



City Council Regular Meeting Agenda
Tuesday, February 21, 2023, 7:00 PM
Council Chambers, 616 NE 4th AVE

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

To observe the meeting (no public comment ability) - go to www.cityofcamas.us/meetings and click "Watch Livestream" (left on page)

To participate in the meeting (able to public comment) - go to <https://us06web.zoom.us/j/84019673543> (public comments may be submitted to publiccomments@cityofcamas.us)

CALL TO ORDER

PLEDGE OF ALLEGIANCE

OATH OF OFFICE

1. Oath of Office – Council Member
Presenter: Shawn MacPherson, City Attorney
Time Estimate: 5 minutes

ROLL CALL

PUBLIC COMMENTS

This is the public's opportunity to comment about any item on the agenda, including items up for final Council action.

CONSENT AGENDA

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

2. [Camas City Council January 27-28, 2023 Special Meeting Minutes, and February 6, 2023 Workshop and Regular Meetings Minutes Approval](#)
3. Automated Clearing House and Claim Checks Approved by Finance Committee
4. [Final Plat Approval for CJ Dens Subdivision Phase 1 \(Submitted by Lauren Hollenbeck, Senior Planner\)](#)
5. [\\$169,900 HDR, Inc. WWTP Support Services, Task Order No. 3 \(Submitted by Rob Charles, Utilities Manager\)](#)

6. [\\$79,502 Mott MacDonald Water Rights and Well Development Assistance \(Submitted by Rob Charles, Utilities Manager\)](#)
7. \$140,312.72 for January 2023 Emergency Medical Services (EMS) Write-off Billings; \$121,963.70 for Monthly Uncollectable Balance of Medicare and Medicaid Accounts and \$18,349.02 for Ground Emergency Medical Transport funding.
(Submitted by Cathy Huber Nickerson, Finance Director)

NON-AGENDA ITEMS

8. Staff
9. Council

MAYOR

10. Mayor Announcements

MEETING ITEMS

PUBLIC COMMENTS

CLOSE OF MEETING



**City Council Special Meeting
 Planning Conference Day 1 Minutes
 Friday, January 27, 2023, 1:00 PM
 Lacamas Lake Lodge, 227 NW Lake Road**

CALL TO ORDER

Mayor Steve Hogan called the meeting to order at 1:00 PM.

Present: Council Members Marilyn Boerke, Bonnie Carter, Don Chaney, Tim Hein, Leslie Lewallen, and John Nohr

Staff: Carrie Davis, Cliff Free, Jennifer Gorsuch, Cathy Huber Nickerson, Michelle Jackson, Mitch Lackey, Trang Lam, Alan Peters, Doug Quinn, Bryan Rachal, Connie Urquhart, and Steve Wall

Press: No one from the press was present

Doug Quinn welcomed everyone and announced that Connie Urquhart and Jeff Swanson would be co-facilitators.

PLANNING CONFERENCE TOPICS

1. Parameters Around Public Bodies and Council as Part of the City Team
 Presenters: Shawn MacPherson, City Attorney, and Jeff Swanson, Exigy Consulting

MacPherson provided an overview of the Open Public Meetings Act (OPMA) and the roles of policymakers and administration. Swanson facilitated additional discussion.

The meeting recessed at 2:30 PM

The meeting resumed at 2:45 PM

2. Overview of City Strategic Priorities and Finding Our Why
 Presenters: Doug Quinn, City Administrator, Connie Urquhart, Library Director and Jeff Swanson, Exigy Consulting

Quinn, Urquhart, and Swanson conducted a visioning exercise and breakout session regarding prioritization. Discussion ensued.

3. Conclusion and Goals for Day 2
 Presenter: Doug Quinn, City Administrator

Quinn summarized Day 1 and outlined the goals for Day 2.

CLOSE OF MEETING

The meeting closed at 4:45 PM



**City Council Special Meeting Planning Conference
Day 2 Minutes
Saturday, January 28, 2023, 9:00 AM
Lacamas Lake Lodge, 227 NW Lake Road**

CALL TO ORDER

Mayor Steve Hogan called the meeting to order at 9:00 AM.

WORKSHOP TOPICS

Present: Council Members Marilyn Boerke, Bonnie Carter, Don Chaney, Tim Hein, Leslie Lewallen, and John Nohr

Staff: Carrie Davis, Chamerre Fonacier, Cliff Free, Jennifer Gorsuch, Cathy Huber Nickerson, Michelle Jackson, Mitch Lackey, Trang Lam, Alan Peters, Doug Quinn, Bryan Rachal, Connie Urquhart, and Steve Wall

Press: No one from the press was present

PLANNING CONFERENCE TOPICS

1. Overview of Current Needs and Vision and Planning for the Future
Presenters: Doug Quinn, City Administrator, Connie Urquhart, Library Director and Jeff Swanson, Exigy Consulting

Quinn, Urquhart, and Swanson conducted an exercise and breakout session related to the strengths and aspirations

The meeting recessed at 11:10 AM

The meeting resumed at 11:25 AM

2. Conclusion
Presenter: Doug Quinn, City Administrator, and Jeff Swanson, Exigy Consulting

Council completed a visioning exercise worksheet. Discussion ensued. Quinn and Swanson summarized the two-day conference.

CLOSE OF MEETING

The meeting closed at 1:00 PM



**City Council Workshop Minutes
Monday, February 06, 2023, 4:30 PM
Council Chambers, 616 NE 4th AVE**

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

CALL TO ORDER

Mayor Steve Hogan called the meeting to order at 4:30 p.m.

ROLL CALL

Present: Council Members Marilyn Boerke, Bonnie Carter, Don Chaney, Tim Hein, and Leslie Lewallen

Excused: Council Member John Nohr

Staff: James Carothers, Rob Charles, Carrie Davis, Cliff Free, Jennifer Gorsuch, Cathy Huber Nickerson, Michelle Jackson, Mitch Lackey, Trang Lam, Alan Peters, Doug Quinn, Bryan Rachal, Heather Rowley, Connie Urquhart, and Steve Wall

Press: Kelly Moyer, Camas-Washougal Post-Record (joined at 4:37 p.m.)

PUBLIC COMMENTS

Aaron Cliburn commented about the 2023 IAFF Fire-OPS 101 training in May, and invited the Council Members to attend.

WORKSHOP TOPICS

1. Community Chest Update
Presenter: Joelle Scheldorf and Dave Pinkernell, Camas-Washougal Community Chest Board Members

This item was for Council's information only.

2. Wastewater Treatment Plant (WWTP) Support Services
Presenter: Rob Charles, Utilities Manager

This item will be placed on the January 21, 2023 Consent Agenda for Council's consideration.

3. Water Rights and Well Development Assistance
Presenter: Rob Charles, Utilities Manager

This item will be placed on the January 21, 2023 Consent Agenda for Council's consideration

4. Parklets Discussion
Presenter: James Carothers, Engineering Manager and Steve Wall, Public Works Director

Carothers and Wall provided an overview Parklets. Discussion ensued. This topic will be reconsidered during future planning efforts.

5. Parks & Recreation Commission 2022 Annual Report
Presenter: Ellen Burton, Chair; Steve Lorenz, Past-Chair; Jason Irving, Vice Chair

This item was for Council's information only.

6. Staff Miscellaneous Updates
Presenter: Doug Quinn, City Administrator

Wall commented about the PFAS water test results outreach and thanked staff for their efforts in the city-wide notification process. Discussion ensued.

COUNCIL COMMENTS AND REPORTS

Hein attended the North Shore Steering Committee and the City Council Planning Conference meetings, thanked work crews for clean-up efforts on the City trails, and reminded everyone about the Ward 2 Town Hall at the J.D. Zellerbach Building on February 7, 2023.

Carter attended a Fire Joint Policy Advisory Committee (JPAC) and the City Council Planning Conference, will attend the Ward 2 Town Hall, and requested that Council meet the citizen volunteers of the City's various Boards and Commissions.

Boerke attended the City Council Planning Conference, will attend the City Council Special Meeting to interview the Council vacancy candidates, and announced the Ward 1 Town Hall at the Camas Library on February 28, 2023.

Lewallen will attend a dinner at Camas Washougal Fire Station (CWFD) Station 41, requested a future workshop topic regarding a comprehensive tree program, and stated that the Ward 3 Town Hall will be scheduled after the vacant Council seat has been filled.

Chaney attended the City Council Planning Conference, commented about the forthcoming Clark Regional Emergency Services Agency (CRESA) assessment, and about JPAC meetings format.

Mayor commented about two ceremonial items tonight's regular agenda and about the JPAC meetings format.

PUBLIC COMMENTS

Wayne Pattison, Camas, commented about the reopening of the Treasure House and the need for volunteers.

Ellen Burton, Camas, commented about Chaney's years of service.

CLOSE OF MEETING

The meeting closed at 6:11 p.m.



City Council Regular Meeting Minutes
Monday, February 06, 2023, 7:00 PM
Council Chambers, 616 NE 4th AVE

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

CALL TO ORDER

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

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Council Members Marilyn Boerke, Don Chaney, Tim Hein, and Leslie Lewallen

Excused: Council Members Bonnie Carter and John Nohr

Staff: James Carothers, Carrie Davis, Cliff Free, Jennifer Gorsuch, Cathy Huber Nickerson, Michelle Jackson, Mitch Lackey, Trang Lam, Shawn MacPherson, Alan Peters, Doug Quinn, Bryan Rachal, Heather Rowley, Connie Urquhart, and Steve Wall

Press: No one from the press was present

PUBLIC COMMENTS

This is the public's opportunity to comment about any item on the agenda, including items up for final Council action.

Randal Friedman, Camas, commented about public energy use and solar power.

Deborah Nagano, Camas, commented.

John Ley commented about agenda item 11, the AFSCME Collective Bargaining Agreement.

CEREMONIAL ITEM

1. Recognition of 25-Year Anniversary for Scot Boyles, Police Sergeant
 Presenter: Mitch Lackey, Police Chief

Lackey thanked Boyles for his years of service and presented him with his 25-Year Service pin.

CONSENT AGENDA

2. January 17, 2023 Camas City Council Workshop and Regular Meeting Minutes

3. \$949,743.65 Automated Clearing House and Claim Checks Numbered 153161 to 153312; \$2,985,705.77 Automated Clearing House, Direct Deposit and Payroll Accounts Payable Checks Numbered 153186 through 153193
4. W. Todd Pascoe Indigent Defense Services Contract Amendment 1 (Submitted by Jennifer Gorsuch, Administrative Services Director)

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

NON-AGENDA ITEMS

5. Staff

There were no updates from staff.

6. Council

Hein reminded everyone about the Ward 2 Town Hall on February 7, 2023.

Lewallen congratulated Chaney regarding his recognition for 50 years of service to the City.

Boerke thanked Library Director Connie Urquhart for facilitating the City Council Planning Conference.

MAYOR

7. Mayor Announcements

8. Council Member Don Chaney 50-Years of Service Recognition

Mayor Hogan thanked Chaney for his years of service and presented him with an ceremonial plaque.

9. Black History Month Proclamation

Mayor Hogan proclaimed February as Black History Month in the City of Camas.

MEETING ITEMS

10. Ordinance No. 23-001 Relating to Compost Procurement Requirements
Presenter: James Carothers, Engineering Manager

It was moved by Hein, and seconded, that Ordinance No. 23-001 be adopted and published according to law. The motion carried unanimously.

11. 2023-2026 Collective Bargaining Agreement between the City of Camas and AFSCME, Local 307CC
Presenter: Jennifer Gorsuch, Administrative Services Director

It was moved by Hein, and seconded, to approve the 2023-2026 AFSCME, Local 307CC Collective Bargaining Agreement as presented and authorize the Mayor and City Administrator to sign this 3-year agreement. The motion carried unanimously.

PUBLIC COMMENTS

Brian Wiklem, Camas, commented about an earlier public comment.

EXECUTIVE SESSION

12. Executive Session – Topic: Potential Litigation (RCW 42.30.110)

Mayor Hogan stated that the Executive Session was scheduled to last approximately 10 minutes.

Mayor Hogan recessed the meeting at 7:50 p.m.

The Council met in Executive Session regarding potential litigation. Elected officials present were Mayor Hogan and Council Members Boerke, Chaney, Hein, and Lewallen. Others present were City Attorney Shawn MacPherson, City Administrator Doug Quinn, and Engineering Manager James Carothers.

Mayor Hogan reconvened the meeting at 8:00 p.m.

CLOSE OF MEETING

The meeting closed at 8:00 p.m.



Staff Report – Consent Agenda

February 21, 2023, Council Regular Meeting

Final Plat Approval for CJ Dens Subdivision Phase 1 (Submitted by Lauren Hollenbeck, Senior Planner)

Phone	Email
360.817. 1568	lhollenbeck@cityofcamas.us

BACKGROUND: CJ Dens is a three phased subdivision located north of Leadbetter Road and east of the Deerhaven subdivision. The agenda item includes Phase 1 of the development.

LOCATION: 715 SE Leadbetter Road
Parcel Numbers 177906000, 178172000, 178236000

OWNER: Arroyo Cap II-1, LLC
18575 Jamboree Road, Suite 350
Irvine, California 92612

ZONING: Single Family Residential (R-7.5)

TOTAL SITE AREA: 49.62 acres

LOTS: 71 residential lots in Phase 1

SUMMARY: A public hearing before the Hearings Examiner was held on May 25, 2021, and a land use decision with conditions of approval was issued for the CJ Dens subdivision on July 16, 2021.

The applicant is requesting final plat approval as most of the site improvements have been completed and is proposing to bond for the remaining site improvements per Camas Municipal Code (CMC) section 17.21.040.

Staff has reviewed the final plat drawings, lot closures, CC&R's and all other associated final platting documents including the bonding.

FINAL PLAT APPROVAL CRITERIA (CMC 17.21.060.E):

1. That the proposed final plat bears the required certificates and statements of approval;
2. That the title insurance report furnished by the developer/owner confirms the title of the land, and the proposed subdivision is vested in the name of the owner(s) whose signature(s) appears on the plat certificate;
3. That the facilities and improvements required to be provided by the

developer/owner have been completed or, alternatively, that the developer/owner has submitted with the proposed final plat an improvement bond or other security in conformance with CMC 17.21.040;

4. That the plat is certified as accurate by the land surveyor responsible for the plat;
5. That the plat is in substantial conformance with the approved preliminary plat; and
6. That the plat meets the requirements of Chapter 58.17 RCW and other applicable state and local laws which were in effect at the time of preliminary plat approval.

Finding: Staff finds the submitted plat meets the requirements of CMC 17.21.060.E listed above, is consistent with the applicable conditions of approval, and with the applicable state and local regulations.

BENEFITS TO THE COMMUNITY: The development of this site implements several Comprehensive Plan goals and policies, including the Park and Open Space Comprehensive Plan and the Camas Municipal Code, as discussed in the staff report to the Hearings Examiner.

