval if required.

4. Training:
 - a. To facilitate consistent level of detail and organization moving forward, the Consultant shall provide a reference guide for EOM content contributors and developers. The reference guide will provide basic instructions for managing the EOM, including user accounts and security as well as future content revisions (including adding, deleting and revising information based on future needs.) Three tiers of training shall also be provided to the City staff; attendance at each of these trainings will be defined by the staff's level of interface with the EOM.
 - i. General System User Training. Consultant shall provide a 2 hour training class on the general EOM use for City staff. The basic system user training will be provided to the operations staff that will access, search and find information in the system as part of their daily operations. City will provide a list of staff that will participate in the user training sessions and coordinate the schedules for efficient use of training time.
 - ii. Content Management Training. Consultant shall provide a 2 hour training class on EOM content management for City staff. The content management training will be provided for staff that will be updating and maintaining the information in the EOM moving forward. City shall provide a list of staff that will participate in the content management training sessions and coordinate the schedules for efficient use of training time. As part of the training, the EOM reference guide will provide documentation on the content administration of the EOM including use of all editing tools, web site management tools, and content development standards.
 - iii. System Administration Training. Consultant shall provide a 2 hour training class on EOM system administration for City staff. The system administration training shall be provided for staff on EOM system administration, maintenance, security and general support. The reference guide will provide documentation on the system administration of the EOM including the system configuration, administration functions and technical support resources.
5. Assumptions: This adder assumes the City will select an integrated EOM, either a SharePoint Online Subscription or a Locally Managed Web Interface. EOM related workshops shall be attended by the Consultant's Project Manager, Project Engineer and EOM lead. Each workshop shall be two hours. All three EOM training sessions shall be held in one 8 hour day. The trainings shall be facilitated by the Consultant's Project Engineer and Task Lead. The Draft EOM content will be prepared in Microsoft Word, and provided to the City in native format and as a PDF suitable for review electronically. The City will review documents electronically. Since this is an existing facility, EOM Placeholder Libraries shall be created for the following additional, City-provided content:
 - a. Existing operations documents.
 - b. Vendor O&M Manuals.
 - c. Drawings.
 - d. Lab Diagrams.
 - e. Lab SOPs.
 - f. Other Lab Documents.
6. Estimated project cost adder for Task 5301: \$150,000

5302. Additional Specialty Services – Water Quality observations and Testing (\$50,000)

1. Water quality observations and testing (Confluence).
 - a. Treatment Startup Monitoring and Response Plan: This plan would help the City prepare for upcoming Task 6400 activities by working with the City operations team, on-site, to develop a plan for monitoring for PFAS impacts on other constituents of concern that impact system stability (such as pH, chlorides, and sulfates). This plan would provide operators direction on how often to monitor, what ports to monitor, include analysis of monitoring data and breakthrough estimates (or for the below constituents, estimating tailing of breakthrough if those phenomenon are occurring).
 - b. Estimated project cost adder for task 5302: \$50,000.

TASK 6000 - CONSTRUCTION SERVICES

The objective of Task 6000 is to support the construction-phase activities for the installation of PFAS treatment at Well 13.

TASK 6100 ACTIVITIES: OFFICE SERVICES DURING CONSTRUCTION

6101. Pre-Construction Conference and Weekly Construction Progress Meetings

1. Pre-Construction Conference: A Preconstruction Conference shall be held to review the overall project schedule, key project goals, risks/opportunities, overall constraints and drivers to ensure the entire project team has the same baseline project understanding. Agenda shall include:
 - a. A preliminary list of submittals and a draft Schedule of Values will be provided by the contractor in advance of this meeting for owner's construction manager (OCM) and engineer of record (EOR) review; resolution to any outstanding items/issues shall be determined during the workshop.
 - b. Communications protocols, critical for this highly visible project, will be established, including:
 - i. With the press and public.
 - ii. With the OCM, EOR.
 - iii. With City Inspections, Engineering, Operations and Leadership.
 - c. Operational constraints with the existing infrastructure.
 - d. Opportunities to accelerate the schedule to deliver PFAS free water to the City prior to final project completion.
 - e. Anticipated schedule.
 - f. Payment application schedule/submittal days for draft and final applications.
 - g. Other contract requirements, including funding constraints, as needed.
2. Weekly Construction Progress Meetings:
 - a. The OCM will facilitate weekly coordination meetings to maintain a collaborative and transparent working environment among the Contractor, design team/EOR, and City staff. These meetings will encourage proactive problem-solving, and ensure that all parties remain aligned with the City's goals and priorities. In addition, these meetings will support timely decision-making by clearly communicating risks, recommendations, and the potential impacts of key project issues.

6102. Schedule of Values Review

1. Consultant shall review the awarded Contractor's proposed Schedule of Values; provide comments/adjustments, as needed, to serve as the basis for tracking project progress, and validating payment requests approval throughout the duration of the construction project.

6103. Document Management System

1. Consultant shall initiate a construction documentation storage and tracking system using Autodesk Construction Cloud for this project. A training session will be held for City, designer and Contractor personnel. The system will be tailored to meet the needs of each party and will be maintained by the OCM for the duration of the project. After the project is completed, the documentation system will be maintained for the warranty period then delivered to the City on indexed, searchable USB drive.

6104. Submittal Review

1. Consultant shall receive and log shop drawings, material samples, and other submittals and review them for conformance to the intent of the Contract Documents. Consultant shall compile written comments and return shop drawings to City upon completion of the review process. Additionally, Consultant shall receive, log and provide written responses to all form Requests for Information (RFI) received from the Contractor. Consultant shall maintain a shop drawing submittal file/tracking system.

6105. Request for Information

1. Consultant shall receive, log and provide written responses to all form Requests for Information (RFI) received from the Contractor. Consultant shall maintain an RFI file/tracking system.

6106. Change Orders Requests (COR) and Change Orders(CO)

1. In the event changes to the Contract Documents are required, the Consultant shall assist the City in review of Change Order Requests (COR) and preparation of Change Orders (CO). Consultant shall review the CORs prepared by the Contractor, provide recommendations to the City regarding acceptance or rejection of the requests, and will review Change Order documents provided by the City for approval of the items accepted.

6107. Design Change Notices (DCN)

1. Consultant shall support engineer- or owner-initiated design changes. Consultant shall review or generate design change proposals and provide recommendations to the City for incorporation into the Contract. Once approved by the City, Consultant shall prepare modifications to the Contract documents.

Task 6100 Workshop Summary

1. Workshop 6101: Pre-Construction Conference.
2. Workshop 6107: City and Contractor-initiated Design Change Workshop(s)

Task 6100 Assumptions

1. Sub-task 6101 - Pre-Construction Conference and Weekly Construction Progress Meetings.
 - a. Pre-construction Conference to be attended by Consultant's Project Manager, Project Engineer and OCM.
 - b. Pre-Construction Conference shall be four hours in duration, and require eight hours of preparation time.

- c. Weekly Construction Meetings shall be attended by the OCM and one EOR. Duration for the weekly construction meetings shall be two hours.
 - d. Contractor to provide preliminary submittal log (including number and dates of submittals), and Schedule of Values prior to the Pre-Construction Conference.
 - e. Weekly Construction Progress Meetings shall be held at the Contractor's construction trailer at the project site. Duration for these meetings shall be one hour, and require two hours of preparation time each.
2. Sub-task 6102 - Schedule of Values Review:
 - a. Contractor to provide a draft Schedule of Values prior to the Pre-Construction Conference.
 2. Sub-task 6103 - Document Management System.
 - a. Consultant shall use e-Builder for the Document Management System.
 - b. Hard copies of construction documentation shall not be maintained at the job site; all files shall be managed electronically.
 3. Sub-task 6104 - Submittal Review.
 - a. Consultant shall respond to up to 135 submittals, based on an average of 0.85 submittals per specification section, plus an average of 0.85 submittals per CIV standard detail (15 total, used in lieu of specifications). In addition, it is assumed that 66 percent shall require resubmittals. Based on data from similar projects, review effort will be five hours per submittal and three hours per resubmittal.
 - b. Consultant shall return submittals within 30 calendar days of receipt. Large or complex submittals may require longer review times, and Consultant shall notify the City and Contractor within five days of submittal receipt if and how much additional time will be required.
 - c. Submittals related to temporary construction activities and/or contractor means and methods (e.g. shoring, formwork, erosion control and dewatering facilities) shall not be reviewed for content, compliance or calculations, and shall be accepted and filed for compliance with submittal requirements only.
 - d. Geotechnical submittal reviews shall be limited to materials testing requirements, as outlined in Task 6300.
 - e. Level of effort to review requests for substitutions are difficult to anticipate, and are therefore estimated to be 60 hours for up to 3 such requests. Consultant costs for substitution review efforts in excess of this value is out of scope.
 4. Sub-task 6105 - Request for Information (RFI).
 - a. Consultant will respond to up to 62 RFIs, based on half an RFI per drawing. Consultant's average review effort will be four hours per RFI.
 - b. Consultant shall return RFIs within 10 calendar days of receipt. Large or complex RFIs may require longer review times, and Consultant shall notify contractor within two days of RFI receipt and estimate how much additional time will be required.
 5. Sub-task 6106 - Change Order Requests (COR) and Change Orders (CO).
 - a. The budget is based on an estimate of 12 CORs/COs at 8 hours each.
 6. Sub-task 6107 - Design Change Notices (DCN).
 - a. The budget assumes 10 Design Changes will be generated, requiring an average of 12 hours each.

