



**City Council Workshop Agenda**  
**Monday, May 04, 2026, 4:30 PM**  
**Council Chambers, 616 NE 4th AVE**

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*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/5903782>

**To participate in the meeting** (able to public comment)

- go to <https://cityofcamas-us.zoom.us/j/84310812974>

(public comments may be submitted to [publiccomments@cityofcamas.us](mailto:publiccomments@cityofcamas.us))

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**CALL TO ORDER**

**ROLL CALL**

**PUBLIC COMMENTS**

**WORKSHOP TOPICS**

1. [City of Camas 2026 First Quarter Financial Performance Presentation](#)  
[Presenter: Cathy Huber Nickerson, Finance Director](#)  
[Time Estimate: 15 minutes](#)
2. [Professional Services Agreement for Ignition Upgrade for Supervisory and Control Data Acquisition at the Waste Water Treatment Plant \(WWTP\)](#)  
[Presenter: Rob Charles, Utilities Manager](#)  
[Time Estimate: 10 minutes](#)
3. [NW Lake Road and Sierra Street Intersection Improvements Professional Services Agreement Amendment No. 4](#)  
[Presenter: James Carothers, Engineering Manager](#)  
[Time Estimate: 10 minutes](#)
4. [Professional Services Agreement for SMAP \(Stormwater Management Action Planning\)](#)  
[Presenter: Brian Monnin, Engineering Project Manager](#)  
[Time Estimate: 5 minutes](#)
5. Staff Miscellaneous Updates  
Presenter: Doug Quinn, City Administrator  
Time Estimate: 10 minutes

**PUBLIC COMMENTS**

**COUNCIL COMMENTS AND REPORTS**

**CLOSE OF MEETING**



# Staff Report

May 4, 2026 Council Workshop

City of Camas 2026 First 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’ 2026 performance shows slower revenue growth to budget projections; revenues were at 15% of budget and expenses at 21%. Slower construction related revenues were most noticeable. Expenses were below budget with the normal turnover in positions and a delay in capital expenditures.

Carry forward capital projects continue to proceed while others are in design and bid phases. The largest projects such as Wastewater Treatment Plant upgrades and the Fire Station 41 construction are underway while some of the transportation projects will be delayed until next year such as the Lake and Sierra intersection.

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.

The City issued two major bond issues in 2025, Unlimited General Obligation Bond for the new Fire Station for \$25 million, Limited General Obligation Bond for \$6 million for transportation and facilities and Refunding Bond to refinance the 2015 General Obligation Bond for \$4.3 million. The City also issued Revenue Bond for the Water and Sewer utilities for \$23.5 million and a Refunding Bond to refinance the 2019 Revenue Bond for \$12.8 million.

### **BENEFITS TO THE COMMUNITY:**

The intent of the presentation is to provide City Council with a status report on the City’s financial performance and an outlook for 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, it 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.

# CITY OF CAMAS 2026 FIRST QUARTER FINANCIAL REVIEW

# AGENDA

GENERAL ECONOMY DURING FIRST QUARTER 2026

REVENUE TRENDS

BUDGET STATUS

FUND BALANCE PROJECTION

CITY GROWTH

INTERNAL SERVICE FUNDS

INVESTMENTS

DEBT

OUTLOOK

# 2026 FIRST QUARTER

- First quarter construction started weak in both single family and multifamily
- Real home equity balances are at their highest since before the pandemic in the first quarter.
- With Operation Epic Fury began February 28, 2026. Disappointing employment numbers and consumer confidences continue to be low from end of 2025
- Locally, home prices fell 2.8% in the first quarter year over year but 50 homes sold in Camas in March

First Qtr 2026  
compared to  
Fourth Qtr 2025

Avg. Mortgage Rate  
**HIGHER**  
6.38% v. 6.15%

Unemployment  
**LOWER**  
4.3% v. 4.4%

Item 1.

Retail Sales  
(% change yr.)  
**HIGHER**  
4.2% v. 2.4%

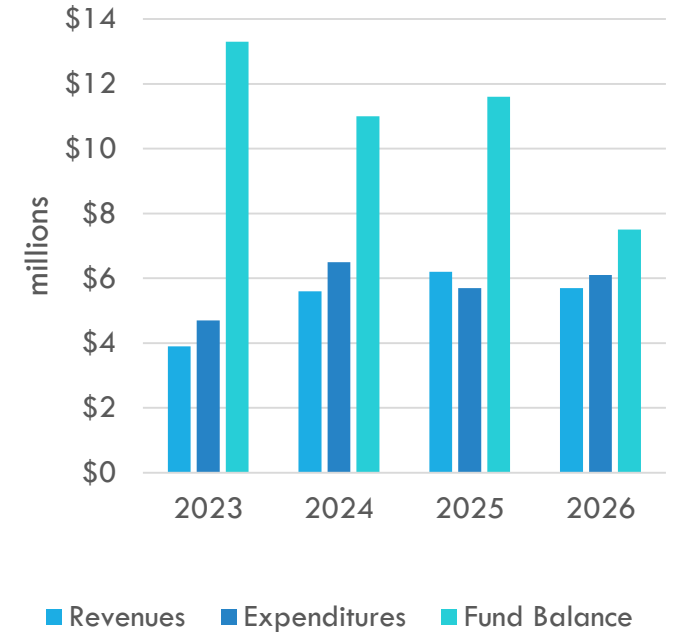
CPI (national)  
**HIGHER**  
3.3% v. 2.7%

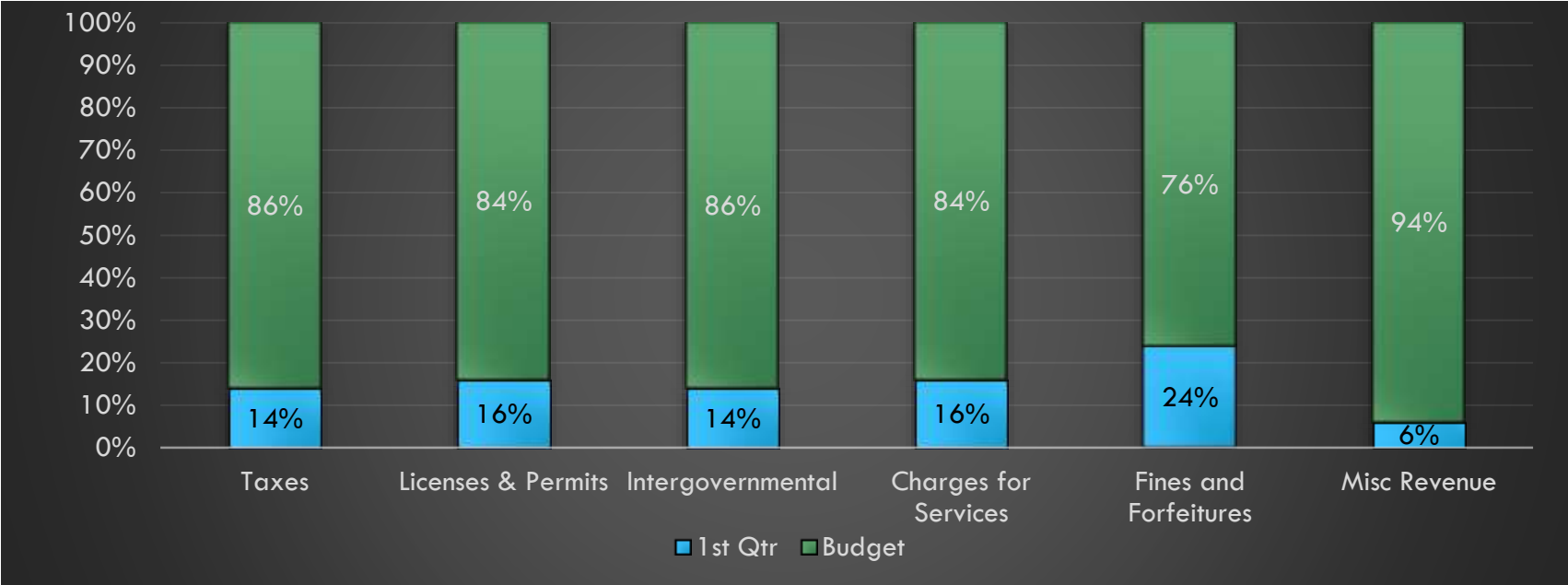
Avg. Gas Prices  
**HIGHER**  
\$3.56 v. \$3.10



# GENERAL FUND HIGHLIGHTS

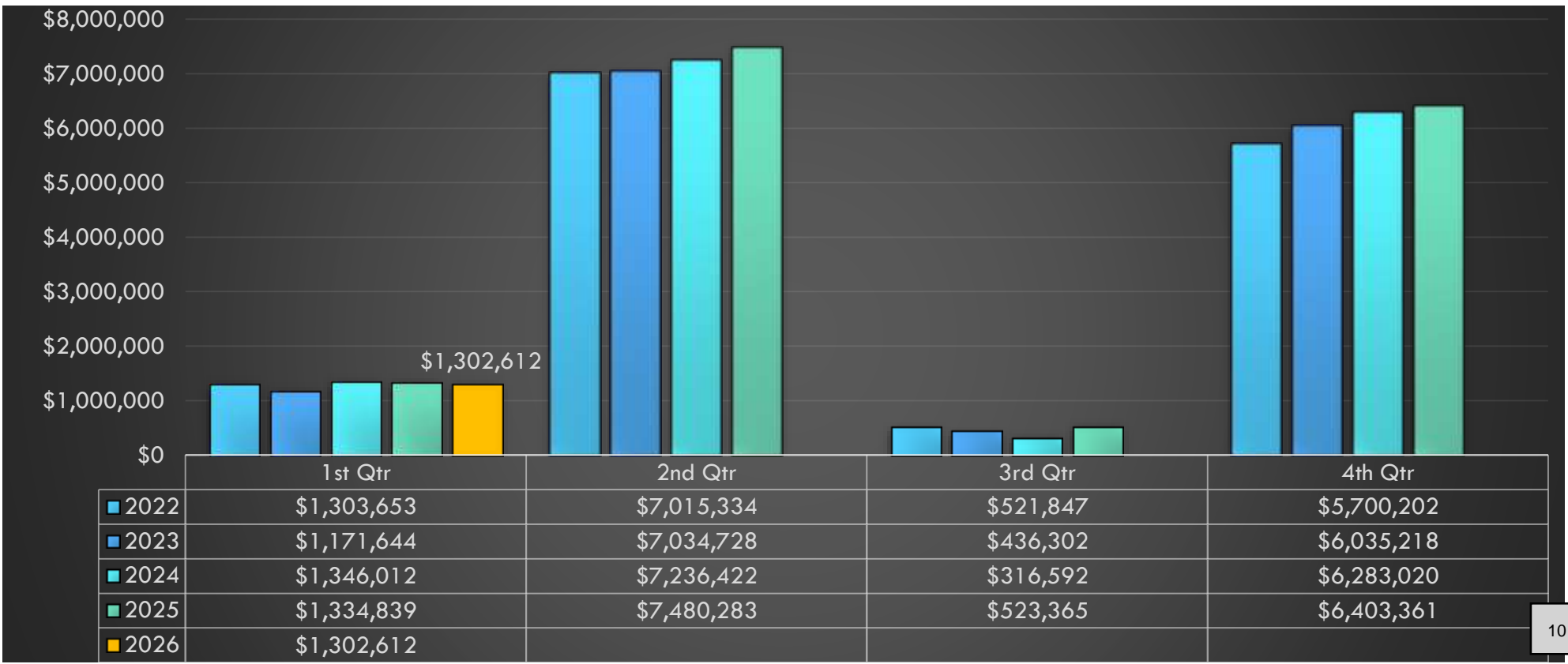
	2023 First Quarter	2024 First Quarter	2025 First Quarter	2026 First Quarter
Net revenues (less transfers)	\$3,936,247	\$5,574,902	\$6,222,225	<b>\$5,708,351</b>
Net expenditures (less transfers)	\$4,726,094	\$6,535,190	\$5,751,596	<b>\$6,100,094</b>
Net Cash Flow	(\$789,847)	(\$960,288)	\$470,629	<b>(\$391,743)</b>
% of Budget Spent	16%	22%	21%	<b>21%</b>
General Fund Balance	\$13,300,235	\$10,997,250	\$11,568,537	<b>\$7,515,955</b>
Overall Cash and Investments for All Funds	\$103,954,969 Includes Bond Proceeds	\$116,247,240 Includes Bond Proceeds	\$107,165,712 Includes Bond Proceeds	<b>\$154,917,637</b> <b>Includes Bond Proceeds</b>