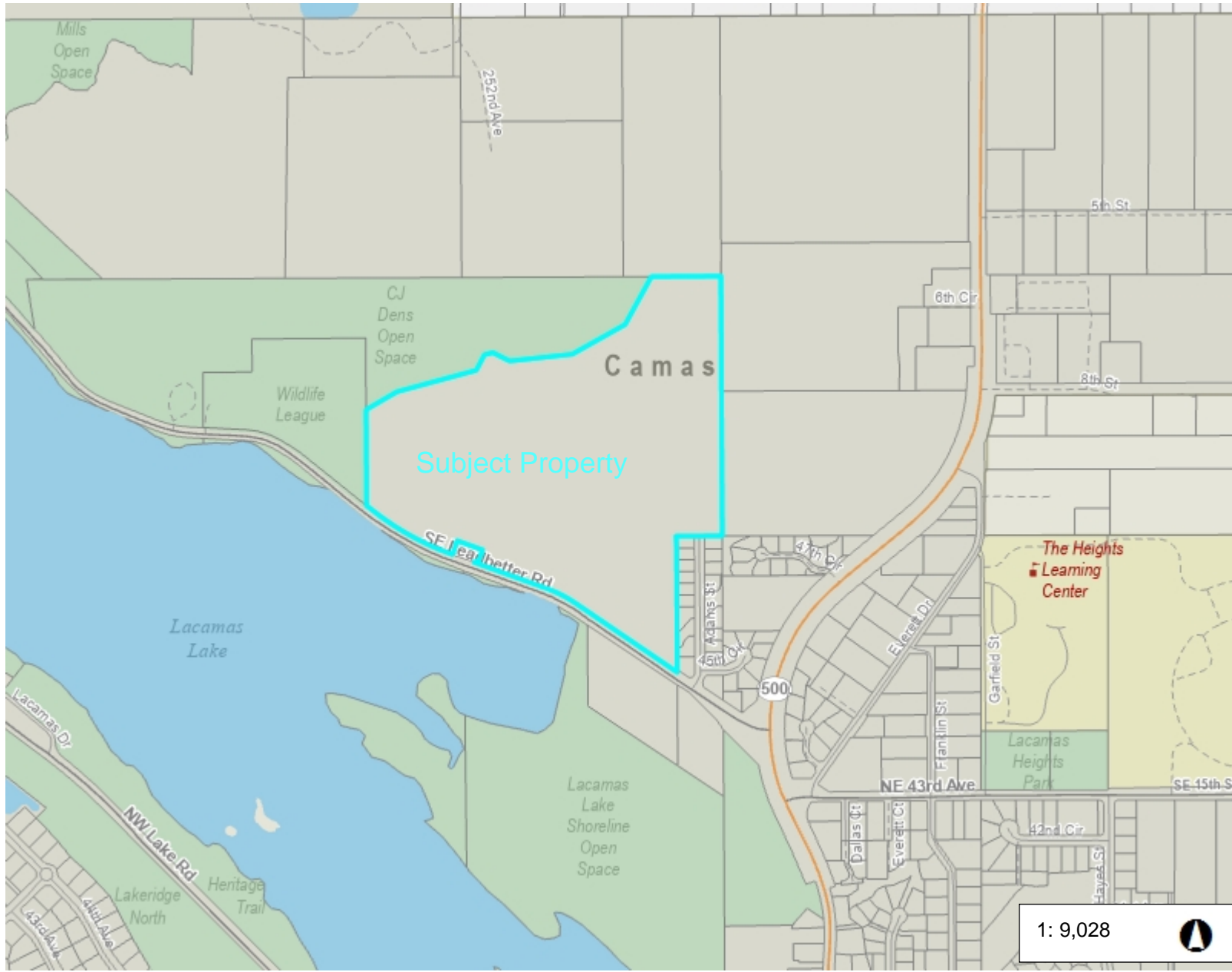
BUDGET IMPACT: Revenues will be generated from building permits issued for the 71 new residential lots.

RECOMMENDATION: Staff recommends that Council approve the final plat for CJ Dens Phase 1.



715 SE Leadbetter Road

Item 4.



Legend

Taxlots

Notes:

1: 9,028

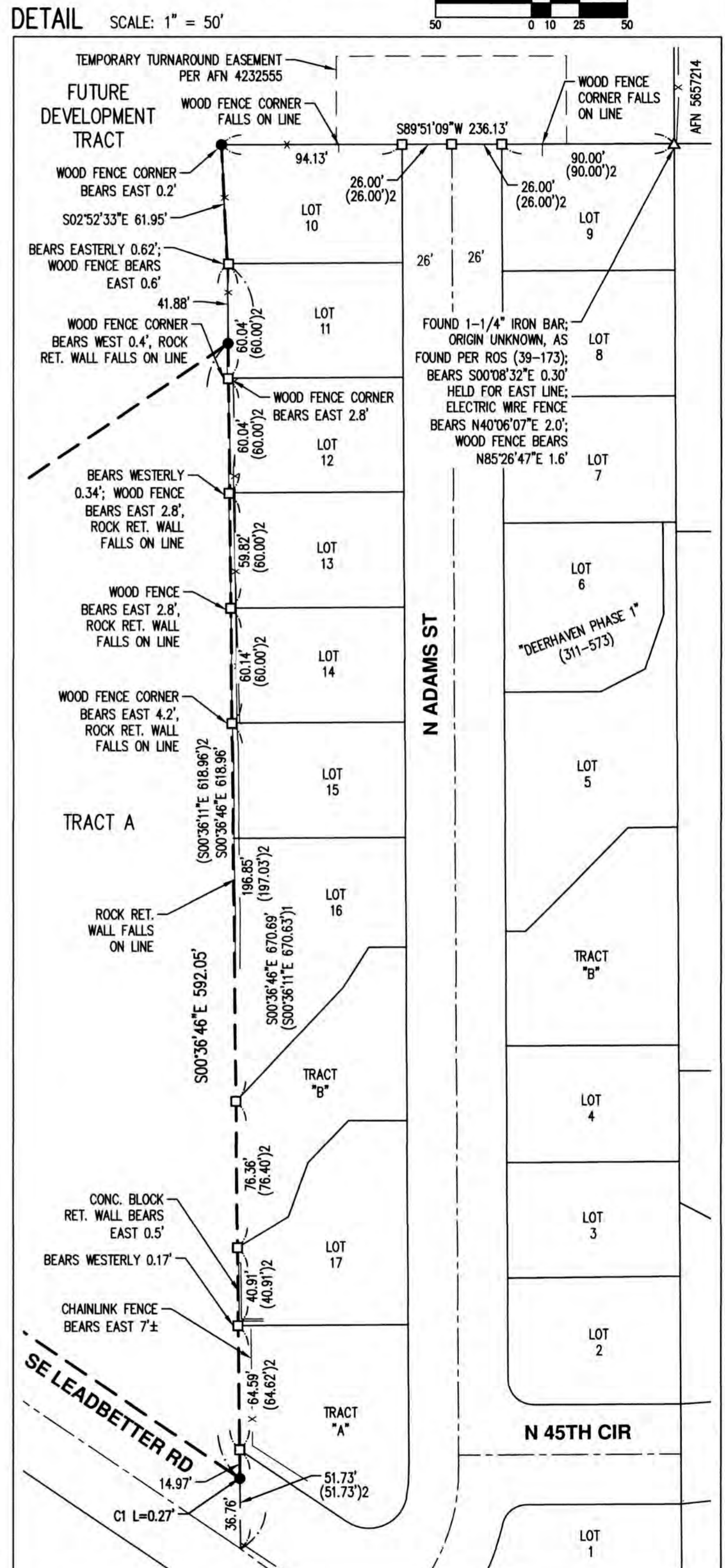
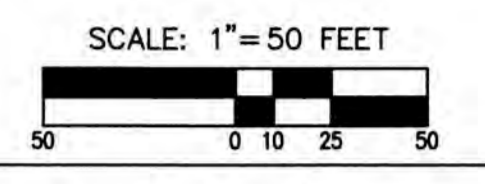
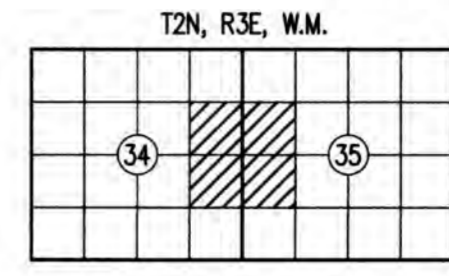
1,504.7 0 752.33 1,504.7 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
Clark County, WA. GIS - <http://gis.clark.wa.gov>

This map was generated by Clark County's "MapsOnline" website. Clark County does not warrant the accuracy, reliability or timeliness of any information on this map, and shall not be held liable for losses caused by using this information.

CJ DENS SUBDIVISION PHASE 1

(A PLAT COMMUNITY AS DEFINED IN WUCIOA)
LOCATED IN THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 34,
AND THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 35,
TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
(FINAL ORDER #SUB20-02)
DECEMBER 2022



LAND INVENTORY

TOTAL ACREAGE: 49.61 ACRES

TOTAL DEVELOPED ACREAGE: 32.05 ACRES

TOTAL LOT AREA: 11.36 ACRES

TOTAL INFRASTRUCTURE ACREAGE: 4.30 ACRES

TOTAL TRACT AREA: 16.39 ACRES

TOTAL ACREAGE OF CRITICAL AREAS: 15.95 ACRES

TOTAL ACREAGE OF RECREATIONAL OPEN SPACES: 0.26 ACRES

NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH THE OUTER BOUNDARY OF THE PROPERTY DESCRIBED IN AUDITOR'S FILE NUMBER 5952433, TO SUBDIVIDE LOTS AND TRACTS, TO CREATE ROADS TO BE DEDICATED TO THE CITY OF CAMAS, AS WELL AS CREATE NECESSARY EASEMENTS AS SHOWN.

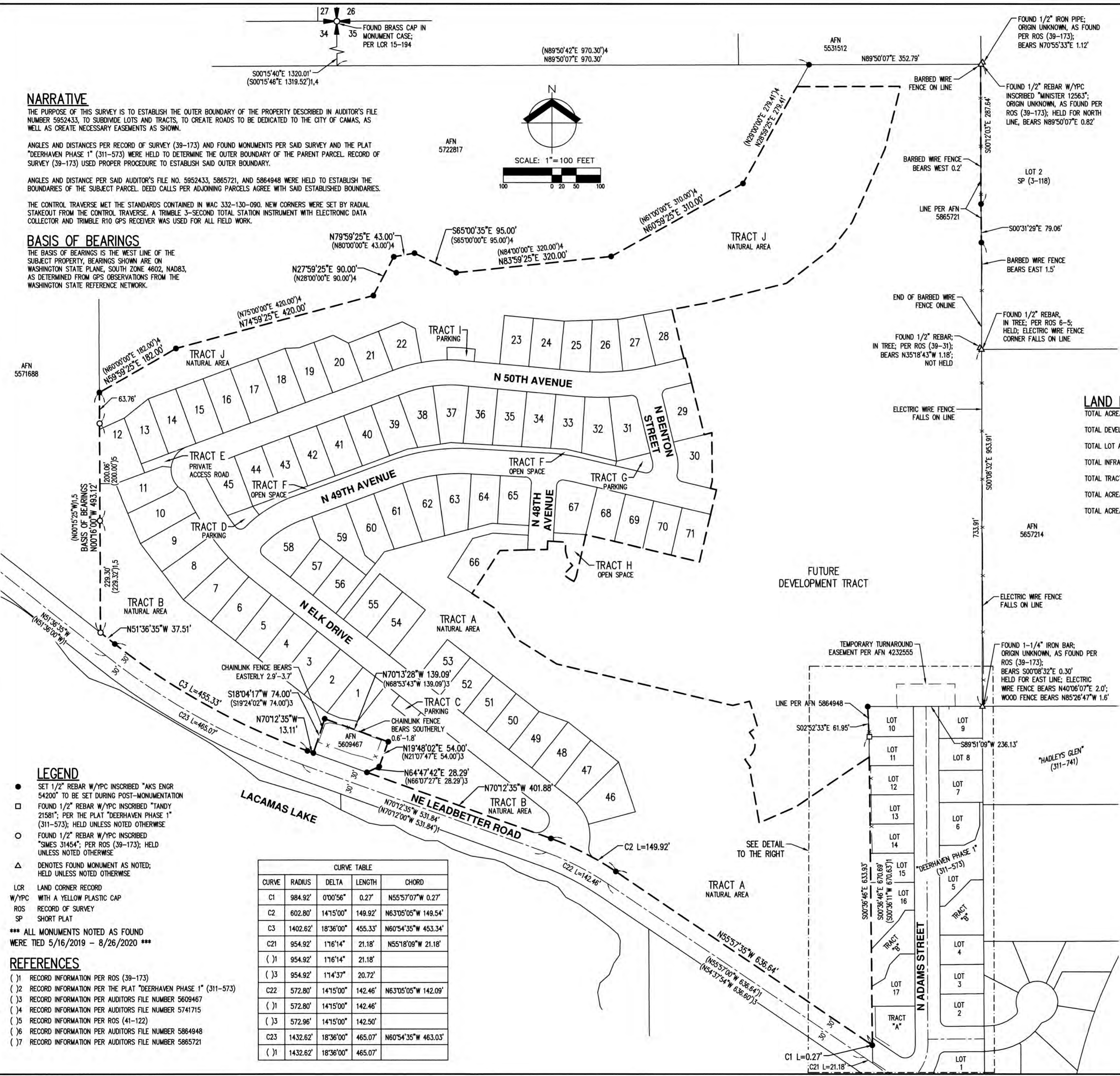
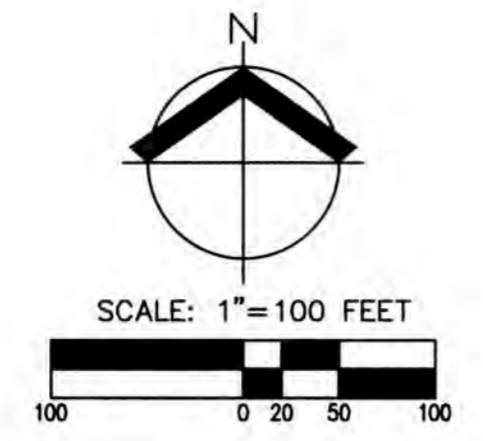
ANGLES AND DISTANCES PER RECORD OF SURVEY (39-173) AND FOUND MONUMENTS PER SAID SURVEY AND THE PLAT "DEERHAVEN PHASE 1" (311-573) WERE HELD TO DETERMINE THE OUTER BOUNDARY OF THE PARENT PARCEL. RECORD OF SURVEY (39-173) USED PROPER PROCEDURE TO ESTABLISH SAID OUTER BOUNDARY.

ANGLES AND DISTANCE PER SAID AUDITOR'S FILE NO. 5952433, 5865721, AND 5864948 WERE HELD TO ESTABLISH THE BOUNDARIES OF THE SUBJECT PARCEL. DEED CALLS PER ADJOINING PARCELS AGREE WITH SAID ESTABLISHED BOUNDARIES.

THE CONTROL TRAVERSE MET THE STANDARDS CONTAINED IN WAC 332-130-090. NEW CORNERS WERE SET BY RADIAL STAKEOUT FROM THE CONTROL TRAVERSE. A TRIMBLE 3-SECOND TOTAL STATION INSTRUMENT WITH ELECTRONIC DATA COLLECTOR AND TRIMBLE R10 GPS RECEIVER WAS USED FOR ALL FIELD WORK.

BASIS OF BEARINGS

THE BASIS OF BEARINGS IS THE WEST LINE OF THE SUBJECT PROPERTY, BEARINGS SHOWN ARE ON WASHINGTON STATE PLANE, SOUTH ZONE 4602, NAD83, AS DETERMINED FROM GPS OBSERVATIONS FROM THE WASHINGTON STATE REFERENCE NETWORK.



- LEGEND**
- SET 1/2" REBAR W/YPC INSCRIBED "AKS ENGR 54200" TO BE SET DURING POST-MONUMENTATION
 - FOUND 1/2" REBAR W/YPC INSCRIBED "TANDY 21581"; PER THE PLAT "DEERHAVEN PHASE 1" (311-573); HELD UNLESS NOTED OTHERWISE
 - FOUND 1/2" REBAR W/YPC INSCRIBED "SIMES 31454"; PER ROS (39-173); HELD UNLESS NOTED OTHERWISE
 - △ DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
 - LCR LAND CORNER RECORD
 - W/YPC WITH A YELLOW PLASTIC CAP
 - ROS RECORD OF SURVEY
 - SP SHORT PLAT
- *** ALL MONUMENTS NOTED AS FOUND WERE TIED 5/16/2019 - 8/26/2020 ***

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	984.92'	0°00'56"	0.27'	N55°57'07"W 0.27'
C2	602.80'	14°15'00"	149.92'	N63°05'05"W 149.54'
C3	1402.62'	18°36'00"	455.33'	N60°54'35"W 453.34'
C21	954.92'	1°16'14"	21.18'	N55°18'09"W 21.18'
()	954.92'	1°16'14"	21.18'	
()	954.92'	1°14'37"	20.72'	
C22	572.80'	14°15'00"	142.46'	N63°05'05"W 142.09'
()	572.80'	14°15'00"	142.46'	
()	572.96'	14°15'00"	142.50'	
C23	1432.62'	18°36'00"	465.07'	N60°54'35"W 463.03'
()	1432.62'	18°36'00"	465.07'	



12/13/22

SHEET 2 OF 9

JOB NAME: CJ DENS
JOB NUMBER: 5504-01
DRAWN BY: CJC
CHECKED BY: JOH
DRAWING NO.: 5504-01CLPAT PH1

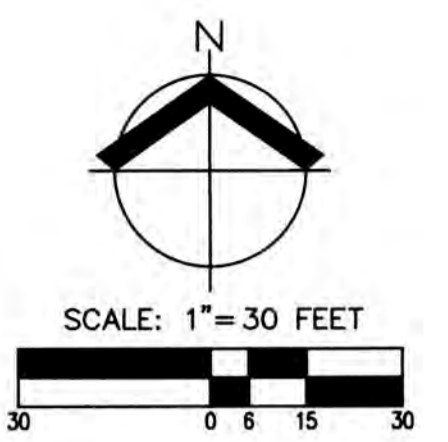
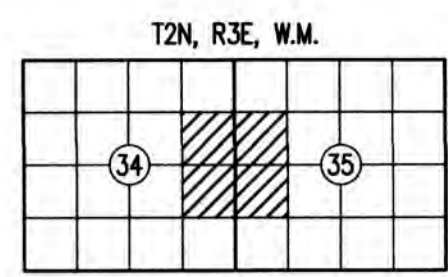
AKS ENGINEERING & FORESTRY, LLC
9600 NE 126TH AVE, STE 2520
VANCOUVER, WA 98682
360.882.0419
WWW.AKS-ENG.COM