Task 6100 City Deliverables

1. Attendance at Pre-Construction Conference.
2. City-preferred communication protocol to be followed throughout the construction period.
3. Review and approval of Consultant responses to Submittals and RFIs, as needed.
4. Development of City-initiated design change requests.
5. Review/approval of CORs and recommended COs and DCNs.

Task 6100 Consultant Deliverables

1. Sub-task 6101 - Pre-Construction Conference and Weekly Construction Progress Meetings.
 - a. Comments to the Contractor's draft Submittal Schedule.
 - b. Communications protocols.
 - c. Draft and Final Meeting Agendas and Minutes.
 - d. Updated Project Logs.
3. Sub-task 6102 - Schedule of Values Review.
 - a. Comments to the Contractor's draft Schedule of Values.
2. Sub-task 6103 - Document Management System.
 - a. Draft and Final System Architecture
 - b. Logs for all related contract documentation.
 - c. Read-access to the System for City use.
3. Sub-task 6104 - Submittal Review.
 - a. Submittal comment sheets.
4. Sub-task 6105 - Request for Information (RFI).
 - a. RFI responses.
5. Sub-task 6106 - Change Order Requests (COR) and Change Orders (CO).
 - a. Review comments and EOR recommendations to proposed CORs; formal documentation filed within the document management system.
 - b. Final CO documentation and recommendations.
6. Sub-task 6107 - Design Change Notices (DCN).
 - a. Recommendations for incorporation of design changes.
 - b. DCN documents.

TASK 6200 ACTIVITIES: FIELD SERVICES DURING CONSTRUCTION**6201. Owner's Construction Manager and Administration**

The OCM will be provided by Consultant and will support the City during the construction phase to ensure the facility is delivered in alignment with the design intent, with appropriate levels of quality, and within the established schedule and budget. Acting as the City's representative, the OCM will oversee the performance of the Contractor, the Engineer of Record, and special inspection services to protect the City's interests throughout construction and closeout.

1. Communication of Construction Management Plan: The project-specific Construction Management Plan, created as part of Task 4000 activities, shall be created for the project to establish project

communication protocols and Construction Management procedures. The OCM shall update this plan, as needed, to accommodate on-site construction activities.

2. Documentation of Existing Site Conditions: Consultant shall prepare video and photographic records of initial site conditions before the contractor begins construction. Video documentation will be accompanied by a verbal description of existing conditions. A copy of the video and photographic documentation will be provided to the City.
3. Monthly Project Reports: Consultant shall prepare a monthly report for the City, detailing the construction progress along with photographs of the work. The report will contain a description of work performed, upcoming milestones, a log of expenditures to date and forecast of upcoming payments, a log of change orders executed and potential changes, and upcoming work to be completed in the following month.
4. Construction Inspection: Consultant shall provide a qualified inspector to monitor the contractor's compliance with the specification requirements. Consultant shall inspect and ensure conformance with the specifications on the placement and installation of structures and equipment. Installations will be monitored for compliance with all applicable codes and the contract documents.
5. Manage Material Testing: A materials testing laboratory will be hired by the Consultant to take independent quality assurance samples throughout construction; results will be shared with and coordinated by the Consultant. Costs associated with coordinating materials testing services is included in the Consultant's scope. Testing results will be monitored for compliance with the contract documents. Discrepancies will be noted and the contractor will be directed to make necessary corrections.
6. Manage Field Inspection Personnel: The OCM shall manage the activities of the EOR and City field inspection personnel, including the materials testing consultant. OCM shall work with Consultant's inspectors to prepare daily inspection reports, and summary monthly inspection reports to the City.
7. Monitor Contractor's Compliance with Contract Documents: OCM shall review and monitor the contractor's work against the contract documents to ensure compliance. OCM shall report any non-conformances and deficiencies to the City and contractor and will work with the contractor to correct these deficiencies in a timely manner to the satisfaction of the City.
8. Track Submittals: OCM shall coordinate and manage the shop drawing and submittal review process between the EOR and the contractor. All submittals will be handled using the project document management system. OCM shall screen all submittals and determine their completeness before reviewing them or forwarding them to the design engineer for review.
9. Notices of Nonconformance (NNC): The OCM will issue NNCs to the contractor notifying and documenting work with significant deficiencies and requiring repair or re-work to conform to the requirements of the plans and specifications.
10. Track Requests for Information: OCM shall coordinate and manage the Request for Information (RFI) process between the design engineer and the contractor. All RFIs will be handled using the project document system. OCM will screen all RFIs and determine their validity before responding to them or forwarding them to the EOR for response.
11. Review Monthly Progress Payment Applications: OCM shall evaluate the contractor's monthly progress payment applications and recommend payment by the City if requirements are met.

Consultant shall compare requested quantities to the actual quantities completed and negotiate the appropriate progress payment application with the contractor.

12. Review Construction Schedule: OCM shall review and approve the contractor's construction schedule, including updates and revisions, in accordance with the contract documents. OCM's review will focus on key elements such as logic, duration of activities, duration of startup and testing, and construction sequencing constraints and milestones.
13. Review Change Order Requests: OCM shall review CO requests in conjunction with the EOR to determine changes in scope and conditions. Consultant shall prepare independent cost estimates and negotiate with the contractor, as needed. OCM shall prepare and process approved change orders and incorporate them into the contract. OCM shall prepare a log for tracking all potential change orders and agreed upon change orders.
14. Review Labor Compliance: OCM shall monitor project records and review labor compliance of the contractor. OCM shall work with the contractor to correct any deficiencies found and report status to the City.
15. Review installation and maintenance of Best Management Practices and Implementation of the Storm Water Pollution Protection Plan (SWPPP): OCM shall monitor the SWPPP proposed and installed by the contractor and work with them to maintain and monitor its effectiveness in accordance with the current state regulations.
16. Monitor and Review Record Drawings: OCM shall monitor and coordinate the contractor's recording and maintenance of field changes to plans and specifications during construction on a monthly basis, or as required. At the 50-, 75-, and 90-percent project completion levels, consultant shall perform a review of the contractor's working record drawings for general completeness and advise the City of status.

6202. Engineer of Record (EOR) Observation and Inspection

Consultant shall provide engineering observation and inspection services during construction to assess the progress and quality of the work, and determine if the work is proceeding in accordance with the Contract Documents. Services shall include the following:

1. Structural observations and inspections, as required by the building code.
2. EOR on-site observation, as needed, of construction progress for general conformance with the design intent, and to help identify and mitigate impacts of the construction activities on the operations of Well 13.

6203. Specialty Services

Additional specialty services include:

1. Geotechnical observations and testing (Delve).
 - a. Geotechnical EOR shall spend 4 days on-site for additional coordination.
2. Civil observations and testing (MacKay Sposito).
 - a. Civil EOR shall spend 4 days on-site for additional coordination.
3. Hydrogeological observations and testing (Mott MacDonald).
 - a. None.

4. Archeological observations and witnessing (Archaeological Services).
 - a. None.
5. Architectural observations and testing (MWA).
 - a. Architect of Record shall spend 4 days on-site for additional coordination.

Task 6200 Workshop Summary

1. None.

Task 6200 Assumptions

1. Sub-task 6201 - Construction Management and Administration.
 - a. OCM observation of work performed under this contract shall not relieve the Contractor from responsibility for performing work in accordance with the Contract Documents.
 - b. OCM services shall be performed in accordance with industry-recognized standard practices.
 - c. Costs for this service assume one on-site part-time (0.4 full time equivalent [FTE]) throughout the construction duration. NOTE: Given the nature and importance of this project, additional OCM presence may be required above/beyond the 0.4 FTE assumed. This work, if requested, would be out of scope, and funded through a future contract amendment.
 - c. A per diem has been included, to cover OCM expenses for lodging, vehicle and travel. OCM will be reimbursed at a rate of \$691.75/week in addition to mileage billed at the GSA rate. The budget assumes a per diem rate for 10 days/month for each month of construction activities.
 - d. When full-time observation is not required by the Contractor activities, OCM may assist with other activities such as shop drawing reviews, responses to RFIs and review of CORs, when these activities are within their capabilities and expertise.
 - e. The draft and final payment application will be submitted by Contractor on a monthly basis, on the days agreed upon during the Pre-Construction Conference. One payment application is assumed to occur for each month of construction.
 - f. OCM will collect certified payroll information from the Contractor and conduct payroll interviews. Certified payroll will be uploaded into the document management system.
 - g. Contractor will submit monthly schedule updates with payment applications; one schedule review will occur for each month of construction.
 - h. OCM shall generate NCCs from responses to RFIs, design changes, Contractor-initiated changes, City-initiated changes, or observed deficiencies in the field.
2. Sub-task 6202 – Engineer of Record (EOR) Observations and Inspections.
 - a. EOR observation of work performed under this contract shall not relieve the Contractor from responsibility for performing work in accordance with the Contract Documents.
 - b. EOR mileage assumed is 55 miles per trip and will be billed at the GSA rate.
 - c. Site visits shall be performed by individuals with experience inspecting the actual construction activities and may change over the lifecycle of the construction activities.
 - d. The budget is based on the Consultant's EOR being present on-site 1 day every other week. Task 6202 activities shall be limited to one day every other week over the entire construction period.
 - e. Additional EOR inspectors shall be made available upon City request.
 - f. EOR shall coordinate on-site inspections to align with and help facilitate in-person participation in weekly construction meetings.

