

City Council Workshop Agenda Monday, August 18, 2025, 4:30 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/5306813

To participate in the meeting (able to public comment)

- go to https://us06web.zoom.us/j/88548119347 (public comments may be submitted to publiccomments@cityofcamas.us)

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS

WORKSHOP TOPICS

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

Presenter: Alan Peters, Community Development Director and Shawn

MacPherson, City Attorney

Time Estimate: 30 minutes

2. NW Lake Road and Sierra Street Intersection Improvements Professional Services
Amendment No. 3

Presenter: James Carothers, Engineering Manager

Time Estimate: 5 minutes

 Professional Services Agreement for Telemetry of Well 13 PFAS Project Presenter: Rob Charles, Utilities Manager Time Estimate: 5 minutes

4. <u>City of Camas 2025 Second Quarter Financial Performance Presentation Presenter: Cathy Huber Nickerson, Finance Director Time Estimate: 15 minutes</u>

5. Clark County Public Transit Benefit Area Authority (C-TRAN) Discussion

Presenter: Steve Hogan, Mayor Time Estimate: 20 minutes

6. Staff Miscellaneous Updates
Presenter: Doug Quinn, City Administrator
Time Estimate: 10 minutes

PUBLIC COMMENTS

COUNCIL COMMENTS AND REPORTS

CLOSE OF MEETING



Staff Report

August 18, 2025 Council Workshop Meeting

Recreational Vehicle and Trailer Parking, Storage, and Occupancy on Private Property Presenter: Alan Peters, Community Development Director and Shawn MacPherson, City

Attorney

Time Estimate: 30 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 the public streets, public property, and private property. Subsequent to the adoption of this ordinance, Council requested that this item be revisited at a workshop to discuss the regulation of RVs and trailers on private property found in Sections IV and VI of the ordinance.

SUMMARY: This report provides a summary of the newly adopted regulations in Ordinance No. 25-010, the regulations in Camas prior to this ordinance, as well as examples of RV regulations in nearby jurisdictions related to storage of RVs on private property. Staff is not proposing any specific changes to the ordinance at this time but is prepared to discuss options to modify the ordinance if Council provides this direction.

Summary of RV Regulations Prior to Ordinance No. 25-010

- Parking of an RV in front yard was determined to be a public nuisance. The Camas Municipal Code declared RV parking a public nuisance due to "the presence of a threat to public health, safety and welfare" and "[adverse effects to] property values."
- Front yard parking of RVs was restricted. The code prohibited the parking of RVs in front yards except when a rear or side yard is "reasonably accessible" or "of sufficient size" to accommodate an RV. This subjective standard was difficult to enforce, and it did not allow for RV parking of any length of time to clean, load, or unload an RV.

CMC 8.06.060 - Public nuisances—Nonhazard nuisances.

The following provisions are declared public nuisances due to the presence of a threat to public health, safety and welfare. These nuisances also have been found to adversely affect property values in the city.

. .

- B. Recreational Vehicles. Where a rear yard is reasonably accessible or a side yard of sufficient size to accommodate a recreational vehicle the vehicle shall not be stored in the front yard of a lot. 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 18.64.110, nor shall a recreational vehicle be stored on or overhang any public right-of-way.
- RV occupancy was limited. The code prohibited the occupancy of an RV on private property to ten days.

8.44.020 - Occupancy restrictions.

. . .

- B. It is unlawful for any person to reside in or occupy for more than ten days any trailer, trailer coach, camper, mobile home or motor home that is parked or stored upon the real property of any person in the city. . .
- Other parking on private property is regulated by the CMC. The code has already restricted passenger vehicle parking to driveways, parking spaces, carports, or garages. Canopies, unmounted campers, ATVs, boats, and motorcycles are prohibited from being parked in front yards. Commercial vehicles are required to be parking in a building or otherwise screened from view. This language remains in effect and was not changed with Ordinance No. 25-010.

CMC 8.06.060 - Public nuisances—Nonhazard nuisances.

. .

- D. Vehicle Parking. The personal, noncommercial outdoor storage of vehicles and vehicle accessories is permitted provided the following standards are met:
- 1. All passenger vehicles including pickup trucks shall be parked in a designated driveway, parking space, carport or garage.

. .

3. Canopies, shells, unmounted campers, dune buggies, ATV's and boats with or without trailers, motorcycles, etc., shall not be stored in the front yard or the side yard of a flanking street.

. . .

5. No property zoned R1 or MF may be used for the purpose of storing any commercial vehicle (as defined by WSDOT) unless such vehicle is stored within a building or is otherwise screened so as not to be visible from another property or from any public right-of-way.

Summary of Ordinance No. 25-010

- Front yard parking of RV is restricted to 72 hours. Except for the 72-hour period allowed for loading or unloading, RV parking is restricted to side and rear yards behind a 6 ft. sight obscuring fence. All RV parking areas must be accessed by an approved driveway approach, i.e., you cannot drive an RV over a curb, planting strip, or sidewalk to access a parking area.
 - 1. Front yard: No recreational vehicle or trailer shall be parked in the front of a residence with the following exceptions:
 - a. Parking in a paved driveway for a period not to exceed 72 hours.
 - b. For parcels one-half acre in size or greater, recreational vehicles may be parked on a paved or compacted gravel driveway or pad, provided the existing landscaping fully screens the recreational vehicle from any adjacent public street.
 - 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 a paved or compacted gravel driveway or pad, placed such that the recreational vehicle or trailer is not extended beyond the front of the house, and is located behind a minimum 6 ft. high sight obscuring fence.
 - 3. Rear yard: A recreational vehicle or trailer may be parked or stored in the rear yard, provided, that it be placed on a paved or compacted gravel pad and placed so as not to obstruct the sight distance in alleyways and not in the alley right-of-way and is located behind a minimum 6 ft. high sight obscuring fence.
 - 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.
- **RV occupancy is limited to 5 days at a time.** The ordinance prohibits on-site occupancy of an RV by guests for more than five days.

It is unlawful for any person to reside in or occupy for more than five 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.

Summary of RV Parking Regulations in Other Cities

Vancouver

RVs are prohibited in front yards except on a legal driveway outside of all site triangles. Must be currently licensed and registered.

RVs can be parked in side or rear yards, but they must not impede emergency access to all sides of a structure and must be screened by a 6 ft. fence or hedge.

RVS can be occupied for up to 14 days in any calendar year.

17.14.300 Limitations on the occupancy of motor vehicles and marine crafts.

A. Occupancy of recreational vehicles on private property. Recreational vehicles shall be fully self-contained. No occupancy shall be allowed for greater than fourteen (14) days in any calendar year for any motor home, camper or other recreational vehicle on premises, except as otherwise specifically authorized by VMC Title 20.

17.14.290 Limitations on the parking of motor vehicles, boats, trailers, commercial, and heavy commercial equipment.

B. Recreational vehicles, boats, trailers. Recreational vehicles, boats, and trailers shall be parked, kept or stored on an improved all weather surface and shall not be parked, kept or stored in required front yard setbacks, except for a legally established driveway that is located out of sight triangles as per 20.985 VMC; does not extend into City right-of-way; and is currently licensed and registered. Recreational vehicle, boat, or trailer parking in the side or rear yard setbacks is allowed so long as emergency responders may access all sides of a structure. Access to parking shall be via an approved driveway approach and an improved all weather surface and such parking must be screened from the street and adjoining properties by a 6' sign obscuring fence or hedge.

Battle Ground

RVs must be stored in an enclosed structure or kept behind the front building line of the house and must observe setback requirements for accessory buildings and structures.

17.135.150 Trailer and boat storage in residential districts.

Storage of house trailers, horse trailers and other recreational vehicles and trailers in residential districts outside of an enclosed structure shall be kept behind the front building line of the principal dwelling unit and shall observe the other setback requirements that apply to accessory buildings and structures.

Washougal

RVs must be parked in a driveway, parking space, carport, or garage.

9.70.040 Public health, safety and welfare nuisances.

The following provisions are declared public nuisances due to presence of a threat to public health, safety and welfare. These nuisances also have been found to adversely affect property values in the city.

- (17) Vehicle and Vehicle Accessories Parking and Storage. The noncommercial outdoor storage of vehicles and vehicle accessories is permitted provided the following standards are met:
- (a) All motor and recreational vehicles shall be parked in a designated driveway, parking space, carport or garage.

Ridgefield

RVs must be parked in an off-street parking area, including driveways so long as they are not parked in front of the primary façade of the dwelling. In the higher-density single-family zone, RVs can be parked in any off-street parking area.

RVs can be occupied up to two weeks per year with the permission of the property owner.

18.210.080 - Vehicles in residential zones.

- 4. Motor homes, recreational vehicles and utility trailers may be parked in off-street parking areas as follows:
- a. RLD-8 zone, in allowed off-street parking area;
- b. RLD-6 and RLD-4 zones, in allowed off-street areas, including driveways; so long as they are not parked between the front lot line and the primary facade of the dwelling.

18..205.020

Z. Recreational Vehicle (Single). Persons may occupy a recreational vehicle (RV), parked on a lot, for up to two weeks per year with the permission of the property owner.

La Center

RVs can be parked in driveways for up to two weeks per year. They cannot be parked in front of the primary façade of the dwelling for more than two weeks per year.

18.280.030 General requirements.

(c) Motor homes, recreational vehicles, boats and utility trailers shall not be parked in residential driveways for more than two weeks per year. If parked on residential lots for more than two weeks per year, they are not to be parked

between the front lot line and the primary facade of the dwelling. Car-top boats and canoes are exempt from this requirement.

Woodland

RVs cannot be parked in the front yard setback unless there is not reasonable access to side yards or rear yards because of topography or other physical conditions on the site.

RVs can be occupied by guests for up to 30 days per year.

- 17.16.080 Performance standards.
- 2. Recreational and Utility Vehicles. . .
- a. Vehicles shall not intrude into public right-of-way or obstruct sight visibility from adjacent driveways;
- b. Vehicles shall not be parked in the front building setback unless there is no reasonable access to the building side yards or rear yards because of topography or other physical conditions on the site. However, not more than one recreation and/or utility vehicle shall be parked in the front setback, with no more than three stored outside per single-family lot;

. . .

e. At no time shall parked or stored recreational vehicles be occupied or used as a permanent or temporary dwelling unit except that guests who travel with a recreational vehicle may reside in the vehicle on the host's premises on a temporary basis not to exceed thirty days per year.

Portland

RVs cannot be parked between the front lot line and the building line.

BENEFITS TO THE COMMUNITY: The ordinance is intended to enhance 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 that Council maintain Ordinance No. 25-010.

ORDINANCE NO. 25-010

AN ORDINANCE amending the Camas Municipal Code relating to the parking, storing, and occupying of recreational vehicles and trailers on public and 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 18.64.110, nor shall a recreational vehicle be stored on or overhang any public right-of-way.

Section II

Section 8.06.060 D(4) – Public nuisances—Nonhazard nuisances of the Camas Municipal Code is hereby amended to provide as follows:

8.06.060 D - Public nuisances—Nonhazard nuisances

- D. Vehicle Parking. The personal, noncommercial outdoor storage of vehicles and vehicle accessories is permitted provided the following standards are met:
- 4. When parked outside of an enclosed garage, vehicles shall not be covered by

tarps, plastic sheets, or any item other than a commercially manufactured car or RV cover that is maintained in good repair.

Section III

Section 8.44.020 of the Camas Municipal Code is hereby repealed.

Section IV

A new Section 10.08.047 – Off-Street Recreational Vehicle and Trailer Parking is hereby added to the Camas Municipal Code to read as follows:

Section 10.08.047 – Off-Street Recreational Vehicle 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 camper, motor home, trailer or trailer coach, as the same is defined under CMC Chapter 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 of a residence with the following exceptions:
 - a. Parking in a paved driveway for a period not to exceed 72 hours.
 - b. For parcels one-half acre in size or greater, recreational vehicles may be parked on a paved or compacted gravel driveway or pad, provided the existing landscaping fully screens the recreational vehicle from any adjacent public street.

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 a paved or compacted gravel driveway or pad, placed such that the recreational vehicle or trailer is not extended beyond the front of the house, and is located behind a minimum 6 ft. high sight obscuring fence.

- 3. Rear yard: A recreational vehicle or trailer may be parked or stored in the rear yard, provided, that it be placed on a paved or compacted gravel pad and placed so as not to obstruct the sight distance in alleyways and not in the alley right-of-way and is located behind a minimum 6 ft. high sight obscuring fence.
- 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.
- B. Any person violating the provisions of this section shall be guilty of committing a non-traffic civil infraction for which a notice of infraction may be issued, with an assessed monetary penalty not to exceed two hundred fifty dollars for the first offense and five hundred dollars for each subsequent offense.

Section V

Section 10.08.020- Time Limit- Non-posted Streets of the Camas Municipal Code is hereby amended to provide as follows:

10.08.020 Time Limit- Non-posted Streets

A. Except for these streets with posted time limits for parking as provided for

in Section 10.08.010 or as otherwise provided in this Section, it is unlawful to park any vehicle on any street for a period longer than 72 hours.

B. Campers, motor homes, trailers or trailer coaches, as the same is defined under CMC Chapter 8.44, or any boats/boat trailers shall not be parked on any street for a period longer than 24 hours.

Section VI

A new Section 10.08.037- Occupancy Restrictions is hereby added to the Camas Municipal Code to provide as follows:

10.08.037- Occupancy Restrictions

- A. It is unlawful for any person to reside in or occupy any trailer, trailer coach, camper, mobile home, or motor home, as the same is defined under CMC Chapter 8.44, that is parked upon a public street.
- B. It is unlawful for any person to reside in or occupy for more than five 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.
 - C. Any person violating the provisions of this section shall be guilty of

committing a non-traffic civil infraction for which a notice of infraction may be issued, with an assessed monetary penalty not to exceed two hundred fifty dollars for the first offense and five hundred dollars for each subsequent offense.

Section VII

Subsection 10.08.060 A - Violation-Penalty is hereby amended to provide as follows: 10.08.060 A - Violation-Penalty

A. Except as otherwise provided in this Chapter, any person violating any provision of this chapter is guilty of committing a traffic infraction, and upon being found to have committed a traffic infraction shall be assessed a monetary penalty as follows: For violation of CMC Section 10.08.035 - fifty dollars and for all other parking infractions specifically imposed by this chapter - thirty dollars. Violations of all other parking provisions as may be imposed by the Washington Model Traffic Ordinance, as adopted per CMC Chapter 10.04, or by the adopted provisions of state law pursuant to CMC Section 10.08.055 of this chapter, shall be subject to the respective penalties as otherwise set forth therein or as set forth in IRLJ Section 6.2.