AKS

ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

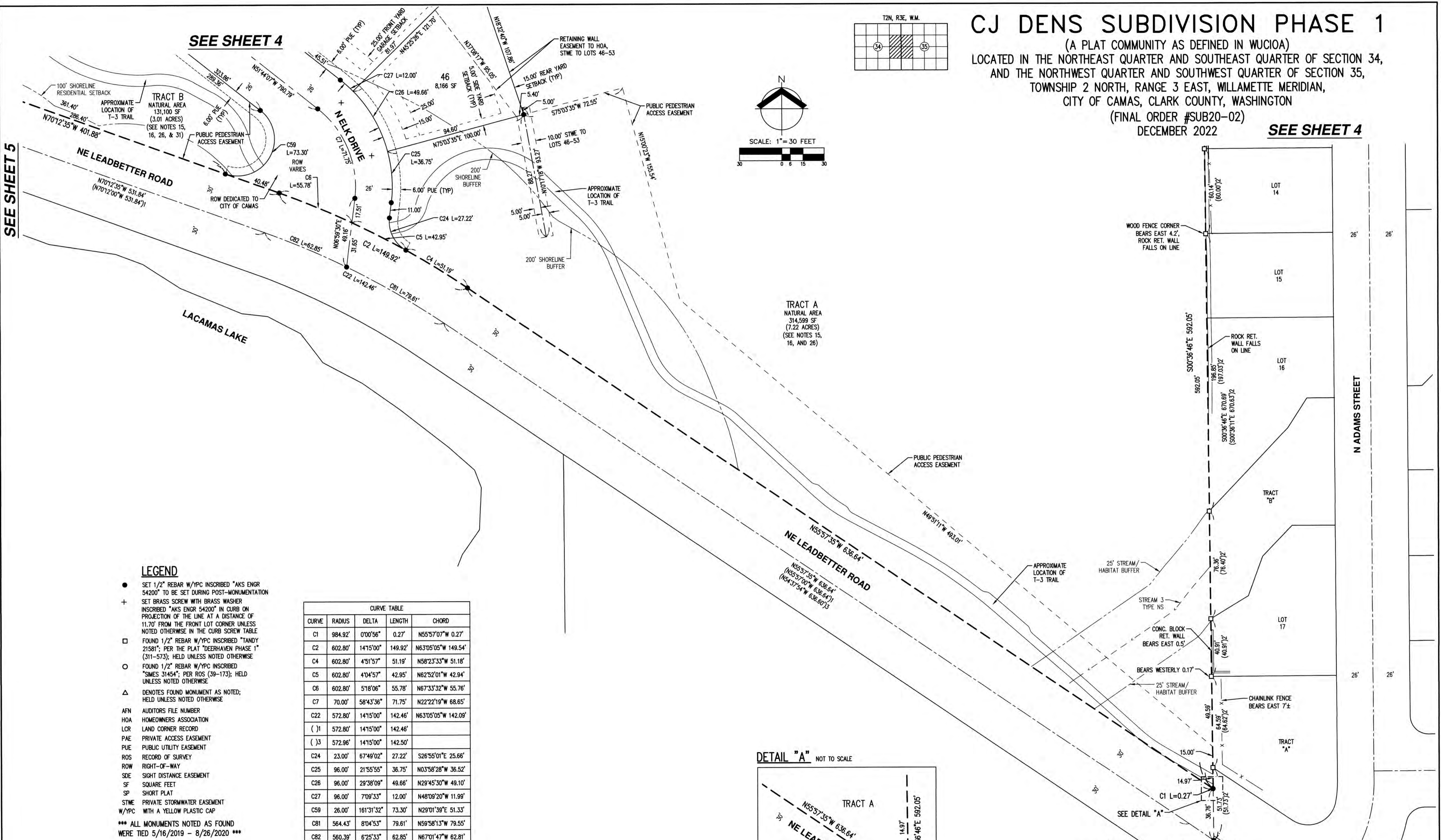
CJ DENS SUBDIVISION PHASE 1

(A PLAT COMMUNITY AS DEFINED IN WUCIOA)
LOCATED IN THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 34,
AND THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 35,
TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
(FINAL ORDER #SUB20-02)
DECEMBER 2022



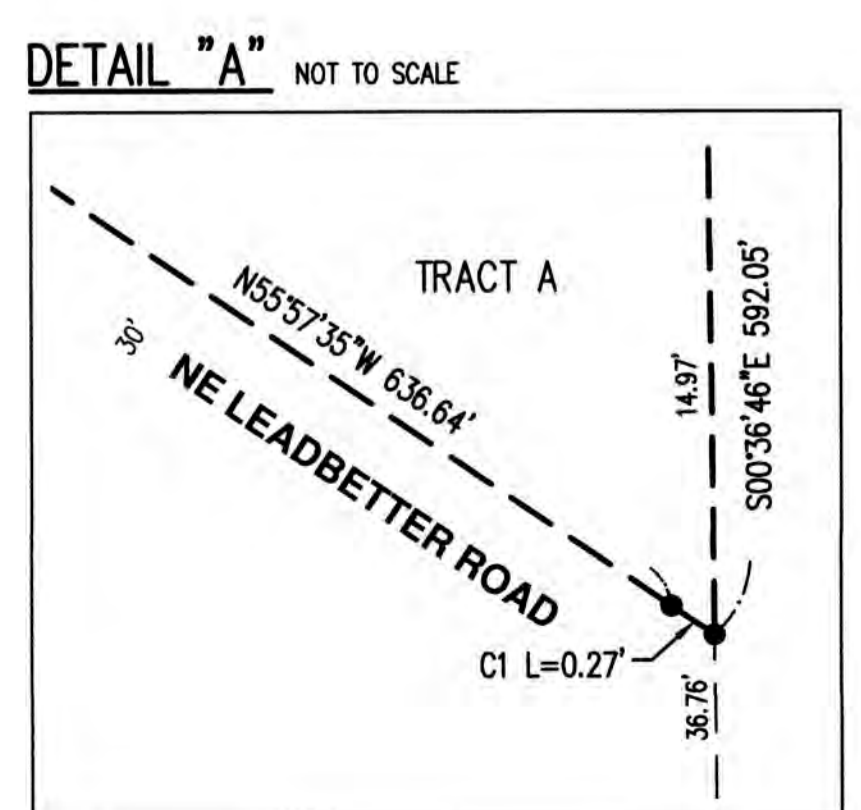
SEE SHEET 4

SEE SHEET 5



- LEGEND**
- SET 1/2" REBAR W/YPC INSCRIBED "AKS ENGR 54200" TO BE SET DURING POST-MONUMENTATION
 - + SET BRASS SCREW WITH BRASS WASHER INSCRIBED "AKS ENGR 54200" IN CURB ON PROJECTION OF THE LINE AT A DISTANCE OF 11.70' FROM THE FRONT LOT CORNER UNLESS NOTED OTHERWISE IN THE CURB SCREW TABLE
 - FOUND 1/2" REBAR W/YPC INSCRIBED "TANDY 21581"; PER THE PLAT "DEERHAVEN PHASE 1" (311-573); HELD UNLESS NOTED OTHERWISE
 - FOUND 1/2" REBAR W/YPC INSCRIBED "SIMES 31454"; PER ROS (39-173); HELD UNLESS NOTED OTHERWISE
 - △ DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
 - AFN AUDITORS FILE NUMBER
 - HOA HOMEOWNERS ASSOCIATION
 - LCR LAND CORNER RECORD
 - PAE PRIVATE ACCESS EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - ROS RECORD OF SURVEY
 - ROW RIGHT-OF-WAY
 - SDE SIGHT DISTANCE EASEMENT
 - SF SQUARE FEET
 - SP SHORT PLAT
 - STME PRIVATE STORMWATER EASEMENT
 - W/YPC WITH A YELLOW PLASTIC CAP
- *** ALL MONUMENTS NOTED AS FOUND WERE TIED 5/16/2019 - 8/26/2020 ***

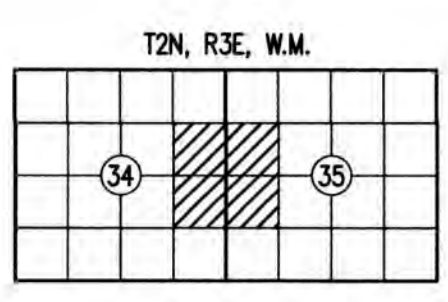
CURVE TABLE				
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C2	602.80'	14°15'00"	149.92'	N63°05'05"W 149.54'
C4	602.80'	4°51'57"	51.19'	N58°23'33"W 51.18'
C5	602.80'	4°04'57"	42.95'	N62°52'01"W 42.94'
C6	602.80'	5°18'06"	55.78'	N67°33'32"W 55.76'
C7	70.00'	58°43'36"	71.75'	N22°22'19"W 68.65'
C22	572.80'	14°15'00"	142.46'	N63°05'05"W 142.09'
()1	572.80'	14°15'00"	142.46'	
()3	572.96'	14°15'00"	142.50'	
C24	23.00'	67°49'02"	27.22'	S26°55'01"E 25.66'
C25	96.00'	21°55'55"	36.75'	N03°58'28"W 36.52'
C26	96.00'	29°38'09"	49.66'	N29°45'30"W 49.10'
C27	96.00'	7°09'33"	12.00'	N48°09'20"W 11.99'
C59	26.00'	161°31'32"	73.30'	N29°01'39"E 51.33'
C81	564.43'	8°04'53"	79.61'	N59°58'13"W 79.55'
C82	560.39'	6°25'33"	62.85'	N67°01'47"W 62.81'



SHEET 3 OF 9

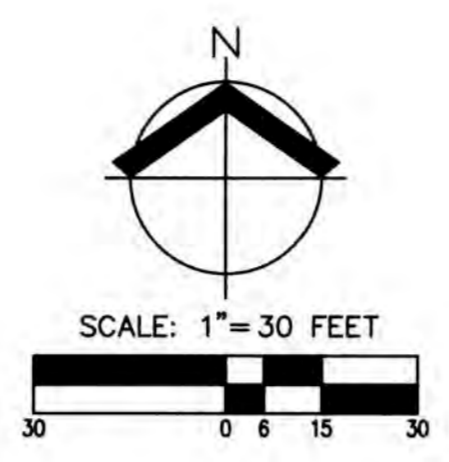
12/13/22

JOB NAME:	CJ DENS	AKS ENGINEERING & FORESTRY, LLC 9600 NE 126TH AVE, STE 2520 VANCOUVER, WA 98682 360.882.0419 WWW.AKS-ENG.COM
JOB NUMBER:	5504-01	
DRAWN BY:	CJC	
CHECKED BY:	JOH	
DRAWING NO.:	5504-01CPLAT PH1	ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE



CJ DENS SUBDIVISION PHASE 1

(A PLAT COMMUNITY AS DEFINED IN WUCIOA)
LOCATED IN THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 34,
AND THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 35,
TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
(FINAL ORDER #SUB20-02)
DECEMBER 2022



CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C7	70.00'	58°43'36"	71.75'	N22°22'19"W 68.65'
C26	96.00'	29°38'09"	49.66'	N29°45'30"W 49.10'
C27	96.00'	7°09'33"	12.00'	N48°09'20"W 11.99'
C34	30.00'	84°58'16"	44.49'	S06°35'53"W 40.52'

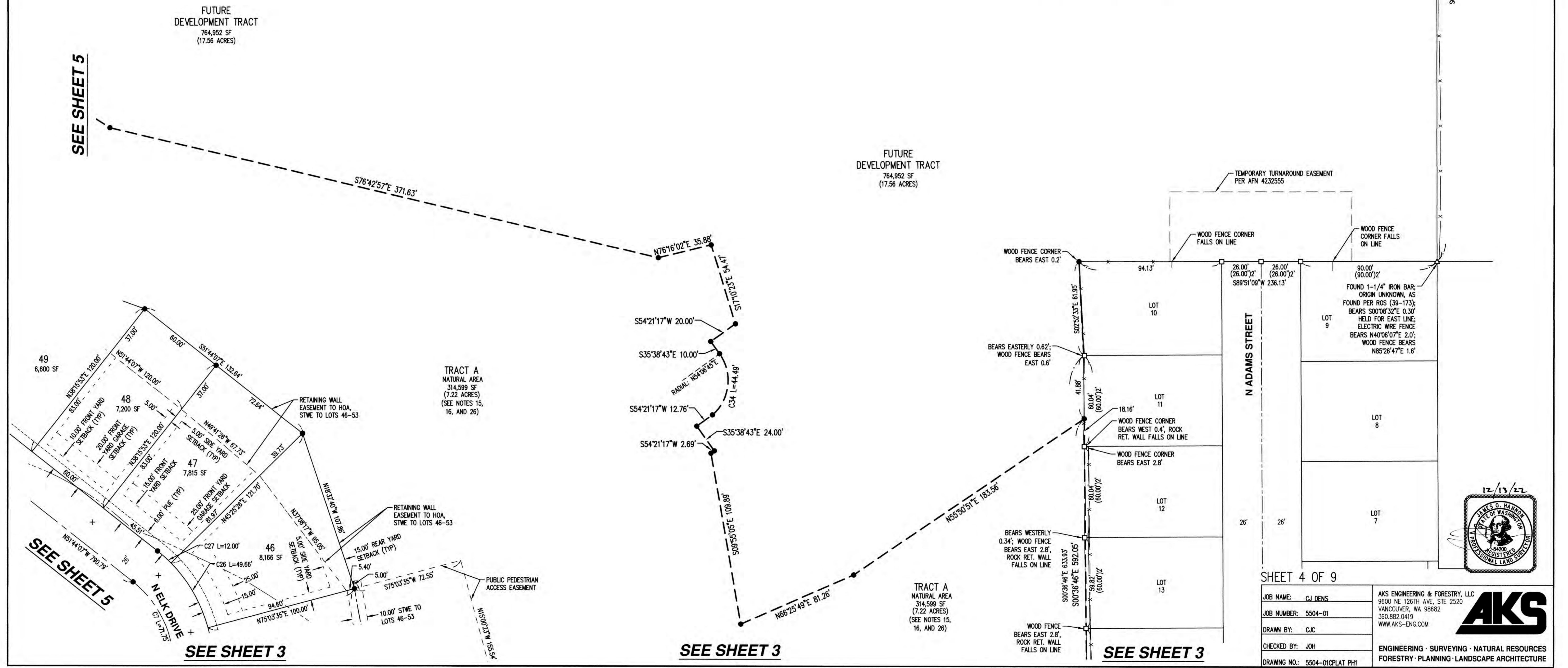
REFERENCES

- (1) RECORD INFORMATION PER ROS (39-173)
- (2) RECORD INFORMATION PER THE PLAT "DEERHAVEN PHASE 1" (311-573)
- (3) RECORD INFORMATION PER AUDITORS FILE NUMBER 5609467
- (4) RECORD INFORMATION PER AUDITORS FILE NUMBER 5741715
- (5) RECORD INFORMATION PER ROS (41-122)
- (6) RECORD INFORMATION PER AUDITORS FILE NUMBER 5864948
- (7) RECORD INFORMATION PER AUDITORS FILE NUMBER 5865721

LEGEND

- SET 1/2" REBAR W/YPC INSCRIBED "AKS ENGR 54200" TO BE SET DURING POST-MONUMENTATION SET BRASS SCREW WITH BRASS WASHER INSCRIBED "AKS ENGR 54200" IN CURB ON PROJECTION OF THE LINE AT A DISTANCE OF 11.70' FROM THE FRONT LOT CORNER UNLESS NOTED OTHERWISE IN THE CURB SCREW TABLE
 - FOUND 1/2" REBAR W/YPC INSCRIBED "TANDY 21581"; PER THE PLAT "DEERHAVEN PHASE 1" (311-573); HELD UNLESS NOTED OTHERWISE
 - FOUND 1/2" REBAR W/YPC INSCRIBED "SIMES 31454"; PER ROS (39-173); HELD UNLESS NOTED OTHERWISE
 - △ DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
 - AFN AUDITORS FILE NUMBER
 - HOA HOMEOWNERS ASSOCIATION
 - LCR LAND CORNER RECORD
 - PAE PRIVATE ACCESS EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - ROS RECORD OF SURVEY
 - ROW RIGHT-OF-WAY
 - SDE SIGHT DISTANCE EASEMENT
 - SF SQUARE FEET
 - SP SHORT PLAT
 - STWE PRIVATE STORMWATER EASEMENT
 - W/YPC WITH A YELLOW PLASTIC CAP
- *** ALL MONUMENTS NOTED AS FOUND WERE TIED 5/16/2019 - 8/26/2020 ***