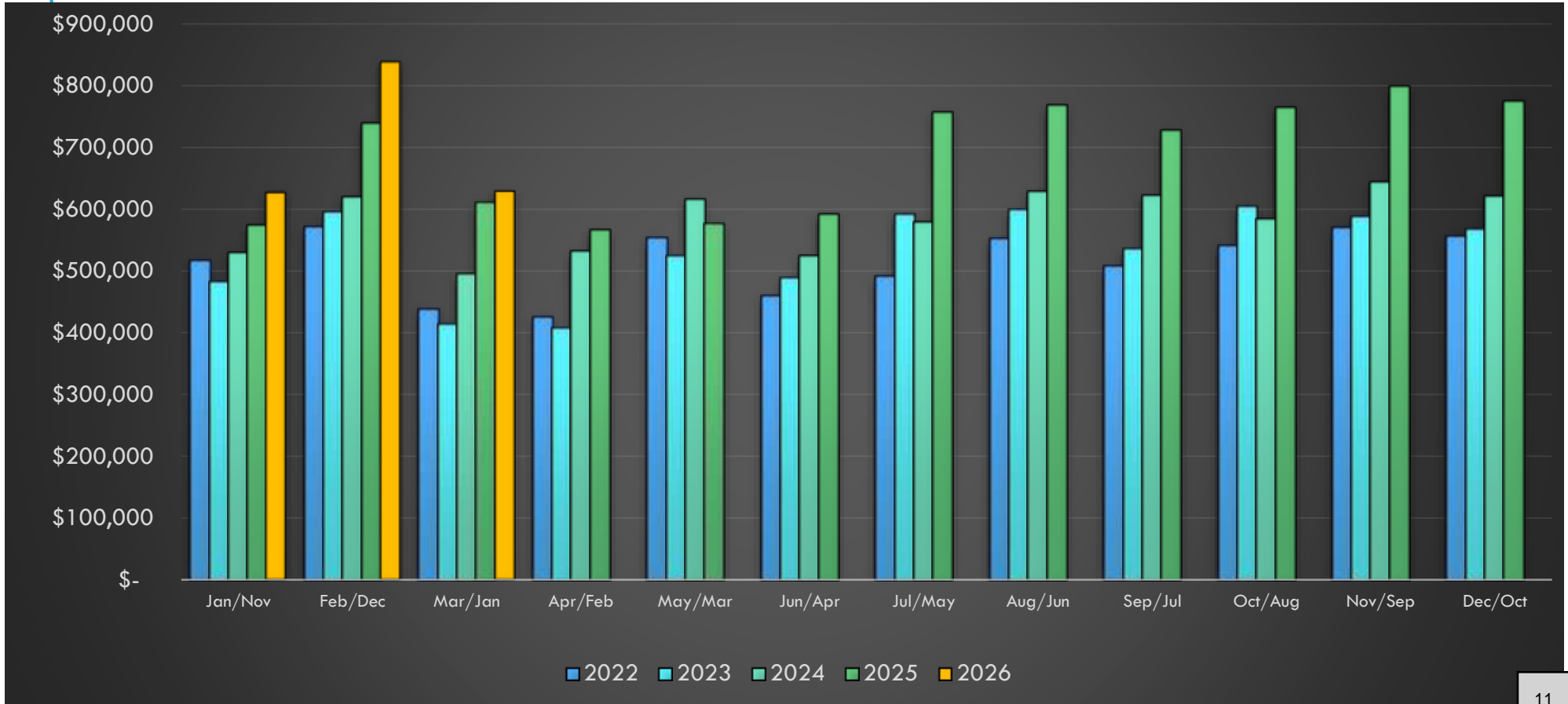


# GENERAL FUND REVENUES

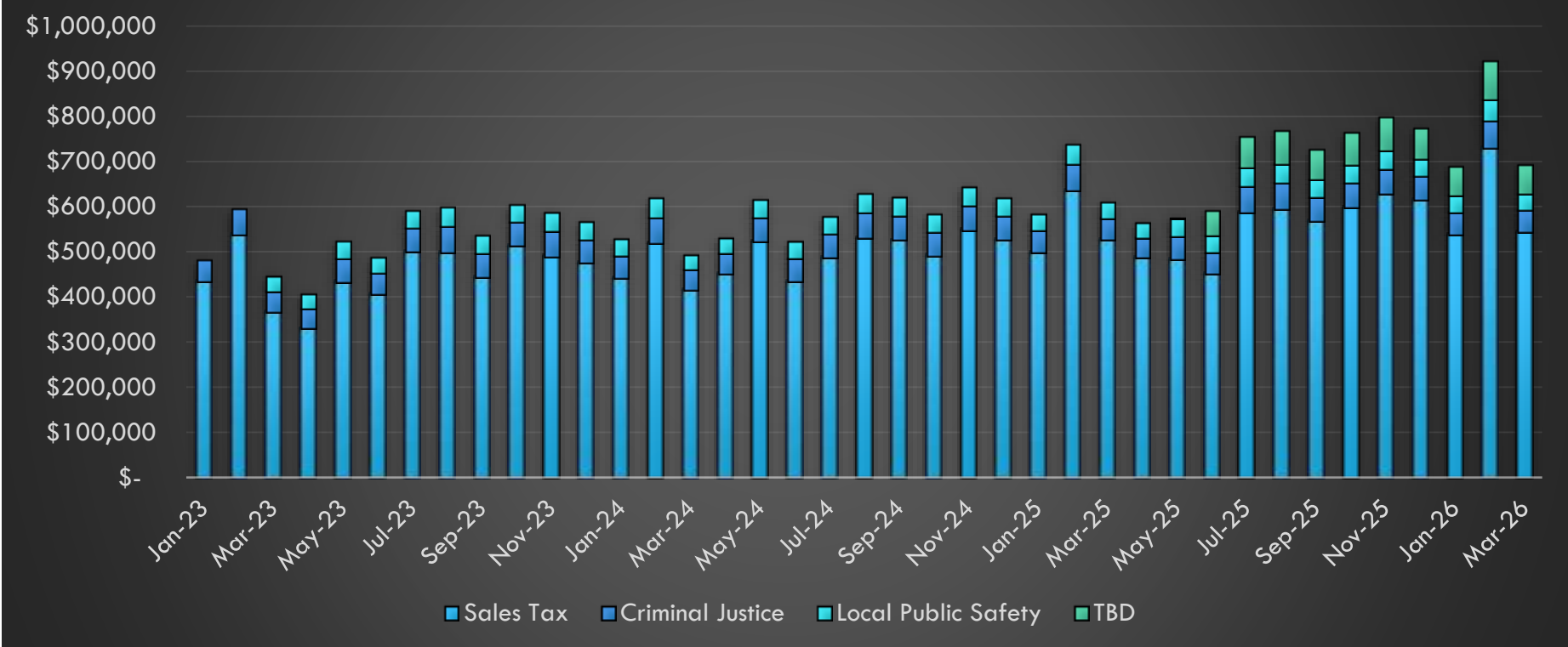
# PROPERTY TAX COLLECTIONS



# SALES AND USE TAX



# SALES AND USE TAX BREAKDOWN

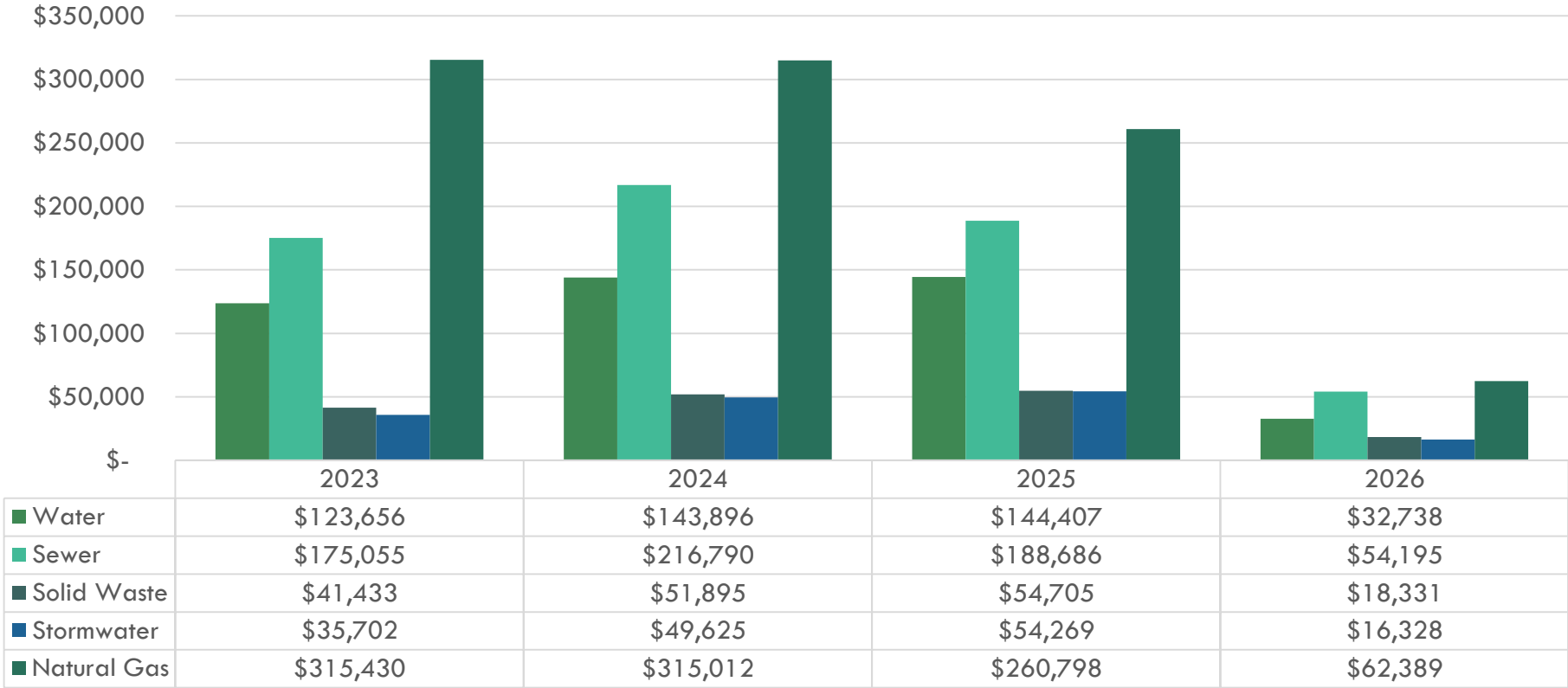


# 2026 CAMAS SALES TAX BREAKDOWN – NEW RATE APRIL 1, 2026

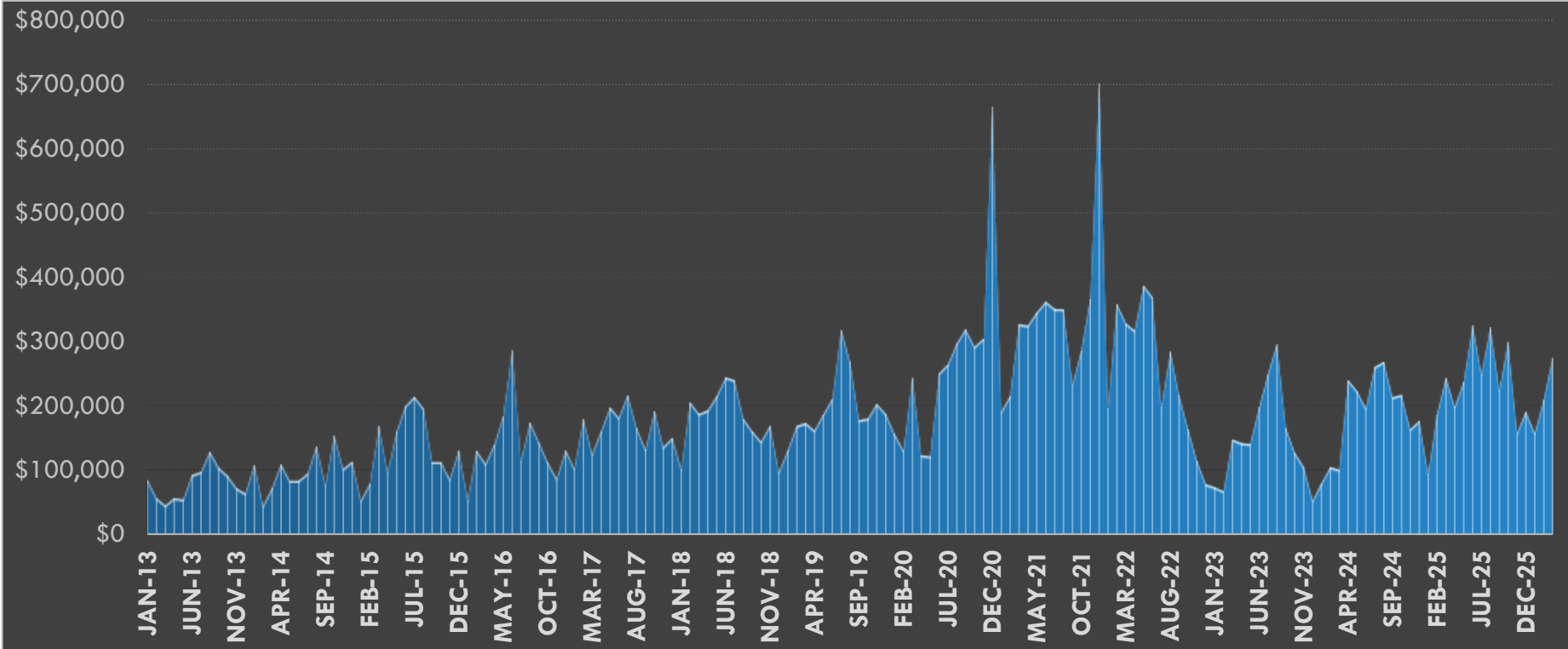
CLARK COUNTY LOCAL LAW ENFORCEMENT TAX 0.1% INCREASE (SPLIT 60/40 WITH CITIES PER CAPITAL ALLOCATION)  
 CLARK COUNTY HOUSING AND RELATED SERVICES TAX 0.1% (CITIES CAN RECEIVE SUPPORT FOR PROJECTS)

Entity Receiving Sales Tax	Washington State Sales Tax Rate	Camas Basic Rate	Camas Optional Rate	Camas Criminal Justice	C-Tran Rate	Clark Co Public Safety	Clark Co Mental Health	Camas TBD	Clark Co Housing and Related Services	Effective Sales Tax Rate	Camas Sales Tax Rate	Camas Effective Rate
State of Washington	6.5%	0.005%	0.005%	0.001%	0.007%	0.002%	0.001%	0.001%	0.001%	6.5230%		
City of Camas		0.420%	0.420%	per capita alloc		per capita alloc				1.0070%	1.20%	
Clark County		0.075%	0.075%	0.01%		0.12%	0.099%		0.099%	0.4780%		
CTRAN					0.69%					0.6930%		
Camas TBD								0.0990%		0.0990%	0.10%	
<b>Total Sales Tax Rate Assessed</b>	<b>6.5%</b>	<b>0.50%</b>	<b>0.50%</b>	<b>0.10%</b>	<b>0.70%</b>	<b>0.20%</b>	<b>0.10%</b>	<b>0.10%</b>	<b>0.10%</b>	<b>8.8%</b>	<b>1.30%</b>	<b>1.1060%</b>