- g. EOR observation and inspection services are supplemental to on-site quality and specialty inspection.
 - h. Urgent information or recommendations will be provided to the OCM before the EOR leaves the site on the day of observation or inspection.
3. Sub-task 6203 - Specialty Services.
- a. Assume Contractor is responsible for hiring Archeological observation services, per the Contract Documents.
 - b. The budget is based on four additional site visits at 8 hours each, for the Geotechnical EOR, Civil EOR and Architect of Record.

Task 6200 City Deliverables

- 1. Comments on draft report or acceptance of reports, as submitted.

Task 6200 Consultant Deliverables

- 1. Sub-task 6201 – Construction Management and Administration.
 - a. Construction Management Plan Updates, as required.
 - b. Video and verbal documentation of existing site conditions.
 - c. Draft and final monthly progress reports.
 - d. Construction inspection logs, as required.
 - e. Notices of Contractor non-compliance.
 - f. Construction documentation logs (Submittal, RFIs, CORs, COs, DCNs, etc.).
 - g. Payment Application and Construction Schedule review comments and recommendations.
 - h. COR comments and recommendations.
 - i. Final punch-list.
 - j. Periodic record drawing review comments.
- 2. Sub-task 6202 - Engineer of Record (EOR) Observations and Inspections.
 - a. EOR on-site observation summary.
- 3. Sub-task 6203 - Specialty Services.
 - a. Draft and Final Treatment Startup Monitoring and Response Plan.

TASK 6300 ACTIVITIES: MATERIALS TESTING AND SPECIAL INSPECTION SERVICES

6301. Consultant Controlled Testing and Inspection Services

Provide special inspection and testing services required by the International Building Code (IBC), project structural notes, and City Building Department for designated structural components of construction. Services will be completed in accordance with ASTM International test methods and applicable sections contained in the American Concrete Institute Manual of Concrete Practice, and American Welding Society Structural Welding Code.

- 1. Specific activities conducted by the Consultant shall include the following:
 - a. *Earthwork*: Includes periodic observation during soil improvement, site preparation, in-place density testing of structural fill placed a building floor slab, foundation grade, hot-mix asphalt (HMA) pavements, and within utility trenches.

- b. *Reinforced Concrete*: Includes mix design review; periodic reinforcing steel placement inspection; field testing for slump, unit weight, entrained air and temperature; preparing concrete test cylinders; and inspection during site-cast structural concrete placement for foundations, floor slabs, columns, and walls.
- c. *Structural Steel Framing/Anchorages/High-Strength Bolts*: Review and inspect structural steel materials; high-strength bolts; anchor bolts and threaded rods; weld filler material; welding procedures and welder qualifications; framing requirements; reviewing high-strength bolting materials and procedures; and periodic inspection of field-welded structural steel connectors.
- d. *Sample Retrieval and Laboratory Testing*: Collect and transport samples of on-site and imported soil that will be used as structural fill, concrete samples obtained from the project site to laboratories in Portland, Oregon or Vancouver, Washington. Laboratory services will include compaction tests and gradation analyses of structural fill and curing and unconfined compression testing of concrete samples. HMA samples will be analyzed for theoretical Rice density, oil content, and gradation of extracted aggregate.
- e. *Daily Field Reports*: At the completion of each site visit, Consultant's field personnel will prepare a preliminary field report to document field test results, observations, and discussions applicable to the project.
- f. *Final Report*: At the conclusion of testing services, provide a stamped and signed final letter report as required by IBC Chapter 17 to summarize observations and test results, and opinions regarding applicable Contractor's general compliance with the project plans and specifications.

Task 6300 Workshop Summary

- 1. None

Task 6300 Assumptions

- 1. Subconsultant will perform testing in accordance with construction contract documents and other recognized/applicable standards.
- 2. The consultant has included a subconsultant fee of \$25,000.00 for materials testing and special inspections; however, actual cost will be based on actual time and materials required to conduct materials testing and special inspections.
- 3. Subconsultant will have a lab within 25 miles of the City of Camas Well 13.

Task 6300 City Deliverables

- 1. None.

Task 6300 Consultant Deliverables

- 1. Summaries of daily reports, materials testing information and special inspections.
- 2. Final report in accordance with IBC Chapter 17.

TASK 6400 ACTIVITIES: STARTUP AND COMMISSIONING SERVICES

6401. Training

- 1. Consultant shall monitor all required equipment Manufacture's Field Services and training of City operations personnel, as required in the Contract Documents and coordinated by the Contractor.
- 2. Review and provide comments for Contractor-provided equipment training agendas and training material outlines as required by the Contractor in the Contract Documents.

3. Coordinate vendor/manufacture training schedule with Contractor and City Operations, Maintenance and Engineering staff.
4. Monitor vendor training on behalf of the City.

6402. Startup and Commissioning Services

1. Consultant shall provide startup services as follows:
 - a. Prepare initial testing, startup, and commissioning sequences for each element of the Project. Note that these initial sequences will be refined by the contractor to coordinate with their selected means and methods.
 - b. Preparation of initial startup, testing and commissioning plan that includes a plan on how to flush water through the system, a disinfection plan for treatment processes that require disinfection prior to being put in service, and a disposal plan for the water used during testing and start up. Note that these initial plans will be refined by the contractor to coordinate with their selected means and methods.
 - c. Collaborate with the Contractor to refine the testing, startup and commissioning plan for the following pieces of equipment:
 - i. Well 13 Replacement Pump and Ancillary Facilities.
 - ii. Pre-treatment Facilities.
 - iii. PFAS Treatment.
 - iv. Modified Chemical Handling and Feed Facilities.
 - d. Provide startup and Commissioning assistance for the above-mentioned pieces of equipment.

Task 6400 Workshop Summary

1. Workshop 6401 a-e: Equipment and Vendor Training(s).
2. Workshop 6402 a-d: Startup and Commissioning Services.
 - a. Up to two startup, testing and commissioning planning workshops during early construction activities.
 - b. Up to two workshops with the Contractor prior to initiation of testing and startup.

Task 6400 Assumptions

1. The budget assumes eight hours of EOR review is required for the monitoring of Manufacture's Field Services for each of four process areas, for a total of 32 hours of review time.
2. The budget assumes eight hours, for each of four training areas, or a total of 32 hours for the EOR to review the training materials and monitor the vendor trainings.
3. Contractor shall refine and finalize the Consultant's initial startup and commissioning plans, using Consultant derived sequences as articulated in the Contract Documents.
4. Review of the startup and commissioning plans assumes 4 hours per plan, for each of four process areas, or a total of 16 hours the EOR.
5. The budget assumes four hours, for each of four startup and commissioning workshops (two for planning, two prior to initiation), for a total of 16 hours of workshop attendance for the EOR.
6. Startup and commissioning assistance assumes 4 days at 8 hours each for each of four areas, for a total of 128 hours; an additional 64 hours are assumed for process subject matter expert assistance as needed.

7. City operations staff will participate in workshops.
8. Sampling and analysis of any raw, intermediate or finished water constituents, as required, for Contract or regulatory compliance to be provided by others.

Task 6400 City Deliverables

1. Summary of operations constraints.
2. Review of draft materials.
3. Observation and acceptance of all SCADA system commissioning activities.

Task 6400 Consultant Deliverables

1. Revisions to startup, testing and commissioning plan included in Contract Documents, as needed, to accommodate the City's operational constraints.
2. Feedback to Contractor(s) on their proposed or ongoing testing, startup and commissioning activities.

TASK 6500 ACTIVITIES: OPERATIONS AND MAINTENANCE MANUAL

6501. Operations and Maintenance Manual

Consultant shall provide an O&M Manual for the PFAS treatment system and ancillary facilities. This manual shall build upon previous Task 1208 - Early Operations and Maintenance Manual Efforts activities. The following scope of work outlines the recommended strategy for developing this O&M Manual .

7. Data Collection and Organization.
 - a. Review and Confirmation of Existing Information. Consultant shall review all existing plant documentation, and provide a draft plant process flow diagram (PFD) based on their current understanding of the Well 13 facilities. City will review and provide corrections, as needed. The final PFD will serve as the basis of the EOM. Based on the final PFD, Consultant shall create process-specific PFDs, including:
 - i. Well 13 Replacement Pump and Ancillary Facilities.
 - ii. Pre-treatment Facilities.
 - iii. PFAS Treatment.
 - iv. Modified Chemical Handling and Feed Facilities.
 - b. Collection of Detailed Operations Information and Content Development. Consultant shall visit the WTP and step through each operation, utilizing the process-specific PFDs. Operators shall be interviewed to capture 'institutional knowledge' when developing and finalizing existing process descriptions. Information for each section, including standard operating procedures (SOP) shall be developed. This information shall be formatted according to the preferred template. SOPs shall be developed for each of the process-specific PFDs listed above.
 - c. Review Content and Finalize the O&M manual. Consultant shall facilitate a meeting to review City comments on the O&M content. Final comments shall be incorporated into the final version of the O&M manual. After finalizing, the manual shall be submitted to DOH for review and approval.