SEE SHEET 8



AFN 5657214

ELECTRIC WIRE FENCE FALLS ON LINE

S00°08'32"E 983.91'

TEMPORARY TURNAROUND EASEMENT PER AFN 4232555

WOOD FENCE CORNER FALLS ON LINE

WOOD FENCE CORNER FALLS ON LINE

FOUND 1-1/4" IRON BAR; ORIGIN UNKNOWN, AS FOUND PER ROS (39-173); BEARS S00°08'32"E 0.30' HELD FOR EAST LINE; ELECTRIC WIRE FENCE BEARS N40°06'07"E 2.0'; WOOD FENCE BEARS N85°26'47"E 1.6'

WOOD FENCE CORNER BEARS EAST 0.2'

BEARS EASTERLY 0.62'; WOOD FENCE BEARS EAST 0.6'

WOOD FENCE CORNER BEARS WEST 0.4'; ROCK RET. WALL FALLS ON LINE

WOOD FENCE CORNER BEARS EAST 2.8'

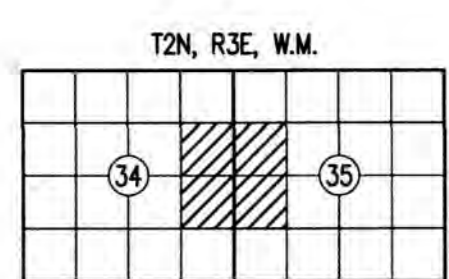
BEARS WESTERLY 0.34'; WOOD FENCE BEARS EAST 2.8'; ROCK RET. WALL FALLS ON LINE

WOOD FENCE BEARS EAST 2.8'; ROCK RET. WALL FALLS ON LINE



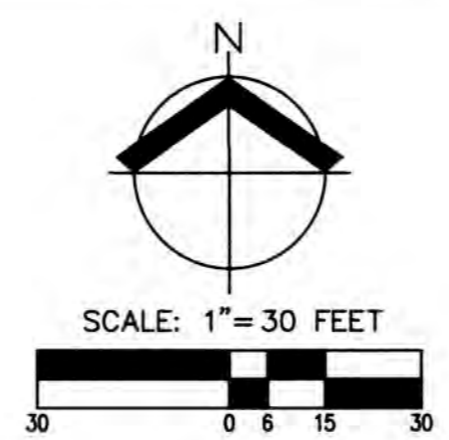
SHEET 4 OF 9

JOB NAME:	CJ DENS	AKS ENGINEERING & FORESTRY, LLC
JOB NUMBER:	5504-01	9900 NE 126TH AVE, STE 2520 VANCOUVER, WA 98682 360.882.0419 WWW.AKS-ENG.COM
DRAWN BY:	CJC	AKS
CHECKED BY:	JOH	ENGINEERING · SURVEYING · NATURAL RESOURCES
DRAWING NO.:	5504-01CPLAT PH1	FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

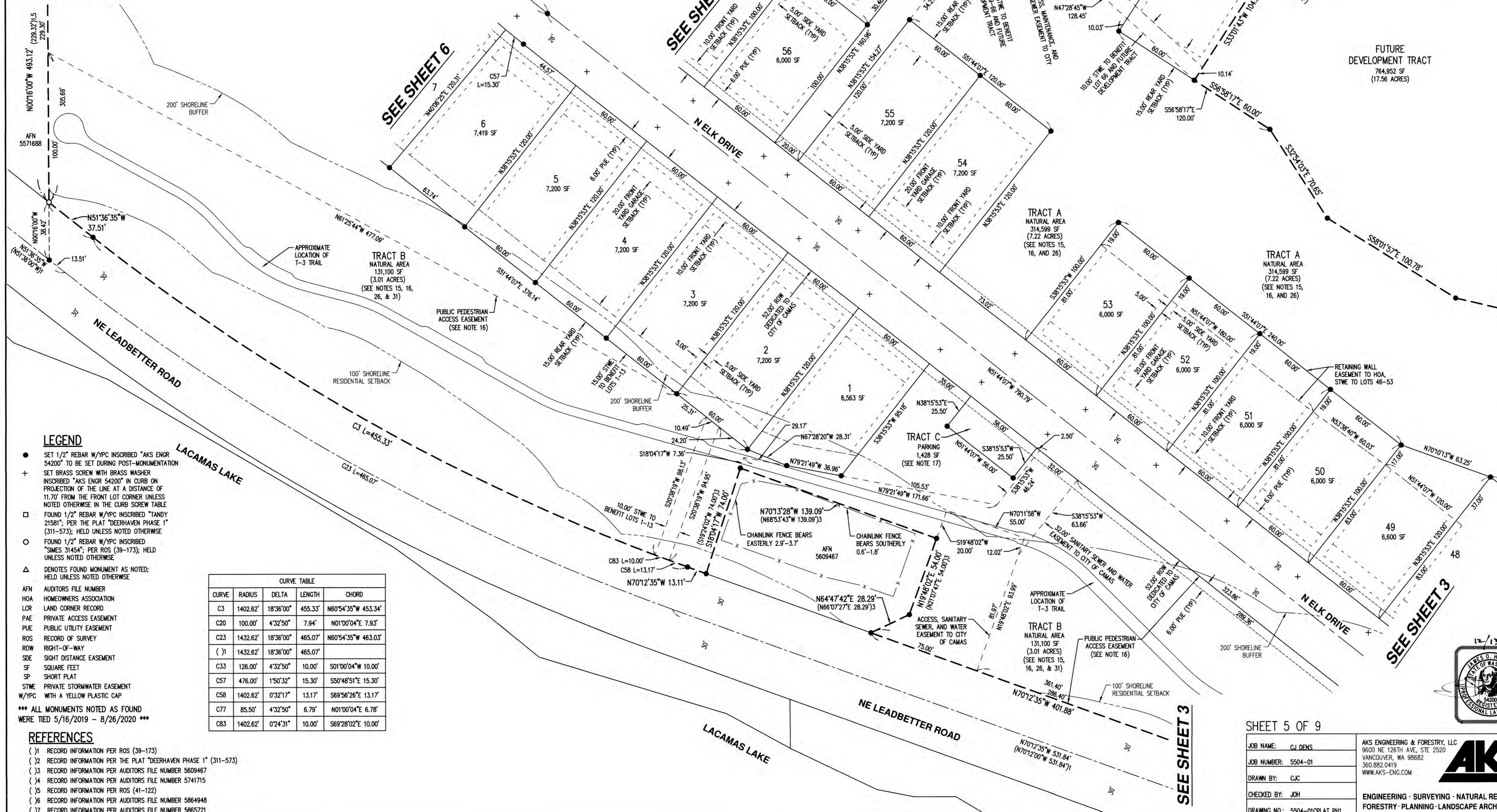


CJ DENS SUBDIVISION PHASE 1

(A PLAT COMMUNITY AS DEFINED IN WUCIOA)
 LOCATED IN THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 34,
 AND THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 35,
 TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,
 CITY OF CAMAS, CLARK COUNTY, WASHINGTON
 (FINAL ORDER #SUB20-02)
 DECEMBER 2022



SEE SHEET 6



SEE SHEET 8

SEE SHEET 8

SEE SHEET 4

SEE SHEET 3

SEE SHEET 3

- LEGEND**
- SET 1/2" REBAR W/PC INSCRIBED "AKS ENR 54200" TO BE SET DURING POST-MONUMENTATION
 - + SET BRASS SCREW WITH BRASS WASHER INSCRIBED "AKS ENR 54200" IN CURB ON PROJECTION OF THE LINE AT A DISTANCE OF 11.70' FROM THE FRONT LOT CORNER UNLESS NOTED OTHERWISE IN THE CURB SCREW TABLE
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 - FOUND 1/2" REBAR W/PC INSCRIBED "SMES 31454"; PER ROS (39-173); HELD UNLESS NOTED OTHERWISE
 - △ DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
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 - ROW RIGHT-OF-WAY
 - SDE SIGHT DISTANCE EASEMENT
 - SF SQUARE FEET
 - SP SHORT PLAT
 - STWE PRIVATE STORMWATER EASEMENT
 - W/YPC WITH A YELLOW PLASTIC CAP

CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C3	1402.62'	18°36'00"	455.33'	N60°54'35"W 453.34'
C20	100.00'	4°32'50"	7.94'	N01°00'04"E 7.93'
C23	1432.62'	18°36'00"	465.07'	N60°54'35"W 463.03'
(J)	1432.62'	18°36'00"	465.07'	
C33	126.00'	4°32'50"	10.00'	S01°00'04"W 10.00'
C57	476.00'	1°50'32"	15.30'	S50°48'51"E 15.30'
C58	1402.62'	0°32'17"	13.17'	S69°56'26"E 13.17'
C77	85.50'	4°32'50"	6.79'	N01°00'04"E 6.78'
C83	1402.62'	0°24'31"	10.00'	S69°28'02"E 10.00'

*** ALL MONUMENTS NOTED AS FOUND WERE TIED 5/16/2019 - 8/26/2020 ***

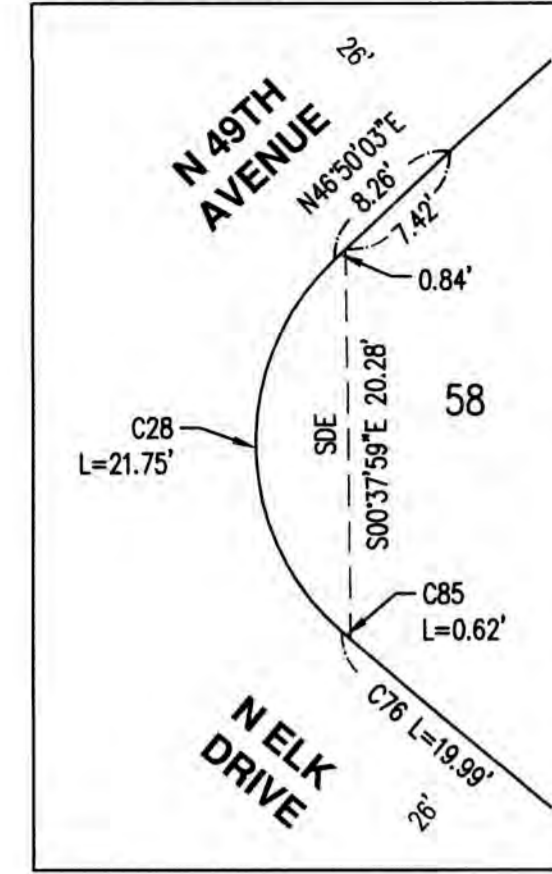
- REFERENCES**
- (1) RECORD INFORMATION PER ROS (39-173)
 - (2) RECORD INFORMATION PER THE PLAT "DEERHAVEN PHASE 1" (311-573)
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 - (6) RECORD INFORMATION PER AUDITORS FILE NUMBER 5864948
 - (7) RECORD INFORMATION PER AUDITORS FILE NUMBER 5865721

SHEET 5 OF 9

<p>AKS ENGINEERING & FORESTRY, LLC 9600 NE 126TH AVE, STE 2520 VANCOUVER, WA 98682 360.882.0419 WWW.AKS-ENG.COM</p>	
<p>JOB NAME: CJ DENS JOB NUMBER: 5504-01 DRAWN BY: CJC CHECKED BY: JOH DRAWING NO.: 5504-01CPLAT PH1</p>	<p>ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE</p>

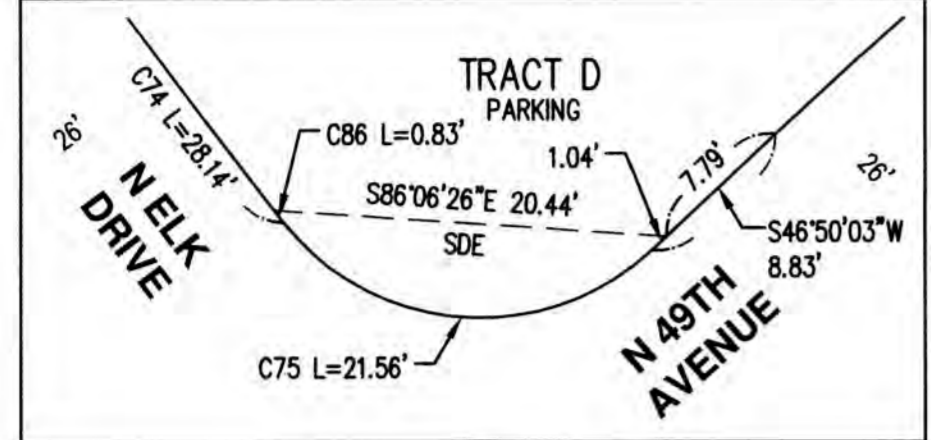


DETAIL "C" SCALE 1" = 10'



SCALE: 1"=10 FEET

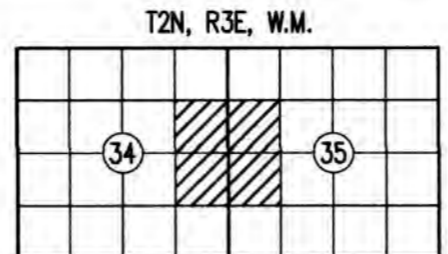
DETAIL "B" SCALE 1" = 10'



SCALE: 1"=30 FEET

CJ DENS SUBDIVISION PHASE 1

(A PLAT COMMUNITY AS DEFINED IN WUCIOA)
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TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
(FINAL ORDER #SUB20-02)
DECEMBER 2022



SEE SHEET 7

SEE SHEET 7

SEE SHEET 8

SEE SHEET 8

SEE SHEET 8

SEE SHEET 5

SEE SHEET 5

SEE SHEET 5

SEE SHEET 5

SEE SHEET 5

CURB SCREW TABLE

COMMON LOT LINE	DISTANCE
11 TRACT E	13.30'



- LEGEND**
- SET 1/2" REBAR W/IPC INSCRIBED "AKS ENGR 54200" TO BE SET DURING POST-MONUMENTATION SET BRASS SCREW WITH BRASS WASHER INSCRIBED "AKS ENGR 54200" IN CURB ON PROJECTION OF THE LINE AT A DISTANCE OF 11.70' FROM THE FRONT LOT CORNER UNLESS NOTED OTHERWISE IN THE CURB SCREW TABLE
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 - AFN AUDITORS FILE NUMBER
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 - STME PRIVATE STORMWATER EASEMENT
 - W/IPC WITH A YELLOW PLASTIC CAP

*** ALL MONUMENTS NOTED AS FOUND WERE TIED 5/16/2019 - 8/26/2020 ***

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD	CURVE	RADIUS	DELTA	LENGTH	CHORD
C8	450.00'	23°54'30"	187.77'	N39°46'52"W 186.42'	C53	476.00'	1°23'10"	11.52'	S28°31'12"E 11.52'
C9	450.00'	81°11'07"	64.29'	S47°38'34"E 64.23'	C54	476.00'	6°52'24"	57.10'	S32°38'59"E 57.07'
C10	450.00'	15°43'23"	123.49'	S35°41'19"E 123.10'	C55	476.00'	6°54'49"	57.44'	S39°32'36"E 57.40'
C11	39.00'	97°29'52"	66.36'	N20°55'19"E 58.64'	C56	476.00'	6°53'34"	57.26'	S46°26'48"E 57.23'
C12	300.00'	25°43'02"	134.66'	N82°31'45"E 133.53'	C60	276.00'	61°09'00"	30.43'	S49°59'33"W 30.41'
C17	400.00'	10°00'34"	69.88'	N81°43'14"W 69.79'	C61	276.00'	61°31'11"	79.58'	S61°24'39"W 79.30'
C18	400.00'	23°36'14"	164.79'	S81°28'22"W 163.62'	C62	426.00'	23°36'14"	175.50'	S81°28'22"W 174.26'
C19	250.00'	22°50'11"	99.64'	S58°15'09"W 98.98'	C63	426.00'	10°00'34"	74.42'	N81°43'14"W 74.33'
C28	13.00'	95°52'04"	21.75'	S01°05'59"E 19.30'	C70	274.00'	12°52'36"	61.58'	S88°56'59"W 61.45'
C29	224.00'	22°50'11"	89.28'	S58°15'09"W 88.69'	C71	274.00'	12°50'27"	61.41'	S76°05'28"W 61.28'
C30	374.00'	11°00'38"	71.87'	S76°51'00"W 71.76'	C72	13.00'	97°29'52"	22.12'	S20°55'19"W 19.55'
C31	374.00'	10°55'10"	71.28'	S87°48'54"W 71.17'	C73	424.00'	6°30'49"	48.20'	S31°05'02"E 48.18'
C32	13.00'	90°00'00"	20.42'	N41°43'31"W 18.38'	C74	424.00'	3°48'10"	28.14'	S36°14'31"E 28.14'
C36	13.00'	95°39'49"	21.71'	S51°06'23"W 19.27'	C75	13.00'	95°01'21"	21.56'	S85°39'16"E 19.17'
C37	374.00'	4°20'45"	28.37'	N78°53'20"W 28.36'	C76	424.00'	2°42'06"	19.99'	S50°23'04"E 19.99'
C49	50.00'	64°01'36"	55.87'	S37°39'26"W 53.01'	C80	374.00'	1°40'27"	10.93'	S70°30'28"W 10.93'
C50	50.00'	49°45'01"	43.42'	S19°13'53"E 42.06'	C84	374.00'	0°06'10"	0.67'	N81°00'37"W 0.67'
C51	50.00'	13°44'06"	11.99'	S50°58'27"E 11.96'	C85	424.00'	0°05'01"	0.62'	S49°04'31"E 0.62'
C52	20.00'	30°00'53"	10.48'	N42°50'04"W 10.36'	C86	424.00'	0°06'42"	0.83'	S38°05'15"E 0.83'