Section VIII

A new subsection 12.32.210 D is hereby added to the Camas Municipal Code to provide as follows:

12.32.210 D:

D. It is unlawful to park any camper, motor home, trailer or trailer coach, as the same is defined under CMC Chapter 8.44, in any parking area of any park in the City except as may be specifically designated.

Section IX

The City Parks and Recreation Director shall revise posted city park regulations consistent with the provisions of Section XIII herein.

Section X

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 16th day of June, 2025.

SIGNED:

ATTEST

Clerk

APPROVED as to form:

City Attorney



Staff Report

August 18, 2025 Council Workshop Meeting

NW Lake Road and Sierra Street Intersection Improvements Professional Services

Amendment No. 3

Presenter: James Carothers, Engineering Manager

Time Estimate: 5 minutes

Phone	Email
360.817.7230	jcarothers@cityofcamas.us

BACKGROUND:

The NW Lake Road and Sierra Street intersection is and existing three legged stopped controlled intersection that does not currently meet Level of Service Standards (LOS) and poses a safety risk while making left-hand turn from NW Sierra Street onto NW Lake Road. This intersection has been listed on the six-year street plan since 2019 for improvements.

In July 2023 staff entered into a professional service agreement (PSA) with MacKay Sposito to complete a traffic alternatives analysis of intersection improvement options. The original PSA agreement was amended in March 2024 to include public engagement. In July 2024 a preferred alternative (round-a-bout) was selected by Council.

In October 2024 PSA Amendment No. 2 was approved and included design engineering services to develop a right of way acquisition plan. Staff noted that a future amendment would be needed for right-of-way acquisition.

SUMMARY:

Staff has negotiated this PSA amendment No. 3 in the amount of \$112,992.09 for additional services included but not limited to final right of way acquisition services, additional archaeological survey, and development of a tree replacement plan.

BENEFITS TO THE COMMUNITY:

This project will bring the intersection up to current engineering LOS standards which will increase safety and reduce driver delay.

STRATEGIC PLAN:

This aligns with strategic plan priority for a safe and accessible community by improving the intersection safety for bicyclists and pedestrians.

POTENTIAL CHALLENGES:

Right of way acquisition may delay the construction schedule.

BUDGET IMPACT:

PSA Amendment No.3 in the amount of \$112,992.09 is included within the 2025 budget.

RECOMMENDATION: Staff recommends this item be placed on the September 2, 2025 Consent Agenda for Councils consideration.



CITY OF CAMAS PROFESSIONAL SERVICES AGREEMENT Amendment No. 3

616 NE 4th Avenue Camas, WA 98607

Project No. STR23011

NW Lake Road and Sierra Street Intersection Improvements

ben	e City", and efits, terms	AMENDMENT ("Amendment") to Professional Services Agreement is made as of, by and between the City of Camas , a municipal corporation, hereinafter referred to as MacKay Sposito hereinafter referred to as the "Consultant", in consideration of the mutual , and conditions hereinafter specified. The City and Consultant may hereinafter be referred							
to c	ollectively	as the "Parties."							
pro	fessional se	ntered into an Original Agreement dated July 7, 2023 , by which Consultant provides ervices in support of the Project identified above. Except as amended herein, the Original III remain in full force and effect.							
1.	. <u>Scope of Services</u> . 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 \$112,992.09.								
	a.	☐ Unchanged from Original/Previous Contract							
2.		<u>Performance</u> . Consultant shall perform all services and provide all work product required this Amendment by:							
	a.	Extended to December 31, 2026.							
	b.	Unchanged from Original/Previous Contract date of December 30, 2025.							
		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.	to be comp	Based on the Scope of Services and assumptions noted in Exhibit "A" , Consultant proposes bensated on a time and material basis per Exhibit "B" (Costs for Scope of Services) with a lated not to exceed fee of:							
	a.	Previous not to exceed fee: \$656,304.55							
	b.	Amendment No. 3 \$112,992.09							
	c.	Total: \$ <u>769,296.64</u>							
	d.	Consultant billing rates:							
		☐ Modification to Consultant Billing Rates per Exhibit "C" attached herein							
		□ Unchanged from Original/Previous Contract							

DATED this	day of	, 20
CITY OF CAMAS:		MacKay Sposito: Authorized Representative
Ву:		By:
Print Name:		Print Name:
Title:		Title:
		Date:

4. <u>Counterparts</u>. 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.

Item 2.

EXHIBIT "A" AMENDED SCOPE OF SERVICES



18405 SE Mill Plain Boulevard, Suite 100, Vancouver, WA 98683 360-695-3411 | www.mackaysposito.com

August 7, 2025

Curleigh Carothers City of Camas 616 NE 4th Avenue Camas, WA 98607

Re: Amendment 03 -NW Lake Road and NW Sierra Street Intersection Improvements

Dear Curleigh,

This amendment details the following additional tasks and associated fees that are not covered under the current scope of work.

Archaeological – During the predetermination study, one pre-contact isolate and one potential historic-period structure were identified in the project area. Due to the findings, a survey-level study is now required.

Tree Assessment and Plan – On February 20th, 2025, a pre-application meeting was held with the City of Camas. The subsequent pre-application meeting notes required a tree survey and replacement plan.

Right of Way Acquisition – Now that the project has progressed to 60% design, additional scope and fee are needed to complete right of acquisitions services.

Enclosed you will find our proposed scope and fee for review.

Thank you,

Jason Irving, PE Senior Engineer/Principal MacKay Sposito



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- 2.0 QUALITY ASSURANCE AND QUALITY CONTROL
 - 2.2 SUBCONSULTANT DELIVERABLE REVIEW
- 3.0 LAND SURVEYING
 - 3.2 LEGAL DESCRIPTIONS AND EXHIBITS
- 4.0 CULTURAL INVESTIGATION (AINW)
- 7.0 ENVIRONMENTAL EVALUATION AND PERMITTING
 - 7.4 TREE SURVEY(NEW DAY ARBORISTS)
- 12.0 RIGHT OF WAY (UFS)
- 13.0 LANDSCAPE DESIGN
 - 13.1 90% LANDSCAPE DESIGN
 - 13.2 100% LANDSCAPE DESIGN

APPENDICES

APPENDIX A: FEE SHEET - MACKAY SPOSITO)

APPENDIX B: RATE TABLE - MACKAY SPOSITO

APPENDIX C: CULTURAL INVESTIGATIONS - (AINW)

APPENDIX D: TREE SURVEY - (NEW DAY ARBORISTS)

APPENDIX E: RIGHT OF WAY - (UFS)

APPENDIX F: PRELIMINARY RIGHT OF WAY PLAN



SCOPE OF WORK

(Exhibit "A")

City of Camas - Amendment 3 - NW Lake Road/ NW Sierra St Intersection

1.0 PROJECT MANAGEMENT

1.3 PROJECT TEAM MEETINGS

 Prepare for and lead up to four additional project team meetings to coordinate and support right of way acquisition activities.

1.4 SUBCONSULTANT COORDINATION

 Added general coordination and management of the new subconsultant to team including contracting, invoicing, schedule, and deliverables.

2.0 QUALITY ASSURANCE AND QUALITY CONTROL

2.2 SUBCONSULTANT DELIVERABLE REVIEW

 Review, provide comments, and manage schedules for new subconsultant team deliverables.

3.0 LAND SURVEYING

3.2 LEGAL DESCRIPTIONS AND EXHIBITS

• MacKay Sposito will prepare up to 11 legal descriptions and accompanying exhibits to assist in right of way and temporary construction easement acquisition. This scope assumes property acquisition for up to 5 parcels and temporary construction easements for up to 6 parcels. This task includes plotting any potential existing easements affecting the subject parcels per the Title Reports. Title Report review and ordering to be performed by others. MacKay Sposito will stake the proposed easements and right of way takes up to one time in the field to assist with the acquisition process. This work will be performed in one mobilization.

DELIVERABLES

- Up to 11 signed and stamped legal descriptions and exhibits in PDF format.
- Boundary survey in AutoCAD format

4.0 CULTURAL INVESTIGATION (AINW)

Please refer to Appendix C for additional cultural resources' scope of work.

Item 2.



7.0 ENVIRONMENTAL EVALUATION AND PERMITTING

7.4 TREE SURVEY (NEW DAY ARBORISTS)

A tree survey is required per CMC 18.13.040.B and must be prepared by a certified arborist or professional forester pursuant to the requirements outlined in CMC 18.13.045. Please refer to Appendix D for the tree survey scope of work.

7.5 TYPE II PERMIT APPLICATION AND NARRATIVE

Prepare and coordinate a Type II permit application, including a project description narrative, with City of Camas planning, as required by the March 4, 2025 City of Camas pre-application meeting notes.

12.0 RIGHT OF WAY (UFS)

Please refer to Appendix E for additional right-of-way services scope of work.

13.0 LANDSCAPE DESIGN

13.1 90% LANDSCAPE DESIGN

The 90% design includes the preparation of plans, specifications, and the engineer's estimate of probable construction cost.

Added key elements include:

- 90% Planting plan
- 90% Planting details
- 90% Technical specification sections
- 90% ROM cost estimate

13.2 100% LANDSCAPE DESIGN

The 100% design includes the preparation of plans, specifications, and the engineer's estimate of probable construction cost.

Following completion of the 90% Design Submittal and Review we will advance the documents to 100% complete for Client review and comments.

Added key elements include:

- 100% Planting plan
- 100% Planting details
- 100% Technical specification sections
- Final ROM cost estimate



Table 1- List of Added Plan Sheets Deliverables at each Design Stage									
Plan Sheet Description	Scale	No. of Sheets	60% Plan Sheets	90% Plan Sheets	100% Plan Sheets				
Landscape Plan	30	2		Х	Х				
Landscape Details	TBD	1		Х	Х				
Added Totals		3	0	3	3				

LANDSCAPE DESIGN ASSUMPTIONS

- Up to 24 trees that will be impacted by the proposed project and will need to be replaced per code requirements at a minimum 20-unit tree density per net acre that will be required and needs to be incorporated in the overall landscape plan per CMC 18.13.051.A.
- The scope herein is limited to landscape planting design only and irrigation design is not included. The construction contractor will be responsible for plant establishment including temporary irrigation, weeding, plant replacement, etc. to meet the City's desired establishment and warranty requirements.
- Unless otherwise noted, all meetings are assumed to be conducted virtually.
- One round of redline revisions per submittal is anticipated. Redline comments provided by the client will be in electronic format and responses will be managed by the engineering project manager.
- The construction contractor will be responsible for repairing any damage to existing landscape and/or irrigation system as a result of this project.

EXHIBITS

EXHIBIT A: FEE SHEET MACKAY SPOSITO

EXHIBIT B: RATE TABLE MACKAY SPOSITO

EXHIBIT C: CULTURAL INVESTIGATIONS (AINW)

EXHIBIT D: TREE SURVEY - (NEW DAY ARBORISTS)

EXHIBIT E: RIGHT OF WAY - (UFS)

EXHIBIT F: PRELIMINARY RIGHT OF WAY PLAN

Appendix A

EXHIBIT A

Fee Sheet

MacKay Sposito



AMENDMENT - 03

Project Manager: Jason Irvi	toad/ NW Sierra Street Intersection g MENDEMENT 03																	S	SUBCONSULTANTS	S	Total Budget
Client Job No.: Date: 08.07.20	25	Project Manager - Design	Project Engineer	Engineer III	Project Coordinator I	Project Manager Survey	Land Surveyor	Survey Party Chief	Survey Instrument Person	Survey Tech IV	Project Manager Landscape	Landscape Architect II	Landscape Designer II	Landscape Designer III	enior Planner	Expenses	Total	AINW	New Day Arborist	UFS	Amount
1.0 Project Management	1.3 - Project Team Meetings	6.0	10	6.00	4.00							2.0	0				\$3,152.00				\$3,152.00
	1.4 - Subconsultant Coordination	4.0	10	14.00													\$3,216.00				\$3,216.00
	Project Management S	ubtotal															\$6,368.00				\$6,368.00
2.0 - Quality Assurance and Quality Contro	2.2 - Subconsultant Deliverable Review		10.00	10.00													\$3,700.00				\$3,700.00
	QA/QC S	ubtotal															\$3,700.00				\$3,700.00
3.0 Land Surveying	3.2 - Legal Descriptions and Exhibits					4.00	24.00	24.00	24.00	96.00						100.00	\$25,342.00				\$25,342.00
	Land Surveying S	ubtotal															\$25,342.00				\$25,342.00
SUB4 - Cultural Investigation (AINW)	SUB4 - Cultural Investigation (AINW)																\$0.00	\$10,886.80			\$10,886.80
	SUB4 - Cultural Investigation (AINW) 5% Markup																\$0.00	\$544.34			\$544.34
	SUB - AINW S	ubtotal															\$0.00	<u> </u>			\$11,431.14
7.0 Environmental Evaluation and Permitti	g- SUB7.4 - Tree Survey (New Day Arborist)																\$0.00		\$3,200.00		\$3,200.00
	SUB7.4 - Tree Survey(New Day Arborist) 5% markup																\$0.00		\$160.00		\$160.00
	7.5 - Type II Permit Application and Narrative	2.0	0 4.00	4.00											16.00		\$4,824.00				\$4,824.00
	SUB - New Day Arborist S	ubtotal															\$4,824.00				\$8,184.00
SUB12 - Right of Way (UFS)	SUB12 - Right of Way (UFS)																\$0.00			\$45,439.00	\$45,439.00
	SUB12 - Right of Way (UFS) 5% Markup																\$0.00			\$2,271.95	\$2,271.95
	UFS S	ubtotal															\$0.00				\$47,710.95
13.0 - Landscape Design	13.1 - 90% Landscape Design										2.00	10.0	0 12.00	24.00			\$6,588.00				\$6,588.00
	13.2 - 100% Landscape Design										2.00	8.0	0 8.00	8.00			\$3,668.00				\$3,668.00
	Landscape Arch S	ubtotal															\$10,256.00				\$10,256.00
			'																		
	TOTAL I	IOURS 12.0	14.00	34.00	4.00	4.00	24.00	24.00	24.00	96.00	4.00	20.0	0 20.00	32.00	16.00	100.00	Т			I	
2024 Southwest Washington Hourly Rate	chedule	RATE 216.0	0 202.00	168.00	132.00	198.00	178.00	156.00		144.00	178.00			132.00	182.00						
ů ,	TOTAL DO							\$3,744.00							\$2.912.00		\$50,490,00	\$11.431.14	\$3,360,00	\$47,710.95	\$112.992.09