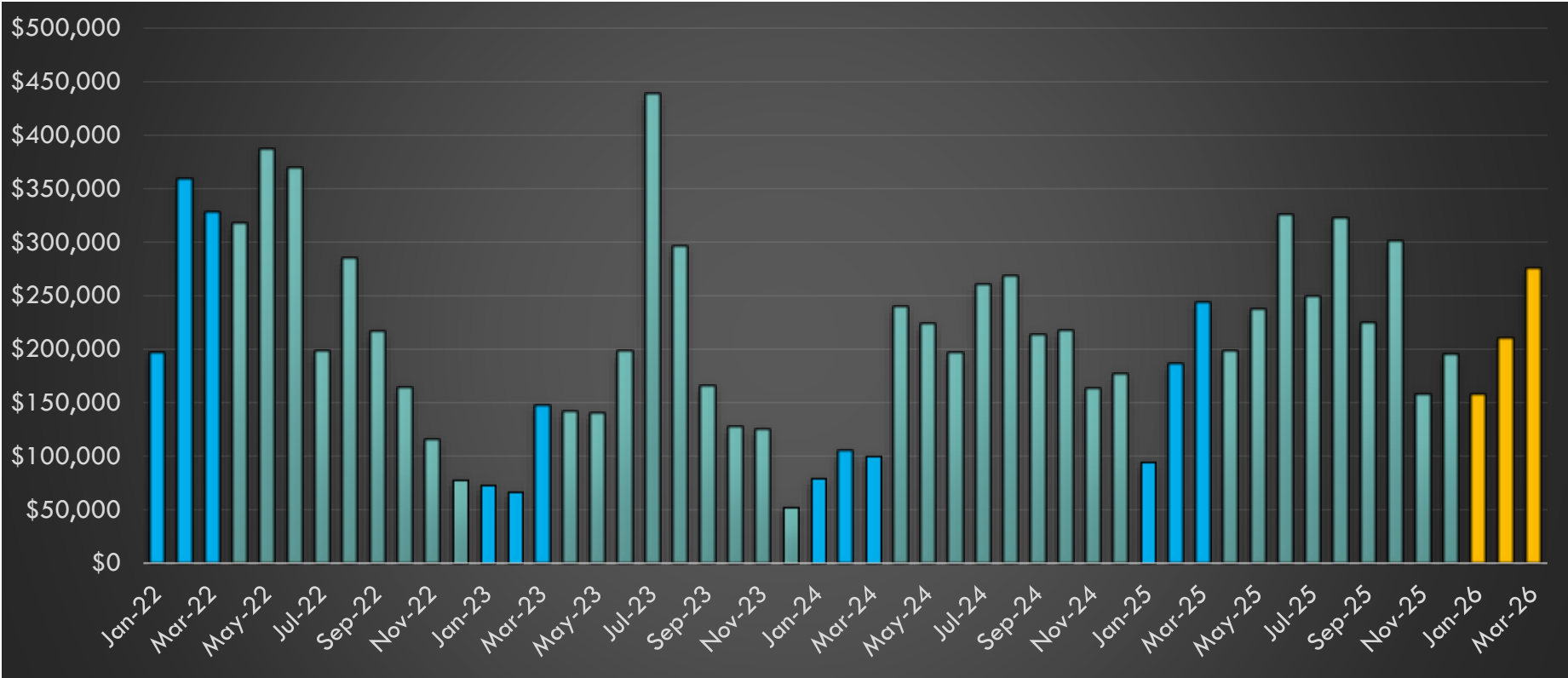
# UTILITY TAX COLLECTIONS



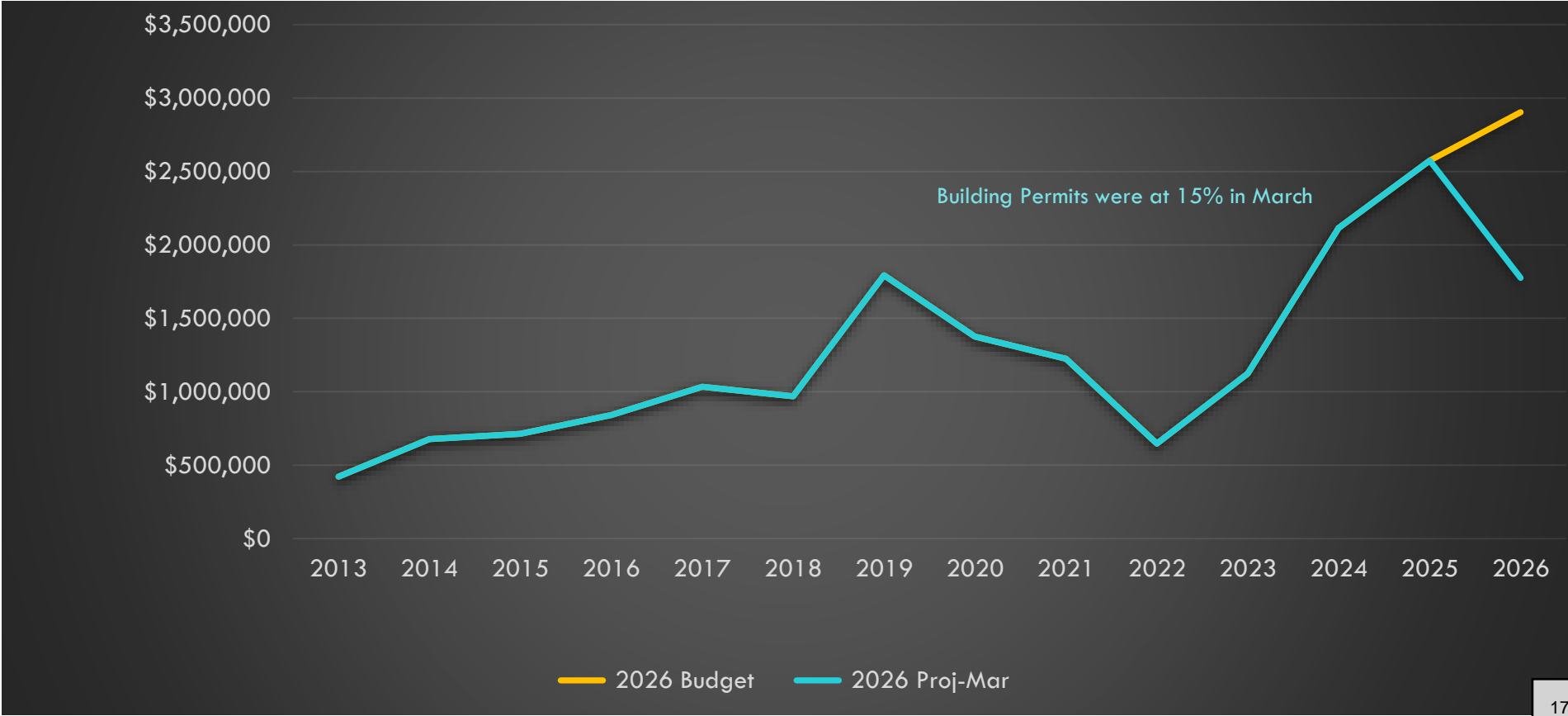
# REAL ESTATE EXCISE TAX



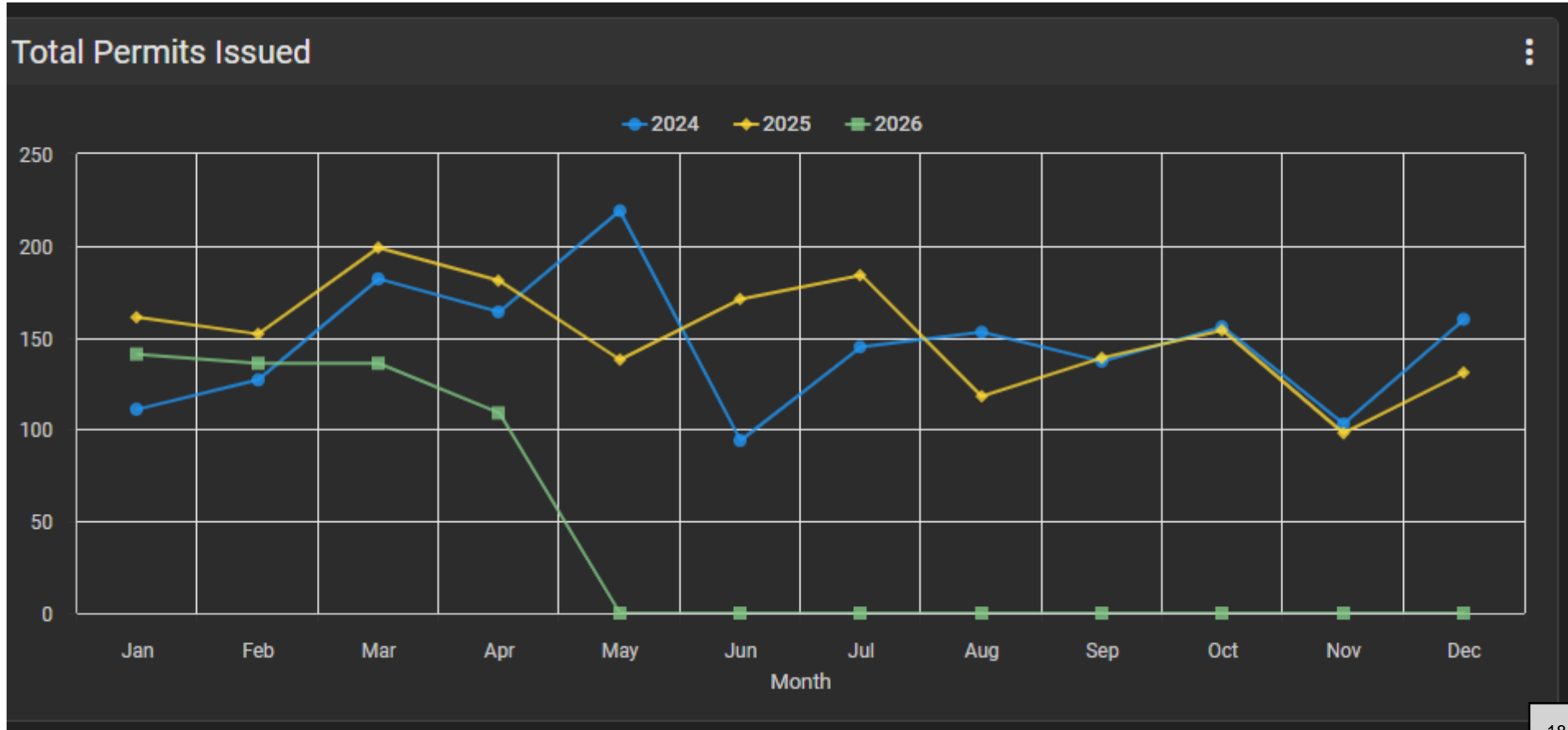
# REAL ESTATE EXCISE TAX



# BUILDING PERMITS

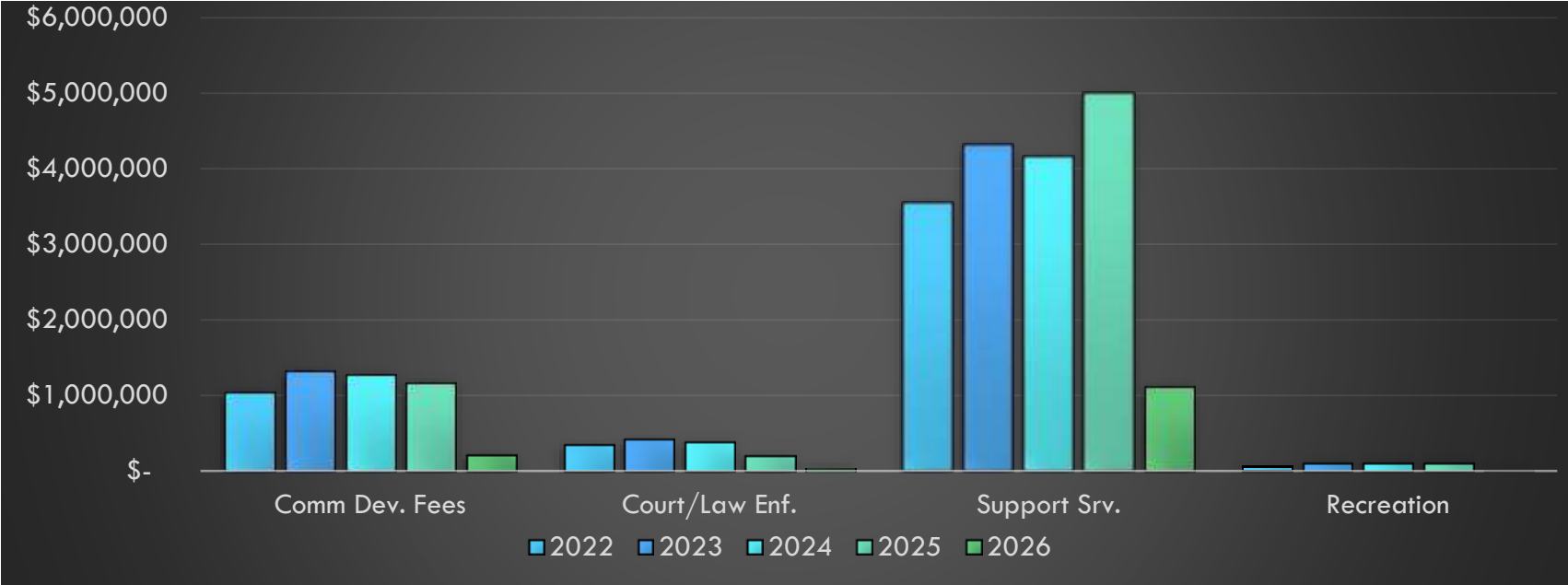


# PERMIT COMPARISON 2024-2026



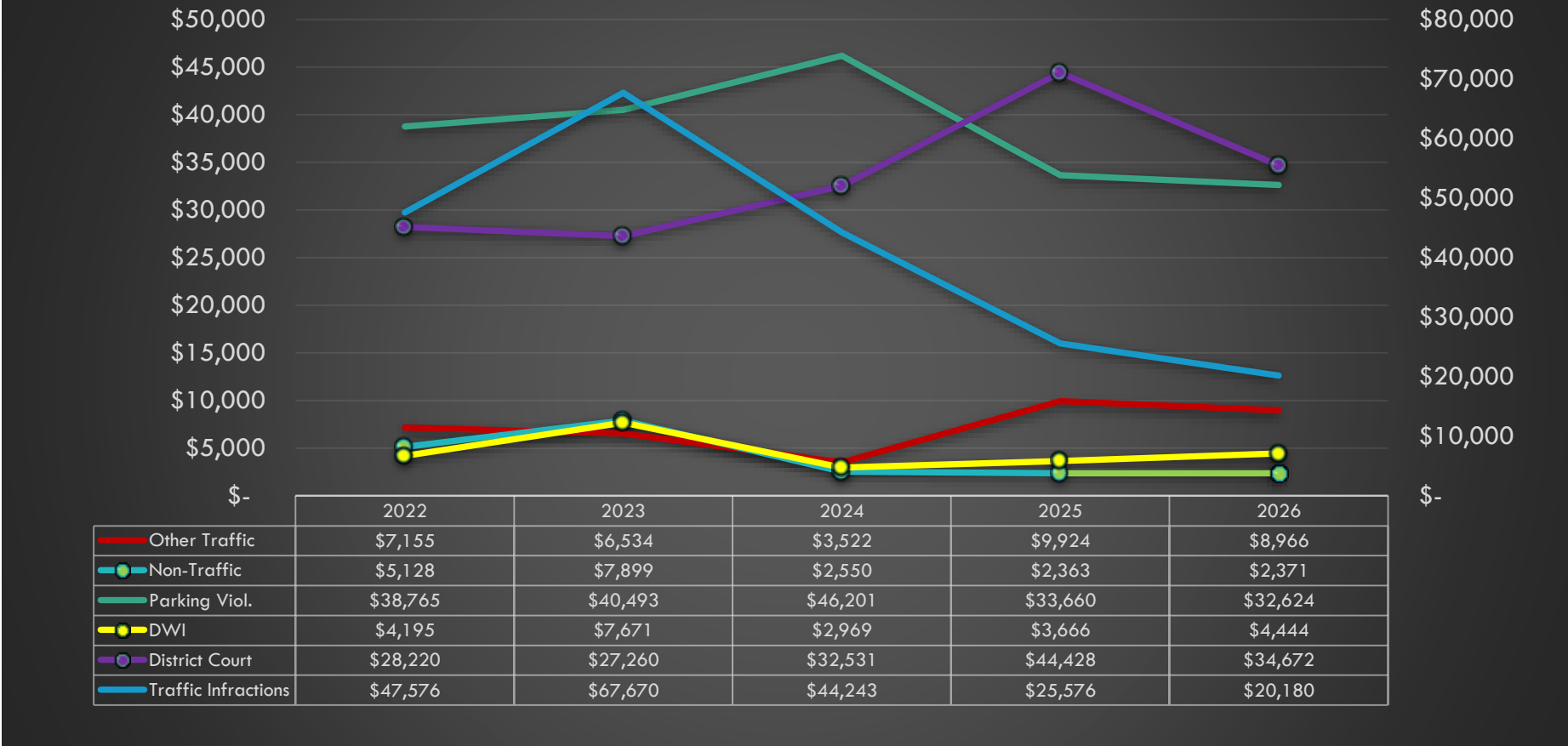
# INTERGOVERNMENTAL



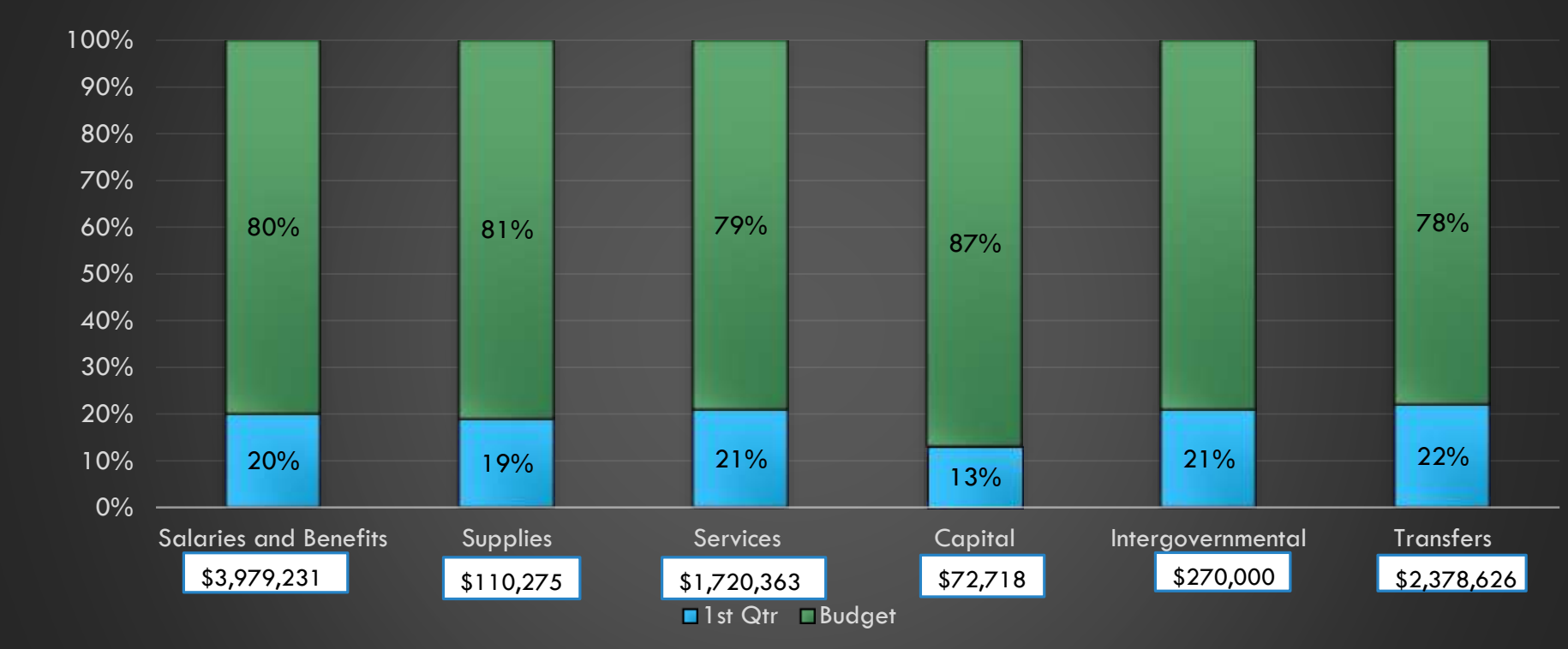


# CHARGES FOR SERVICES

# FINES AND FORFEITURES

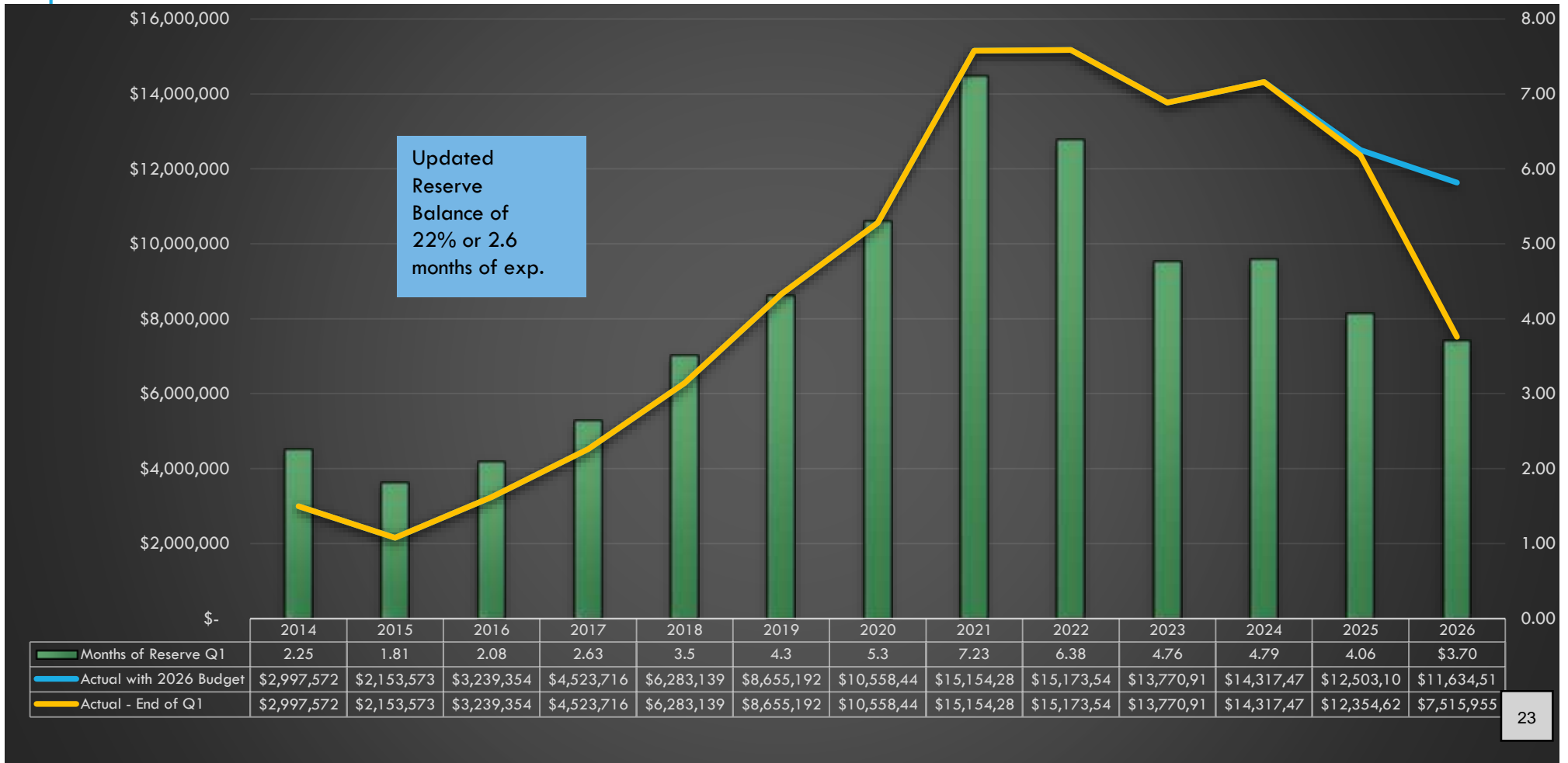