REFERENCES

- (1) RECORD INFORMATION PER ROS (39-173)
- (2) RECORD INFORMATION PER THE PLAT "DEERHAVEN PHASE 1" (311-573)
- (3) RECORD INFORMATION PER AUDITORS FILE NUMBER 5609467
- (4) RECORD INFORMATION PER AUDITORS FILE NUMBER 5741715
- (5) RECORD INFORMATION PER ROS (41-122)
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- (7) RECORD INFORMATION PER AUDITORS FILE NUMBER 5865721



12/13/22 SHEET 6 OF 9

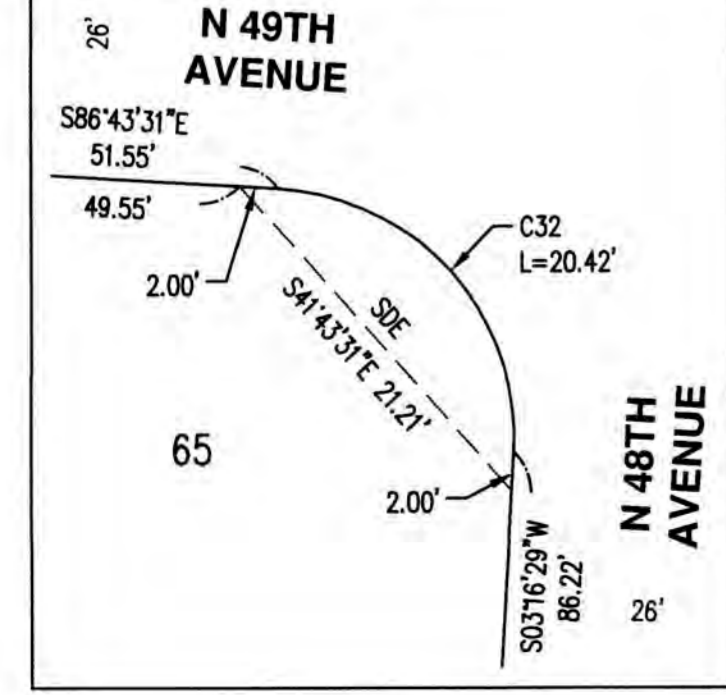
AKS ENGINEERING & FORESTRY, LLC
9600 NE 126TH AVE, STE 2520
VANCOUVER, WA 98682
360.882.0419
WWW.AKS-ENG.COM

AKS

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FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

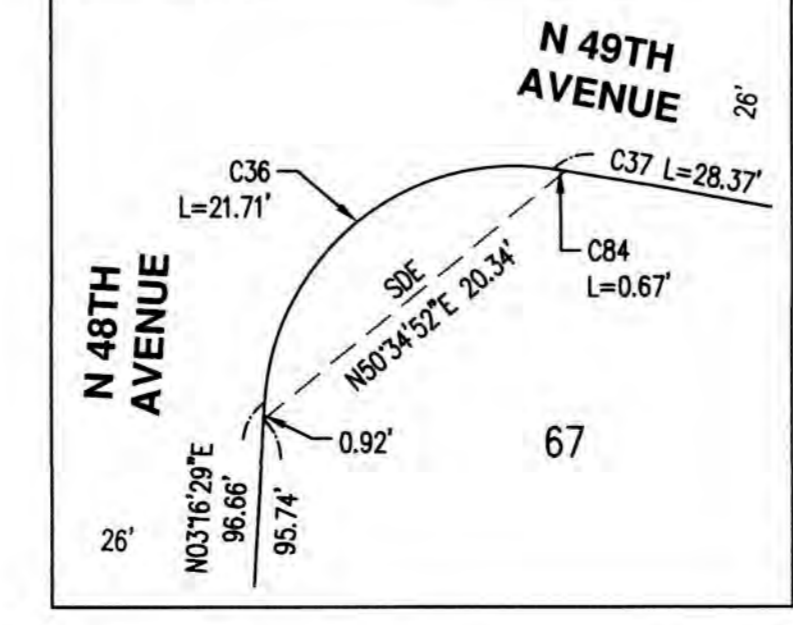
JOB NAME: CJ DENS
JOB NUMBER: 5504-01
DRAWN BY: CJC
CHECKED BY: JOH
DRAWING NO.: 5504-01CPLAT PH1

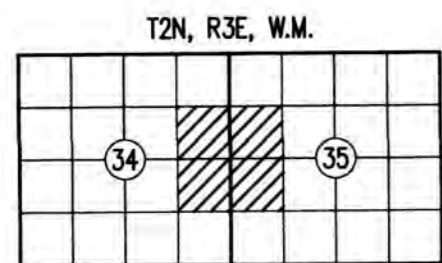
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SCALE: 1"=10 FEET

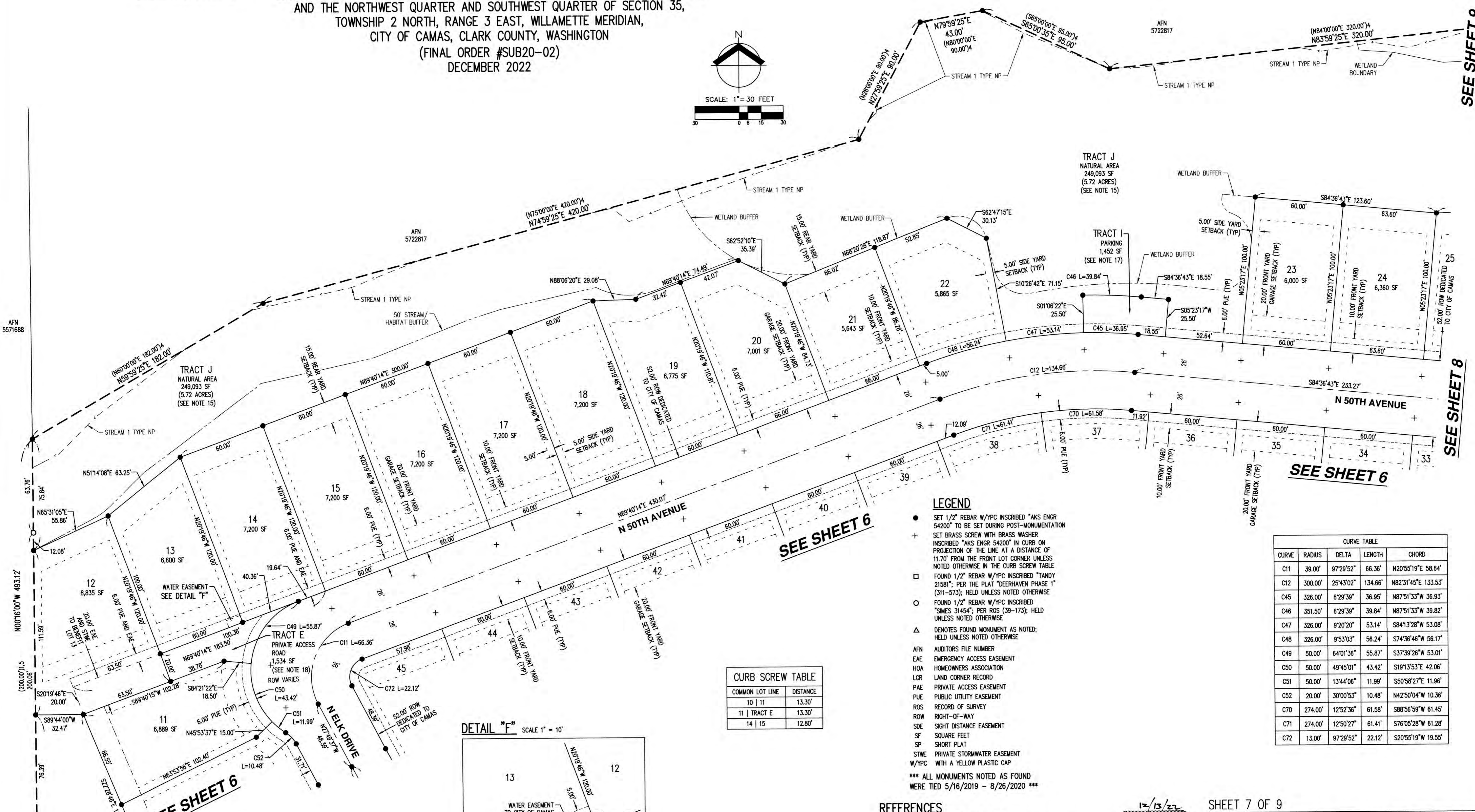
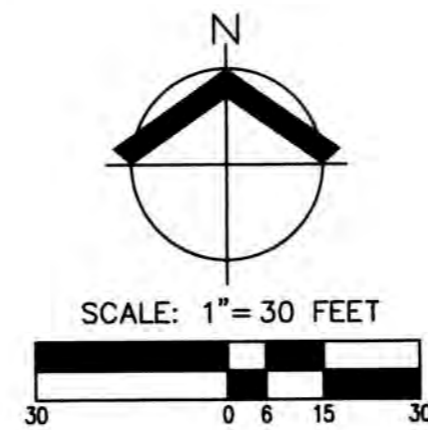
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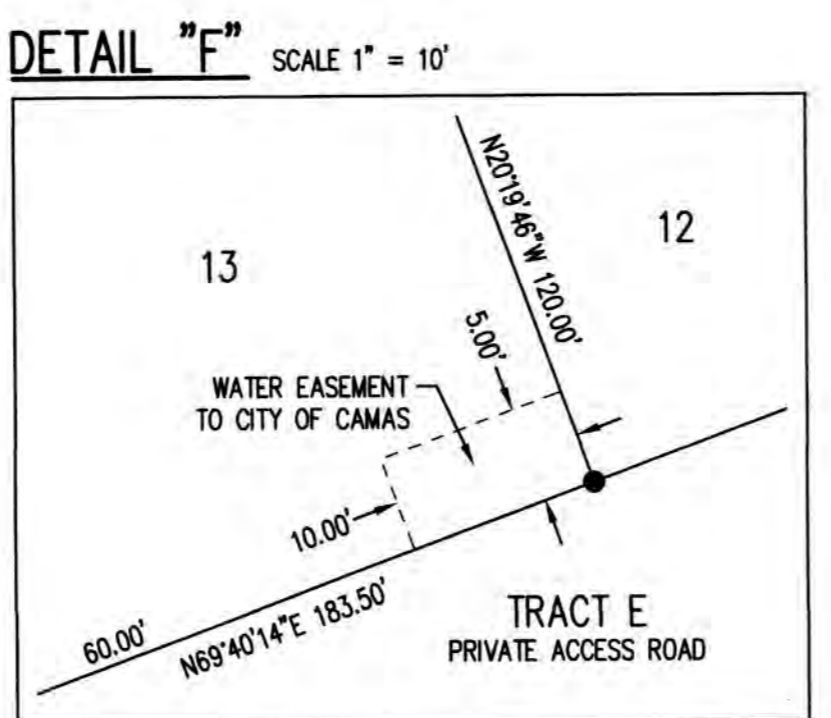
CJ DENS SUBDIVISION PHASE 1

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LOCATED IN THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 34,
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TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
(FINAL ORDER #SUB20-02)
DECEMBER 2022



CURB SCREW TABLE

COMMON LOT LINE	DISTANCE
10 11	13.30'
11 TRACT E	13.30'
14 15	12.80'



- LEGEND**
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- *** ALL MONUMENTS NOTED AS FOUND WERE TIED 5/16/2019 - 8/26/2020 ***

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C11	39.00'	97°29'52"	66.36'	N20°55'19"E 58.64'
C12	300.00'	25°43'02"	134.66'	N82°31'45"E 133.53'
C45	326.00'	6°29'39"	36.95'	N87°51'33"W 36.93'
C46	351.50'	6°29'39"	39.84'	N87°51'33"W 39.82'
C47	326.00'	9°20'20"	53.14'	S84°3'28"W 53.08'
C48	326.00'	9°53'03"	56.24'	S74°36'46"W 56.17'
C49	50.00'	64°01'36"	55.87'	S37°39'26"W 53.01'
C50	50.00'	49°45'01"	43.42'	S19°13'53"E 42.06'
C51	50.00'	13°44'06"	11.99'	S50°58'27"E 11.96'
C52	20.00'	30°00'53"	10.48'	N42°50'04"W 10.36'
C70	274.00'	12°52'36"	61.58'	S88°56'59"W 61.45'
C71	274.00'	12°50'27"	61.41'	S76°05'28"W 61.28'
C72	13.00'	97°29'52"	22.12'	S20°55'19"W 19.55'

- REFERENCES**
- (1) RECORD INFORMATION PER ROS (39-173)
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SHEET 7 OF 9

12/13/22

AKS ENGINEERING & FORESTRY, LLC
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FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

JOB NAME: CJ DENS
JOB NUMBER: 5504-01
DRAWN BY: CJC
CHECKED BY: JOH
DRAWING NO.: 5504-01CPLAT PH1

SEE SHEET 9

SEE SHEET 8

SEE SHEET 6

SEE SHEET 6

CJ DENS SUBDIVISION PHASE 1

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DECEMBER 2022

SEE SHEET 9

SEE SHEET 7

SEE SHEET 9

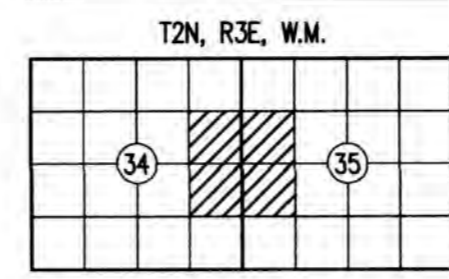
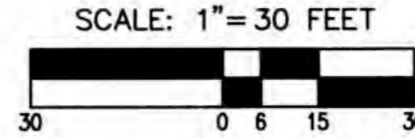
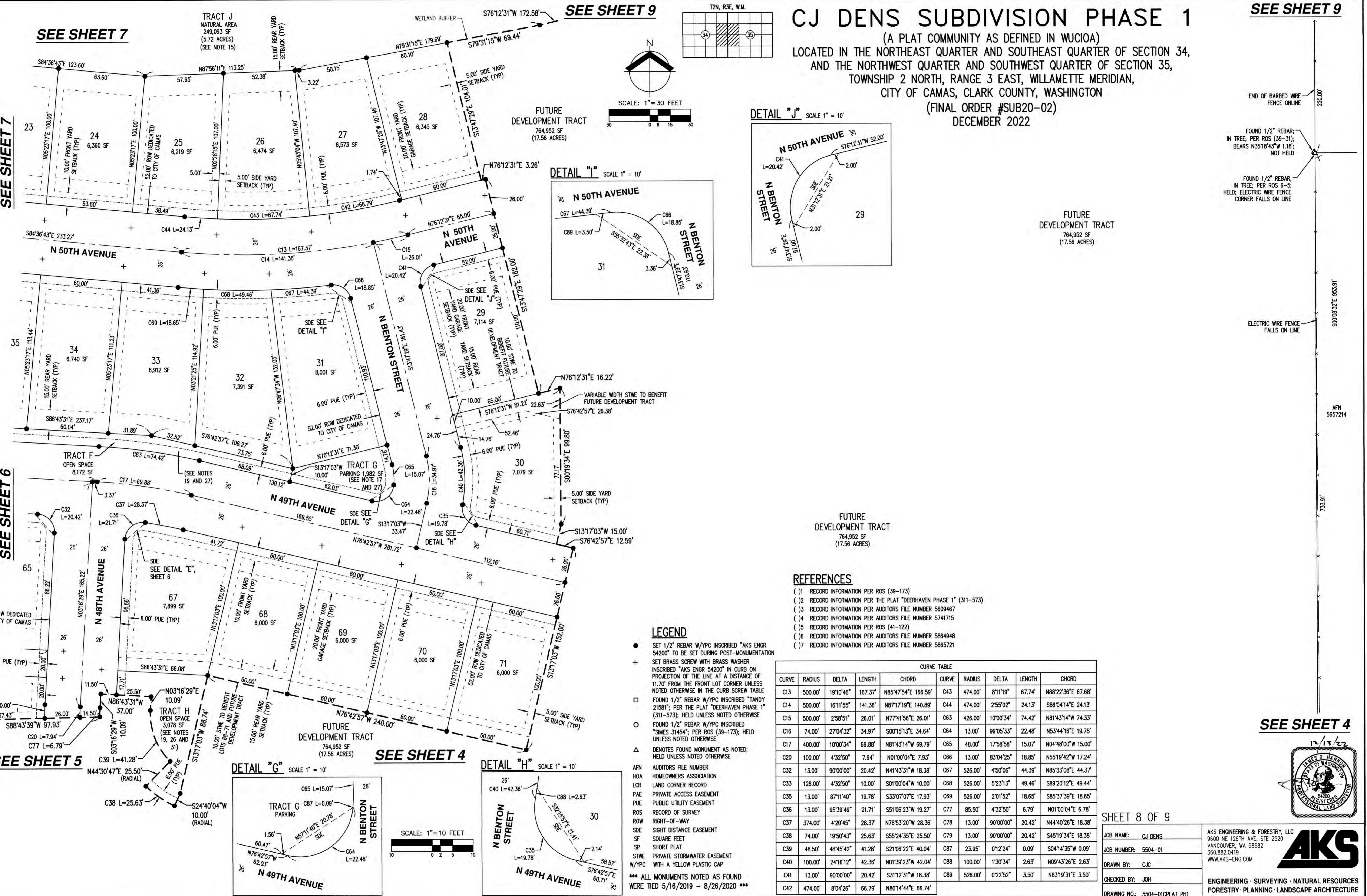
SEE SHEET 7