Appendix B
EXHIBIT B
Rate Table
MacKay Sposito



18405 SE Mill Plain Boulevard, Suite 100 Vancouver, WA 98683 360.695.3411 www.mackaysposito.com

2024 HOURLY RATE SCHEDULE

Southern Washington

	Regular		Regular
Senior Principal	\$346.00	Administrative Assistant	\$106.00
Principal	\$282.00	Clerical	\$94.00
Engineering Manager	\$240.00	Survey Manager	\$220.00
Project Engineer	\$202.00	Project Manager – Survey	\$198.00
Engineer IV	\$186.00	Land Surveyor IV	\$178.00
Engineer III	\$168.00	Land Surveyor III	\$164.00
Engineer II	\$156.00	Land Surveyor II	\$156.00
Engineer I	\$136.00	Land Surveyor I	\$144.00
Project Manager – Design	\$216.00	Survey Technician IV	\$144.00
Project Controls Manager	\$244.00	Survey Technician III	\$126.00
Contract Administrator	\$182.00	Survey Technician II	\$118.00
Project Coordinator II	\$144.00	Survey Technician I	\$106.00
Project Coordinator I	\$132.00	Survey Aid	\$84.00
Design Technician IV	\$160.00	Survey Party Chief	\$156.00
Design Technician III	\$148.00	Survey Party Chief – Out of Town	\$161.00
Design Technician II	\$140.00	Survey Instrument Person	\$110.00
Design Technician I	\$118.00	Survey Instrument Person – Out of Town	\$115.00
Landscape Manager	\$206.00	GIS Mapping Specialist	\$156.00
Project Manager – Landscape	\$178.00	GIS Mapping Specialist II	\$164.00
Landscape Architect II	\$160.00	Public Involvement Associate/Mgr.	\$164.00
Landscape Architect I	\$140.00	Public Involvement Coordinator	\$110.00
Landscape Designer III	\$132.00	Creative Designer	\$106.00
Landscape Designer II	\$122.00	Stormwater Analyst	\$144.00
Landscape Designer I	\$110.00	Environmental Manager II	\$196.00
Land Development Manager	\$252.00	Environmental Manager I	\$174.00
Planning Manager	\$228.00	Environmental Principal	\$155.00
Project Manager – Planning	\$200.00	Environmental Supervisor	\$125.00
Senior Planner	\$182.00	Environmental Stormwater Vac Operator	\$125.00
Planner IV	\$176.00	Environmental Stormwater Vac Crew	\$115.00
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Planner I	\$132.00	Environmental Administrative	\$100.00
Planning Technician	\$126.00	Natural Resource Specialist IV	\$156.00
Land Development Assistant	\$106.00	Natural Resource Specialist III	\$142.00
Accounting Manager	\$216.00	Natural Resource Specialist II	\$126.00
Project Accountant	\$148.00	Natural Resource Specialist I	\$116.00
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The above rates cover salaries, overhead and profit. All other materials and expenses will be billed on an actual cost plus 10% basis. Overtime rates will be 1.5 times unless otherwise negotiated. These rates will be adjusted annually or as necessary to reflect market conditions. Sub-Consultants costs will be on actual cost plus 10% to compensate MacKay Sposito for Business Occupation Tax and administrative costs.

Per diem rates for travel within the continental United States will be billed in accordance with the rates published by the Office of Governmentwide Policy, General Services Administration (GSA) for the applicable fiscal year. Mileage will be billed in accordance with standard mileage rates published by the Internal Revenue Service.

Engineering categories are in accordance with ASCE Classifications. Rates detailed above do not apply to Federal or State contracts with specific Wage Determinations or mandated prevailing wage/fringe benefits minimum.

Appendix C

EXHIBIT C

Cultural Investigation

AINW



Archaeological Investigations Northwest, Inc.

3510 N.E. 122nd Ave. • Portland, Oregon 97230 Phone (503) 761-6605 • Fax (503) 761-6620

Vancouver Phone (360) 696-7473 E-mail: ainw@ainw.com Web: www.ainw.com

MEMO

Date: March 13, 2025

To: Jason Irving, Senior Engineer/Principal, MacKay Sposito

From: Meghan Johnson, M.A., R.P.A., Assistant Project Manager/Supervising Archaeologist

Jo Reese, M.A., R.P.A., President/Senior Archaeologist

Re: NW Lake Road & NW Sierra Street Intersection Improvements Project, Camas, Washington

Scope for Add-On Request

This scope addresses additional efforts needed to meet archaeological requirements for the NW Lake Road & NW Sierra Street Intersection Improvements project. AINW conducted an archaeological predetermination study for the project. During AINW's fieldwork, one pre-contact isolate and one potential historic-period structure were identified within the project area. The City of Camas will require a survey-level study instead of a predetermination. Also, a preliminary assessment of each archaeological resource's eligibility for listing in the National Register of Historic Places (NRHP) will be needed.

The requested budget add-on will address the following.

- Up to 6 additional shovel tests will be excavated to delineate the pre-contact isolate and provide sufficient information to assess the resource eligibility for listing in the NRHP.
- Two archaeological resource forms will be completed and submitted to the Washington State Department of Archaeology and Historic Preservation.
- A survey report will be completed, instead of the predetermination report.

The remaining budget for the predetermination study will be applied towards the survey phase. The total add-on amount would not exceed \$10,886.80. This add-on requested brings the total for the project to \$18,389.22.

If the terms of this proposal are acceptable to you, please sign and return this proposal to note your acceptance and we will schedule the work. We appreciate the opportunity to serve as your archaeological consultant. Please feel free to call if you have any questions.

Approval for project, as presented in this letter:		
Signed:	Date	

Archaeological Investigations Northwest, Inc.

CLIENT: Jason Irving - MacKay Sposito

Project Name: NW Lake Rd & NW Sierra St Intersection Improvements

Date: March 13, 2025

Date:	March 13, 2025														
Task	Description	PI/PM/Senior Archaeologist	PM/Senior Architect. Historian	APM/Senior Historian	Architect. Historian	Assist.PM/ Supervising Archaeolog	Supervising Archaeo.	Staff Archaeolog.	Graphics- GIS	Research/ Proj. Assist./ Proj. Admin	Field/Lab Archaeo. Assistant	Hours	Labor	Expenses	Total
_	Delineation shovel testing, survey report, and	0				40	50	40	_	4		0.7	\$40.050.00	#00.00	£40,000,00
	two archaeological resource forms	2				10	50	16	5	4		87	\$10,858.80		\$10,886.80
												0	\$0.00		\$0.00
												0	\$0.00	\$0.00	\$0.00
												0	\$0.00	\$0.00	\$0.00
												0	\$0.00	\$0.00	\$0.00
												0	\$0.00	\$0.00	\$0.00
												0	\$0.00	\$0.00	\$0.00
															i
	Total Labor Hours	2	0	0	0	10	50	16	5	4	0	87			
	Labor Rates	\$243.00	\$0.00	\$0.00	\$0.00	\$139.50	\$120.00	\$100.80	\$185.00	\$110.00	\$82.00				
	Total Labor	\$486.00	\$0.00	\$0.00	\$0.00	\$1,395.00	\$6,000.00	\$1,612.80	\$925.00	\$440.00	\$0.00	\$10,858.80		\$28.00	\$10,886.80
	DIDEOT EVDENOES		0,	T											
1	Vehicle Mileage 1 RT @ 40 miles	Each \$0.700	Qty 40	Total \$28.00							GRANI	TOTAL	\$10,858.80	\$28.00	\$10,886.80
- '	Volicio ivilicago i ivi es 40 ililies	φ0.700	40	Ψ20.00											
	TOTAL EXPENSES TASK			\$28.00											
	TOTAL EVERNOES			\$ 00.00											
	TOTAL EXPENSES			\$28.00											$\overline{}$
<u> </u>						l .	l	l .	l	l		l .			

Appendix D
EXHIBIT D
Tree Survey
New Day Arborist





Barta 20250328

Friday, March 28, 2025

Mackay Sposito Engineering Michael Barta 18405 SE Mill Plain Blvd # 100 Vancouver, WA 98683 Phone: 360-823-1322

Salesperson: Andrew Craig

503-631-4760

Andrew@newdayarborist.com

Worksite: NW Lake Rd/NW Sierra Intersection

Camas, WA 98607

New Day Arborist 1415 Northeast 199th Street

Proposal

Ridgefield, WA 98642 360-887-6955

#	Item	Description	Qty	Cost
1	Trees	Consultation Provide Inventory & Assessment of significant trees impacted by street improvements. Recommendations for trees to be removed and protection measures for trees to be retained will be made. This will include all trees on the survey map and private property trees at the SE corner of NW Lake RD /NW Sierra. Included will be a link to GPS locations of trees that will correspond with provided spread sheet and report narrative. Service may include one or more of the following: On site discussion with homeowner. Written reports - level I,II,III tree assessments Site plans / pre- construction assessments Arborist reports/letters Hazard tree assessments General landscape/ tree information. Up to \$100 in consultation fees will be waved if consult results in \$1000 or more worth of work within 6 months of consultation.	0	\$3,200.00
2	Trees	Email Acceptance Client Accepted Via Email: 3.28.25 @ 3:15 pm	0	

Subtotal:	\$3,200.00
Tax:	\$0.00
Total:	\$3,200.00
Total Due by Check:	\$3,200.00

3/28/2025

Date

Customer Signature

Appendix E

EXHIBIT E

Right of Way

UFS



June 20, 2025

TASK: Right of Way

Consultant shall provide labor, equipment and materials to acquire seven property acquisitions for the City of Camas. The City and MacKay Sposito will provide the property owner list, maps, descriptions and documents needed.

R/W activities shall confirm to the standards contained in the Uniform Act of 1970 and amendments, the laws of the State of Washington and City Policies and Procedures.

Subtask 3 – Appraisals and Appraisal Reviews.

The consultant will use Washington Department of Transportation approved appraiser. The consultant shall provide one appraisal and appraisal review for each ownership.

Appraiser shall provide written notice to owners of a planned appraisal inspection and shall provide the property owner or designated representative, if any, an invitation to accompany the appraiser on any inspection of the property for appraisal purposes.

Appraisal shall conform to the Uniform Standards of Professional Appraisal Practice (USPAP).

The consultant will provide an appraisal review for each appraisal. The appraisal review will be conducted by another Washington Department of Transportation approved appraiser.

If, based on the Project Funding Estimate, any acquisition value is less than \$30,000, the consultant shall provide one appraisal waiver for each ownership with the value of \$30,000 or less if there are no damages

Assumptions

- 2 Appraisals
- 2 Appraisal reviews
- 4 Appraisal Waivers

▶ Deliverables

- 2 Appraisals
- 2 Appraisal reviews
- 4 Appraisal waiver

Subtask 4 – Acquisition

The consultant will conduct negotiations on behalf of the City.

Consultant will research the ownership status of the parcel and any existing conditions impacting the parcel. Consultant will provide potential courses of action for obtaining clear title for the City.

Consultant will compile and/or prepare all essential documents to be submitted to owners using City approved documents. These include, but are not limited to project information letters, acquisition and relocation brochures, offer-benefit letters, acquisition summary statements, copy of the valuation, map of acquisition, and instruments of conveyance. Universal shall make all offers in person or by certified mail.

Consultant shall provide all property owners with:

A complete copy of the valuation that just compensation is based upon at the initiation of negotiations.

Consultant will prepare and maintain written diaries of negotiator contacts with property owners and tenants to document:

- efforts to achieve amicable settlements,
- owners' suggestions for changes in plans,
- responses to owners' counterproposals, etc.

Consultant will make every reasonable effort to acquire the ROW expeditiously by negotiation. Property owners must be given reasonable opportunity to consider the offer and present material the owner believes is relevant to determining the value of the property.

Assumptions

City will pay closing and recording costs

▶ Deliverables

• 6 completed negotiation packets with documents for recording.



Lake Rd/Sierra Intersection

Draft Estimate prepared for MacKay Sposito

8/6/2025

Appraisal Services

Project Oversight	2	Hours	\$184.10	6	\$2,209.20	
Appraisals	2	Each	\$4,250.00		\$8,500.00	
Waiver Valuations	4	Each	\$2,500.00		\$10,000.00	
Appraisal Reviews	2	Each	\$1,500.00		\$3,000.00	
Total Appraisal Fee						\$23,790.00
Acquisition Services						
Project Oversight	2	Hours	\$184.10	6	\$2,209.20	
Sr. R/W Agent	30	Hours	\$87.86	6	\$15,814.80	
R/W Tech	3	Hours	\$58.16	6	\$1,046.88	
Sr. Admin Assistant	4	Hours	\$51.20	6	\$1,228.80	
Mileage	1,500	Miles	\$0.700		\$1,050.00	
Miscellaneous Expenses					\$300.00	
Acquisition Consultant Estimate						\$21,649.68

Total Consultant Estimate

\$45,439.00

NOTES:

Total .

- (1) Estimated number of parcels is 6. Changes in number of parcels will have an impact on the final costs. If the number of parcels is increased, the cost will increase.
- (2) Estimate includes a minimum of three visits with the property owner. Universal reserves the right to use the Project Manger to acquire the property. The estimate will not be exceeded without the written permission of the City
- (3) Mileage to be reimbursed at current IRS rate at time mileage is incurred. .

Item 2.

Appendix F

EXHIBIT F

Preliminary Right of Way
Plan

MacKay Sposito
RGY PUBLIC WORKS LAND DEVELOPMENT
WWW.mackaysposito.com

PREIMINARY CONSTRUCTION

NW LAKE RD / NW SIERRA INTERSECTOIN
CAMAS, WA

REVISIONS:

: 18190 JUNE 2025

DATE: JUNE 2025
SCALE: AS SHOWN
DESIGNED BY: JMJ
DRAWN BY: JMJ
CHECKED BY: EMS

60%

EXH01

NO. 1 OF 1_{39}

EXHIBIT "B" AMENDED COSTS FOR SCOPE OF SERVICES



AMENDMENT - 03

Project Manager: Jason Irvi	toad/ NW Sierra Street Intersection g MENDEMENT 03																	S	SUBCONSULTANTS	S	Total Budget
Client Job No.: Date: 08.07.20	25	Project Manager - Design	Project Engineer	Engineer III	Project Coordinator I	Project Manager Survey	Land Surveyor	Survey Party Chief	Survey Instrument Person	Survey Tech IV	Project Manager Landscape	Landscape Architect II	Landscape Designer II	Landscape Designer III	enior Planner	Expenses	Total	AINW	New Day Arborist	UFS	Amount
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	1.4 - Subconsultant Coordination	4.0	10	14.00													\$3,216.00				\$3,216.00
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	SUB4 - Cultural Investigation (AINW) 5% Markup																\$0.00	\$544.34			\$544.34
	SUB - AINW S	ubtotal															\$0.00	<u> </u>			\$11,431.14
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EXHIBIT "C" CONSULTANT BILLING RATES



18405 SE Mill Plain Boulevard, Suite 100 Vancouver, WA 98683 360.695.3411 www.mackaysposito.com

2024 HOURLY RATE SCHEDULE

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Staff Report

August 18th, 2025 Council Workshop Meeting

Professional Services Agreement for Telemetry of Well 13 PFAS Project

Presenter: Rob Charles, Utilities Manager

Time Estimate: 5 minutes

Phone	Email
360.817.7003	rcharles@cityofcamas.us

BACKGROUND: Tapani Underground will shortly begin construction on the new Well 13 PFAS treatment system.