Task 6500 Assumptions

1. This scope assumes the City will not select an integrated EOM. Refer to Task 5301 for more information.

2. Draft EOM content will be prepared in Microsoft Word, and provided to the City in native format and as a PDF suitable for review electronically.
3. The City will review documents electronically.
4. The final O&M will serve as an appendix to the City's existing O&M manual for Well 13.
5. No Hazardous Materials Management Plan is required.

Task 6500 City Deliverables

1. Existing O&M manual(s) for Well 13.
2. Equipment O&M Manuals.
3. Draft O&M review comments.

Task 6500 Consultant Deliverables

1. Draft and Final O&M content (in Word and PDF format, respectively).

TASK 6600 ACTIVITIES: PROJECT CLOSE-OUT

6601. General Close-out Activities

At the conclusion of the project, the Consultant shall perform the following activities:

1. Review Contractor's substantial completion submittal for compliance with Contract requirements.
 - a. Verify submittal of all required documents.
 - b. Verify completion of all outstanding punch-list items.
 - c. Schedule substantial completions inspection.
2. Conduct substantial completion inspection, including:
 - a. Compiled list of any outstanding punch-list items, and schedule for resolution.
 - b. Prepare Certificate of Substantial Completion for City review/approval.
 - c. Issue Certificate of Substantial Completion.
3. Conduct final completion Inspection.
4. Perform final Close-out Activities:
 - a. Obtain final approval and acceptance of all Consultant project deliverables.
 - b. Transfer all project documentation to the City.
 - c. Finalize all risk management activities.
 - d. Capture lessons learned from the project; present a summary in collaboration with the City management, at the local conferences to help other municipalities leverage the City's experience.

6602. Record Drawings

1. Consultant prepare final Record Drawings based on construction records provided by the Contractor, City inspectors and OCM.

Task 6600 Workshop Summary

1. None.

Task 6600 Assumptions

1. Sub-task 6601 - General Close-out Activities.
 - a. Substantial Completion and Final Completion Inspections will occur at the project site.
 - b. The budget is based on two, eight hour inspections attended by the OCM.
2. Record Sub-task 6602 - Record Drawings.
 - a. Record drawings may be prepared by modifying the model files or individual 2D sheet files, at Consultant's discretion.
 - b. Record drawings will be delivered electronically as 2D sheet files in DWG and PDF formats.
 - c. Record drawings shall be delivered within two months of receipt of Contractor and City inspector redlines.
 - d. Consultant will not independently verify information on redlines provided by Contractor, and may reasonably rely on the information provided.
 - e. Consultant shall update each drawing; average review effort will be one hour per drawing.

Task 6600 City Deliverables

1. Final approval and acceptance of all project deliverables.
2. Collaboration in developing list of lessons learned on the project.
3. Contractor's redlines.
4. Response to Consultant's questions or comments on redlines.

Task 6600 Consultant Deliverables

1. All final deliverables.
2. Completed risk register.
3. Record drawings in both native CAD and PDF formats.

3.0 WORKSHOP AND DELIVERABLE SUMMARY

The following tables provide an overview of the Workshops and Deliverables for the Camas PFAS Evaluation and Design Project. NOTE: Task 5000 information is not included in these summaries.

Summary of Workshops	
Workshop 1205a	▪ Site Utilization Workshop II
Workshop 1207	▪ Additional Design-related Permitting Support
Workshop 6101	▪ Pre-Construction Conference
Workshop 6107	▪ City and Contractor-initiated Design Change Workshop(s)
Workshop 6401 a-e	▪ Equipment and Vendor Training(s)
Workshop 6402 a-d	▪ Startup and Commissioning Services
Workshop 6501a	▪ O&M Manual Final Storyboard Workshop
Workshop 6502 b-d	▪ O&M Manual Training Workshops

Summary of Deliverables	
Task 1200	<ul style="list-style-type: none"> ▪ Sub-task 1205 - Additional Final Design <ul style="list-style-type: none"> » Revised electrical and instrumentation design documents. ▪ Sub-task 1207 - Additional Design-related Permitting Support <ul style="list-style-type: none"> » Phase 2 building plans. » Elevations (colored) for both Phase 1 and Phase 2. » Site Perspectives, Phase 1 and Phase 2 (view from NE and NW and two bird's eye views). » Digital Material Reference on the drawings.
Task 1400	<ul style="list-style-type: none"> ▪ Sub-task 1401 - Additional Geotechnical Services <ul style="list-style-type: none"> » Draft and Final Geotechnical Engineering Report.
Task 4000	<ul style="list-style-type: none"> ▪ Sub-task 4101 - Project Management During Construction <ul style="list-style-type: none"> » Draft and Final Project Management and Health and Safety Plans. » Monthly progress reports and invoices. » Bi-weekly Project Status Meeting agendas and minutes. » Quarterly Project Summary Meeting agendas and minutes. » Preliminary project logs, with weekly status updates throughout the duration of the project.

Summary of Deliverables

Task 6000	<ul style="list-style-type: none"> ■ Sub-task 6101 - Pre-Construction Conference and Weekly Construction Progress Meetings <ul style="list-style-type: none"> » Comments to the Contractor's draft Submittal Schedule. » Communications protocols. » Draft and Final Meeting Agendas and Minutes. » Updated Project Logs. ■ Sub-task 6102 - Schedule of Values Review <ul style="list-style-type: none"> » Comments to the Contractor's draft Schedule of Values. ■ Sub-task 6103 - Document Management System <ul style="list-style-type: none"> » Draft and Final System Architecture. » Logs for all related contract documentation. » Read-access to the System for City use. ■ Sub-task 6104 - Submittal Review <ul style="list-style-type: none"> » Submittal comment sheets. ■ Sub-task 6105 - Request for Information (RFI) <ul style="list-style-type: none"> » RFI responses. ■ Sub-task 6201 - Construction Management and Administration <ul style="list-style-type: none"> » Construction Management Plan Updates, as required. » Video and verbal documentation of existing site conditions. » Draft and final monthly progress reports. » Construction inspection logs, as required. » Notices of Contractor non-compliance. » Construction documentation logs (Submittal, RFIs, CORs, COs, DCNs, etc.). » Payment Application and Construction Schedule review comments and recommendations. » COR comments and recommendations. » Final punch-list. » Periodic record drawing review comments. ■ Sub-task 6202 - Engineer of Record (EOR) Observations and Inspections <ul style="list-style-type: none"> » EOR on-site observation summary. ■ Sub-task 6203 - Specialty Services <ul style="list-style-type: none"> » Draft and Final Treatment Startup Monitoring and Response Plan. ■ Sub-task 6300 - Consultant Controlled Testing and Inspection Services <ul style="list-style-type: none"> » Summaries of daily reports, materials testing information and special inspections. » Final report in accordance with IBC Chapter 17. ■ Sub-task 6400 - Startup and Commissioning Services <ul style="list-style-type: none"> » Revisions to startup, testing and commissioning plan included in Contract Documents, as needed, to accommodate the City's operational constraints. » Feedback to Contractor(s) on their proposed or ongoing testing, startup and commissioning activities. ■ Sub-task 6500 - Operations and Maintenance Manual <ul style="list-style-type: none"> » Draft and Final O&M content (in Word and PDF format, respectively). » EOM documents in preferred electronic format. ■ Sub-task 660 – Project Close-out <ul style="list-style-type: none"> » All final deliverables. » Completed risk register. » Record drawings in both native CAD and PDF formats.
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5.0 LEVEL OF EFFORT

The following tables provide a summary of the Level of Effort anticipated for Amendment 2 of the Camas PFAS Evaluation, Design and Construction Project.



CITY OF CAMAS
PFAS TREATMENT AND WATER SYSTEM PFAS EVALUATION AND WELL 13 PFAS TREATMENT DESIGN
CONSULTANT LEVEL OF EFFORT

Item 13.