SEE SHEET 6

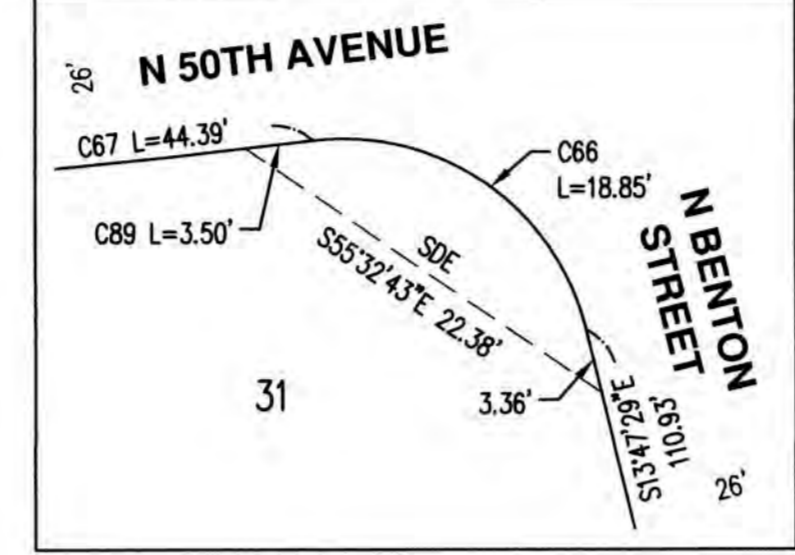
SEE SHEET 5

SEE SHEET 4

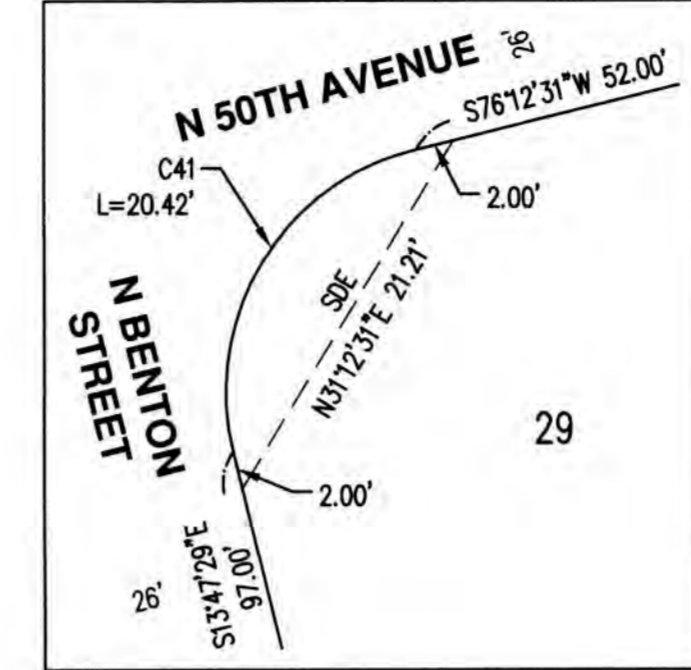
SEE SHEET 4



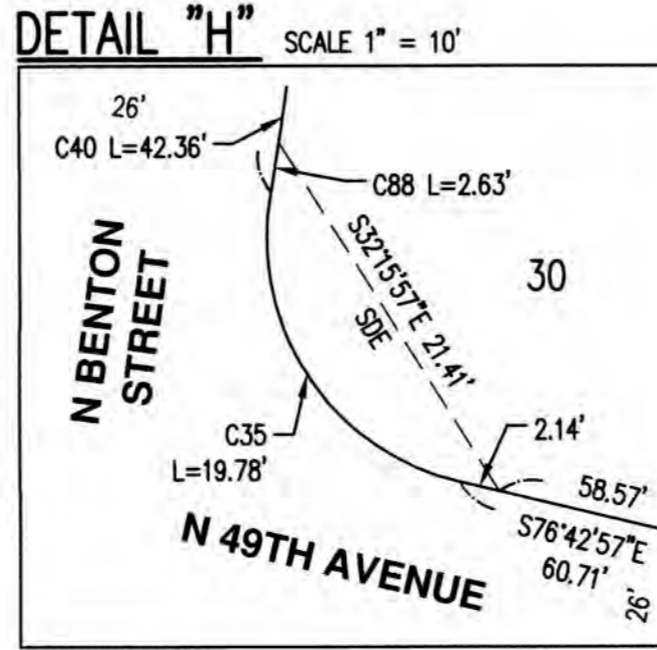
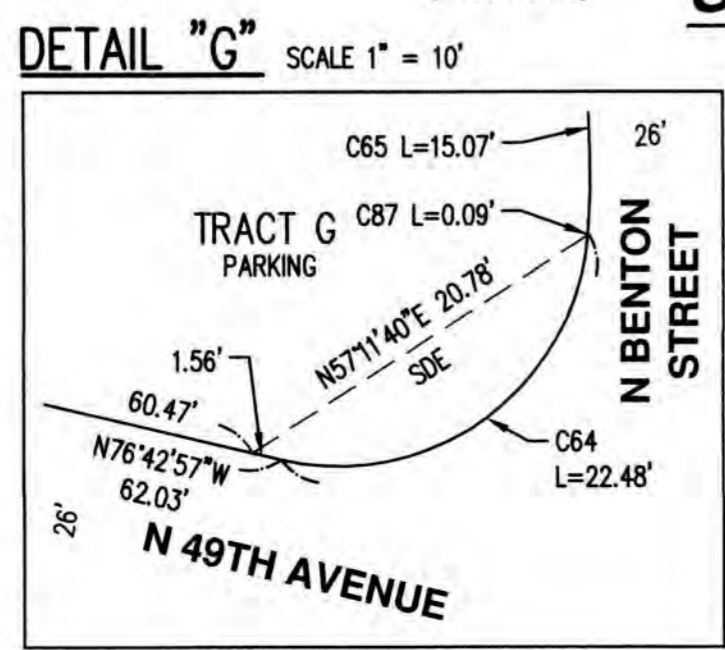
DETAIL "I" SCALE 1" = 10'



DETAIL "J" SCALE 1" = 10'



DETAIL "G" SCALE 1" = 10'



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LEGEND

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 - FOUND 1/2" REBAR W/YPC INSCRIBED "TANDY 21581"; PER THE PLAT "DEERHAVEN PHASE 1" (311-573); HELD UNLESS NOTED OTHERWISE
 - FOUND 1/2" REBAR W/YPC INSCRIBED "SMES 31454"; PER ROS (39-173); HELD UNLESS NOTED OTHERWISE
 - △ DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
 - AFN AUDITORS FILE NUMBER
 - HOA HOMEOWNERS ASSOCIATION
 - LCR LAND CORNER RECORD
 - PAE PRIVATE ACCESS EASEMENT
 - PUE PUBLIC UTILITY EASEMENT
 - ROS RECORD OF SURVEY
 - ROW RIGHT-OF-WAY
 - SDE SIGHT DISTANCE EASEMENT
 - SF SQUARE FEET
 - SP SHORT PLAT
 - STWE PRIVATE STORMWATER EASEMENT W/YPC WITH A YELLOW PLASTIC CAP
- *** ALL MONUMENTS NOTED AS FOUND WERE TIED 5/16/2019 - 8/26/2020 ***

CURVE TABLE									
CURVE	RADIUS	DELTA	LENGTH	CHORD	CURVE	RADIUS	DELTA	LENGTH	CHORD
C13	500.00'	19°10'46"	167.37'	N85°47'54"E 166.59'	C43	474.00'	8°11'19"	67.74'	N88°22'36"E 67.68'
C14	500.00'	16°11'55"	141.36'	N87°17'19"E 140.89'	C44	474.00'	2°55'02"	24.13'	S86°04'14"E 24.13'
C15	500.00'	2°58'51"	26.01'	N77°41'56"E 26.01'	C63	426.00'	10°00'34"	74.42'	N81°43'14"W 74.33'
C16	74.00'	27°04'32"	34.97'	S00°15'13"E 34.64'	C64	13.00'	99°05'33"	22.48'	N53°44'16"E 19.78'
C17	400.00'	10°00'34"	69.88'	N81°43'14"W 69.79'	C65	48.00'	17°58'58"	15.07'	N04°48'00"W 15.00'
C20	100.00'	4°32'50"	7.94'	N01°00'04"E 7.93'	C66	13.00'	83°04'25"	18.85'	N55°19'42"W 17.24'
C32	13.00'	90°00'00"	20.42'	N41°43'31"W 18.38'	C67	526.00'	4°50'06"	44.39'	N85°33'08"E 44.37'
C33	126.00'	4°32'50"	10.00'	S01°00'04"W 10.00'	C68	526.00'	5°23'13"	49.46'	S89°20'12"E 49.44'
C35	13.00'	8°11'40"	19.78'	S33°07'07"E 17.93'	C69	526.00'	2°01'52"	18.65'	S85°37'39"E 18.65'
C36	13.00'	95°39'49"	21.71'	S51°06'23"W 19.27'	C77	85.50'	4°32'50"	6.79'	N01°00'04"E 6.78'
C37	374.00'	4°20'45"	28.37'	N78°53'20"W 28.36'	C78	13.00'	90°00'00"	20.42'	N44°40'26"E 18.38'
C38	74.00'	19°50'43"	25.63'	S55°24'35"E 25.50'	C79	13.00'	90°00'00"	20.42'	S45°19'34"E 18.38'
C40	100.00'	24°16'12"	42.36'	N01°39'23"W 42.04'	C88	100.00'	1°30'34"	2.63'	N09°43'26"E 2.63'
C41	13.00'	90°00'00"	20.42'	S31°12'31"W 18.38'	C89	526.00'	0°22'52"	3.50'	N83°19'31"E 3.50'
C42	474.00'	8°04'26"	66.79'	N80°14'44"E 66.74'					

AKS ENGINEERING & FORESTRY, LLC
9600 NE 126TH AVE, STE 2520
VANCOUVER, WA 98682
360.882.0419
WWW.AKS-ENG.COM

AKS

ENGINEERING · SURVEYING · NATURAL RESOURCES
FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE

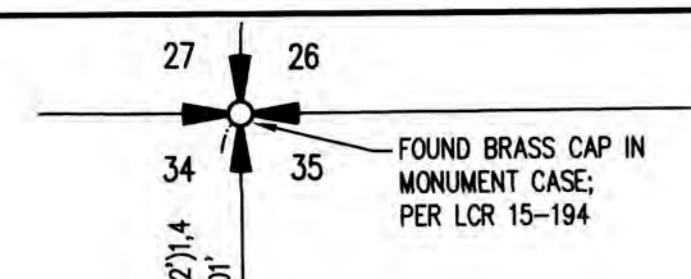
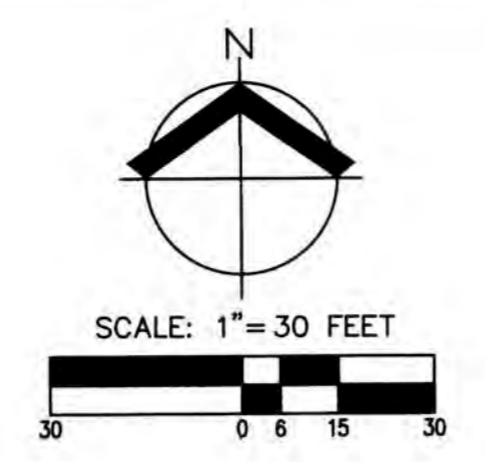
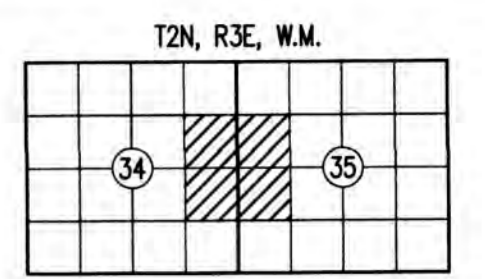


SHEET 8 OF 9

JOB NAME: CJ DENS
JOB NUMBER: 5504-01
DRAWN BY: CJC
CHECKED BY: JOH
DRAWING NO.: 5504-DICPLAT PH1

CJ DENS SUBDIVISION PHASE 1

(A PLAT COMMUNITY AS DEFINED IN WUCIOA)
LOCATED IN THE NORTHEAST QUARTER AND SOUTHEAST QUARTER OF SECTION 34,
AND THE NORTHWEST QUARTER AND SOUTHWEST QUARTER OF SECTION 35,
TOWNSHIP 2 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN,
CITY OF CAMAS, CLARK COUNTY, WASHINGTON
(FINAL ORDER #SUB20-02)
DECEMBER 2022