SUMMARY: S&B, Inc. is the consulting firm that maintains the programming and instrumentation necessary to operate our water system. Camas has had a relationship with S&B for almost 40 years. During this time, S&B has provided all electrical panels, instrumentation, and relevant programming to the City for newly constructed wells, booster pump stations and reservoirs in our system. The primary reason for this is to make certain that new facility hardware components are fully compatible with the existing water system. The hardware required for this project can not be reliably offered as a public bid because of the specific requirements for the components, the need to have consistency of controls and programming throughout our system, and the existing operator interface for our water system. RCW 39.04280 allows for agencies to waive competitive bidding requirements "for purchases that are clearly and legitimately limited to a single source of supply."

BENEFITS TO THE COMMUNITY: Ensure that the water produced from Well 13 will be treated to a level below the EPA limit of 4 parts per trillion.

STRATEGIC PLAN: Stewardship of City Assets, one of the goals being to strengthen cybersecurity and providing digital resilience for city infrastructure.

BUDGET IMPACT: The cost of this work will be \$651,752.04 and will be covered by Revenue Bonds issued to cover project expenses.

RECOMMENDATION: Staff would recommend this item be placed on the September 2nd, 2025 Council Regular Agenda for their consideration.



S&B inc. 13200 SE 30th St., Bellevue, Washington 98005 (425) 644-1700 FAX (425) 746-9312

July 29, 2025

City of Camas
Public Works Department
Camas, Washington

Attn: Mr. Rob Charles

via email: RCharles@cityofcamas.us

Subject: City of Camas

PFAS Evaluation and Well 13 Treatment I&C Scope of Work and Quotation Addendums Recognized: 4

Dear Public Works Team:

We are pleased to quote the instrumentation and controls (I&C) for the Well 13 PFAS project. This quotation is based upon the Bid design documents as presented by Carollo Engineers to us in July 2025 and addendums issued prior to this date. S&B participated in the instrumentation and control system design to integrate the proposed PFAS filtration into the existing Well 13 operations requirements.

Our scope of work includes a PLC control panel, enclosed drive, switchboard, instrumentation, application software, and startup/commissioning services of the control system. Details for the scope of work are included in the following sections

I&C Scope Overview

S&B is pleased to scope the following equipment and services associated with a unified control system.

- 1. Design Services (30% to Final) with Carollo
- 2. [01 PCM 901] Station Control Panel the PLC control panel which provides the automatic control of the facility
- 3. [01 VFD 001] 250HP Enclosed Drive with Ultra-Low Harmonic Technology
- 4. Smart FVNR motor starters 01 FVNR 04 and 01 FVNR 05 for ventilation fans.
- 5. [01 SWBD 900] Switchboard with integral Auto-Throwover Switching acting as both the Service Entrance and the Standby power source switching device.
- 6. Instrumentation (see table in following sections) providing the measurement and detection signals required for the automation system to provide continuous operation of the facility
- 7. Application Software (PLC, HMI Touch Panel, and SCADA Computers)
- 8. Transitional Commissioning commissioning the control system for the interim operations state while the facility is constructed and partially commissioned, to enable partial facility operations.
- 9. Final Commissioning commissioning of the final state of the Lower Prune Hill facility and all new equipment. This includes operating training on the new system.

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Design Services Details

S&B participated in the design of the facility with Carollo Engineers. S&B focused on the control system portion of the work, and developed the block diagrams and instrumentation standard sheets, along with the specification sections 40 61 00, 40 61 10 and 40 70 00 of the control system. This work was performed prior to this quotation and fees incurred by the City. S&B incurred ____ hours of design time across our team of engineers. These fees are included in this bid price.

Station Control Panel Details:

The new station control panel (SCP), denoted as 01 PCM 901 is a PLC control panel where all networked and hardwired controls are terminated. It provides the logic of automatic controls for the facility.

S&B is supplying our "Model H" RTU which is 90"H x 36"W x 20"D. It uses a Siemens S7-1512 PLC with hot-

swappable IO, a managed network switch, cellular modem, 24Vdc power distribution, relays, circuit breakers, gel cell batteries for 4-hour backup time, and a 12" touch panel HMI where all operational adjustments and diagnostics are provided.

Cellular Communication

The control system will communicate with the City headquarters via cellular communication. S&B will assist the City in procuring the SIM card for the cellular modem as we approach the shop test phase of the work. The City will be responsible for maintaining the monthly cellular bill associated with the SIM card.

Shop Test

01 PCM 901 SCP will be connected in S&B's shop to VFDs and a shop PLC representing the City headquarters. The process control program is simulated and tested by S&B engineers to validate functionality prior to the system being shipped to the jobsite. This reduces startup time for S&B and the contractor.

Storage & Installation Requirements

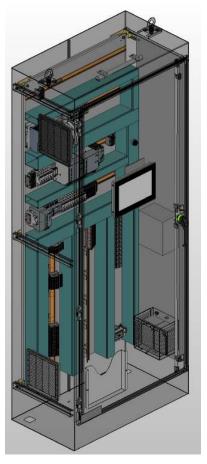
S&B will include the installation and storage requirements of the I&C equipment as part of our submittal as well as via email to the contractor. This will educate the Contractor on storage and installation to protect the warranty of the equipment.

Seismic Anchorage Detail Included

S&B shall supply a seismic anchorage detail for the contractor to mount the control panel. The installing contractor is responsible for all anchors and installation services. S&B is responsible for the anchorage report only.

Freight Included

S&B will ship the control panel along with the motor starters and instrumentation to jobsite via commercial truck. Equipment will be palletized, and the Contractor will be responsible for receiving the truck at the jobsite as well as offloading the equipment from the truck and any equipment movement on the jobsite.



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Motor Control & Switchboard Details:

Enclosed VFD:

The single, Ultra Low-Harmonic VFD is rated at 250HP. The VFD comes in its own enclosure, sized at 85"H x 51"W x 28"D. The drive is an ABB ACS880 VFD with active front end technology for harmonic mitigation, in addition to a disconnect, fans, and door mounted VFD operations panel.

The 250HP enclosed drive is specialized, requiring a higher level of design, in order to meet the following unique requirements:

- Harmonic mitigation (required by the local power utility)
- Seismically Certified
- 65kAIC rated short circuit rating
- 480V, 302Amp maximum motor load
- Power cabling: Bottom Entry, Top Exit
- Extended Warranty



Supply Fan Motor Starters:

Two (2) wall mount 25"H x 20"W x 9"D enclosures are included in this scope of work. These units replace the motor starters that previously were in the Motor Control Center and are required to meet air turnover in the chemical and well pumping rooms. The motor starters include the required smart overload controllers that link each starter to the Station Control Panel for automatic start and stop operation of the supply fan motors.



Switchboard:

The switchboard provides Service Entrance with EUSERC compliant pull section and metering as well as the breakers and bus structure to provide auto-throwover sequenced power selection. This switchboard will start the standby generator and transfer load to it during a utility outage or during the test cycle. The integration with the automation system allows for the motors to stop prior to transfer from standby to utility to minimize transient surge conditions created by sudden loss of power. Switchboard is built to UL891.

The Electrical Contractor is responsible for generating the coordination study. S&B will provide the necessary information to help the electrical contractor send the breaker info to their hired engineer to coordinate all breaker settings. S&B will also provide assistance in understanding the breaker setting dials so they can be field adjusted by the electrical contractor according to their study.

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Table Summary of Supplied Control Panels:

Tag	Control Panel Type	Description	Dimensions
01 PCM-901	Station Control Panel	Automation and communication controller for Well 13 PFAS	90Hx36Wx20D
01 VFD-001	Well 13 Motor Controller	250hp, ultra-low harmonic VFD	85Hx49Wx28D
01 FVNR-04	Supply Fan Smart Motor Controller	Chemical Room wall mount 480V motor starter with louver control	25Hx20Wx9D
01 FVNR-05	Supply Fan Smart Motor Controller	Well Room wall mount 480V motor starter with louver control	25Hx20Wx9D
01 SWBD-901	Switchboard	Service Entrance Rated switchboard and Auto-Throwover System	91Hx152Wx28D

Motor Control General Notes

Freight Included

S&B will ship the control panels along with the Instrumentation to jobsite via commercial truck. Equipment will be palletized, and the Contractor will be responsible for receiving the truck at the jobsite as well as offloading the equipment from the truck and any equipment movement on the jobsite.

Profinet Connection to PLC

The motor controllers are designed to have a Profinet cable connection configured as a "home run" connection to 01 PCM 901. S&B provides the Profinet cable to connect each motor controller listed with the SCP as well as metalized connector heads to enable the electrical contractor to successfully terminate the Profinet cable. S&B will commission the Profinet cable heads on each end, the electrical contractor only needs to pull the Cabling.

Shop Test

VFD and FVNR motor controllers are connected to the SCP in S&B's shop test. Control, status, and diagnostic information is checked for each VFD, and the initial VFD parameterization (i.e. motor nameplate info) is also set for each motor controller.

VFD & Switchboard Drop Ship

The 250HP VFD and Switchboard shall be drop shipped from the Factory to the jobsite. The contractor is responsible for all offloading, site movement, storage, and eventual anchorage of the VFD.

Storage Requirements

The motor starters and switchboards must be stored in a covered, thermally controlled environment. Dew cannot form inside the electronics or it will void the manufacturer's warranty.

Seismic Anchorage Detail Included

S&B shall supply a seismic anchorage detail for the contractor to mount the motor starters. The installing contractor is responsible for all anchors and installation services. S&B is responsible for the anchorage report only.

Startup & Commissioning Services

S&B shall perform startup of the motor starters, and commissioning of the automated controls.

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Instrumentation Details:

A large majority of the instrumentation is to remain in place and be used for the final Well 13 facility. S&B is providing some of the process instruments for the project, as outlined by the table below. But other instruments (door ajar switches, valve limit switches, etc.) are provided by various vendors according to the project specifications.

Scope overview

Instrumentation is integral to the functional performance of the control system. S&B is providing the following equipment, as shown on the IC drawings for the project.

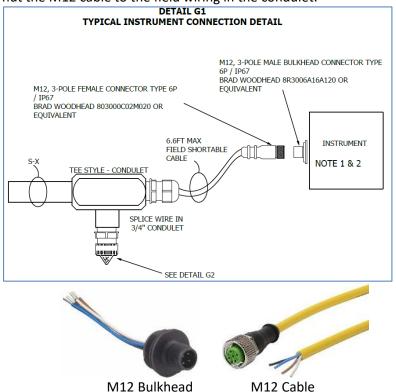
Tag	Instrument Type	Process Area	Description	M12 Connector
01 FIT 002	Magmeter	Well Room	8" Well Discharge Flow (Integral mount)	Connector
01 FE/FIT 201	Magmeter	Filter Area	10" Filter Flow (remote mount)	
01 FIT 002	Magmeter	Chemical Room	1/8" Chlorine Solution Flow (remote mount)	
01 FIT 003	Magmeter	Chemical Room	1/8" Caustic Magmeter (remote mount)	
01 FIT 004	Magmeter	Chemical Room	1/12" Fluoride Magmeter (remote mount)	
01 FSL 001	Impeller Meter	Well Room	1" Meter Prelube Flowmeter	
01 PIT 003	Pressure Transmitter	Well Room	Well Discharge Pressure	Yes
01 PIT 220	Pressure Transmitter	Filter Area	Well Discharge Pressure	Yes
01 LT 001	Submersible Level	Well Room	Well Level (20psi range, 100ft cable)	
VT-001	Vibration Transmitter	Well Room	Well Motor Vibration Monitor X-Axis	Yes
VT-002	Vibration Transmitter	Well Room	Well Motor Vibration Monitor Y-Axis	Yes
01 SD 004	Air Sensor	Electrical Room	Smoke Sensor	
01 TT 901	Temperature Transmitter	Exterior, North Wall	Outdoor Temperature	Yes
01 TT 902	Temperature Transmitter	Well Room	Room Temperature (pre-installed on PLC control panel)	Yes

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Instrumentation General Notes

M12 Connectors

Several Instruments will come with M-12 connectors, providing quick connections for 24Vdc loop powered instruments. This matches the intent of Detail G1 and G2 found on drawing GIC-7. S&B will mount the M12 bulkhead on the instrument, and the electrical contractor will shorten the 2-meter long cable as required and wire-nut the M12 cable to the field wiring in the condulet.



Shop Test

Some instrumentation will be configured and shop tested prior to shipment to the jobsite. S&B will configure M12 bulkhead connectors on the instruments identified in the table. Instrumentation scaling and 4-20mA signal testing is performed in our shop such as is the trip point of the thermal flow switch.

Freight Included

S&B will ship the instruments in a large box, set on a pallet, on the same delivery schedule as the PLC control panel. Equipment will be palletized, and the Contractor will be responsible for receiving the truck at the jobsite as well as offloading the equipment from the truck and any equipment movement on the jobsite.

Flow Meter Tubes Drop Shipped

S&B will drop ship the flow meter tubes to the contractor, ahead of all other instrumentation so it can be installed in the process piping. All other instrumentation will be shipped in a single group shipment, as noted above.

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Storage & Installation Requirements

S&B will include the installation and storage requirements of the I&C equipment as part of our submittal as well as via email to the contractor. This will educate the Contractor on storage and installation to protect the warranty of the equipment.

S&B will store equipment for up to 60 days in our warehouse prior to shipment to allow for contractor scheduling. If the project site is not ready to receive the equipment, we offer to ship the equipment to the City Operations Center for storage or hold at S&B for a \$300/month. The City shall provide a target delivery date with "not before" and "not after" dates. S&B will use these dates to plan for panel assemblies and target delivery dates. The "not before" dates must be on or later than our lead time estimates below (ranging from 8 to 58 weeks).

Application Software:

Application Software links the equipment together and enables autonomous control of the station. S&B will provide application software to the following pieces of equipment:

- PLC (in the SCP)
- HMI Touch panel (in the SCP)
- VFD
- Switchboard (Auto-Throwover Switching)
- SCADA Computer System (updates to the existing system at City Headquarters)
- Alarm Notification System (updates to the existing system at City Headquarters)

The application software is engineered at S&B's offices by Project and field engineering staff. All software is simulated and tested at our facility. Software that has completed its test is shelved and will be officially commissioned when S&B performs our field startup and commissioning activities.