TASK / DESCRIPTION	CAROLLO HOURS AND COSTS												SUBCONTRACTOR COSTS	DIRECT EXPENSE			TOTAL COST
	PM \$275	Principal Prof. \$275	Senior Prof. \$237	Project Prof. OCM \$214	Prof. \$201	Staff Prof. \$165	Senior Tech. \$167	Asst. Prof. \$156	Tech. \$152	Document Proc. \$117	Total Hours	Labor Cost	Total Subs	Other Direct Charges	PECE @ \$/hr 15	Total Direct Charges	
TASK 1000: FAST-TRACK MITIGATION	40	40	60	5	200	20	200	200	120	60	945	\$ 170,650	\$ 36,212	\$ -	\$ 14,175	\$ 14,175	\$ 221,037
Task 1200. Planning, Design, and Bidding	40	40	60	5	200	20	200	200	120	60	945	\$ 170,650	\$ 16,060	\$ -	\$ 14,175	\$ 14,175	\$ 200,885
1205 Additional Final Design	40	40	60	5	200	20	200	200	120	60	945	\$ 170,650	\$ -	\$ -	\$ 14,175	\$ 14,175	\$ 184,825
1207 Additional Design-related Permitting Support	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ 16,060	\$ -	\$ -	\$ -	\$ 16,060
Task 1400. Support Services	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ 20,152	\$ -	\$ -	\$ -	\$ 20,152
1401 Geotechnical Services	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ 20,152	\$ -	\$ -	\$ -	\$ 20,152
TASK 4000: PROJECT MANAGEMENT ACTIVITIES	150	4	0	0	198	24	0	0	0	92	468	\$ 96,872	\$ -	\$ -	\$ 7,020	\$ 7,020	\$ 103,892
Task 4100. Project Management during Design	150	4	0	0	198	24	0	0	0	92	468	\$ 96,872	\$ -	\$ -	\$ 7,020	\$ 7,020	\$ 103,892
4102 Project Management and H&S Plans	40	4	0	0	36	24	0	0	0	16	120	\$ 25,168	\$ -	\$ -	\$ 1,800	\$ 1,800	\$ 26,968
4103 Monthly Progress Reports and Invoices	38	0	0	0	38	0	0	0	0	76	152	\$ 26,980	\$ -	\$ -	\$ 2,280	\$ 2,280	\$ 29,260
4106 Progress Meetings	48	0	0	0	48	0	0	0	0	0	96	\$ 22,848	\$ -	\$ -	\$ 1,440	\$ 1,440	\$ 24,288
4107 Project Logs	24	0	0	0	76	0	0	0	0	0	100	\$ 21,876	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 23,376
TASK 5000: OPTIONAL SERVICES / CONTINGENCY ACTIVITIES	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Task 5100. Cost Escalation	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5101 2025 Escalation Costs (@ 2.5% = \$15k)	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5102 2026 Escalation Costs (@ 5% = \$45k)	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5103 2027 Escalation Costs (@ 5% = \$38k)	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5104 2028 Escalation Costs (not anticipated to be needed)	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Task 5300. Additional Services During Construction	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5301 e-Operations and Maintenance Manual (~\$150,000)	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5302 Additional Specialty Services - WQ Obs & Testing (~\$50,000)	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TASK 6000: CONSTRUCTION SERVICES	102	48	16	3,158	318	312	140	152	50	28	4,324	\$ 894,220	\$ 102,500	\$ 95,573	\$ 64,860	\$ 160,433	\$ 1,157,153
Task 6100. Office Services During Constrution	42	48	0	550	318	252	48	152	30	16	1,456	\$ 286,108	\$ 78,544	\$ -	\$ 21,840	\$ 21,840	\$ 386,492
6101 Pre-Construction Conference & Weekly Construcion Progress Meetings	8	0	0	224	0	0	0	0	0	0	232	\$ 50,136	\$ -	\$ -	\$ 3,480	\$ 3,480	\$ 53,616
6102 Schedule of Values Review	16	0	0	16	0	0	0	0	0	0	32	\$ 7,824	\$ -	\$ -	\$ 480	\$ 480	\$ 8,304
6103 Document Management System	4	0	0	16	0	0	48	0	0	16	84	\$ 14,412	\$ -	\$ -	\$ 1,260	\$ 1,260	\$ 15,672
6104 Submittal Review	8	40	0	200	220	200	0	120	0	0	788	\$ 151,940	\$ 50,970	\$ -	\$ 11,820	\$ 11,820	\$ 214,730
6105 Request for Information (RFI)	0	8	0	50	62	40	0	24	0	0	184	\$ 35,706	\$ 14,221	\$ -	\$ 2,760	\$ 2,760	\$ 52,687
6106 Change Orders Requests (CORs) and Change Orders (COs)	4	0	0	24	24	0	0	0	12	0	64	\$ 12,884	\$ 6,318	\$ -	\$ 960	\$ 960	\$ 20,162
6107 Design Change Notices (DCNs)	2	0	0	20	12	12	0	8	18	0	72	\$ 13,206	\$ 7,036	\$ -	\$ 1,080	\$ 1,080	\$ 21,322
Task 6200. Field Services During Construction	0	0	0	2,240	0	0	0	0	0	0	2,240	\$ 479,360	\$ 18,973	\$ 70,573	\$ 33,600	\$ 104,173	\$ 602,506
6201 Owner's Construction Manager (OCM) and Administration	0	0	0	1792	0	0	0	0	0	0	1792	\$ 383,488	\$ -	\$ 70,073	\$ 26,880	\$ 96,953	\$ 480,441
6202 Engineer of Record	0	0	0	448	0	0	0	0	0	0	448	\$ 95,872	\$ -	\$ 500	\$ 6,720	\$ 7,220	\$ 103,092
6203 Specialty Services	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ 18,973	\$ -	\$ -	\$ -	\$ 18,973
Task 6300. Materials Testing and Special Inspection Services	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ 25,000
6301 Consultant Controlled Testing and Inspection Services	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ 25,000
Task 6400. Startup and Commissioining Services	0	0	0	288	0	0	0	0	0	0	288	\$ 61,632	\$ -	\$ -	\$ 4,320	\$ 4,320	\$ 65,952
6401 Training	0	0	0	64	0	0	0	0	0	0	64	\$ 13,696	\$ -	\$ -	\$ 960	\$ 960	\$ 14,656
6402 Startup and Commissioning	0	0	0	224	0	0	0	0	0	0	224	\$ 47,936	\$ -	\$ -	\$ 3,360	\$ 3,360	\$ 51,296
Task 6500. Operations and Maintenance Manual	12	0	16	80	0	60	0	0	20	12	200	\$ 38,556	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 41,556
6501 Operations and Maintenance Manual	12	0	16	80	0	60	0	0	20	12	200	\$ 38,556	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 41,556
Task 6600. Project Close-out	48	0	0	0	0	0	92	0	0	0	140	\$ 28,564	\$ 4,983	\$ -	\$ 2,100	\$ 2,100	\$ 35,647
6601 General Close-out Activities	48	0	0	0	0	0	0	0	0	0	48	\$ 13,200	\$ -	\$ -	\$ 720	\$ 720	\$ 13,920
6602 Record Drawings	0	0	0	0	0	0	92	0	0	0	92	\$ 15,364	\$ 4,983	\$ -	\$ 1,380	\$ 1,380	\$ 21,727
TOTAL (TASK 1000 - 6000)	292	92	76	3,163	716	356	340	352	170	180	5,737	\$ 1,161,742	\$ 138,712	\$ 95,573	\$ 86,055	\$ 181,628	\$ 1,482,082



CITY OF CAMAS

PFAS TREATMENT AND WATER SYSTEM PFAS EVALUATION AND WELL 13 PFAS TREATMENT DESIGN

CONSULTANT LEVEL OF EFFORT

Item 13.