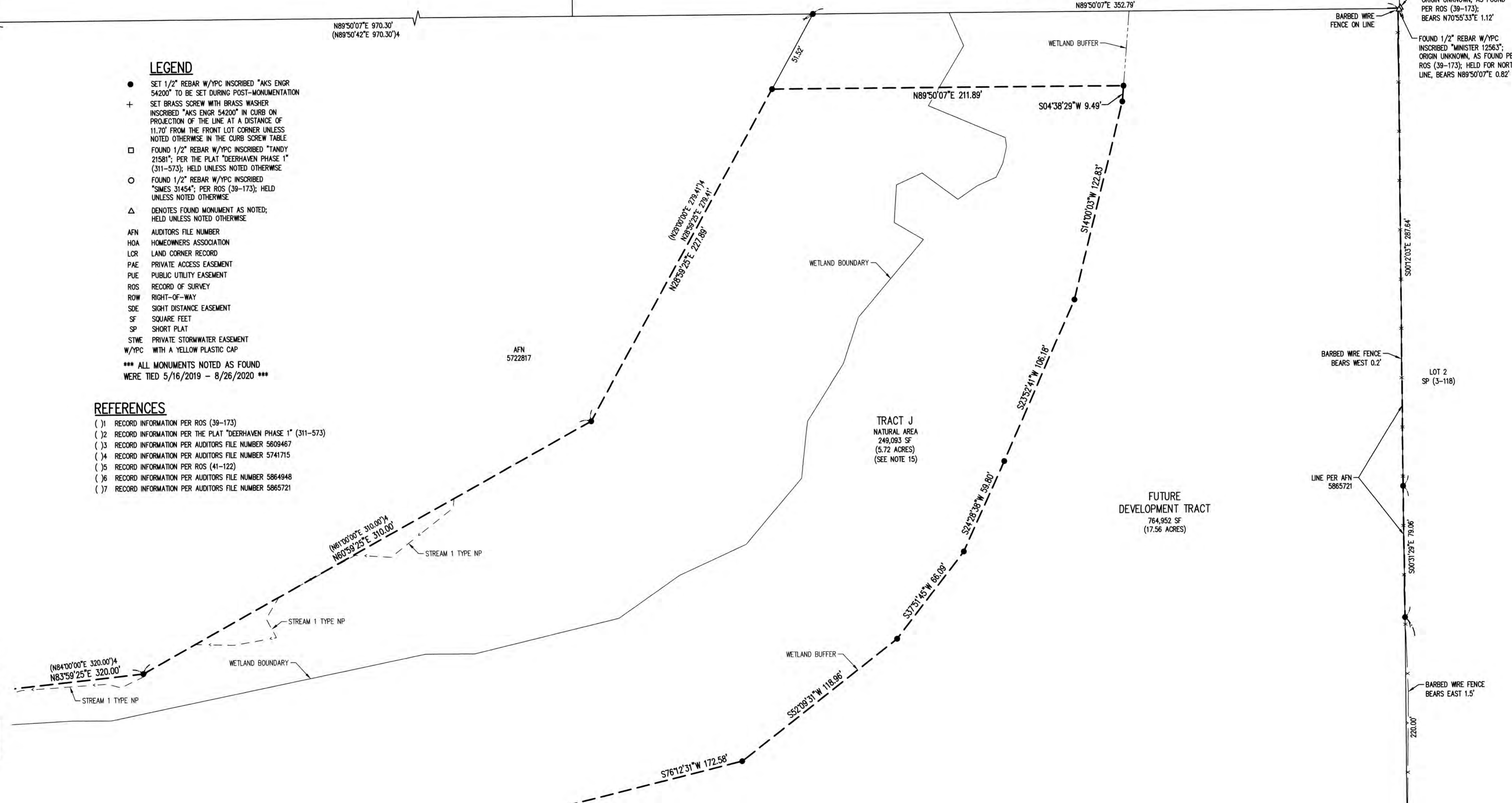
LEGEND

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STWE PRIVATE STORMWATER EASEMENT
W/YPC WITH A YELLOW PLASTIC CAP

*** ALL MONUMENTS NOTED AS FOUND WERE TIED 5/16/2019 - 8/26/2020 ***

REFERENCES

- (1) RECORD INFORMATION PER ROS (39-173)
- (2) RECORD INFORMATION PER THE PLAT "DEERHAVEN PHASE 1" (311-573)
- (3) RECORD INFORMATION PER AUDITORS FILE NUMBER 5609467
- (4) RECORD INFORMATION PER AUDITORS FILE NUMBER 5741715
- (5) RECORD INFORMATION PER ROS (41-122)
- (6) RECORD INFORMATION PER AUDITORS FILE NUMBER 5864948
- (7) RECORD INFORMATION PER AUDITORS FILE NUMBER 5865721



SEE SHEET 7

SEE SHEET 8

SEE SHEET 8

SEE SHEET 8



SHEET 9 OF 9

JOB NAME:	CJ DENS	AKS ENGINEERING & FORESTRY, LLC 9600 NE 126TH AVE, STE 2520 VANCOUVER, WA 98682 360.882.0419 WWW.AKS-ENG.COM	AKS
JOB NUMBER:	5504-01		
DRAWN BY:	CJC		
CHECKED BY:	JOH		
DRAWING NO.:	5504-01CPLAT PH1	ENGINEERING · SURVEYING · NATURAL RESOURCES FORESTRY · PLANNING · LANDSCAPE ARCHITECTURE	



**CITY OF CAMAS
PROFESSIONAL SERVICES AGREEMENT
Task Order No. 3**

616 NE 4th Avenue
Camas, WA 98607

Project No. S1034

**On-Call Professional Services Support for
Wastewater Treatment Plant 2021-2026**

WWTP Headworks, Primary Clarifier Improvements and Blower Pre-Design

THIS AMENDMENT (“Amendment”) to Professional Services Agreement is made as of the 27th day of January, 2023, and between the **City of Camas**, a municipal corporation, hereinafter referred to as "the City", and **HDR Engineering, Inc.**, hereinafter referred to as the "Consultant", in consideration of the mutual benefits, terms, and conditions hereinafter specified. The City and Consultant may hereinafter be referred to collectively as the “Parties.”

The Parties entered into an Original Agreement dated April 4, 2022, by which Consultant provides professional services in support of the Project identified above. Except as amended herein, the Original Agreement shall remain in full force and effect.

1. Scope of Services. Consultant agrees to perform services as identified in the attached Exhibit (Scope of Services) attached hereto, including the provision of all labor, materials, equipment, supplies and expenses, for an amount not-to-exceed \$169,900..
 - a. Unchanged from Original/Previous Contract
2. Time for Performance. Consultant shall perform all services and provide all work product required pursuant to this Amendment by:
 - a. Task Order 3 Time for Performance through June 30, 2024
 - b. Unchanged from Original/Previous Contract date of December 31, 2026
 Dependent on extension of time as granted in writing by the City, or the Agreement is terminated by the City in accordance with Section 3 of the Original Agreement.
3. Payment. Based on the Scope of Services and assumptions noted in attached Exhibit A. Consultant proposes to be compensated on a time and material basis per attached exhibit (Costs for Scope of Services) with a total estimated not to exceed fee of:
 - a. Previous Total of all approved Task Orders: \$184,804
 - b. Task Order No. 3 \$169,900
 - c. **Total of all approved Task Orders: \$354,704**
 - d. Consultant billing rates:
 - Modification to Consultant Billing Rates per Task Order 2
 - Unchanged from Original Contract

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

DATED this _____ day of _____, 20__.

CITY OF CAMAS:

HDR ENGINEERING, INC.:
Authorized Representative

By: _____

DocuSigned by:
Tracy Ellwein
3BE5736BA7074F7...

Print Name: _____

Tracy Ellwein
Print Name: _____

Title: _____

Vice President
Title: _____

1/30/2023
Date: _____

EXHIBIT A
SCOPE OF SERVICES AND RELATED COSTS

City of Camas Wastewater Treatment Facility

Scope of Services Headworks, Primary Clarifier Improvements and Blower Pre-Design

January 2023



**1050 SW 6th Ave, Suite 1800
Portland, OR 97204
(503) 423-3700**

Item 5.

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Abbreviations

°F	degree(s) Fahrenheit
3D	three-dimensional
AACE	Association for the Advancement of Cost Engineering
ALTA	American Land Title Association
ASCII	American Standard Code for Information Interchange
BIM	Building Information Modeling
CADD	computer-aided design and drafting
CAPE	Critical Areas Protection Easement
CAR	Critical Areas Report
CFD	Computational Fluid Dynamics
Consultant	HDR Engineering, Inc. (Consultant)
City	City of Camas
DTM	digital terrain model
Ecology	Washington State Department of Ecology
EPA	U.S. Environmental Protection Agency
EQ	equalization
GDR	Geotechnical Data Report
GIS	geographic information system
GNSS	Global Navigation Satellite System
GPS	Global Positioning System
HVAC	heating, ventilation, and air conditioning
LAG	WSDOT Local Agency Guidelines
MG	million gallons
NAVD88	North American Vertical Datum of 1988
NFPA	National Fire Protection Association
NPDES	National Pollutant Discharge Elimination System
NTP	Notice to Proceed
NWRI	National Water Research Institute
OHWM	ordinary high water mark
O&M	operations and maintenance
OPCC	Opinion of Probable Construction Cost
PDF	Portable Document Format
PDS	(Snohomish County) Planning and Development Services
PFAS	per- and polyfluoroalkyl substances
P&ID	process and instrumentation diagram
P/IU	Public/Institutional Use
PMP	Project Management Plan
QA	quality assurance
QC	quality control
RAS	return activated sludge
RE	real estate
ROE	right-of-entry
ROW	right-of-way
RTK	Real Time Kinematic
scfm	standard cubic foot/feet per minute
SEPA	State Environmental Policy Act
SHB	Solids Handling Building
SPT	Standard Penetration Test
SWPPP	Stormwater Pollution Prevention Plan
UV	ultraviolet
WAS	waste activated sludge

EXHIBIT A

SCOPE OF SERVICES

Background

The City of Camas (City) owns and operates the City of Camas Wastewater Treatment Plant (WWTP). This treatment facility produces secondary effluent for discharge to the Columbia River and Class A biosolids. The City desires to engage HDR to lead implementation of improvements to the headworks concrete surfaces affected by H₂S deterioration and recoating of corroded steel within both primary clarifiers. The City also wants to replace up to 2 blowers in the Equipment Building to provide greater energy efficiency and control of the low pressure air system for the WWTP. The following Scope of Services describes the proposed approach to meet these objectives.

Headworks Improvements

The headworks facility was investigated at the request of the City by John Koch from HDR Engineering, Inc. on 10/04/2022. The investigation revealed the loss of approximately 1.5" of concrete in locations accessible within arm reach of the top of the headworks channel. The 1.5" of concrete was easily removed with a simple hand tool (wire brush/chisel). See Attachment 1 for the investigation results.

HDR will provide design documents for:

1. the basis for a contractor-designed headworks bypass plan,
2. the repair of concrete surfaces within the headworks,
3. the replacement of level instrumentation within the headworks,
4. the installation of slide gates to isolate areas of the headworks during construction.

Primary Clarifier Improvements

This Scope of Services includes design of the recoating for the primary clarifiers at the WWTP. The steel items to be recoated for corrosion protection include the baffles, sweep arm, center column, beach and scum piping. The scum piping may require complete replacement. The steel is deteriorating. According to the site investigation performed by HDR on 10/04/2022 the edges of the steel within the primary clarifier has lost approximately 20% of its mass due to corrosion. Recoating was recommended immediately to preserve the remaining steel until time of replacement.

HDR will provide design documents for:

1. the recoating of both the primary clarifier sweep arms, center column, baffles, beach and scum pipe.

Blower Replacement Pre-Design

HDR will provide services to establish the design criteria for the replacement of up to 2 blowers in the existing equipment building, selection of a preferred blower system, and establish the level of effort needed for complete design of the replacement. The TM will describe the work to take place and establish the size, type and facility modifications needed to accommodate the new blowers.

Project Assumptions

The following assumptions are made as part of the development of this Scope of Services:

1. Permitting, geotechnical investigation, and surveying are not provided as part of this proposal. These services may be added at the City's discretion.
2. Walls within the headworks are structurally sound enough to support the new slide gate installations.
3. Delivery of projects is assumed to be provided through the design-bid-build method.

Design Approach

Design drawings will be developed with Autodesk 2D AutoCAD software. Existing facility drawings will be used as backgrounds for the recoating information to be written over the top. The existing drawings will be shown as grayscale to indicate they are not new facilities.

The design engineering approach and submittals, from conceptual design to construction bidding, will track the following sequence of Tasks with the Detailed Scope of Services to follow:

Task 100 - Preliminary Design

1. **30 Percent Submittal:** Develop schematic drawings to show the areas to be recoated. Conduct a review session with the City to view the coating areas and receive feedback. Deliverables will be limited to general diagrams and a design technical memorandum up to 3 pages in length summarizing the basic design criteria that will be further developed as design progresses. TM will also include criteria for a contractor to develop a bypass plan for the Headworks Improvements. A site visit to determine viability of bypass options with staff input is also included.
2. **60 Percent Submittal**—deliverables at this stage are:
 - a. 60-percent design drawings
 - b. 60-percent design specifications
3. **Blower System Pre-Design TM:** Develop and provide blower pre-design and selection TM. TM will establish pre-design criteria needed for completing the design and coordinating with the PUD for rebate purposes. A draft and final version of this TM will be provided for City review.
4. **Hydraulic Modeling:** Develop and calibrate a hydraulic model of the WWTP from the plant effluent

Task 200 - Final Design

1. **90 Percent Submittal**—deliverables at this stage are:
 - a. 90-percent design drawings
 - b. 90-percent design specifications
2. **Bid Documents, 100 Percent Submittal**—deliverables at this stage are:
 - a. 100-percent design drawings
 - b. 100-percent design specifications

Task 300 – Bid Services

1. **Bid Services** —HDR will provide assistance during the bid phase of the project. The services provided will be to answer questions from Bidders, assemble background information for City published addenda and provide a recommendation for bid award.

Task 400 – Project Management

1. **Project Management Services** — HDR will manage and coordinate project technical resources to a level of service and responsiveness consistent with the project schedule and budget.

Task 500 – Management Reserve

1. **Management Reserve Services** —HDR will provide additional services if requested by the City. The scope and level of effort for these services will be determined at the time of the City's request.

Deliverables

Unless otherwise noted, deliverables will be submitted in electronic format. Documents will be transferred by Newforma to the City. Up to two full size (22"x34" plans, 11"x8.5" specifications) paper copies of deliverables will be provided if requested by the City.

Schedule

Key milestone dates referenced from the Notice to Proceed (NTP), are shown in Table 1.

Milestone	Weeks from NTP	Date
NTP with Engineering Services	0	2/1/2023
Site Visit	0	2/2/2023
Submit TM (30% documents)	3	2/23/2023
Submit 60% documents	5	3/8/2023
Submit 90% documents	9	4/5/2023
Submit Bid documents	11	4/19/2023

Detailed Scope of Services

A detailed scope of services for each component is outlined below. The project work will be executed as described in the list below.

Headworks Improvements

Objective: The WWTP headworks consists of three force mains converging at a common elevated influent point. From there flow passes through a Parshall flume and into the screens and splitter box. The concrete surface is deteriorating up to 1.5" deep inside the headworks channels where HDR was able to access from the top level. The goal of this design is to provide a contractor with information and criteria to recoat and repair the concrete surface of the headworks channels and install replacement instrumentation where needed.

Approach: HDR will establish a diurnal curve for the headworks, provide guidance for a contractor to design a flow bypass system for the Headworks, and provide design information for the repair work of the concrete surfaces and improvements within the Headworks channels.

Consultant Services:

1. **Establish Diurnal Curve for Plant Influent and Bypass Design Criteria:** Receive flow data from City staff that will allow for the creation of a diurnal curve generally representative of the plant influent on a daily basis. The curve will be for dry weather flows. Perform site visit for half day from up to three (3) HDR staff members. Develop preliminary flow bypass plans to be used for bidding purposes.
2. **Design of New Slide Gate and Two Bulkhead Gates:** A new slide gate must be designed to separate flows within the headworks on the downstream side of screens 1 and 2. A new bulkhead gate must be constructed within the splitter box between the line flowing to Primary Clarifier 2 and the line for future Primary Clarifier 3. The second bulkhead gate should be constructed between the lines flowing to Primary Clarifier 1 and 2. This will allow for greater control and flexibility of directing plant flow within the headworks.
3. **Instrument Replacement:** Prepare contract specifications and drawings for the replacement of the Parshall flume level instrumentation and associated conduits located on the top of the headworks platform.
4. **Concrete Repair:** Prepare contract specifications and drawings for the repair of deteriorating concrete within the headworks channels.
5. **Technical Memorandum:** Provide a technical memorandum including the developed headworks diurnal curve, concrete and instrumentation repairs approach and materials selected.

Assumptions:

1. The Contract Documents will include up to 15 drawings. Basis of estimate assumes that existing Phase 2 WWTP drawings will be imported and used as background for new design information.
2. Instrumentation and electrical drawings will show replacement of conduit on the top of the Headworks platform.
3. Bidding and award support services are dependent on external factors, which cannot be completely defined at this time. The level of effort is estimated (limited) to 14 staff hours.
4. Three review meetings are scheduled as part of the work: (1) TM, (2) 60% Design Review, (3) 90% Design Review. Meetings will be conducted virtually, and up to 3 HDR staff will participate. Assumed duration of each review meeting is 2 hours. Staff time of 1 additional hour per meeting is included for preparation and distribution of meeting notes.

City Responsibilities:

1. Participate in review meetings
2. Provide reference documents and data required for HDR to perform design tasks
3. Provide City staff to meet with HDR for flow bypass planning discussions
4. Provide comments on draft and final technical memorandum
5. Provide comments on 60-percent and 90-percent drawings and specifications

Deliverables:

1. Review meeting notes, including decisions or actions from meeting, in Microsoft Word format
2. Technical memorandum describing bypass constraints, diurnal curve pattern, instrument replacement, and new slide gates in PDF format
3. 60-percent design documents, in PDF format
4. 90-percent design documents, in PDF format
5. One set of bid-ready construction documents (specifications and drawings), in PDF format
6. Up to two sets of printed bid-ready construction documents, with half-size drawings, shipped via express mail (if requested)

Primary Clarifier Improvements

Objective: The WWTP primary clarifier consists of two below-ground clarifiers that are corroded on the steel components within each unit. The goal is to provide design documents describing the cleaning and recoating requirements of the corroded steel within both clarifiers.

Approach: HDR will provide design drawings and specifications for the cleaning and recoating of the deteriorating ferrous steel within the primary clarifiers.

Consultant Services:

1. **Primary Clarifier Review Meeting:** This meeting will be held within the same time as the Headworks Review Meeting. HDR and City staff to meet for review of approaches and select an approach for implementation.
2. **Primary Clarifier Contract Documents:** Prepare contract specifications and drawings for Primary Clarifier Improvements.
3. **Primary Clarifier Bidding and Award Support:** Provide technical support during bid and contract award.