Transitional Commissioning:

With the Well 13 site undergoing significant civil work, the leased line connection to the existing station is anticipated to be broken and non-functional shortly after the project's ground-break work. To resolve the problem of the existing equipment's SCADA connection being lost, our scope advances the cellular communication features of the new system, by connecting this equipment with the existing Well 13 RTU to allow for telemetry and SCADA operation during construction via the cellular network. Our work includes two days of transition startup services and 8 hours of engineering to design and program the interim system operations.

S&B will provide the planning and coordination with the City in advance of contractor activities at the site. This action is anticipated to allow for civil work to continue without jeopardizing the control and operation of the existing facility.

Additionally, the central SCADA telemetry processor must also be expanded to accommodate the additional data points identified for this project and the CPU will be replaced as a result of this work. The CPU work will be completed at the beginning of the project to facilitate the transition from leased line to cellular network as well to provision for the additional data points. S&B will coordinate with the City for a planned outage at the headquarters of about 1-hour while equipment is upgraded, and the new headquarters is re-initialized.

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Final Commissioning:

After the construction is completed, S&B will perform the commissioning of the supplied equipment for the final end-state, as defined by the I&C drawings and control narratives in the project specifications. S&B field engineers will commission the VFDs, SCP, instrumentation, and application software.

S&B plans the following time to commission the control system

- SCP 2 days
- VFD 1 day (requires the Contractor to have pump vendors onsite for complete commissioning)
- Switchboard 1 day
- Instrumentation 1 day
- SCADA Computer System Updates and Training 1 day

Contractor Coordination

Startup/Commissioning services at jobsite are performed by our field engineer. A 2-week written notice is recommended for securing the Contractor's required startup date. Our field engineers schedule fills up quickly and the contractor can only choose from dates that are currently available.

The Contractor must also coordinate the required vendors for startup. Vendors will support the vendorsupplied field equipment, and S&B will support the testing of signals to the PLC in the SCP. The vendors we anticipate will need to be onsite during testing include:

- 1. Cla-Val
- 2. Pump Vendor (for 250HP VFD)
- 3. Generator (testing the dry contacts and ModbusTCP ethernet connection in their control panel sending status info to the SCP)

Pre-Startup Checklist Requirements

S&B will provide a pre-startup checklist for the Contractor to use in verifying the electrical and mechanical systems are ready for commissioning services. An email confirmation of the pre-startup checklist completion is required prior to S&B performing startup services. Our startup time budget is based on completed checklist. If S&B arrives on site and instrumentation installations or wirings are not complete, the Contractor is responsible to purchase all required field engineering hours needed for commissioning services that go beyond the quoted time for the Control System Startup (as instrumentation startup is done during the same time). Any required new hours must be pre-purchased as part of a change order. Therefore, it is paramount that the contractor comply with the pre-startup checklist prior to S&B field engineers arriving to the site.

S&B will include the installation and storage requirements of the I&C equipment as part of our submittal as well as via email to the City. The City will review and forward this information to the Contractor.

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Exceptions / Deviations from Bid Design Documents

Plans: none

Specifications: none

Pricing:

Pricing is quoted as a lump sump, with breakouts into major categories for your reference.

Scope	Price
PLC Control Panel & Application SW	143,020.00
Transitional Commissioning (HQ & Remote Site)	20,290.00
Motor Control	97,990.00
Switchboard	255,530.00
Instrumentation	42,830.00
Add.1 Testing Forms/Method (see detail below)	18,040.00
Pre-Design Services (with Carollo coordination)	22,440.00
TOTAL	600,140.00
Sales Tax (8.6%)	51,612.04
Total including WSST	\$ 651,752.04

Testing & Forms per Addendum 1:

Addendum 1 provided additional testing requirements and multiple forms as part of Section 40 80 01 that S&B did not review previous to its release. This requirement requires the Contractor to test the SCADA system as well as fill out forms for all pieces of equipment. While this may be standard for Carollo, this level of testing and paperwork has not been employed historically in water station work previously at the City. The method of testing and forms requirement represent 64-hours of additional work, above and beyond our standard method of testing and the associated documentation.

If the City elects to remove this requirement and utilize S&B's standard method of testing this line item of cost can be eliminated from the purchase. S&B's method is control system centric where we highlight and initial our drawings indicating every connection and terminating point for signal verification is validated through the SCADA system. We also demonstrate control system operations meet specifications by highlighting the control narrative to document the items have been tested and verified. We believe our method is adequate and consistent historically as well as for the Lower Prune Hill work in progress. We quote this work fully compliant with the addendum 1 additions and flag that we are receptive to eliminating this 40 80 01 section of work and price as a cost trimming measure.

Standard Terms and Conditions:

Installation by Electrical Contractor:

The system quoted is intended for purchase by the City and installation by the contractor. Electrical and mechanical installation of the instruments at the project site is excluded from our scope. The Electrical Contractor is encouraged to review the system prior to shipment. Following installation of the equipment our field engineer will perform startup testing and owner training.

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Assumed Responsibilities of the City's Selected Contractor:

The Contractor is responsible for the following items related to the I&C package:

- Providing the schedule for delivery of the I&C system. The Contractor may elect to receive the shipment
 in up to three groups of products to best fit the needs of their construction schedule: SCP, VFDs and
 Instrumentation.
- Attend one on-site meeting to review installation requirements and pre-startup tasks. This is a 2 to 3 hour meeting where we review mechanical and electrical installation requirements for each instrument and control panel. For control panels this includes seismic anchorage and recommended techniques. The pre-startup task review covers our check list indicating completion of the installation for each device with specific notes.
- Advance planning for startup and coordination of technical services. The pump station includes several complex equipment items. Since the control system connects with most of these items, the Contractor must provide a coordinated startup planning calendar indicating the time slots for each vendor and a sequenced plan for startup activities. All equipment provided by our firm is fully factory tested as a system on our shop floor prior to startup. Startup activities are a focus for integration of items that were not included in our scope of delivery. S&B provides a total of five days of onsite startup and testing work over as many as two time periods as part of this quotation. The Contractor can arrange for all startup in a contiguous 5-day sequence or break this up into two segments as best fits their schedule. Specific challenges to pumping stations are coordinating pump startup and generator startup.
- Provide a two-week advance notice via email for delivery to jobsite. S&B includes freight on board
 delivery via common freight with equipment on pallets and blanket wrapped. We typically can provide
 4-hour resolution on exact delivery date and time requests. The Contractor is responsible for offloading
 freight and will require a forklift or similar lifting system to remove equipment from the freight van.
 Alternatively, the City may elect to receive all equipment from S&B at their Operations Center and make
 the equipment available as Will Call for the Contractor.
- All movement and storage of the IC equipment. This includes following the prescribed storage requirements of the control panels and instrumentation in a thermally controlled environment to ensure the warranty is maintained. Reference the included Control Panel Storage and Installation guide.
- Installation of equipment, including all bolts, fasteners, sealants, or other materials to support the required installation method.
- Communicating with S&B of the anticipated startup dates, or changes to the startup dates. The Contractor must request dates with at least a 2-week advance notice. S&B will give startup date options from dates that are currently available.
- Contractor is responsible to complete the S&B supplied pre-startup checklist, sign and return, to ensure
 the systems are both mechanically and electrically ready for startup services. If S&B arrives to perform
 the requested startup services and checklists were not representative of field conditions, additional field
 engineering labor may be required to complete the work.

Startup & Commissioning:

S&B field engineers will perform startup services for all quoted instrumentation on the project. Therefore, prior to I&C equipment checkout, all equipment for the entire site must be mechanically installed, wired, and the S&B

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control panel pre-commissioned so that the signal for each field device can be witnessed on the 12" operator touch panel.

S&B will be responsible to initially power up the SCP, as S&B will check for foreign voltages prior to energization. The Contractor is not allowed to power the panel without S&B first reviewing installation and providing initial startup services. This ensures the warranty of the control panel can be maintained.

Submittal Documentation:

Submittal drawings and supporting literature are provided in electronic format only, estimated at twelve (12) weeks from receipt of order.

O&M Documentation:

O&M information is supplied via electronic format prior to startup for Engineer review and Contractor use. Final documentation provided in As Built drawings supplied approximately two weeks after startup.

Lead Time Estimates:

The I&C scope of supply remains severely impacted with most equipment being long-lead items. All lead times are estimates based upon the current information from our suppliers. Lead times are subject to change and S&B does not bear responsibility for changes to manufacturer's lead times. S&B will communicate with the Owner and Contractor if lead times change.

The following lead times represent the most up to date information we have from our vendors:

- SCP 20 weeks
- VFDs 32 weeks
- Switchboard 45 weeks
- Instrumentation 8-10 weeks
- Application Software 24 weeks

Standard Inclusions:

- Award based on City Contract similar to previous work such as scope for LPH or Well 6.
- Equipment is factory tested and shipped FOB factory with freight allowed, common carrier, destination.
- Shop Drawings, instruction manuals and software documentation via electronic media.
- Submittal Documentation per specifications
- Field Engineering Services for technical support of installation questions, start-up, and acceptance testing of equipment supplied by this quotation. S&B is a designer and supplier of control system equipment, providing technical support and engineering services to review installation of our equipment, commission and attest to its compliance with the project specifications.
- Quote is valid for ninety days

Standard Exclusions:

Unless specifically included as a line item in this quotation's scope of supply the following are excluded from our scope of deliverables:

- Installation costs and any associated permits
- Arc Flash studies and/or labeling

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- Short Circuit and circuit breaker trip coordination studies
- 3rd party circuit breaker certification testing and certification
- Piping, tubing, valves, fittings between the instruments and the process
- Process appurtenances: Pumps, pressure gauges, manifolds, bushings, thermowells, diaphragms, annular seals, purge assemblies, stilling wells, valves, pump over-temp sensors, pump moisture sensors, or solenoids that are not an integral part of the listed scope.
- Conduit, wire or cable external to the control system panels listed in this scope
- Mounting brackets, stanchions, supports, pads that are not integral to the control system panels or process instruments listed in this scope.
- Liquidated damages (available upon request and definition of scope)
- Bonding (service available for additional fee)
- Credit Card payment
- Equipment not specifically listed in our scope of work

Our quotation is based on a progress payment schedule to reflect progress in design, system assembly, product delivery and startup. Our payment requests will be submitted electronically per City requirements. Our form 977 (attached) provides our standard terms and conditions which provides the guidelines used for progress billing. We anticipate adopting the City's standard contract along with its terms and conditions assuming that it is similar to our recent contracts. Form 977 is provided until we have opportunity to review the current City standard contract.

We look forward to the opportunity to work on this important project and will contribute to making this successful by delivering the highest quality of materials and startup services according to the agreed schedule. Please feel free to contact us regarding any questions that you may have regarding our quotation.

Yours truly,

Randall T. Stead

President S&B Inc.



S&B inc. 13200 SE 30th St., Bellevue, Washington 98005 (425) 644-1700 FAX (425) 746-9312

GENERAL TERMS AND CONDITIONS – INSTRUMENT/CONTROL SYSTEMS

1 SCOPE

These terms and conditions apply to the sale of all instrument/control (I/C) systems assembled by S&B Inc. (Seller) and any inconsistent terms and conditions in Purchaser's purchase order are not binding on Seller, unless accepted, or these terms and conditions are modified by an authorized S&B Inc. representative.

2. ACCEPTANCE

Purchase orders received from Purchaser do not bind Seller unless accepted by an Officer of Seller, either by acknowledgment, written acceptance, promise to ship, or shipment of the I/C systems communicated to Purchaser. Acceptance is expressly made conditional on Purchaser's assent to Seller's Material Terms and Conditions, which are additional to or different from Purchaser's terms, unless Seller agrees otherwise in writing.

3. PRICE AND PAYMENT

Unless otherwise specified, quoted selling prices are FOB Seller's factory or its supplier's shipping point, with freight allowed to destination and are subject to change if not accepted within 30 days from the quotation date. The quotation may be withdrawn at any time prior to acceptance or extended beyond 30 days. Invoices are due and payable NET 30 days, unless otherwise specified, at the company offices at 13200 S.E. 30th Street, Bellevue, WA. 98005. Late payment of invoices is subject to interest. Invoices shall be rendered according to the following schedule.

Benchmark

Upon notice from Seller that all drawings have been submitted for approval.

Upon notice from Seller that the instrument system is ready for factory tests.

Upon notice from Seller that the instrument system has been shipped or that factory tests are complete and equipment is being held for convenience of customer.

Upon notice of acceptance from Purchaser or 180 days from notice of shipment, whichever occurs first.

% of Total Price 20% Additional 50% Additional 25%

Final 5%

If Purchaser defaults in any payment when due, Seller may at its option, and in addition to its remedies under the U.C.C. without incurring any liability thereof to Purchaser or Purchaser's customers, declare all payments for work completed immediately due and payable with maximum legal interest thereon from due date and stop all further work and shipments until all past due payments have been made and/or require that any further deliveries be paid for prior to shipment.

4. ITEMS INCLUDED

The price quoted includes only the I/C system specified, and does not include actual installation, accessory or associated materials such as wiring, piping, etc., not specifically included. Equipment prices quoted include installation information and start-up assistance provided by the Seller's field engineer or technician. Such services will be provided in a mutually agreeable manner and time. Seller will provide, upon request, at Seller's established current rates, an experienced Project Engineer or Service Technician to provide on-site superintendence of the equipment installation. Responsibility for proper operation of equipment, if not installed by Seller or installed in accordance with Seller's instructions, rests entirely with Purchaser.

5. TAXES

Any federal, state or local sales, or use or other taxes applicable to this transaction are not included in the price quoted, and unless a valid certificate of exemption is provided, any such tax shall be added to the price and is for the Purchaser's account.

6. SHIPMENTS AND DELIVERY

Any shipment or delivery dates recited herein represent Seller's best estimate. No liability, direct or indirect, is assumed by Seller for failure to ship or deliver on such dates. In any event, delivery dates are based upon the effective date of the contract and prompt receipt by Seller of all necessary information and instructions from Purchaser, including approved submittal drawings. Seller shall have the right to make partial shipments, and invoices covering the same shall be due and payable by Purchaser in accordance with the payment terms hereof.

In the event that the L/C system specified herein is to be shipped outside the United States, Purchaser shall obtain all necessary import licenses and permits required to clear the shipment for entry into the foreign country and pay all duties, tolls and imports.