# GENERAL FUND EXPENDITURES

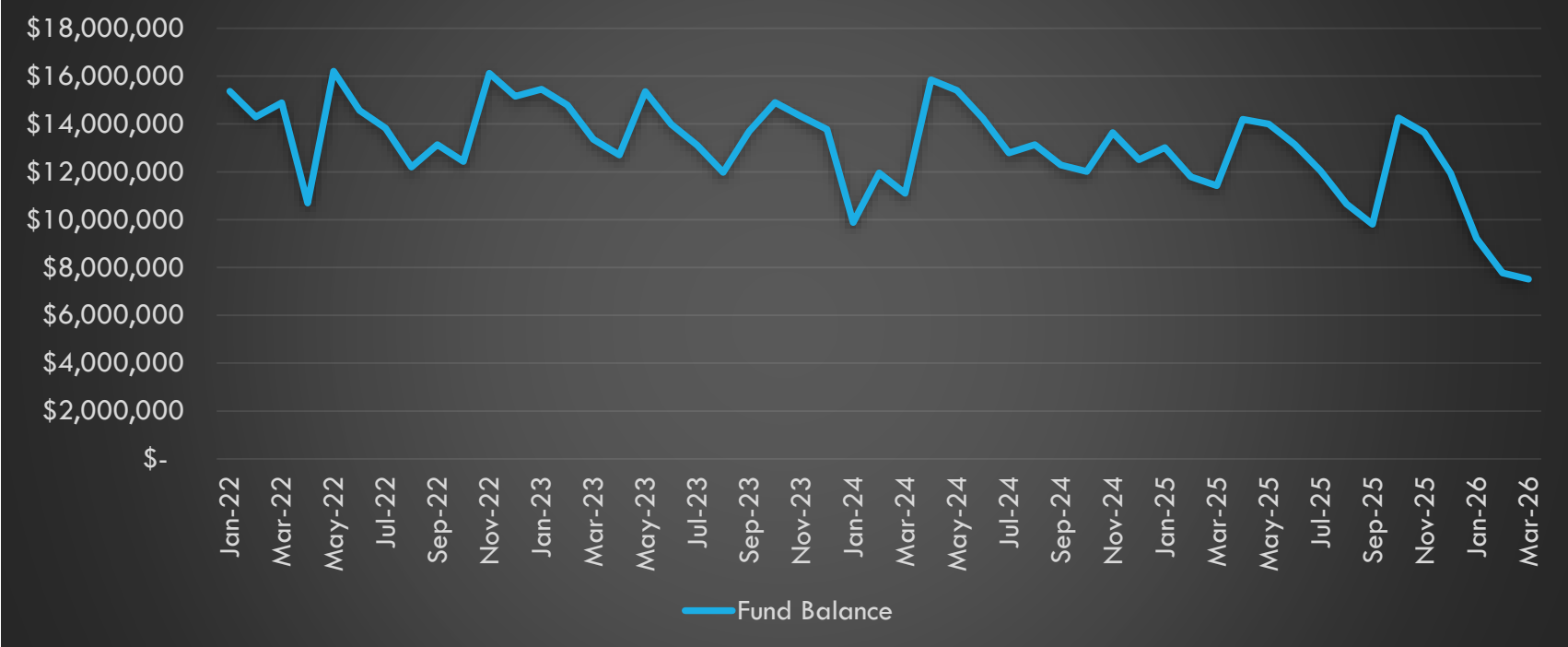


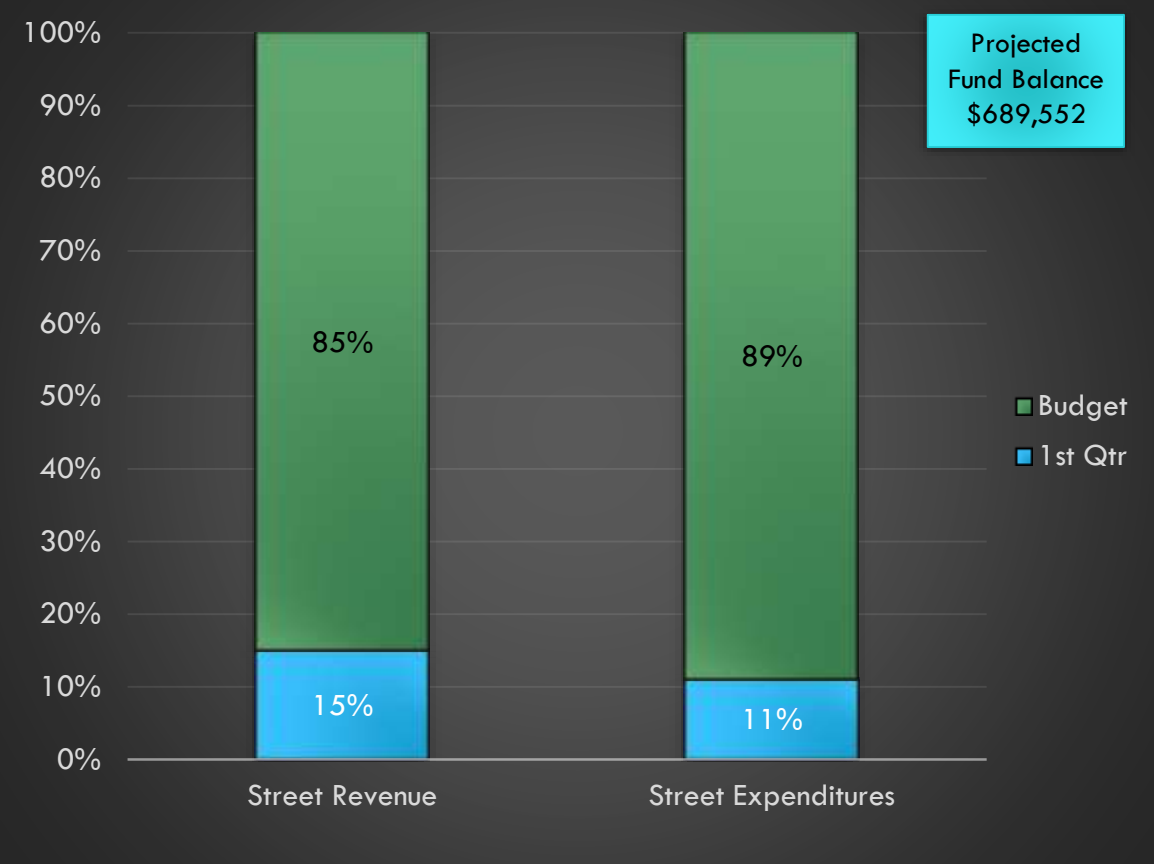
# GENERAL FUND BALANCE

Months



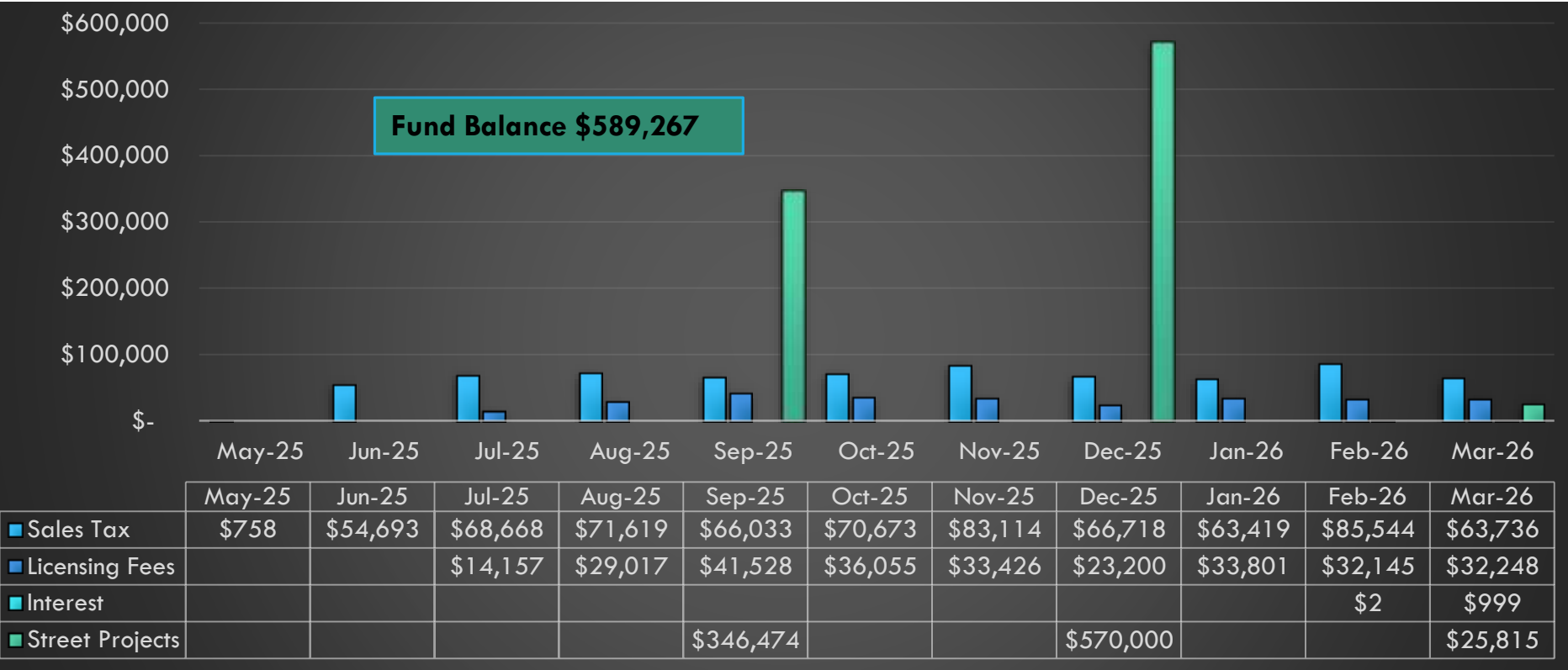
# GENERAL FUND BALANCE 2022-2026



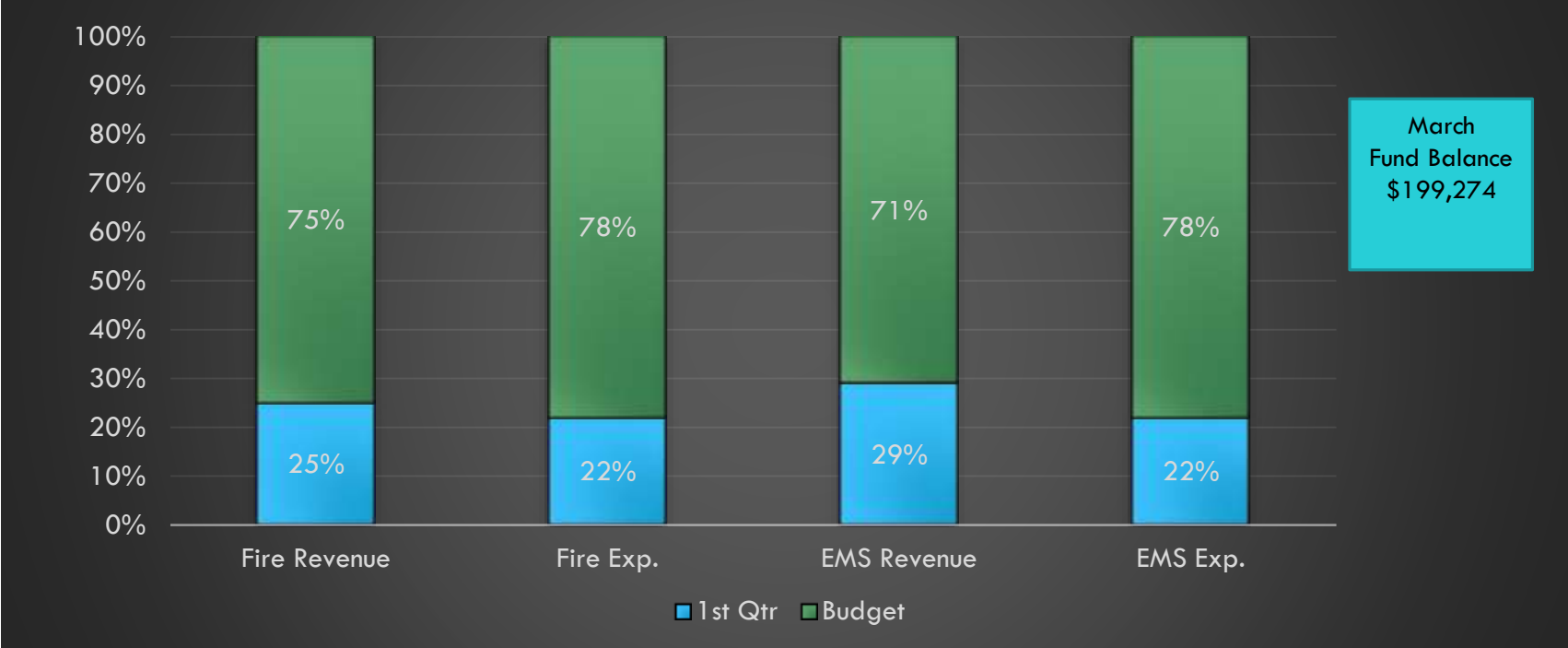


# STREETS

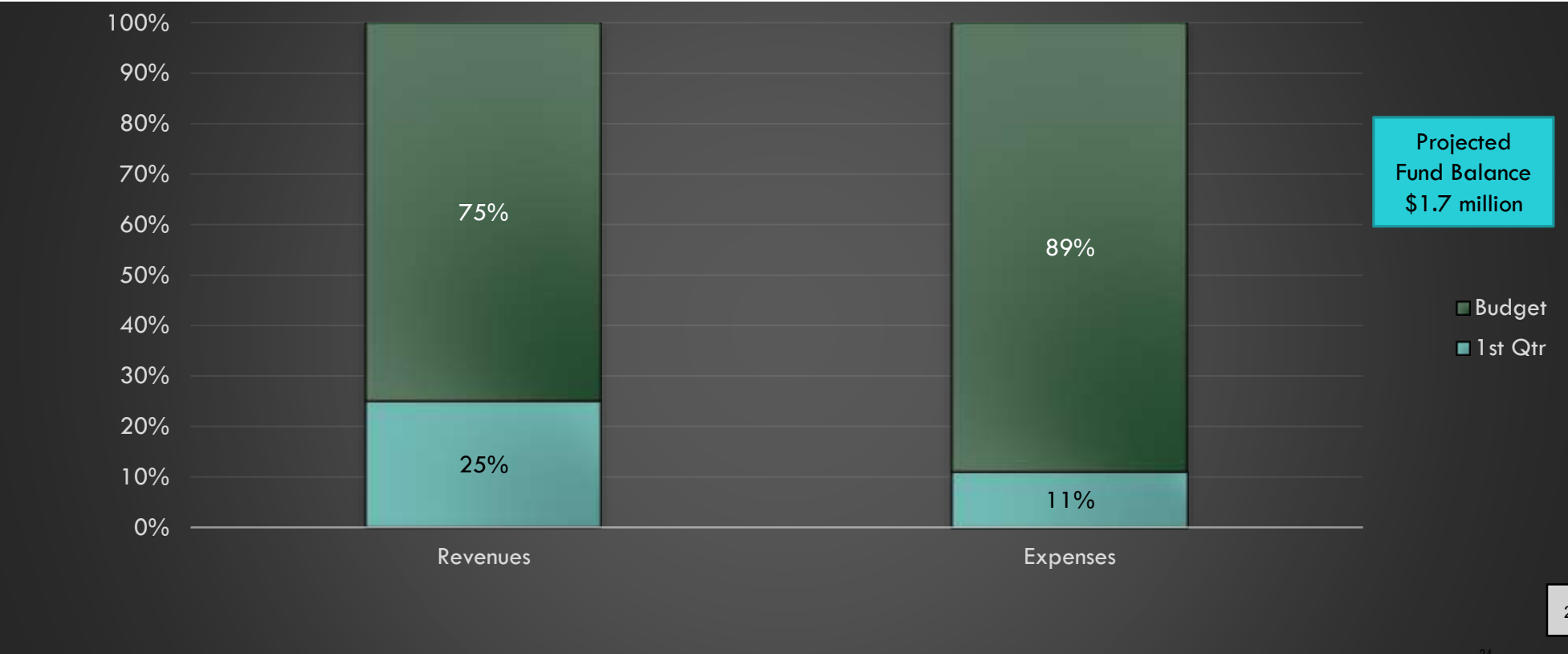
# TRANSPORTATION BENEFIT DISTRICT



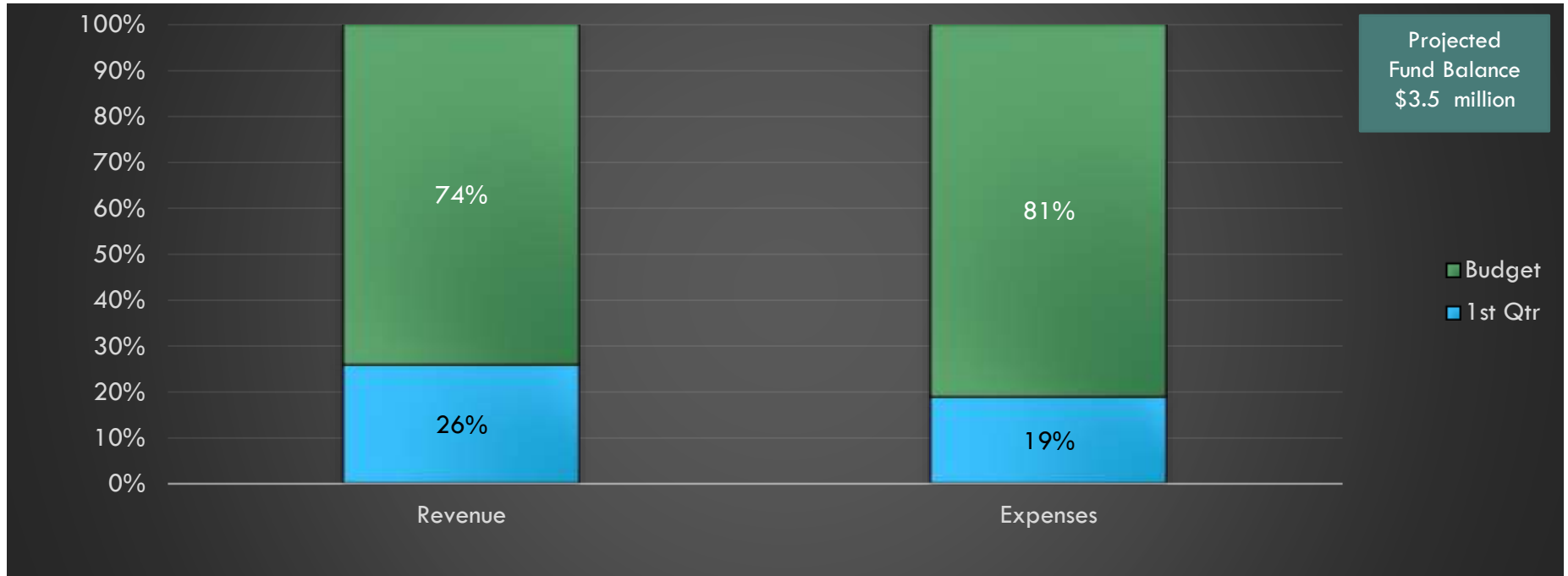
# CAMAS/WASHOUGAL FIRE AND EMS



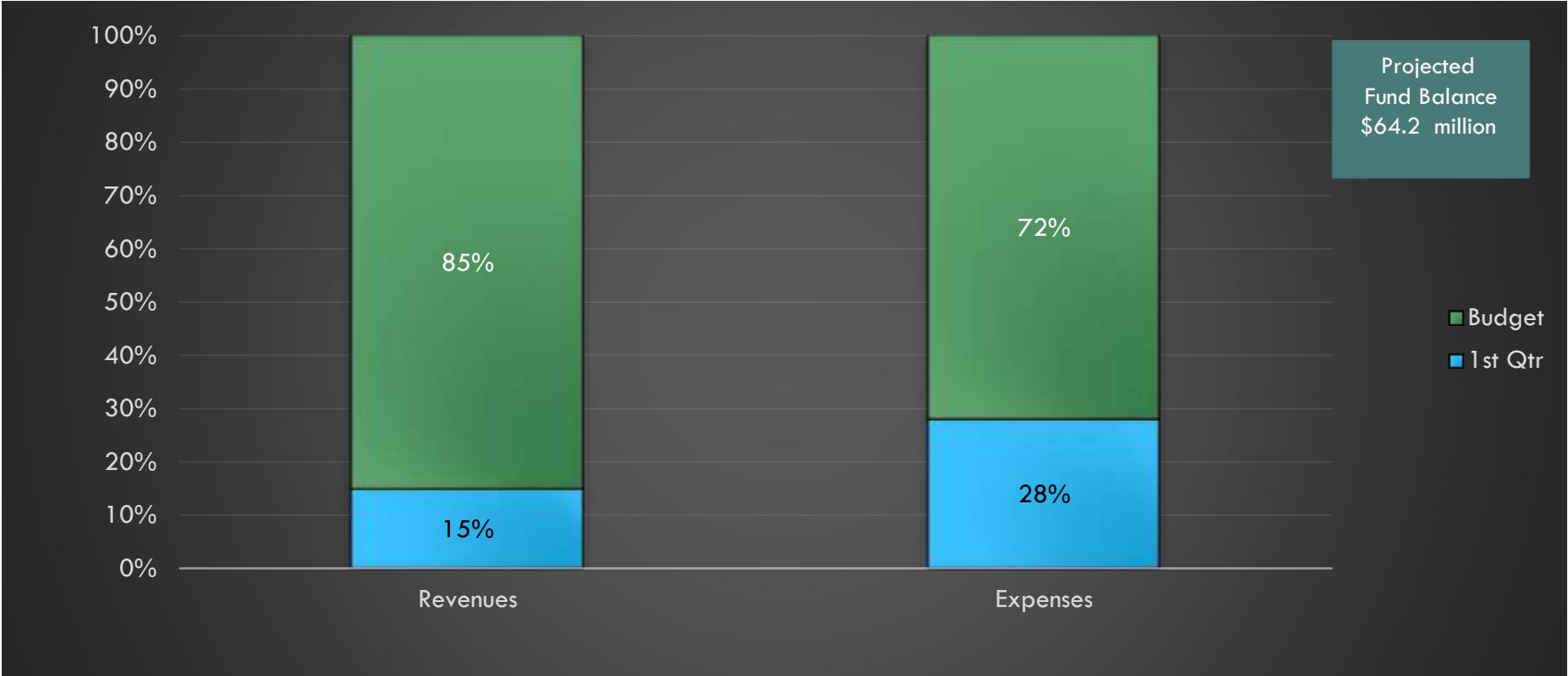
# STORM WATER



# SOLID WASTE

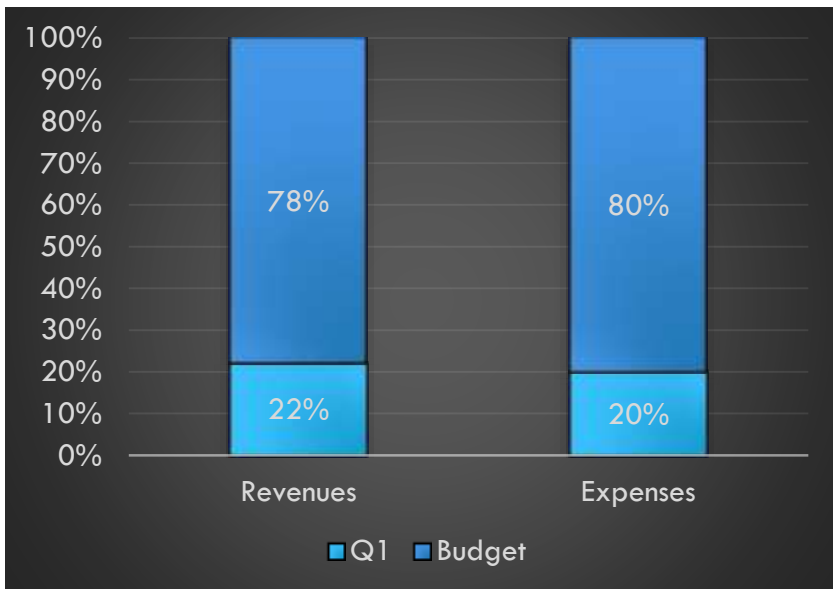