TASK / DESCRIPTION	CAROLLO HOURS AND COSTS		SUBCONTRACTOR COSTS					DIRECT EXPENSE			TOTAL COST
	Total Hours	Labor Cost	Delve Underground	MacKay Sposito	MWA Architects	Total Sub Markup 10%	Total Subs	Other Direct Charges	PECE @ \$/hr 15	Total Direct Charges	
TASK 1000: FAST-TRACK MITIGATION	945	\$ 170,650	\$ 18,320	\$ -	\$ 14,600	\$ 3,292	\$ 36,212	\$ -	\$ 14,175	\$ 14,175	\$ 221,037
Task 1200. Planning, Design, and Bidding	945	\$ 170,650	\$ -	\$ -	\$ 14,600	\$ 1,460	\$ 16,060	\$ -	\$ 14,175	\$ 14,175	\$ 200,885
1205 Additional Final Design	945	\$ 170,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,175	\$ 14,175	\$ 184,825
1207 Additional Design-related Permitting Support	0	\$ -	\$ -	\$ -	\$ 14,600	\$ 1,460	\$ 16,060	\$ -	\$ -	\$ -	\$ 16,060
Task 1400. Support Services	0	\$ -	\$ 18,320	\$ -	\$ -	\$ 1,832	\$ 20,152	\$ -	\$ -	\$ -	\$ 20,152
1401 Geotechnical Services	0	\$ -	\$ 18,320	\$ -	\$ -	\$ 1,832	\$ 20,152	\$ -	\$ -	\$ -	\$ 20,152
TASK 4000: PROJECT MANAGEMENT ACTIVITIES	468	\$ 96,872	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,020	\$ 7,020	\$ 103,892
Task 4100. Project Management during Design	468	\$ 96,872	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,020	\$ 7,020	\$ 103,892
4102 Project Management and H&S Plans	120	\$ 25,168	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800	\$ 1,800	\$ 26,968
4103 Monthly Progress Reports and Invoices	152	\$ 26,980	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,280	\$ 2,280	\$ 29,260
4106 Progress Meetings	96	\$ 22,848	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,440	\$ 1,440	\$ 24,288
4107 Project Logs	100	\$ 21,876	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 23,376
TASK 5000: OPTIONAL SERVICES / CONTINGENCY ACTIVITIES	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Task 5100. Cost Escalation	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5101 2025 Escalation Costs (@ 2.5% = \$15k)	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5102 2026 Escalation Costs (@ 5% = \$45k)	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5103 2027 Escalation Costs (@ 5% = \$38k)	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5104 2028 Escalation Costs (not anticipated to be needed)	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Task 5300. Additional Services During Construction	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5301 e-Operations and Maintenance Manual (~\$150,000)	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5302 Additional Specialty Services - WQ Obs & Testing (~\$50,000)	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TASK 6000: CONSTRUCTION SERVICES	4,324	\$ 894,220	\$ 16,200	\$ 38,802	\$ 38,180	\$ 9,318	\$ 102,500	\$ 95,573	\$ 64,860	\$ 160,433	\$ 1,157,153
Task 6100. Office Services During Constrution	1,456	\$ 286,108	\$ 10,440	\$ 30,624	\$ 30,340	\$ 7,140	\$ 78,544	\$ -	\$ 21,840	\$ 21,840	\$ 386,492
6101 Pre-Construction Conference & Weekly Construciton Progress Meetings	232	\$ 50,136	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,480	\$ 3,480	\$ 53,616
6102 Schedule of Values Review	32	\$ 7,824	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 480	\$ 480	\$ 8,304
6103 Document Management System	84	\$ 14,412	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,260	\$ 1,260	\$ 15,672
6104 Submittal Review	788	\$ 151,940	\$ 9,000	\$ 18,096	\$ 19,240	\$ 4,634	\$ 50,970	\$ -	\$ 11,820	\$ 11,820	\$ 214,730
6105 Request for Information (RFI)	184	\$ 35,706	\$ 1,440	\$ 5,568	\$ 5,920	\$ 1,293	\$ 14,221	\$ -	\$ 2,760	\$ 2,760	\$ 52,687
6106 Change Orders Requests (CORs) and Change Orders (COs)	64	\$ 12,884	\$ -	\$ 2,784	\$ 2,960	\$ 574	\$ 6,318	\$ -	\$ 960	\$ 960	\$ 20,162
6107 Design Change Notices (DCNs)	72	\$ 13,206	\$ -	\$ 4,176	\$ 2,220	\$ 640	\$ 7,036	\$ -	\$ 1,080	\$ 1,080	\$ 21,322
Task 6200. Field Services During Construction	2,240	\$ 479,360	\$ 5,760	\$ 5,568	\$ 5,920	\$ 1,725	\$ 18,973	\$ 70,573	\$ 33,600	\$ 104,173	\$ 602,506
6201 Owner's Construction Manager (OCM) and Administration	1792	\$ 383,488	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,073	\$ 26,880	\$ 96,953	\$ 480,441
6202 Engineer of Record	448	\$ 95,872	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 6,720	\$ 7,220	\$ 103,092
6203 Specialty Services	0	\$ -	\$ 5,760	\$ 5,568	\$ 5,920	\$ 1,725	\$ 18,973	\$ -	\$ -	\$ -	\$ 18,973
Task 6300. Materials Testing and Special Inspection Services	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ 25,000
6301 Consultant Controlled Testing and Inspection Services	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ 25,000
Task 6400. Startup and Commissioining Services	288	\$ 61,632	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,320	\$ 4,320	\$ 65,952
6401 Training	64	\$ 13,696	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 960	\$ 960	\$ 14,656
6402 Startup and Commissioning	224	\$ 47,936	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,360	\$ 3,360	\$ 51,296
Task 6500. Operations and Maintenance Manual	200	\$ 38,556	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 41,556
6501 Operations and Maintanance Manual	200	\$ 38,556	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 41,556
Task 6600. Project Close-out	140	\$ 28,564	\$ -	\$ 2,610	\$ 1,920	\$ 453	\$ 4,983	\$ -	\$ 2,100	\$ 2,100	\$ 35,647
6601 General Close-out Activities	48	\$ 13,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 720	\$ 720	\$ 13,920
6602 Record Drawings	92	\$ 15,364	\$ -	\$ 2,610	\$ 1,920	\$ 453	\$ 4,983	\$ -	\$ 1,380	\$ 1,380	\$ 21,727
TOTAL (TASK 1000 - 6000)	5,737	\$ 1,161,742	\$ 34,520	\$ 38,802	\$ 52,780	\$ 12,610	\$ 138,712	\$ 95,573	\$ 86,055	\$ 181,628	\$ 1,482,082

6.0 SCHEDULE

The following table provides a baseline schedule for Amendment 2 of the Camas PFAS Evaluation, Design and Construction Project.

Schedule	
Original Contract Notice to Proceed	April 3, 2024
Notice to Proceed Construction	August 18, 2025
Completed Construction	September, 2027
Closeout	October, 2027

**EXHIBIT “B”
AMENDED COSTS FOR SCOPE OF SERVICES**

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CITY OF CAMAS

PFAS TREATMENT AND WATER SYSTEM PFAS EVALUATION AND WELL 13 PFAS TREATMENT DESIGN

CONSULTANT LEVEL OF EFFORT

Item 13.

TASK / DESCRIPTION	CAROLLO HOURS AND COSTS												SUBCONTRACTOR COSTS	DIRECT EXPENSE			TOTAL COST
	PM \$275	Principal Prof. \$275	Senior Prof. \$237	Project Prof. OCM \$214	Prof. \$201	Staff Prof. \$165	Senior Tech. \$167	Asst. Prof. \$156	Tech. \$152	Document Proc. \$117	Total Hours	Labor Cost	Total Subs	Other Direct Charges	PECE @ \$/hr 15	Total Direct Charges	
TASK 1000: FAST-TRACK MITIGATION	40	40	60	5	200	20	200	200	120	60	945	\$ 170,650	\$ 36,212	\$ -	\$ 14,175	\$ 14,175	\$ 221,037
Task 1200. Planning, Design, and Bidding	40	40	60	5	200	20	200	200	120	60	945	\$ 170,650	\$ 16,060	\$ -	\$ 14,175	\$ 14,175	\$ 200,885
1205 Additional Final Design	40	40	60	5	200	20	200	200	120	60	945	\$ 170,650	\$ -	\$ -	\$ 14,175	\$ 14,175	\$ 184,825
1207 Additional Design-related Permitting Support	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ 16,060	\$ -	\$ -	\$ -	\$ 16,060
Task 1400. Support Services	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ 20,152	\$ -	\$ -	\$ -	\$ 20,152
1401 Geotechnical Services	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ 20,152	\$ -	\$ -	\$ -	\$ 20,152
TASK 4000: PROJECT MANAGEMENT ACTIVITIES	150	4	0	0	198	24	0	0	0	92	468	\$ 96,872	\$ -	\$ -	\$ 7,020	\$ 7,020	\$ 103,892
Task 4100. Project Management during Design	150	4	0	0	198	24	0	0	0	92	468	\$ 96,872	\$ -	\$ -	\$ 7,020	\$ 7,020	\$ 103,892
4102 Project Management and H&S Plans	40	4	0	0	36	24	0	0	0	16	120	\$ 25,168	\$ -	\$ -	\$ 1,800	\$ 1,800	\$ 26,968
4103 Monthly Progress Reports and Invoices	38	0	0	0	38	0	0	0	0	76	152	\$ 26,980	\$ -	\$ -	\$ 2,280	\$ 2,280	\$ 29,260
4106 Progress Meetings	48	0	0	0	48	0	0	0	0	0	96	\$ 22,848	\$ -	\$ -	\$ 1,440	\$ 1,440	\$ 24,288
4107 Project Logs	24	0	0	0	76	0	0	0	0	0	100	\$ 21,876	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 23,376
TASK 5000: OPTIONAL SERVICES / CONTINGENCY ACTIVITIES	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Task 5100. Cost Escalation	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5101 2025 Escalation Costs (@ 2.5% = \$15k)	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5102 2026 Escalation Costs (@ 5% = \$45k)	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5103 2027 Escalation Costs (@ 5% = \$38k)	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5104 2028 Escalation Costs (not anticipated to be needed)	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Task 5300. Additional Services During Construction	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5301 e-Operations and Maintenance Manual (~\$150,000)	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5302 Additional Specialty Services - WQ Obs & Testing (~\$50,000)	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TASK 6000: CONSTRUCTION SERVICES	102	48	16	3,158	318	312	140	152	50	28	4,324	\$ 894,220	\$ 102,500	\$ 95,573	\$ 64,860	\$ 160,433	\$ 1,157,153
Task 6100. Office Services During Constrution	42	48	0	550	318	252	48	152	30	16	1,456	\$ 286,108	\$ 78,544	\$ -	\$ 21,840	\$ 21,840	\$ 386,492
6101 Pre-Construction Conference & Weekly Construcion Progress Meetings	8	0	0	224	0	0	0	0	0	0	232	\$ 50,136	\$ -	\$ -	\$ 3,480	\$ 3,480	\$ 53,616
6102 Schedule of Values Review	16	0	0	16	0	0	0	0	0	0	32	\$ 7,824	\$ -	\$ -	\$ 480	\$ 480	\$ 8,304
6103 Document Management System	4	0	0	16	0	0	48	0	0	16	84	\$ 14,412	\$ -	\$ -	\$ 1,260	\$ 1,260	\$ 15,672
6104 Submittal Review	8	40	0	200	220	200	0	120	0	0	788	\$ 151,940	\$ 50,970	\$ -	\$ 11,820	\$ 11,820	\$ 214,730
6105 Request for Information (RFI)	0	8	0	50	62	40	0	24	0	0	184	\$ 35,706	\$ 14,221	\$ -	\$ 2,760	\$ 2,760	\$ 52,687
6106 Change Orders Requests (CORs) and Change Orders (COs)	4	0	0	24	24	0	0	0	12	0	64	\$ 12,884	\$ 6,318	\$ -	\$ 960	\$ 960	\$ 20,162
6107 Design Change Notices (DCNs)	2	0	0	20	12	12	0	8	18	0	72	\$ 13,206	\$ 7,036	\$ -	\$ 1,080	\$ 1,080	\$ 21,322
Task 6200. Field Services During Construction	0	0	0	2,240	0	0	0	0	0	0	2,240	\$ 479,360	\$ 18,973	\$ 70,573	\$ 33,600	\$ 104,173	\$ 602,506
6201 Owner's Construction Manager (OCM) and Administration	0	0	0	1792	0	0	0	0	0	0	1792	\$ 383,488	\$ -	\$ 70,073	\$ 26,880	\$ 96,953	\$ 480,441
6202 Engineer of Record	0	0	0	448	0	0	0	0	0	0	448	\$ 95,872	\$ -	\$ 500	\$ 6,720	\$ 7,220	\$ 103,092
6203 Specialty Services	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ 18,973	\$ -	\$ -	\$ -	\$ 18,973
Task 6300. Materials Testing and Special Inspection Services	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ 25,000
6301 Consultant Controlled Testing and Inspection Services	0	0	0	0	0	0	0	0	0	0	0	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ 25,000
Task 6400. Startup and Commissioining Services	0	0	0	288	0	0	0	0	0	0	288	\$ 61,632	\$ -	\$ -	\$ 4,320	\$ 4,320	\$ 65,952
6401 Training	0	0	0	64	0	0	0	0	0	0	64	\$ 13,696	\$ -	\$ -	\$ 960	\$ 960	\$ 14,656
6402 Startup and Commissioning	0	0	0	224	0	0	0	0	0	0	224	\$ 47,936	\$ -	\$ -	\$ 3,360	\$ 3,360	\$ 51,296
Task 6500. Operations and Maintenance Manual	12	0	16	80	0	60	0	0	20	12	200	\$ 38,556	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 41,556
6501 Operations and Maintenance Manual	12	0	16	80	0	60	0	0	20	12	200	\$ 38,556	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 41,556
Task 6600. Project Close-out	48	0	0	0	0	0	92	0	0	0	140	\$ 28,564	\$ 4,983	\$ -	\$ 2,100	\$ 2,100	\$ 35,647
6601 General Close-out Activities	48	0	0	0	0	0	0	0	0	0	48	\$ 13,200	\$ -	\$ -	\$ 720	\$ 720	\$ 13,920
6602 Record Drawings	0	0	0	0	0	0	92	0	0	0	92	\$ 15,364	\$ 4,983	\$ -	\$ 1,380	\$ 1,380	\$ 21,727
TOTAL (TASK 1000 - 6000)	292	92	76	3,163	716	356	340	352	170	180	5,737	\$ 1,161,742	\$ 138,712	\$ 95,573	\$ 86,055	\$ 181,628	\$ 1,482,082