If Purchaser requests postponement of shipments or causes a delay in shipment, the entire purchase price shall be due and payable upon notice from Seller that the I/C system is ready for shipment, and thereafter any storage, or other charge Seller incurs, shall be for Purchaser's account, including interest on any unpaid balance at the maximum legal rate. All claims for damage, delay or storage for FOB Seller's plant shall be made directly against the carrier of the Purchaser. When shipments are FOB destination, Purchaser shall inspect the I/C system shipped and notify Seller of any damage or shortage within 5 days of receipt. Failure to notify Seller shall constitute acceptance of Purchaser, relieving Seller of any liability for shipping damages or shortages.

7. RISK OF LOSS AND SECURITY INTEREST

Unless shipments of I/C systems are made FOB destination, all risk of loss or damage shall pass to the Purchaser upon delivery to a carrier for shipment. Purchaser shall protect and maintain Seller's title, including adequate insurance for Seller's benefit, and right of repossession to the I/C system specified herein or in any change order until the full purchase price has been paid in full and will not encumber or permit others to encumber such systems by any security instruments.

Purchaser acknowledges that as security for payment of the purchase price, Seller will retain and Purchaser has granted, a security interest in all I/C systems sold to Purchaser. Seller shall have all of its rights and remedies as a Seller and a secured party under the U.C.C. or other appropriate law. No waiver by Seller or any default shall constitute a waiver of any subsequent or further default. Seller may retain as liquidated damages any partial payments made and may peaceably repossess the equipment from the Purchaser's premises without prejudice to any further claims it may have. In the event legal action be brought to enforce the provisions of any order accepted by it, Seller shall be entitled to recover its court costs and reasonable attorney fees.

8. WARRANTY

Seller warrants that for a period of one year after test and acceptance by the Purchaser, or 18 months from date of shipment, whichever occurs first, all products assembled by Seller shall be free from defects in material and workmanship. Seller will at its sole option either repay the purchase price, or repair or replace at a location to be designated by it, any product defects, which develop within such period under normal and proper use, provided it receives prompt written notice of claimed warranty period. This warranty shall not apply to any products altered or repaired outside Seller's factory or with other than Seller's replacement parts, unless such repair was authorized in writing by Seller, or to products or parts subject to misuse, abuse, neglect or accident or damaged by improper installation or application. In no event shall Seller be liable for normal wear and tear, nor for any incidental or consequential damages due to inoperability of its products. The foregoing are Seller's sole warranties and guarantees, and all express or implied warranties, including all implied warranties or merchantability and fitness for a particular purpose, which exceed the above obligation, are hereby disclaimed by Seller.

9. CANCELLATION, SUSPENSION AND DELAYS

After acceptance by Seller, this contract shall not be subject to cancellation, suspension or delay. Orders may be cancelled only with Seller's written consent and upon payment of reasonable cancellation charges, which shall include all costs incurred and work done pursuant to the contract to date of cancellation, suspension or a delay plus reasonable overhead and profit. Additionally, all risks incident to and charges related to storage and/or resumption of work, at Seller's plant or elsewhere, shall be for Purchaser's sole account.

10. LIMITATION OF LIABILITY

Seller shall not be responsible or liable in any way for any failure to perform due to Acts of God, fire or flood, serious explosions or accidents, foreign or United States embargoes, war or riots, serious shortages, unavailability or significant price increases in commodities, materials or components, labor disputes, interruption of transportation, loss of essential production services, acts of any U.S. or foreign governmental authority, or by any other event beyond the reasonable control of Seller or its subcontractors. Seller shall not be liable to Purchaser for any incidental or consequential damages for any reason whatsoever.

11. CHANGES AND BACKCHARGES

Any changes in or any additions to the scope of work herein described or initiated by the Purchaser or resulting from any circumstances beyond Seller's control shall be for the account of and paid by the Purchaser. Written change orders shall initiate changes, and shall be considered as individual modifications and shall not delay payment to the Seller for the original order.

Seller will not approve or accept returns or backcharges for labor, materials or other costs incurred by Purchaser or others in modification or adjustment, service or repair of Seller furnished materials unless such return or backcharges are pursuant to Seller's warranty and have been authorized in writing by an Officer of Seller or by assigned purchase order or work requisition.

12. PROPRIETARY INFORMATION

All information furnished by Seller is submitted solely for Purchaser's consideration in connection with this job and shall be not be used by Purchaser nor disclosed to any third party without Seller's written consent.

13. DRAWINGS AND DESIGN

All drawings, descriptive matter, etc. submitted with this proposal are merely intended to give a general idea of the equipment described and a set of drawings may be supplied for approval after acceptance. Seller reserves the right to change or modify the design and construction of any equipment in order to incorporate improvements or to substitute material equal to or superior to that originally specified, and upon request, will assist with suggestions without liability for any resulting loss or damage to Purchaser.

14. SOFTWARE AND LICENSE AGREEMENT

All software is provided under a non-transferable, non-exclusive license for its use. The purchaser, and if different, the end-user, shall be required to sign Seller's End-User License Agreement upon accepting Seller's software documentation and using the software provided. All software and documentation are copyrighted by Seller and contain valuable trade secrets. No copies of this software or documentation may be made except as authorized under the terms of the license agreement except as required by law. The software and documentation are warranted against functional defects found during a period of one year after delivery. Seller's sole obligation shall be to correct any such defect in a manner chosen by Seller in its sole discretion. Seller shall have no liability for any lost profits or direct, indirect, incidental, consequential, or other damages arising from use of the software and documentation or any associated hardware.

15. NON-ASSIGNMENT

Purchaser shall not assign this contract, nor any interest herein or rights hereunder, without the written consent of Seller and any attempted assignment shall be voidable at Seller's sole option.

16. ENTIRE AGREEMENT

The contract expresses the entire agreement between the parties hereto and supersedes any previous communications, representations or agreements, whether oral or written, and is not subject to modification except by a writing signed by an authorized Officer of each party.

17. GOVERNING LAW

The contract shall be interpreted and governed by the laws of the State of Washington, including but not limited to any dispute, controversy or claim arising out of the contract.

Form 977 Rev. 2/01



Staff Report

August 18, 2025 Council Workshop

City of Camas 2025 Second Quarter Financial Performance Presentation

Presenter: Cathy Huber Nickerson, Finance Director

Time Estimate: 15 minutes

Phone	Email
360.817.1537	chuber@cityofcamas.us

BACKGROUND: This presentation is to review the financial performance of the City from the perspective of budget to actual, investment performance and status of short- and long-term debt. The presentation also will provide an economic overview both nationally and regionally to provide context as well as provide the outlook for the next quarter.

SUMMARY: The City of Camas' 2025 performance shows improvement, revenues were at 53% of budget and expenses at 45%. The revenue collections were showing a noticeable pick-up over the first quarter with higher state-shared revenue, grants, and construction related revenue. Expenses were below budget with vacant positions and a seasonal lull as summer seasonal help beginning.

Capital projects are nearly completion notably Crown Park redevelopment and 38th Avenue Phase III. Other projects such as street preservation and water projects were bid and contract stages.

For the City's investment and debt activity, the City's is continuing to carefully monitor the treasury market and economic trade winds to prudently safeguard the City's assets.

BENEFITS TO THE COMMUNITY:

The intent of the presentation is to provide City Council a status report on the City's financial performance and an outlook to 2025-2026. It provides context for decision making for City Council and discloses the state of the City's finances to the residents of Camas. In addition, provides open and transparent financial reporting which is a goal of the City's strategic plan and meets best financial practices.

BUDGET IMPACT: This agenda item provides financial context for City Council considerations.

RECOMMENDATION: Information only.



Agenda

GENERAL ECONOMY DURING SECOND QUARTER 2025

REVENUE TRENDS

BUDGET STATUS

FUND BALANCE PROJECTION

CITY GROWTH

ASSET MANAGEMENT

INVESTMENTS

DEBT

OUTLOOK



2025 Second Quarter

- Labor Market growth slows with unemployment stable
- Inflation remains
- Consumer spending and personal income fell though growth over year is still healthly
- Locally building permits remain steady

Second Quarter compared to First Quarter

Avg. Mortgage Rate HIGHER 6.72% v. 6.64%

Unemployment Stable 4.1% v. 4.1%

Retail Sales
(% change yr.)
LOWER
3.5% v. 4.9%

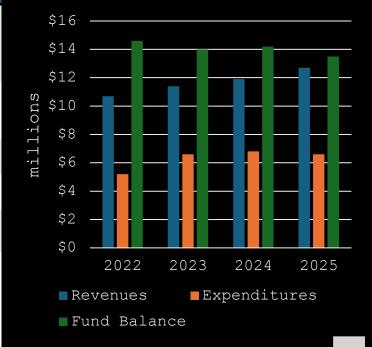
CPI (national)
HIGHER
2.7% v. 2.4%

Avg. Gas Prices STABLE \$3.15 v. \$3.16

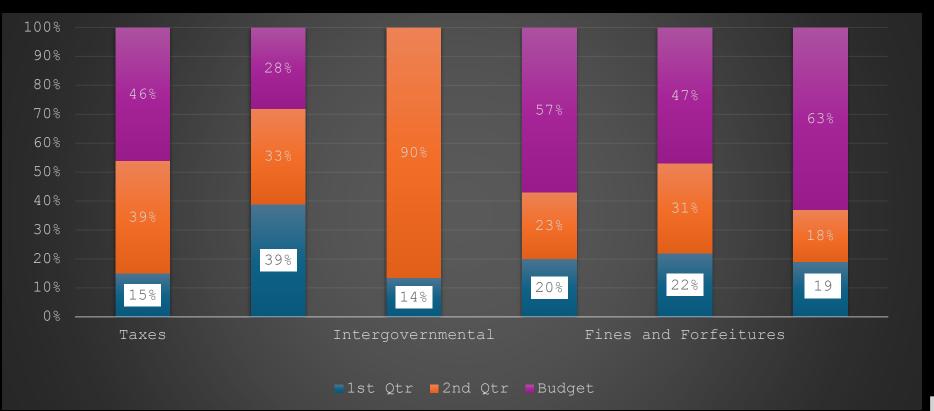


2025 2022 2023 2024 Second Second Second Second Quarter Ouarter Quarter Quarter \$11,918,81 Net revenues \$10,734,32 \$11,442,92 \$12,715,39 (less transfers) \$6,771,299 Net expenditures \$5,150,920 \$6,623,316 \$6,550,921 (less transfers) Net Cash Flow \$5,583,407 \$4,819,609 \$5,147,512 \$6,164,473 % of Budget Spent 42% 45% 43% **45**% \$13,986,13 General Fund \$14,564,12 \$14,228,63 \$13,508,02 Balance Overall Cash and \$100,801,3 \$115,932,0 \$121,801,1 \$107,773,8 25 30 58 80 Investments for All Funds Includes Includes Includes Includes Bond Bond Bond Bond Proceeds Proceeds Proceeds Proceeds