# WATER/SEWER

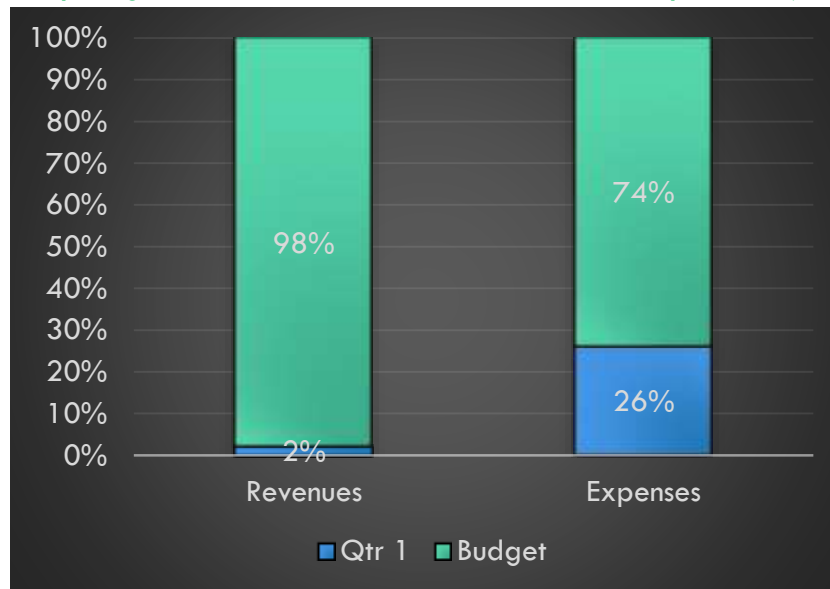


# INTERNAL SERVICE FUNDS

Equip. Rental and Replacement Fund  
Fund Balance \$1.7 million



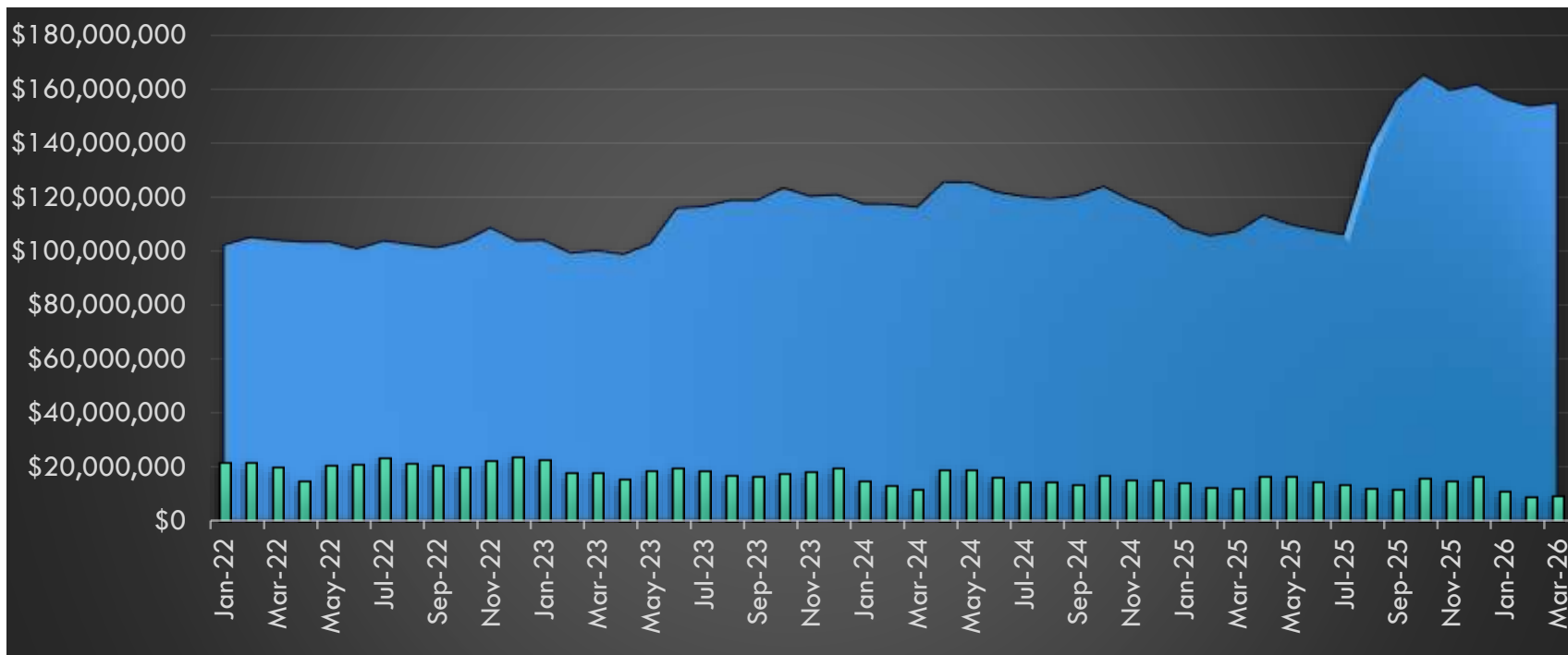
Facilities Rental Fund (Operating only)  
Fund Balance \$144,224 (rental rates pending Spring Omnibus – Q2 will reflect both quarters)



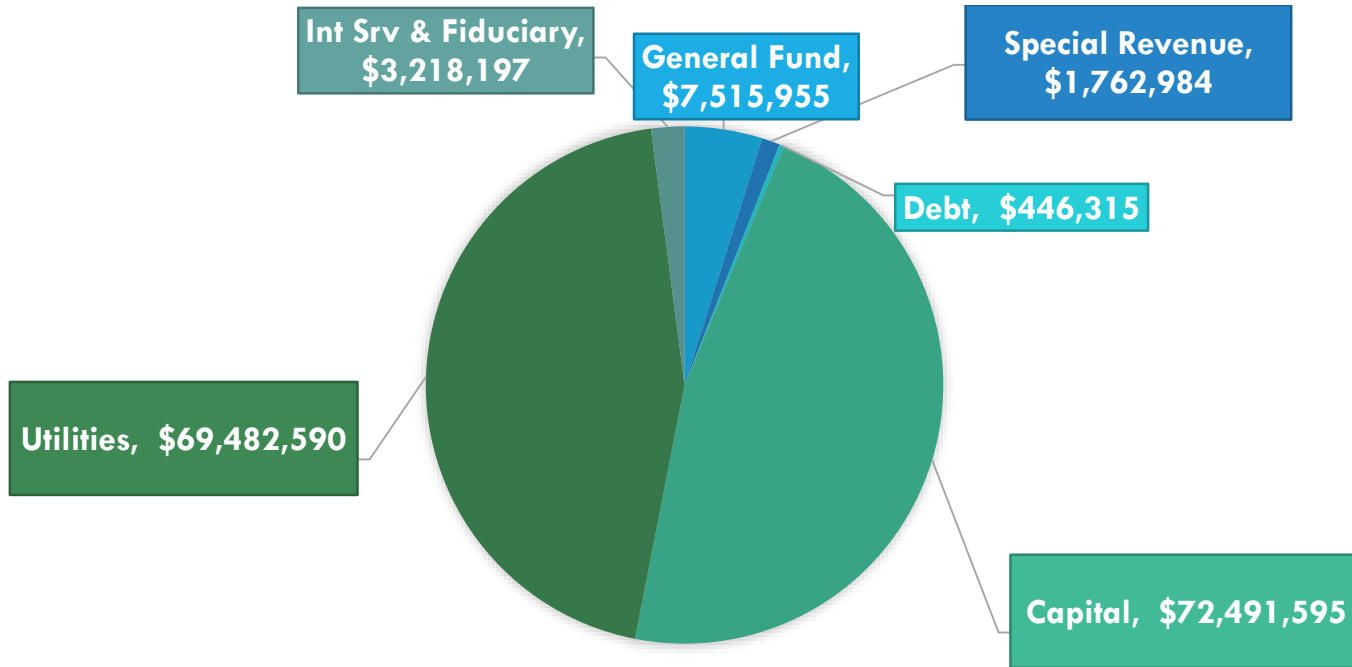
Project	2026 Budget	Actual for 2026	Funding	Item 1.
Fire Station HQ	\$12,500,000	\$548,414	2025 UTGO Bonds	
PFA Eval and Well 13 Design/Construct.	\$9,000,000	\$470,786	2025 Rev Bonds	
WWTP Upgrades	\$5,000,000	\$1,324,147	2025 Rev Bonds	
Lower Prune Hill Reservoir	\$3,500,000	\$1,211,511	2019 Rev Bonds	
NW Lake and Sierra Intersection	\$3,000,000	\$22,574	2025 Limited GO Bonds	
Northshore Blvd Design	\$3,000,000	\$0	2025 Limited GO Bonds	
Facilities Major Bldg Maintenance	\$2,600,000	\$250,372	2023 LTGO Bonds	
WWTP Repair and Replacement Proj.	\$2,000,000	\$567,941	Sewer Rates	
Pump Station Repair and Repl. Projects	\$2,000,000	\$13,694	Sewer Rates	
Street Preservation	\$1,628,048	\$50,815	Property Taxes, TBD revenues	