Assumptions: Assumptions are as follows:

1. The Contract package will consist of two (2) drawings and basis of estimate (level of effort) assumes this is cleaning and recoating work with no equipment replacement or structural improvements.
2. Bidding and award support services are dependent on external factors, which cannot be completely defined at this time. Hours for this task are included in Task 300.
3. Three review meetings are scheduled as part of the work: (1) TM, (2) 60% Design Review, (3) 90% Design Review. Meetings will be conducted virtually, and up to three (3) HDR staff will participate. Assumed duration of each meeting is 2-hours. Staff time of 1 additional hour per meeting is included for preparation and distribution of meeting notes.

City Responsibilities: City responsibilities are as follows:

1. Participate in review meetings
2. Provide reference documents or data required for HDR to perform design tasks
3. Provide comments on draft and final technical memorandum
4. Provide comments on 60-percent review documents
5. Provide comments on 90-percent review documents

Deliverables: Deliverables are as follows:

1. Review meeting notes, including decisions or actions from meeting, in PDF format
2. Technical memorandum describing front gate issues and proposed correction approaches, in PDF format
3. 60-percent design documents, in PDF format
4. 90 percent design documents, in PDF format
5. Bid-ready construction documents (specifications and drawings), in PDF format

Up to two sets of printed bid-ready construction documents, with half-size drawings, shipped via express mail

Blower System Pre-Design TM

Objective: The WWTP equipment building contains 4 blowers. The City desires at this time to replace up to 2 blowers with new, more efficient blowers. This will allow for potential energy savings for the WWTP and better control of air flow to plant processes.

Approach: HDR will establish/document HVAC, electrical and process design criteria for the recommended blower system and provide equipment cost information for both blowers and a TM documenting blower design criteria.

Consultant Services:

1. **Establish Blower Selection and Design Criteria:** Establish blower selection and recommendation of up to 2 manufacturers and technology types. Document HVAC, electrical, process needs for the recommended blower system. Electrical power demand requirements will be evaluated based on information provided by the City. This will be used for coordination with the PUD for rebate purposes.
2. **Technical Memorandum:** Provide a technical memorandum documenting the blower selection, design criteria and cost information for the blower rebate effort.

Assumptions:

1. The City will provide HDR with blower flow design criteria. Modeling is not assumed to be part of this effort.
2. Two separate blower manufacturers will be evaluated as part of this effort.
3. Coordination and calculations for the rebate effort with the PUD has been estimated at 24 staff hours.
4. The blower recommendation TM is up to 8 pages in length.

City Responsibilities:

1. Participate in review meetings
2. Provide reference documents and data required for HDR to perform design tasks
3. Provide comments on draft and final technical memorandum

Deliverables:

1. Review meeting notes, including decisions or actions from meeting, in Microsoft Word format
2. Technical memorandum for blower evaluation and selection in PDF format

Hydraulic Modeling

Objective: The WWTP does not have a hydraulic model representing the various pieces of equipment in the plant. The intent is to model the WWTP hydraulic functions from the beginning of the headworks to the plant effluent discharge point.

Approach: HDR will create a hydraulic model of the WWTP using Visual Hydraulics software, Phase 1 and 2 as-builts and equipment shop drawing information as available. The model will be calibrated using measurements from field observation and plant instrumentation as available.

Consultant Services:

1. **Treatment Plant Hydraulic Capacity Model:** Evaluate the hydraulic capacity of the treatment plant by developing a hydraulic profile model of the treatment plant (Visual Hydraulics software). Consultant will prepare hydraulic calculations for average and peak flow, at both the existing and future conditions, to determine if the plant can process the anticipated quantities. Prepare a hydraulic profile drawing.
2. **Technical Memorandum:** Provide a technical memorandum documenting the modeling efforts, extents of model representations, calibration process and hydraulic issues discovered through the modeling process.

Assumptions:

1. Phase 1 and 2 drawings are accurate representations of the physical features of the WWTP. HDR will not independently verify the physical aspects of the WWTP.
2. Two discharge head conditions will be evaluated. Two plant flow conditions will be evaluated, peak flow and average flow. These flow values will be supplied by the City.
3. One site visit by one HDR staff member will be required. It is estimated the site visit will take 8 staff hours inclusive of travel.
4. Incoming flow to the headworks will be represented as a single flow coming into the headworks.
5. Model is intended for general hydraulic representation and planning purposes. Detailed hydraulic modeling required for design of plant improvements is beyond the scope of this work.
6. The Hydraulic Modeling TM is up to 6 pages in length.
7. Two review meetings with 3 HDR staff members are anticipated. The meeting duration is estimated at 2 hours.

City Responsibilities:

1. Participate in review meetings

2. Supply HDR with hydraulic boundary conditions at the headworks and effluent discharge and the flow rates to model through the WWTP
3. Provide reference documents and data required for HDR to perform modeling tasks
4. Provide comments on draft and final technical memorandum
5. Provide HDR with hydraulic data and measurements as needed for calibrating the model

Deliverables:

1. Review meeting notes, including decisions or actions from meeting, in Microsoft Word format
2. Hydraulic profile
3. Technical memorandum for Hydraulic Model in PDF format
4. Electronic Version of Visual Hydraulics model in native format.

Bidding Services

Objective: Provide bidding services prior to, during and following bidding for the WWTP improvements.

Approach: HDR will provide project description, answer questions during bidding, attend the pre-bid conference, assist with bid evaluation, and provide a bid award recommendation.

Consultant Services:

1. Provide project description for the advertisements and notices announcing or soliciting bids for the projects.
2. Up to two HDR staff will attend pre-bid conference remotely via web based/teleconference to answer question as appropriate. Some of the responses to questions and requests for additional information may require addenda.
3. As necessary and as approved by the City, prepare and issue up to three (3) Addenda to address bidder questions to the Bidding Documents.
4. Assist the City to evaluate bids received and determine contractor responsiveness and responsibility.
5. Provide a recommendation for award.

Assumptions: Assumptions are as follows:

1. One (1) 1-hour pre-bid conference will occur at a conference room provided by the City.
2. Electronic copies of the pre-bid conference agenda will be furnished to the City for printing and distribution at the conference.
3. Up to two (2) HDR staff will attend the pre-bid meeting via teleconference
4. One additional staff hour is required for preparation, attendance and summary preparation for pre-bid meeting for each attending staff.

5. 12-staff hours are required for preparation of addenda required to address bidding questions. HDR will send addenda response for publication/distribution by the City. Bidders will address questions to the City. HDR will only respond to questions as requested by the City.
6. 8 staff hours is required for evaluating bids received.
7. City to advertise and distribute Bid and Contract Documents including addenda to interested bidders.

City Responsibilities: City responsibilities are as follows:

1. Advertise project for bid.
2. Arrange and conduct pre-bid conference and site tour. Record meeting notes or make other provision for documenting the pre-bid conference, record all questions and requests for additional information, and issue copies of the meeting notes or other conference documentation to the conference attendees.
3. Distribute Bid and Contract Documents including addenda to interested bidders.
4. Attend pre-bid conference.
5. Coordinate City's legal representative with HDR regarding recommendations of award that may involve waiver of formalities or irregularities in the bid.

Deliverables: Deliverables are as follows:

1. Project description for advertisement (PDF format).
2. Suggested items for pre-bid conference agenda transmitted to City (PDF format).
3. Up to three (3) Addenda addressing bidding questions (PDF format).
4. Engineer's recommendation of award (PDF format).

Project Management

Objective: The purpose of this task is to manage and coordinate project technical resources to a level of service and responsiveness consistent with the project schedule and budget.

Approach: HDR shall organize, manage, and coordinate the disciplines required to accomplish the services required for this project. HDR shall coordinate with City staff, and encourage City staff involvement to a level desired by the City. The Consultant shall provide project management services to implement project goals, budgets, and schedules.

Consultant Services: The designated HDR project manager (PM) will prepare, monitor, and update the project work plan throughout the project. The PM will participate in monthly conference calls with the City and provide a brief cost and schedule status report for each task. The status report will include a description of progress to date, actual costs for each task, and potential cost variances.

The PM will coordinate team activities with the City in relation to scheduling site visits and meetings with City staff. The PM will also supervise the engineering team and review monthly invoices and project budget.

HDR will conduct specific activities including the following subtasks:

1. **Project Management Plan:** Prepare a Project Management Plan (PMP) following the NTP. The PMP shall identify the project scope, individual work elements, budget for each element, and responsible individuals for each work element, staffing plan, and schedule. The PMP will include a quality management plan and Job Hazard Assessment forms, including COVID specific requirements.
2. **Project Initiation Management Review:** Conduct a brief business review with senior management at project commencement to confirm/QC initial job set up (contracts, subcontracts, PMP, QMP), and discuss/cover job management approach to scope and budget.
3. **Data Requests Log:** Develop a log of data requests to the City.
4. **Project Schedule:** Develop a project schedule. Identify deliverables as milestones. Identify City input activities.
5. **Project Schedule Update:** Update the schedule monthly to define the status of each activity.
6. **Project Management Meetings:** The Consultant shall schedule one project meeting every month via conference call or virtual meeting. Participants in the project meetings will include the City project manager and the Consultant project manager. The purpose of the meeting is to track time and budget, work elements accomplished, work items planned for the next period, staffing needs, and scope issues.
7. **Decision and Action Items Logs:** Develop and maintain during the project separate logs tracking decisions and required actions.
8. **Invoices and Status Reports:** Prepare monthly project status reports that compare work accomplished with scheduled activities, provide support documentation for the invoices, compare expenditures with task budgets, and describe changes to the scope that have occurred. Reports shall be submitted to the City with the monthly invoices.
9. **Engineering Team Management:** Supervise the design team over the course of the project, and review technical content of work products. The project manager will monitor the team's work in terms of product, quality, schedule, and budget.
10. **Contract Closeout:** Close out the project.

Assumptions: Assumptions are as follows:

1. A single monthly invoice including labor costs and expenses for each task will be sent to the City for review and payment.

2. The contract duration is 12-months.

City Responsibilities: City responsibilities are as follows:

1. Facilitate and participate in monthly project management conference calls
2. Provide comments on meeting agenda and meeting notes
3. Review and approve monthly invoices and authorize payment

Deliverables: Deliverables are as follows:

1. Monthly project status report, in PDF format
2. Monthly invoices, in PDF format
3. Meeting notes, data request log, project schedules, and decision and action logs, in PDF format

Management Reserve

Objective: A management reserve is required so that the City has a discretionary task budget to cover additional professional services not currently included in this Scope of Services.

Approach: Services authorized under this task will be at the City's discretion. The Consultant shall provide additional on-call services for tasks not included in the project Scope of Services or for tasks not adequately budgeted. The Consultant shall provide additional services under this task only when written authorization is provided by the City.

Consultant Services: The Consultant will conduct specific activities including the following subtask:

1. **Additional Subtask:** Provide professional services at the request of the City as mutually agreed upon and defined.

Assumptions: Assumptions are as follows:

1. Agreement for the services to be performed under the contingency task and budget will be documented and agreed upon by the City and Consultant before proceeding.

City Responsibilities: City responsibilities are as follows:

1. Identify and request professional services deemed necessary that are not expressly included in this Scope of Services.

Deliverables: Deliverables are as follows:

1. To be determined and agreed upon by the City and Consultant

Fee Estimate for Professional Services

The estimated fee for the professional services identified in this Scope of Services is offered on a time-and-materials basis not to exceed \$169,900.00.

Professional services rendered in connection with this Scope of Services will be billed on a time-and-materials basis for actual hours rendered by Consultant employees up to the estimated

total contract amount in accordance with the terms and conditions outlined in the signed Agreement.



**CITY OF CAMAS
PROFESSIONAL SERVICES AGREEMENT
Amendment No. 4**

616 NE 4th Avenue
Camas, WA 98607

Project No. W1025

HYDROGEOLOGIC SUPPORT SERVICES FOR 2023

THIS AMENDMENT (“Amendment”) to Professional Services Agreement is made as of the 27 day of January, 2022, by and between the **City of Camas**, a municipal corporation, hereinafter referred to as "the City", and **Mott MacDonald** (formerly Pacific Groundwater Group), hereinafter referred to as the "Consultant", in consideration of the mutual benefits, terms, and conditions hereinafter specified. The City and Consultant may hereinafter be referred to collectively as the “Parties.”

The Parties entered into an Original Agreement dated January 6th, 2020, by which Consultant provides professional services in support of the Project identified above. Except as amended herein, the Original Agreement shall remain in full force and effect.

1. Scope of Services. Consultant agrees to perform additional services as identified on **Exhibit “A”** (Amended Scope of Services) attached hereto, including the provision of all labor, materials, equipment, supplies and expenses, this is a no-cost Amendment.
2. Time for Performance. Consultant shall perform all services and provide all work product required pursuant to this Amendment by:

- a. Extended to December 31, 2023
- b. Unchanged from Original/Previous Contract date of December 31, 2023

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

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

- a. Previous not to exceed fee: \$96,230
- b. Amendment No. 4: \$79,502
- c. **Total: \$175,732**

- d. Consultant billing rates:

- Modification to Consultant Billing Rates per **Exhibit “A”** attached herein
- Unchanged from Original/Previous Contract

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

DATED this _____ day of _____, 20__.

CITY OF CAMAS:

MOTT MACDONALD:
Authorized Representative

By: _____

DocuSigned by:
Peter Schwartzman
By: _____
1844F7765BC248B...

Print Name: _____

Print Name: Peter Schwartzman

Title: _____

Title: Principal Hydrogeologist

Date Signed: 1/27/2023

EXHIBIT "A"

AMENDED SCOPE OF SERVICES AND COSTS

Attachment A - Mott MacDonald Estimate for Camas 2023 General Services (1/24/2023)

Task/Description	PGG Hours at Rates Specified							PGG Labor	Expense Description	Expense Cost ¹	Task Totals
	Peter	Inger	Burt	Wayne/Mel	Caner	Cheyenne	Admin				
	\$260	\$210	\$185	\$180	\$150	\$130	\$90				
Task 1. Water Level Monitoring Assistance										\$19,282	
1a River level monitoring	2	4						\$1,360	RM subcontract	\$5,782	
1b Groundwater level monitoring fieldwork (2 visits)	2	20						\$4,720	mileage	\$300	
1c Monitoring data management	2	12						\$3,040			
1d Monitoring data analysis	6	12						\$4,080			
Task 2. Water Rights Assistance										\$4,100	
2a Assess value of Georgia Pacific wells for mitigation	0	0	0					\$0			
2b Other miscellaneous water rights assistance (assumed hours)	4	4	12					\$4,100			
Task 3. Production Well Performance Assistance										\$12,370	
3a Discuss monitoring recommendations with Rob & Allen	4	2						\$1,460			
3b Work with City and S&B for SCADA data collection/management	8	4						\$2,920			
3c Assumed single visit to refine monitoring approaches		10						\$2,100	mileage	\$150	
3d Review changes in production well performance and provide memo	6	10				16		\$5,740			
Task 4. Total LWWF Yield Analysis										\$25,660	
4a Assess additional yield at Wells 5, 6, 10, 14	24	4						\$7,080			
4b Assess additional yield at undeveloped areas within LWWG footprint	4	24			8			\$7,520			
4c Prepare total wellfield yield report	24	16	4	4				\$11,060			
Task 5. Miscellaneous Assistance for New Well Development										\$0	
5a Provide input/planning on drilling strategies for new well near Wells 11/12	0	0	0					\$0			
5b Develop technical specifications and assist with bid package	0	0	0	0				\$0			
Task 6. Groundwater Quality Assistance										\$3,340	
6a Assumed hours for groundwater quality assistance	4	4	4	4				\$3,340			
Task 7. Additional Miscellaneous Assistance										\$7,220	
7a Assumed hours for additional miscellaneous assistance	8	8	8	4				\$5,960			
7b Arrange Parkers Landing Well decommission		6						\$1,260			
Task 8. Project Management										\$7,530	
8a Assumed hours for project management	6	25					8	\$7,530			
Subtotal Dollars											
Hours Estimated	104	165	28	20	0	16	8				
Dollars Estimated	\$27,040	\$34,650	\$5,180	\$3,600	\$0	\$2,080	\$720	\$73,270	\$6,232		
Cost Estimate for Expected Tasks										\$79,502	

Notes:

¹Expenses include a 10% handling charge.

Task 2a - Assumes no substantial analysis required for GP water rights or wells in 2023.

Task 5 - Assumes that MM assistance with drilling a new well in the vicinity of Wells 11 & 12 under a separate contract.

Task 7b - assumes limited effort to negotiate site access with Bonneville Power, City will arrange site access with property owner and directly contract driller, no site work for PGG