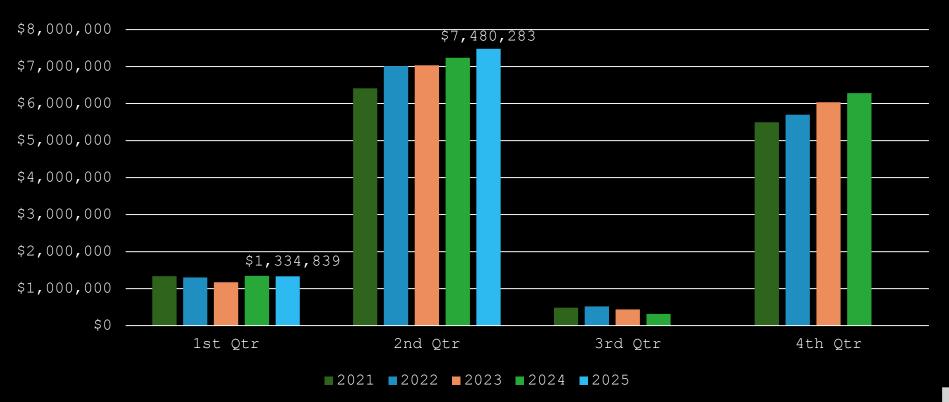
General Fund Highlights



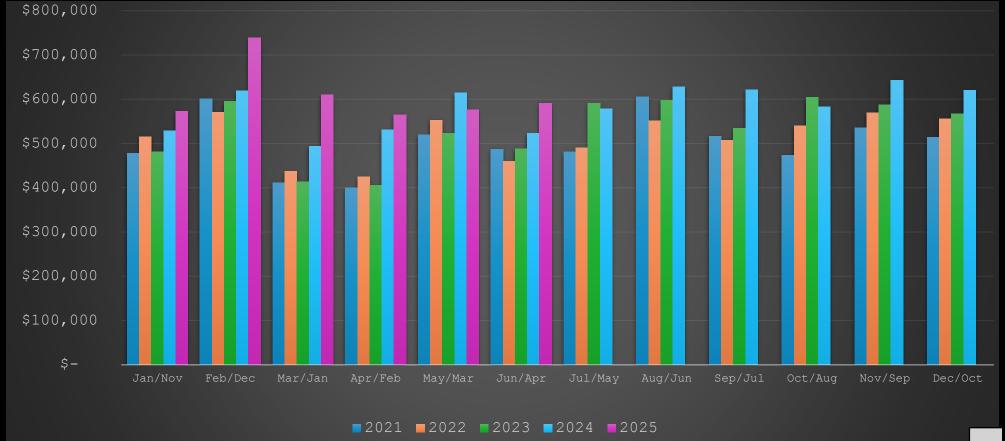
General Fund Revenues



Property Tax Collections



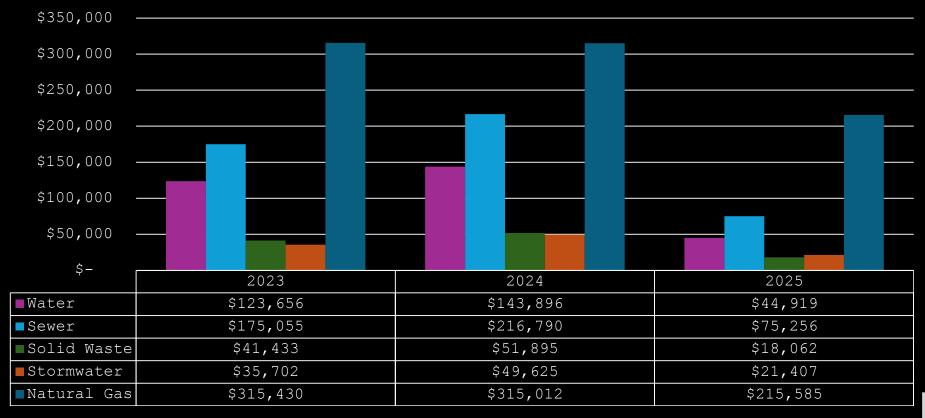
Sales and Use Tax



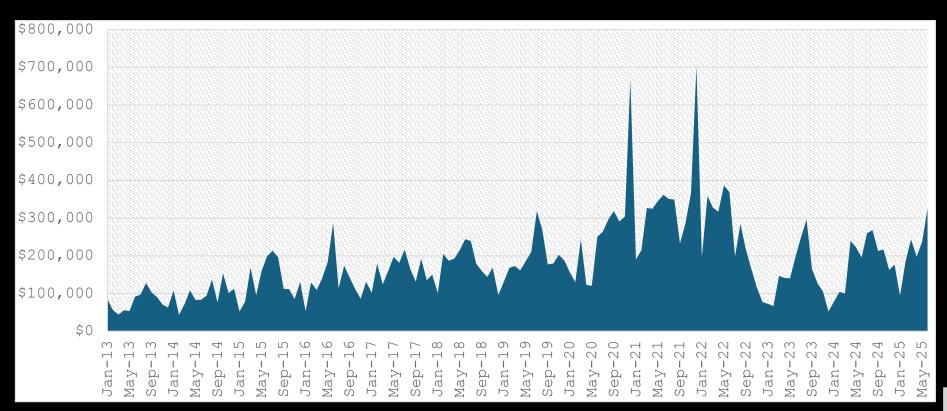
Sales and Use Tax Breakdown



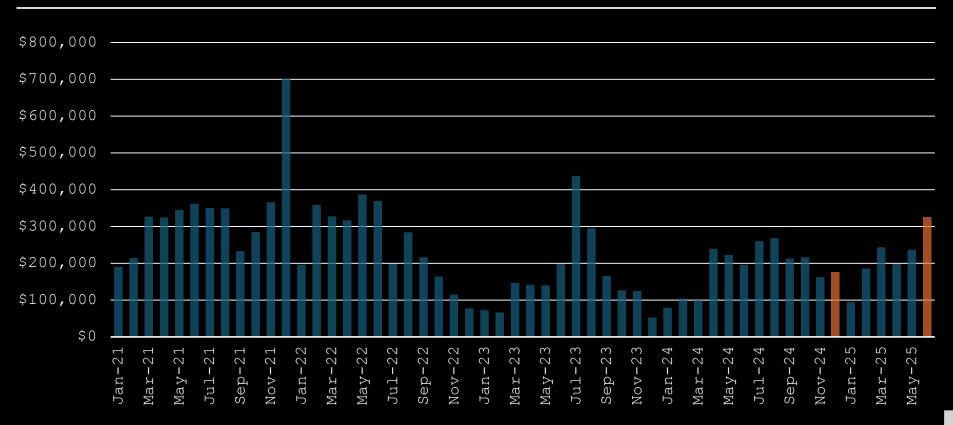
Utility Tax Collections



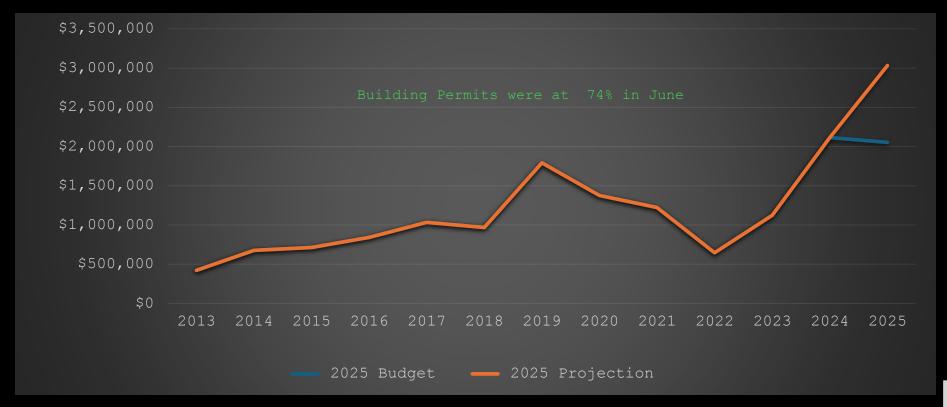
Real Estate Excise Tax



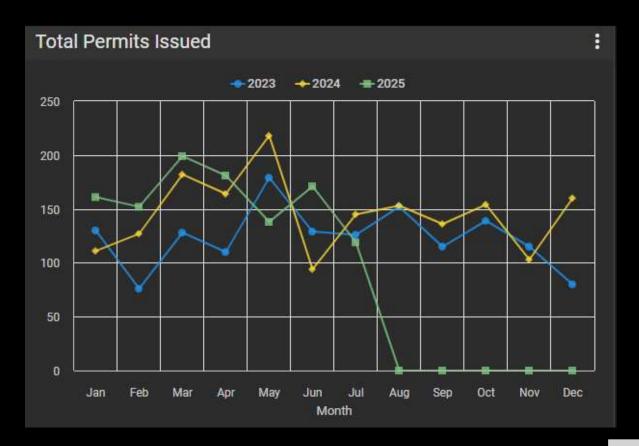
Real Estate Excise Tax



Building Permits



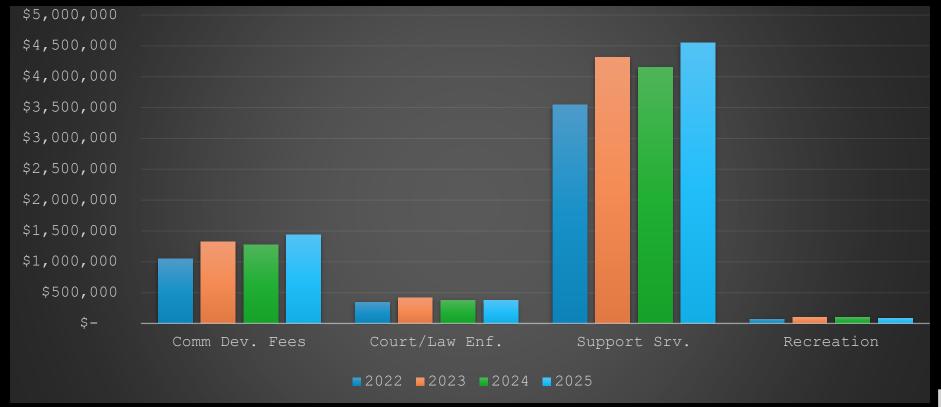
Permit Comparis on 2023-2025_



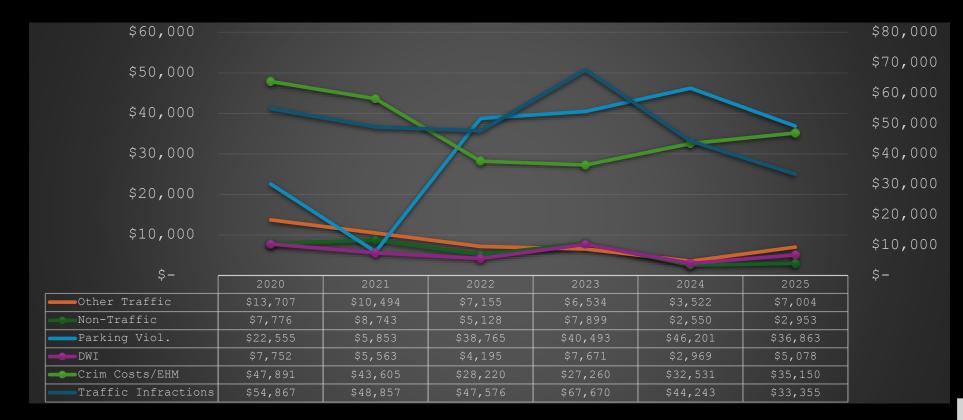
Intergovernmental



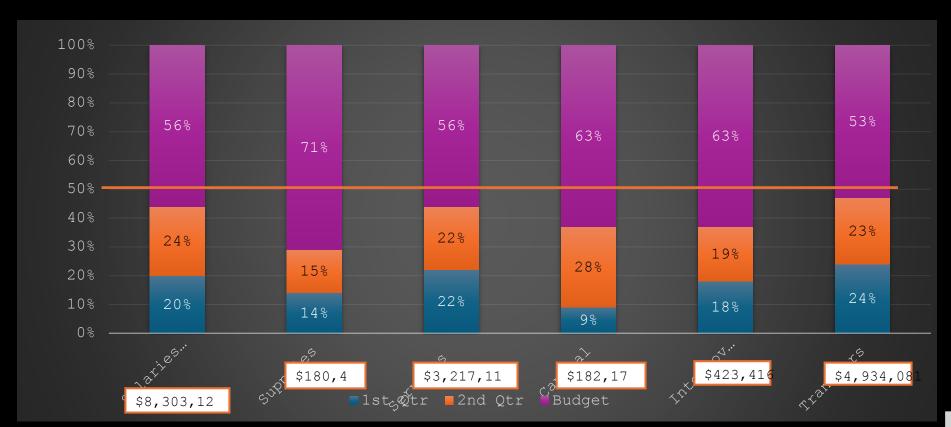
Charges for Services



Fines and Forfeitures



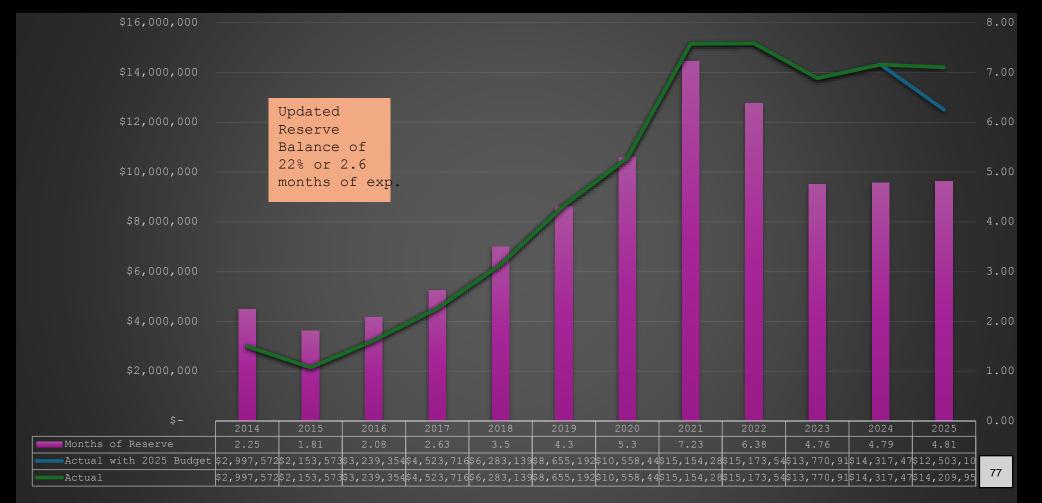
General Fund Expenditures



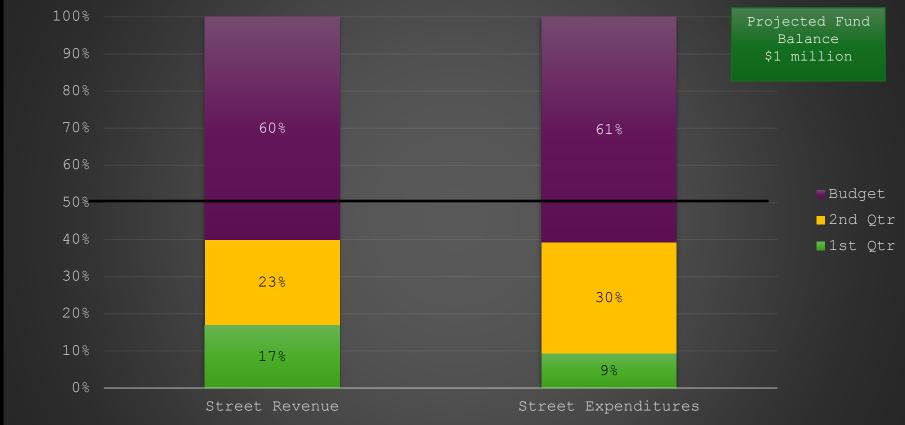
18

General Fund Balance

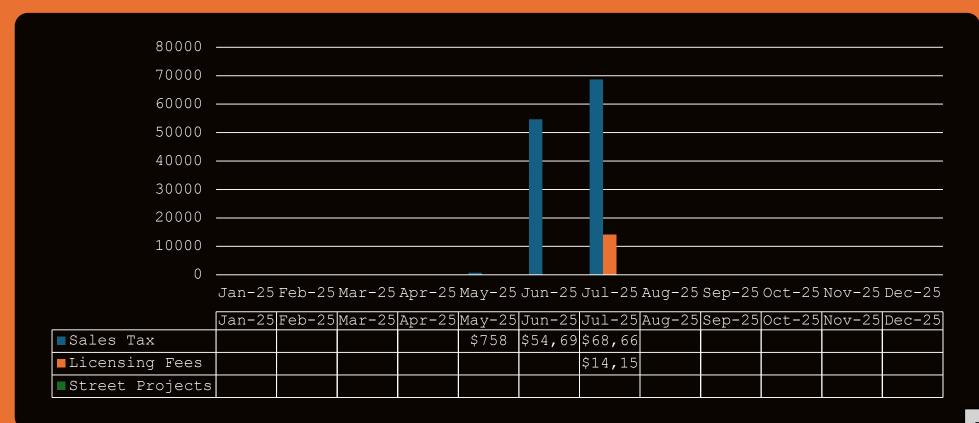




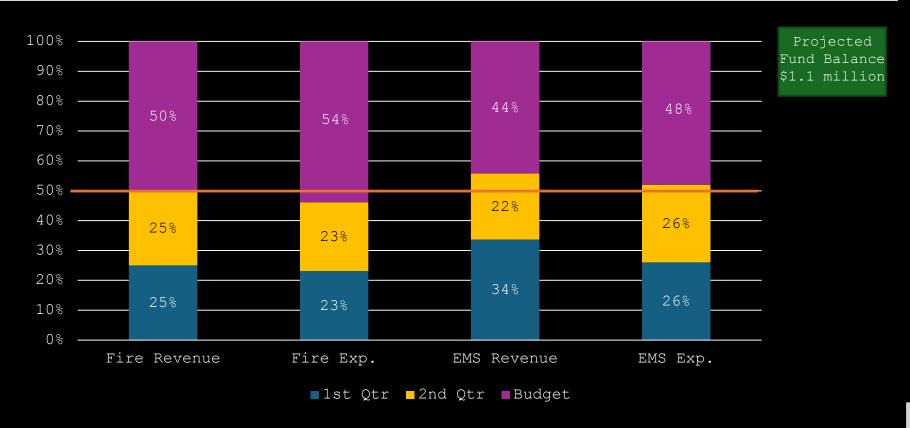
Streets



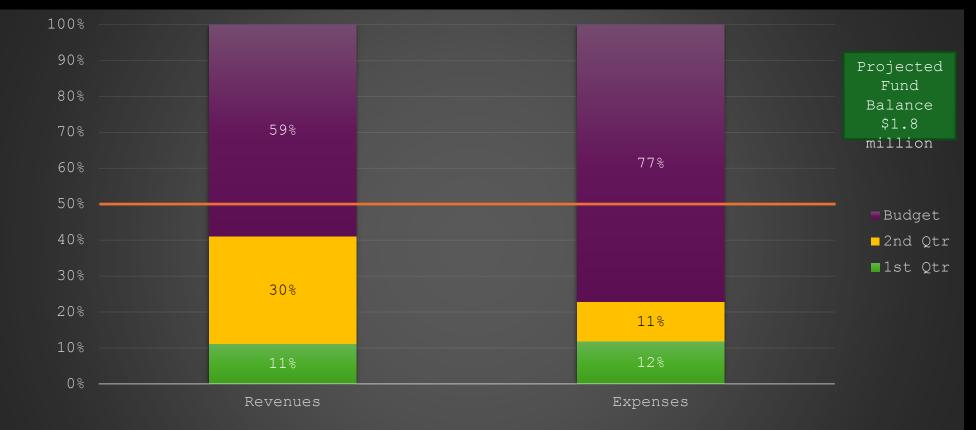
Transportation Benefit District - 2025



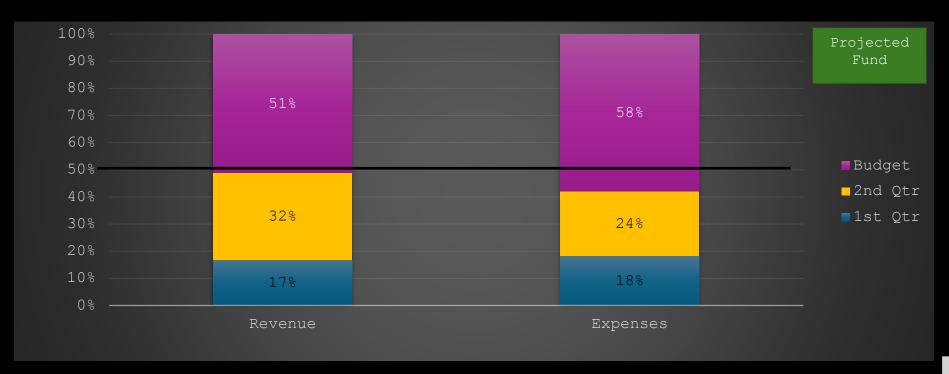
Camas/Washougal Fire and EMS



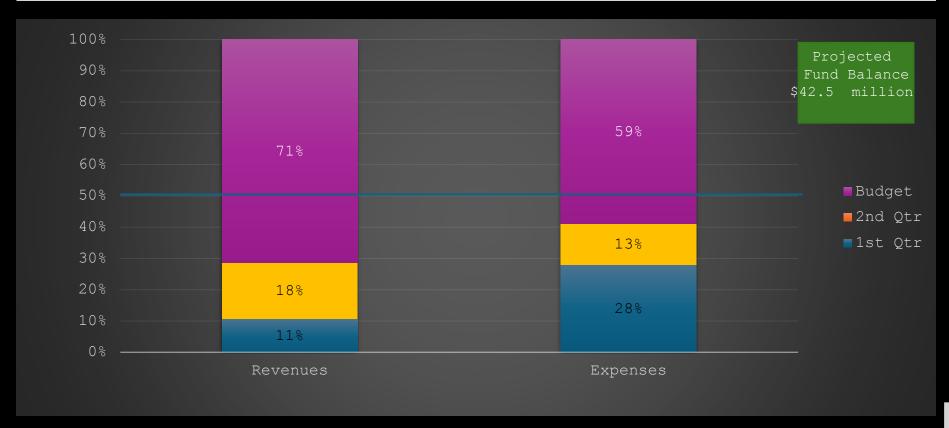
Storm Water



Solid Waste



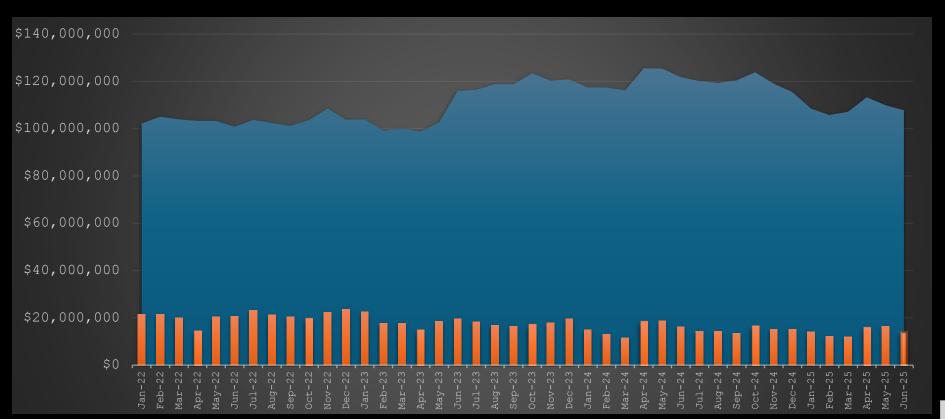
Water/Sewer



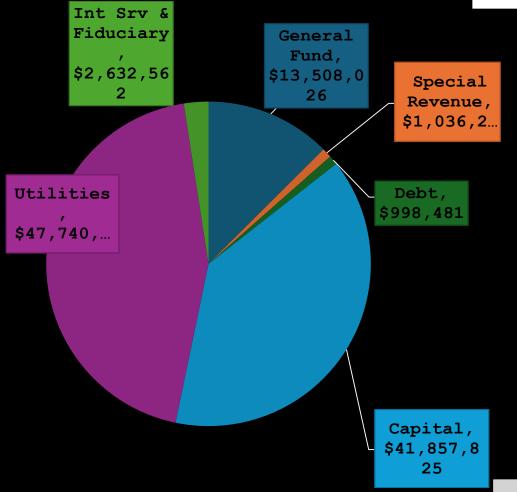
Top Ten Capital Projects Status

Project	2025 Budget	Actual YTD	Funding
Fire Station HQ	\$12,500,000	\$349 , 382	2025 UTGO Bonds
WWTP Upgrades	\$9,000,000	\$817,276	2025 Rev Bonds
NW 38 th Ave Ph 3	\$7,775,200	\$3,563,754	Fed Grant