# TOP TEN CAPITAL PROJECTS STATUS

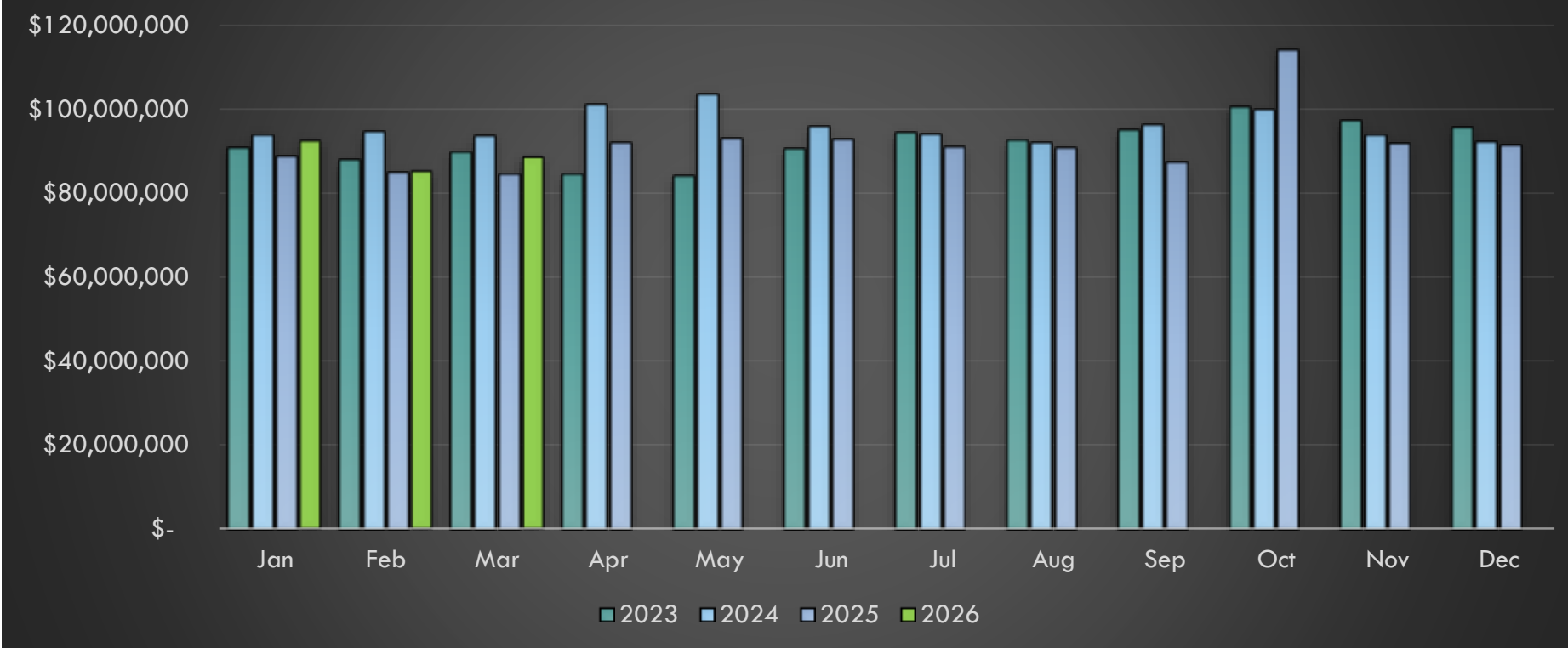
# CASH AND CASH EQUIVALENT ASSETS



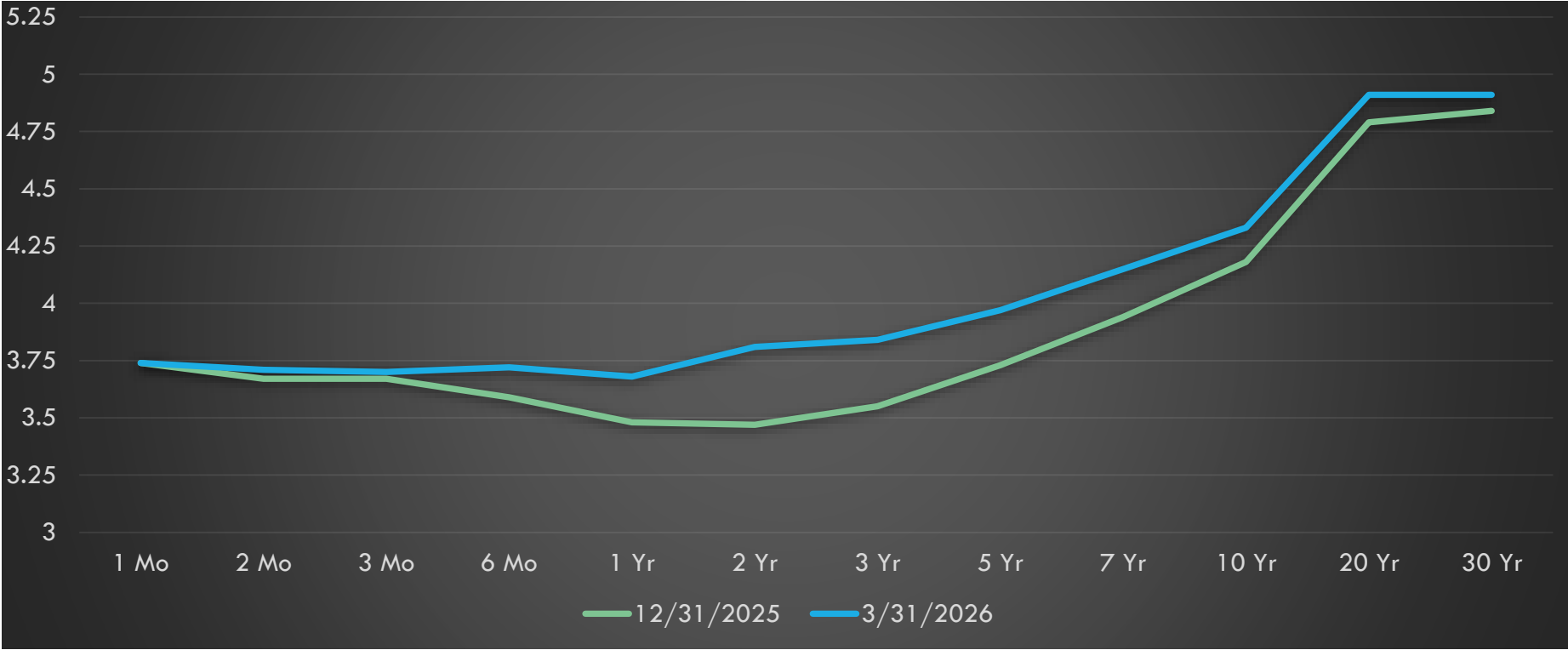
# FUND COMPOSITION OF INVESTMENT PORTFOLIO



# INVESTMENT PORTFOLIO BALANCE



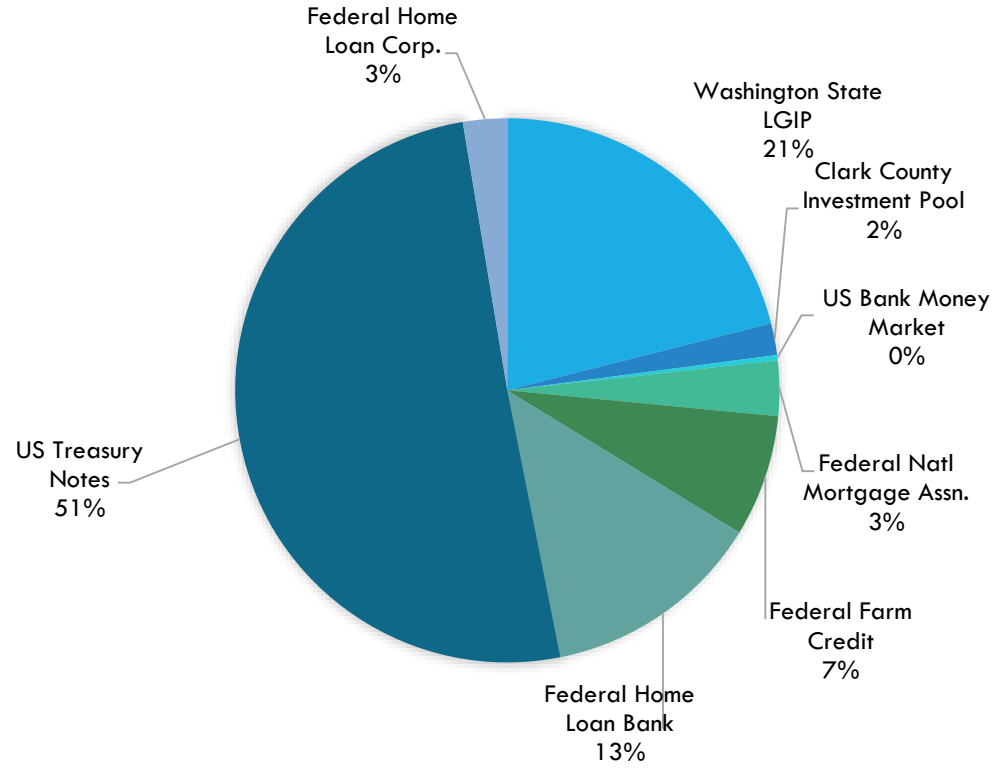
# YIELD CURVE - INTEREST RATES



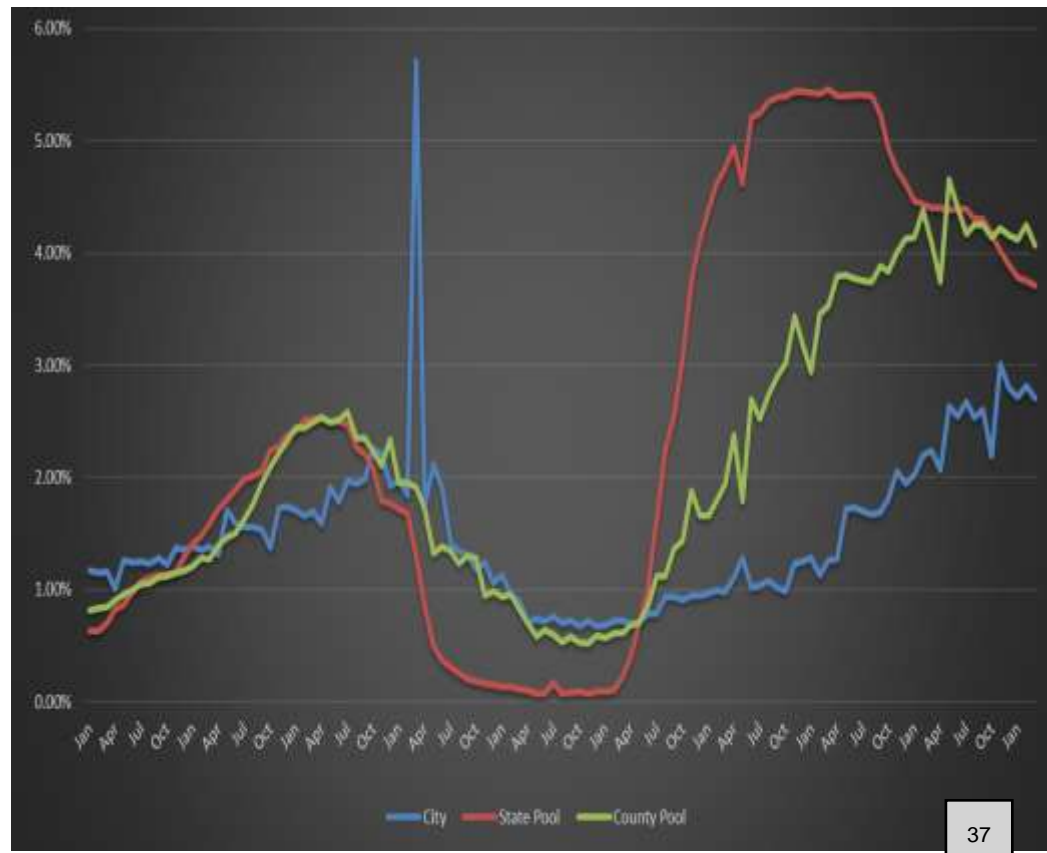
# INVESTMENT PORTFOLIO

Item 1.