CITY OF CAMAS
PFAS TREATMENT AND WATER SYSTEM PFAS EVALUATION AND WELL 13 PFAS TREATMENT DESIGN
CONSULTANT LEVEL OF EFFORT

Item 13.

TASK / DESCRIPTION	CAROLLO HOURS AND COSTS		SUBCONTRACTOR COSTS					DIRECT EXPENSE			TOTAL COST
	Total Hours	Labor Cost	Delve Underground	MacKay Sposito	MWA Architects	Total Sub Markup 10%	Total Subs	Other Direct Charges	PECE @ \$/hr 15	Total Direct Charges	
TASK 1000: FAST-TRACK MITIGATION	945	\$ 170,650	\$ 18,320	\$ -	\$ 14,600	\$ 3,292	\$ 36,212	\$ -	\$ 14,175	\$ 14,175	\$ 221,037
Task 1200. Planning, Design, and Bidding	945	\$ 170,650	\$ -	\$ -	\$ 14,600	\$ 1,460	\$ 16,060	\$ -	\$ 14,175	\$ 14,175	\$ 200,885
1205 Additional Final Design	945	\$ 170,650	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 14,175	\$ 14,175	\$ 184,825
1207 Additional Design-related Permitting Support	0	\$ -	\$ -	\$ -	\$ 14,600	\$ 1,460	\$ 16,060	\$ -	\$ -	\$ -	\$ 16,060
Task 1400. Support Services	0	\$ -	\$ 18,320	\$ -	\$ -	\$ 1,832	\$ 20,152	\$ -	\$ -	\$ -	\$ 20,152
1401 Geotechnical Services	0	\$ -	\$ 18,320	\$ -	\$ -	\$ 1,832	\$ 20,152	\$ -	\$ -	\$ -	\$ 20,152
TASK 4000: PROJECT MANAGEMENT ACTIVITIES	468	\$ 96,872	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,020	\$ 7,020	\$ 103,892
Task 4100. Project Management during Design	468	\$ 96,872	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,020	\$ 7,020	\$ 103,892
4102 Project Management and H&S Plans	120	\$ 25,168	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,800	\$ 1,800	\$ 26,968
4103 Monthly Progress Reports and Invoices	152	\$ 26,980	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 2,280	\$ 2,280	\$ 29,260
4106 Progress Meetings	96	\$ 22,848	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,440	\$ 1,440	\$ 24,288
4107 Project Logs	100	\$ 21,876	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,500	\$ 1,500	\$ 23,376
TASK 5000: OPTIONAL SERVICES / CONTINGENCY ACTIVITIES	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Task 5100. Cost Escalation	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5101 2025 Escalation Costs (@ 2.5% = \$15k)	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5102 2026 Escalation Costs (@ 5% = \$45k)	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5103 2027 Escalation Costs (@ 5% = \$38k)	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5104 2028 Escalation Costs (not anticipated to be needed)	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Task 5300. Additional Services During Construction	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5301 e-Operations and Maintenance Manual (~\$150,000)	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
5302 Additional Specialty Services - WQ Obs & Testing (~\$50,000)	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TASK 6000: CONSTRUCTION SERVICES	4,324	\$ 894,220	\$ 16,200	\$ 38,802	\$ 38,180	\$ 9,318	\$ 102,500	\$ 95,573	\$ 64,860	\$ 160,433	\$ 1,157,153
Task 6100. Office Services During Constrution	1,456	\$ 286,108	\$ 10,440	\$ 30,624	\$ 30,340	\$ 7,140	\$ 78,544	\$ -	\$ 21,840	\$ 21,840	\$ 386,492
6101 Pre-Construction Conference & Weekly Construcion Progress Meetings	232	\$ 50,136	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,480	\$ 3,480	\$ 53,616
6102 Schedule of Values Review	32	\$ 7,824	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 480	\$ 480	\$ 8,304
6103 Document Management System	84	\$ 14,412	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,260	\$ 1,260	\$ 15,672
6104 Submittal Review	788	\$ 151,940	\$ 9,000	\$ 18,096	\$ 19,240	\$ 4,634	\$ 50,970	\$ -	\$ 11,820	\$ 11,820	\$ 214,730
6105 Request for Information (RFI)	184	\$ 35,706	\$ 1,440	\$ 5,568	\$ 5,920	\$ 1,293	\$ 14,221	\$ -	\$ 2,760	\$ 2,760	\$ 52,687
6106 Change Orders Requests (CORs) and Change Orders (COs)	64	\$ 12,884	\$ -	\$ 2,784	\$ 2,960	\$ 574	\$ 6,318	\$ -	\$ 960	\$ 960	\$ 20,162
6107 Design Change Notices (DCNs)	72	\$ 13,206	\$ -	\$ 4,176	\$ 2,220	\$ 640	\$ 7,036	\$ -	\$ 1,080	\$ 1,080	\$ 21,322
Task 6200. Field Services During Construction	2,240	\$ 479,360	\$ 5,760	\$ 5,568	\$ 5,920	\$ 1,725	\$ 18,973	\$ 70,573	\$ 33,600	\$ 104,173	\$ 602,506
6201 Owner's Construction Manager (OCM) and Administration	1792	\$ 383,488	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 70,073	\$ 26,880	\$ 96,953	\$ 480,441
6202 Engineer of Record	448	\$ 95,872	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 500	\$ 6,720	\$ 7,220	\$ 103,092
6203 Specialty Services	0	\$ -	\$ 5,760	\$ 5,568	\$ 5,920	\$ 1,725	\$ 18,973	\$ -	\$ -	\$ -	\$ 18,973
Task 6300. Materials Testing and Special Inspection Services	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ 25,000
6301 Consultant Controlled Testing and Inspection Services	0	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ 25,000
Task 6400. Startup and Commissioining Services	288	\$ 61,632	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,320	\$ 4,320	\$ 65,952
6401 Training	64	\$ 13,696	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 960	\$ 960	\$ 14,656
6402 Startup and Commissioning	224	\$ 47,936	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,360	\$ 3,360	\$ 51,296
Task 6500. Operations and Maintenance Manual	200	\$ 38,556	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 41,556
6501 Operations and Maintanance Manual	200	\$ 38,556	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 3,000	\$ 3,000	\$ 41,556
Task 6600. Project Close-out	140	\$ 28,564	\$ -	\$ 2,610	\$ 1,920	\$ 453	\$ 4,983	\$ -	\$ 2,100	\$ 2,100	\$ 35,647
6601 General Close-out Activities	48	\$ 13,200	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 720	\$ 720	\$ 13,920
6602 Record Drawings	92	\$ 15,364	\$ -	\$ 2,610	\$ 1,920	\$ 453	\$ 4,983	\$ -	\$ 1,380	\$ 1,380	\$ 21,727
TOTAL (TASK 1000 - 6000)	5,737	\$ 1,161,742	\$ 34,520	\$ 38,802	\$ 52,780	\$ 12,610	\$ 138,712	\$ 95,573	\$ 86,055	\$ 181,628	\$ 1,482,082



Staff Report – Ordinance

October 6, 2025 Council Regular Meeting

Ordinance No. 25-017 Recreational Vehicle and Trailer Parking, Storage, and Occupancy on Private Property
 Presenter: Alan Peters, Community Development Director
 Time Estimate: 15 minutes

Phone	Email
360.817.7254	apeters@cityofcamas.us

BACKGROUND: Council adopted Ordinance No. 25-010 on June 16, 2025, amending various sections of the Camas Municipal Code related to parking, storage, and occupancy of recreational vehicles (RVs) and trailers within public streets, public property, and private property. Subsequent to the adoption of this ordinance, Council revisited Sections IV and VI of the ordinance relating to parking and occupying RVs on private property and provided direction at the August 18, 2025, Council Workshop to prepare revisions to these sections of the ordinance.