Lower Prune Hill Reservoir	\$6,575,524	\$2,424,825	2019 Rev Bonds
Ops Center Land	\$6,000,000	\$6,108,135	2025 Rev Bonds
Crown Park Impr	\$4,522,000	\$3,692,714	PIF, REET, Grant, 2023 LTGO Bonds
PFAS Well 13 Mitig	\$4,294,886	\$450,336	2025 Rev Bonds
Facil Major Maint	\$3,759,092	\$800 , 555	2023 LTGO Bonds
Street Preservation	\$3,296,259	\$1,309,133	Streets, 2023 LTGO Bonds, TBD
Veh & Equip Repl	\$2,049,188	\$1,087,653	ERR Rates

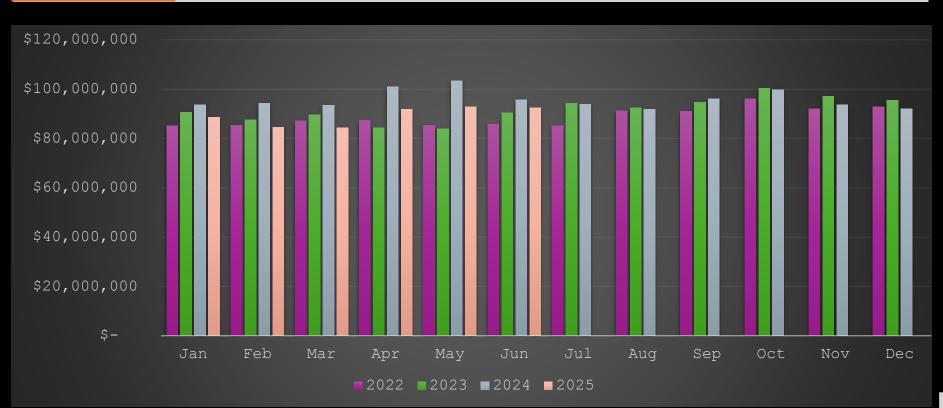
Cash and Cash Equivalent Assets



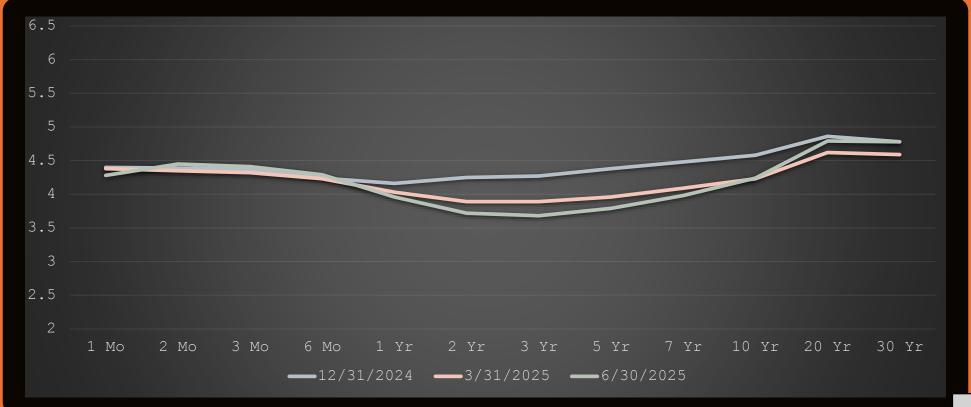
Fund Composit ion of Investme nt Portfoli \bigcirc



Investment Portfolio Balance



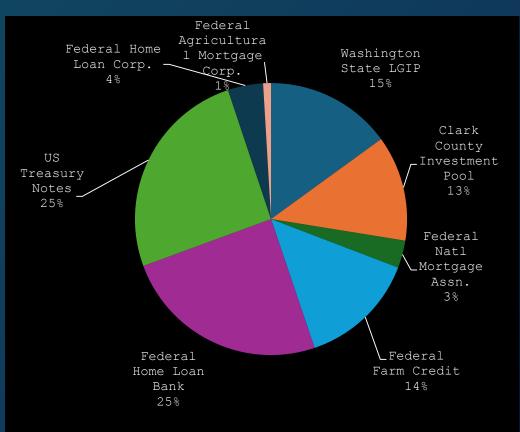
Yield Curve - Interest Rates



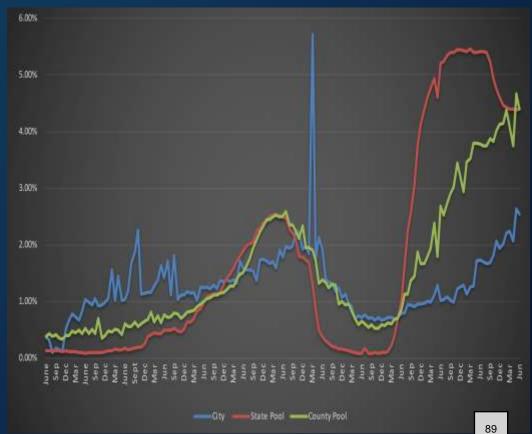
Investment Portfolio

Item 4.

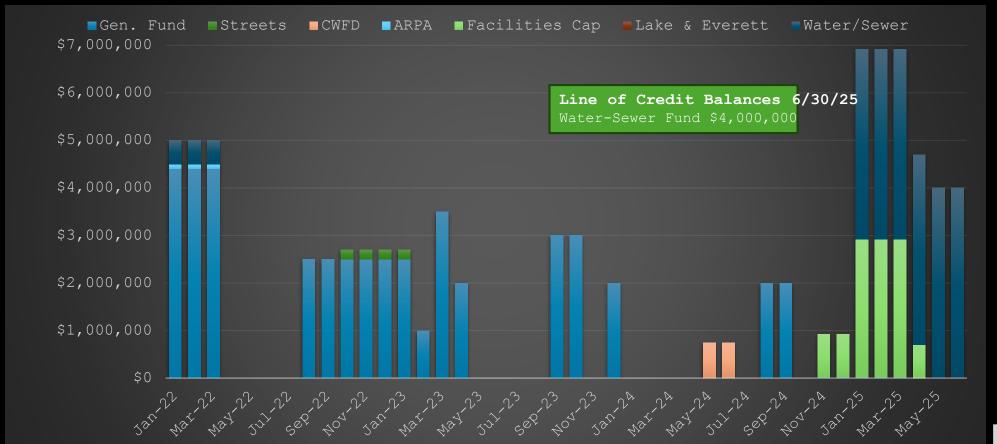
Portfolio Structure



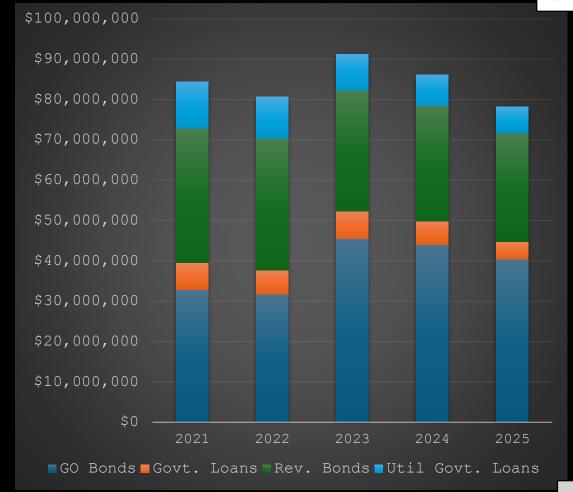
Portfolio Performance 2013-2025



Line of Credit



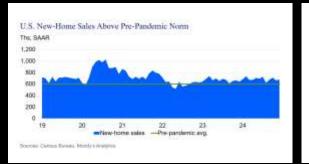
Debt Outstand ing

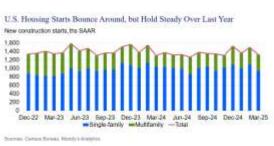


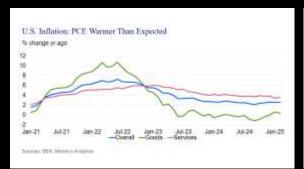
Outlook

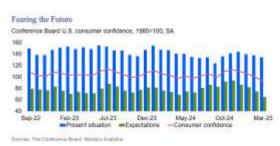
- Anticipation of two interest rate cuts by the Federal Reserve - one in September and one in December
- Labor market projections to remain steady with unemployment expected to peak to 4.6% by end of 2026. (Moody's Analytics)
- Locally, commercial and residential projects seem to be moving forward.

 Expectations for higher sales taxes, property tax new construction and real estate excise taxes











Questions