SUMMARY: Proposed Ordinance No. 25-017 includes revisions to the recently adopted RV regulations related to parking and occupancy on private property which provide for more flexibility in front yard parking of RVs while still exhibiting a preference for RV parking in garages and side and rear yards. The changes would also increase the amount of time an RV could be occupied by guests.

Revisions to CMC 10.08.047 A

Section 10.08.047 A – Off-Street Recreational Vehicle, Boat, and Trailer Parking

A. For all real property zoned under CMC Section 18.05.040 including all single-family attached and detached dwellings, duplexes and triplexes, off-street parking of any recreational vehicle, camper, motor home, trailer or trailer coach, as the same is defined under CMC Chapter 8.06 and 8.44 which are collectively referred to herein as ‘recreational vehicle or trailer’, is allowed so long as they do not block pedestrian traffic on the sidewalks and only as set forth in this section. In no circumstance, within all zones of the City, shall a recreational vehicle be parked or stored in such a way as to violate Section 8.06.060B related to vision clearance and public right-of-way areas.

This section has been revised to include a reference to the definition of “recreational vehicle” in CMC 8.06.030 in order to clarify that these regulations also apply to boats.

1. Front yard: No recreational vehicle or trailer shall be parked in the front yard of a residence with the following exceptions:

a. Parking in a paved driveway is permitted for a reasonable period of time to allow for loading, unloading, or preparing the vehicle for use.

The 72-hour limit has been removed from this section in favor of providing “a reasonable period of time” for loading, unloading, or preparing an RV for use.

b. Parking in a paved driveway when no reasonable access exists to the side or rear yards due to topography or other physical conditions of the site, provided that no more than one recreational vehicle or trailer is parked in a front yard at a time and that any such vehicle is currently licensed and registered.

Instead of prohibiting parking an RV in front yards in all cases, parking would be allowed when conditions limit access to the side or rear yard. Only one RV could be parked in the front yard area at a time and only if licensed.

c. For parcels one-half acre in size or greater, recreational vehicles or trailers may be parked outside of the front yard setback on an improved all-weather surface.

This section has been revised to only require an “all-weather surface” as opposed to a paved or compacted gravel driveway. In addition, the requirement for screening has been removed in favor of a requirement that for these lots RVS would need to be parked outside of the front yard setback (between 20 ft. and 30 ft. from the front property line depending on the zoning designation of the property.)

2. Side yard: No recreational vehicle or trailer shall be parked in any side yard setback flanking a public street. For all other areas under this subsection, a recreational vehicle or trailer may be parked on the side yard, provided, that it be placed on an improved all-weather surface, and placed such that the recreational vehicle or trailer is not extended beyond the front of the house.

3. Rear yard: A recreational vehicle or trailer may be parked or stored in the rear yard, provided, that it be placed on an improved all-weather surface and placed so as not to obstruct the sight distance in alleyways and not in the alley right-of-way.

For side and rear yard parking, these sections have been revised to only require that RVs be parked on an “all-weather surface” as opposed to a paved or compacted gravel driveway. The requirement for a solid fence or screen has also been removed.

4. A recreational vehicle or trailer may be parked or stored in an approved garage or carport.

5. All off-street parking areas allowed under this Section shall be accessed by an approved driveway approach.

No changes are proposed to these two sections.

Revisions to CMC 10.08.037 B - Occupancy Restrictions

B. It is unlawful for any person to reside in or occupy for more than seven days any such trailer, trailer coach, camper, mobile home, motor home, or any tent, hut, or temporary shelter that is placed, parked or stored upon the real property of any person in the city; provided, however, that the limitations of this subsection shall not apply to trailer coaches or mobile homes that are parked, occupied, or used in approved trailer parks nor to mobile homes for which a mobile home permit has been obtained as provided under Chapter 8.44.

The occupancy limit would be changed from five days to seven days.

BENEFITS TO THE COMMUNITY: The proposed revisions provide additional property owner flexibility while maintaining the appearance of neighborhoods by reducing long-term visual obstructions and sidewalk blockages and preserve the use of driveways for parking of passenger vehicles.

STRATEGIC PLAN: By promoting orderly parking and reasonable occupancy standards, these regulations directly support the Safe & Accessible Community priority's goals of improving transportation and neighborhood safety, preserving emergency responder access, and maintaining a safe, welcoming environment for all residents.

POTENTIAL CHALLENGES: Residents may need to adjust how they park and store their RVs

BUDGET IMPACT: No additional staffing or resources are currently anticipated. Code enforcement may experience some increase in activity due to community education and enforcement.

RECOMMENDATION: Staff recommends Council adopt Ordinance No. 22-017 and it be published accordingly to law.

ORDINANCE NO. 25-017

AN ORDINANCE amending the Camas Municipal Code relating to the parking, storing, and occupying of recreational vehicles and trailers on private property in the City of Camas.

THE COUNCIL OF THE CITY OF CAMAS DO ORDAIN AS FOLLOWS:

Section I

Section 8.06.060 B – Public nuisances—Nonhazard nuisances of the Camas Municipal Code is hereby amended to provide as follows:

8.06.060 B – Public nuisances—Nonhazard nuisances

- B. Recreational Vehicles. Recreational vehicles shall be parked or stored in accordance with Section 10.08.047. In no circumstance shall a recreational vehicle be stored in such a way that any portion of the vehicle encroaches upon a vision clearance area established by Section 18.17.030, nor shall a recreational vehicle be stored on or overhang any public right-of-way.

Section II

Section 10.08.047 A – Off-Street Recreational Vehicle and Trailer Parking of the Camas Municipal Code is hereby amended to provide as follows:

Section 10.08.047 A – Off-Street Recreational Vehicle, Boat, and Trailer Parking

- A. For all real property zoned under CMC Section 18.05.040 including all single-family attached and detached dwellings, duplexes and triplexes, off-street parking of any recreational vehicle, camper, motor home, trailer or trailer coach, as the same is defined under CMC Chapter 8.06 and 8.44 which are collectively referred to herein as ‘recreational vehicle or trailer’, is allowed so long as they do not

block pedestrian traffic on the sidewalks and only as set forth in this section. In no circumstance, within all zones of the City, shall a recreational vehicle be parked or stored in such a way as to violate Section 8.06.060B related to vision clearance and public right-of-way areas.

1. Front yard: No recreational vehicle or trailer shall be parked in the front yard of a residence with the following exceptions:
 - a. Parking in a paved driveway is permitted for a reasonable period of time to allow for loading, unloading, or preparing the vehicle for use.
 - b. Parking in a paved driveway when no reasonable access exists to the side or rear yards due to topography or other physical conditions of the site, provided that no more than one recreational vehicle or trailer is parked in a front yard at a time and that any such vehicle is currently licensed and registered.
 - c. For parcels one-half acre in size or greater, recreational vehicles or trailers may be parked outside of the front yard setback on an improved all-weather surface.
2. Side yard: No recreational vehicle or trailer shall be parked in any side yard setback flanking a public street. For all other areas under this subsection, a recreational vehicle or trailer may be parked on the side yard, provided, that it be placed on an improved all-weather surface, and placed such that the recreational vehicle or trailer is not extended beyond the front of the house.
3. Rear yard: A recreational vehicle or trailer may be parked or stored in the rear yard, provided, that it be placed on an improved all-weather surface and placed so as not to obstruct the sight distance in alleyways and not in the alley right-of-way.

4. A recreational vehicle or trailer may be parked or stored in an approved garage or carport.
5. All off-street parking areas allowed under this Section shall be accessed by an approved driveway approach.

Section III

Section 10.08.037 B - Occupancy Restrictions of the Camas Municipal Code is hereby amended to provide as follows:

10.08.037 B - Occupancy Restrictions

- B. It is unlawful for any person to reside in or occupy for more than seven days any such trailer, trailer coach, camper, mobile home, motor home, or any tent, hut, or temporary shelter that is placed, parked or stored upon the real property of any person in the city; provided, however, that the limitations of this subsection shall not apply to trailer coaches or mobile homes that are parked, occupied, or used in approved trailer parks nor to mobile homes for which a mobile home permit has been obtained as provided under Chapter 8.44.

Section IV

This ordinance shall take force and be in effect five (5) days from and after its publication according to law.

PASSED by the Council and APPROVED by the Mayor this _____ day of _____, 2025.

Ordinance No. 25-017

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SIGNED: _____
Mayor

ATTEST: _____
Clerk

APPROVED as to form:

City Attorney