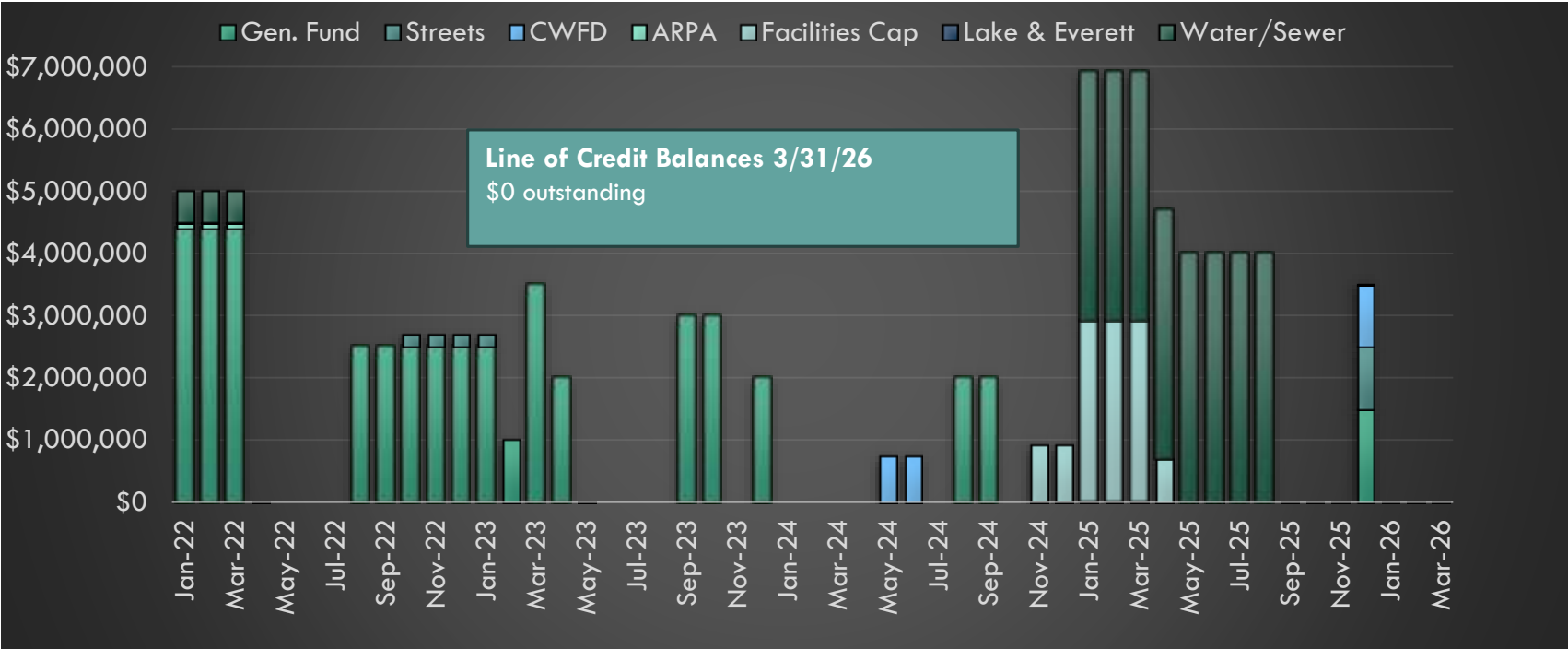
## Portfolio Structure

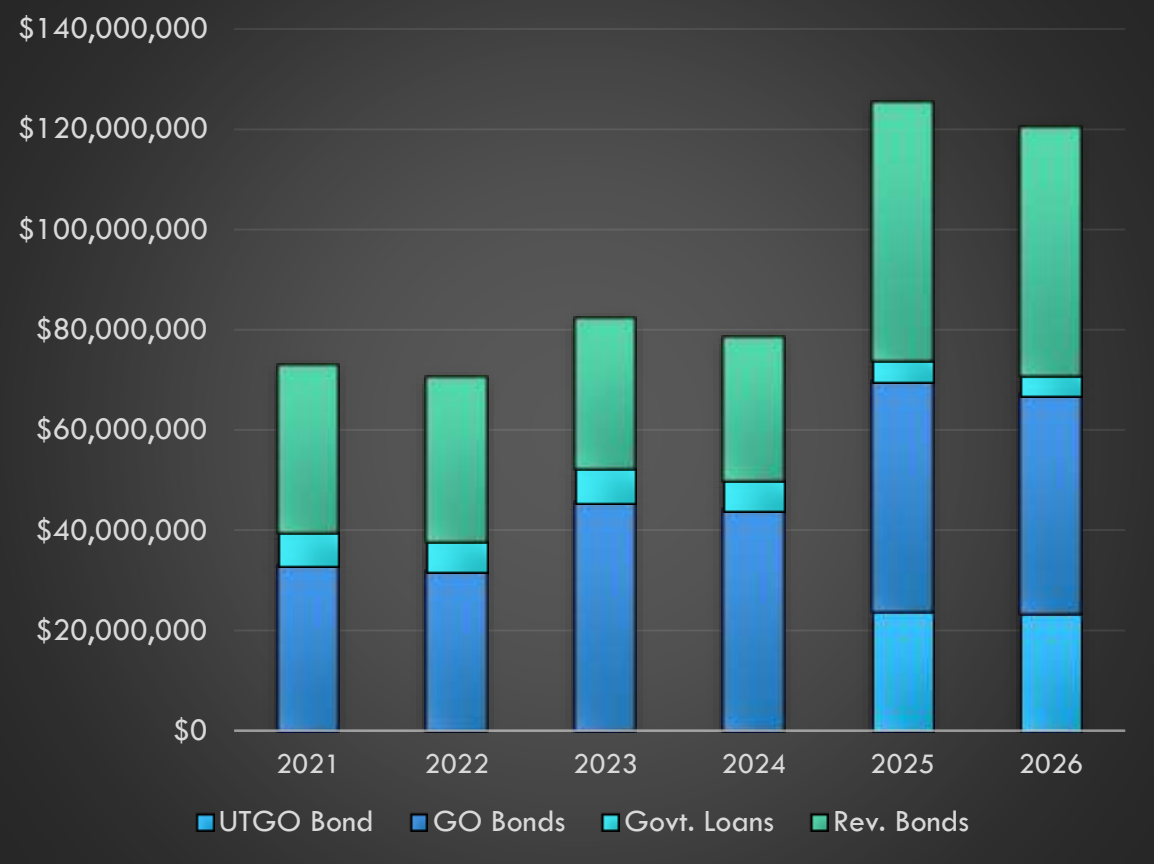


## Portfolio Performance 2017-2026



# LINE OF CREDIT



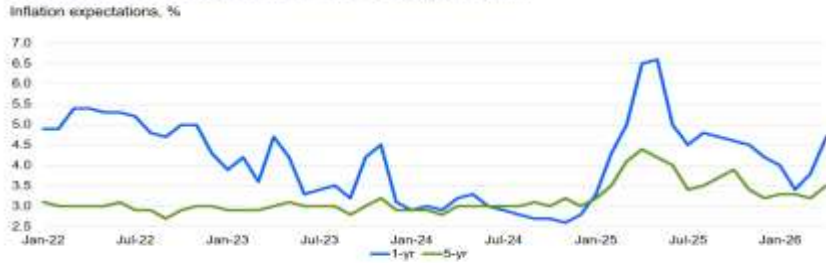


# DEBT OUTSTANDING

# OUTLOOK

Item 1.

## ...And Inflation Expectations Move Higher Again



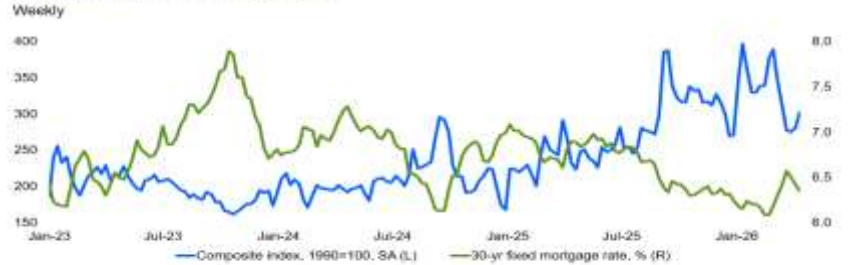
Source: Univ. of Michigan, Moody's Analytics

## Pending Home Sales Come Off the Floor, but Lag Last Year



Source: NAHB, Moody's Analytics

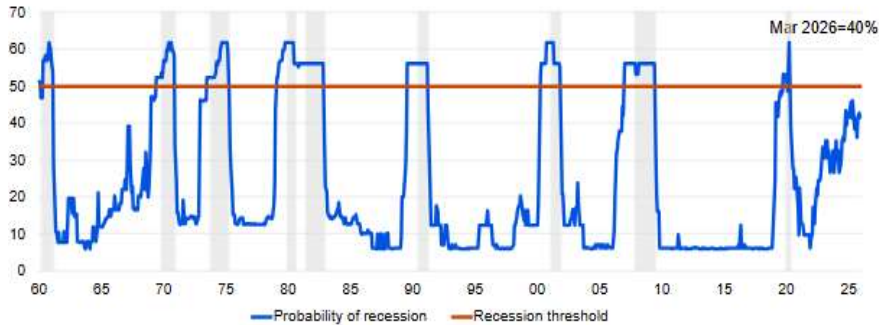
## Mortgage Rates Cooling Again



Source: Mortgage Bankers Association; Moody's Analytics  
Copyright © Mortgage Bankers Association, Apr 2023. All Rights Reserved

## The Economy Is Growing...but It Is Precarious

Probability of recession in the next 12 mo, % based on a machine-learning model



Source: Moody's Analytics

## Consumer Confidence at a Record Low...



Source: Univ. of Michigan, Moody's Analytics



# QUESTIONS



# Staff Report

May 4, 2026 Council Workshop Meeting

Professional Services Agreement for Ignition Upgrade for Supervisory and Control Data Acquisition at the Waste Water Treatment Plant (WWTP)

Presenter: Rob Charles, Utilities Manager

Time Estimate: 10 minutes

Phone	Email
360.817.7003	rcharles@cityofcamas.us

**BACKGROUND:** The Wastewater Treatment Plant currently utilizes Wonderware InTouch for its Supervisory Control and Data Acquisition (SCADA) interface, a system that has experienced unplanned outages and lacks modern, standardized features for real-time monitoring, alarming, and process control. To address these reliability concerns and the compatibility issues of the existing Win911 alarm paging software, the city intends to transition to the Ignition SCADA platform. Ignition is a modern, full-featured SCADA software package that is widely considered an industry-leading solution. This upgrade, proposed by OCD Automation, will provide a more stable and transparently licensed system featuring integrated alarm notifications, non-proprietary historical data collection, and high-performance graphics developed to industry standards. By leveraging the expertise of OCD Automation—a Gold-certified integrator that has supported the plant for over a decade—this project will deliver a modernized control environment with improved system uptime and simplified long-term maintenance.

**SUMMARY:** This project is a full rebuild of the Wastewater Treatment Plant’s SCADA interface, not a simple software upgrade or migration.

The proposed work will replace the City’s existing Wonderware system with a modern Ignition platform and includes complete redevelopment of the control interface, alarm systems, and data management tools used by operators to run the plant. This effort is comparable in complexity to the City’s transition from Springbrook to Tyler, requiring specialized programming, system integration, and onsite implementation while maintaining plant operations.

The total project cost is \$227,918, which includes software, hardware, and specialized engineering and programming labor. In SCADA environments, labor is the primary cost component due to the need for highly specialized controls engineers and the requirement to carefully design, test, and deploy the system without operational disruption.

This work includes:

- Full rebuild of the SCADA interface and control screens

- Integration with existing and recently upgraded PLC systems
- Alarm system redesign to replace outdated technology
- Implementation of modern historical data tracking and reporting
- Onsite deployment, testing, and commissioning

OCD Automation currently maintains and programs the City's SCADA system and has extensive knowledge of the Wastewater Treatment Plant's control environment. Due to the need for compatibility with existing systems and continuity with prior programming, this work qualifies as a sole source procurement pursuant to RCW 39.04.280.

**BENEFITS TO THE COMMUNITY:** More efficiency with plant operations and connectivity to operators when a plan component has failed or is out of tolerance with permit requirements.

**STRATEGIC PLAN:** This project aligns with the Stewardship of City Assets Goal of the Strategic Plan.

**POTENTIAL CHALLENGES:** None known.

**BUDGET IMPACT:** The cost of this proposal is \$227,918 and there is sufficient budget in the Sewer Fund for the project.

WWTP Upgrades/R&R (2026 Capital Budget)	\$2,000,000
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Previously Approved:

PLC-A and DBCP	\$234,931
HDR Engineering Amendment	\$327,784
<u>Jacobs Local Limits Study (Administrative Approval)</u>	<u>\$ 74,729</u>
Subtotal	\$637,444

Current Request:

Ignition Upgrade	\$227,918
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Total Estimated Expenses to Date	\$865,362
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**RECOMMENDATION:** Staff would recommend this item be placed on the May 18, 2026 Regular Council Meeting Consent Agenda for Council's consideration.

Kyle Stephens

City of Camas  
WWTP Operations Manager  
1129 SE Polk Street  
Camas, WA 98607  
kstephens@cityofcamas.us

**Subject: Proposal for SCADA System Replacement, Rev 1**

Mr. Stephens,

OCD Automation Inc. is pleased to provide this proposal for systems integration services to replace the Camas Wastewater Treatment Plant (WWTP) Supervisory Control and Data Acquisition (SCADA) graphical interface software and redevelop the interface graphics to align with industry standard graphics, features, and data collection methods.

**Project Description**

The current graphical interface software used in the wastewater treatment plant SCADA system is Wonderware InTouch. While this system performs adequately it does have occasional unplanned outages. Additionally, Wonderware InTouch is lacking in standardized features and functionality that are now industry standards which provide intuitive interfaces and clear and concise identification of issues. Some of these desired features are related to the software package itself and can be integrated with additional licensing and application updates. However, most of the desired new features require significant rework and redevelopment of the Camas WWTP graphics application itself. Additionally, the alarm paging software in use (Win911) has compatibility and reliability issues that keep it from being a dependable choice, which has forced the plant to utilize a Mission RTU dialer system that can only annunciate a fixed number of plant alarms.

Based on the level of redevelopment and additional licensing involved, the city has decided that redevelopment of the SCADA wastewater application using the newer Ignition SCADA platform provides more value as the Ignition software package provides more standard features, higher reliability, and simpler integration. The new software also utilizes a simpler and more transparent licensing model for the initial deployment and ongoing software maintenance. Additionally, the new software package can more easily build upon the recently replaced PLC-C and PLC-D hardware for the establishment of standardized and reusable graphical objects, indicators, and alarms. A summary of key features that improve the Camas WWTP system and are included within the new software platform are listed in the following section.

OCD Automation is well positioned to support Camas effectively in the project with our deep understanding of System Control and Data Acquisition (SCADA) systems, our depth of highly skilled technical staff near the wastewater treatment plant, and our familiarity and experiential knowledge of the plant itself. OCD Automation's employee Jake Osis will be primarily supporting this project, and Jake brings years of earned experience from his support of multiple municipalities and water providers throughout the Pacific Northwest. Furthermore, OCD Automation has been actively supporting the Camas Wastewater Treatment plant for over a decade and is familiar with the people, protocols, and expectations of the City of Camas for the successful execution of this work. Jake will be supported by a talented team as all OCD Automation employees are effective at programming the PLCs and Human-Machine-Interface software (HMI) utilized at the Camas Wastewater Treatment plant. Additionally, all OCD Automation staff can directly execute troubleshooting of controls system signals, networks, instrumentation, automation components as issues arise.

### **New SCADA Software – Ignition SCADA from Inductive Automation**

The Ignition SCADA software by Inductive Automation is a modern, full-featured, and reliable SCADA software package. It includes built-in alarm notification, historical logging, and data reporting capabilities. It also includes the ability to re-use code and graphics, leading to a more consistent and functional interface for operations staff.

OCD Automation is a Gold-certified integrator for Ignition, indicating a high level of training and experience with the software. OCD Automation has delivered multiple wastewater treatment plant Ignition SCADA upgrade projects similar to this one.

#### **Key Features of the Ignition SCADA Software to be Deployed:**

- System reliability is improved; in OCD Automation’s experience, Ignition is vastly more stable and reliable than InTouch is.
- Historical collection of plant data, stored in a non-proprietary, standard database which allows external access if desired. Additionally, the Ignition historian does not have any license limitations on the quantity of datapoints collected, unlike other software packages.
  - Simple data extraction of trends to Microsoft Excel is available directly from ad-hoc trending.
- Integrated alarm notification means that Win911 is no longer necessary and can be removed. Because the alarm notification system is fully integrated into the SCADA software, there are no compatibility issues which decrease reliability.
- No license limitations on the number of graphical terminals used by operators throughout the plant, which allows additional graphical client terminals to be deployed. Additionally, remote access can be provided to operators and supervisory staff without sharing a SCADA graphics terminal.
- Yearly support / software maintenance fees are considerably less expensive than the current InTouch solution.
- Graphics will be developed with reference to ANSI/ISA standards 101.01 and 18.2 to provide high-quality, easy to understand interfaces that facilitate safe and accurate equipment operation.
- Ignition can run on either Windows or Linux, eliminating dependence on Microsoft operating system software and licensing and improving system uptime and reliability.

#### **Key Improvements of the Camas SCADA Wastewater Graphics Application developed with Ignition:**

- OCD Automation will develop the Ignition application with reference to ANSI/ISA standards 101.01 and 18.2 to provide high-quality, easy to understand interfaces that facilitate safe and accurate equipment operation.
  - Development demonstration meetings with project stakeholders at approximately 30, 60, and 90% completion of interface graphics, which allows stakeholder inclusion in graphics layout, design, and features. These demonstration meetings also allow stakeholders to test-drive the new system as it is developed so initial training efforts can be reduced.
  - Development of standardized motor and motorized valve graphics objects and control faceplates that integrate with the standardized PLC code blocks developed during the PLC-C and PLC-D replacement efforts. Some PLC code adjustments will be required to swap the previously developed PLC code blocks into the functional logic.
  - Development of analog transmitter graphic objects and control faceplates to allow transmitter scaling, diagnostics, and alarm setpoints to be available to the operators from the HMI.
  - Integration of historical data display throughout the app.

**Scope and Materials**

- Redevelopment and improvement of the existing Wonderware InTouch graphics application to replicate current functionality of InTouch and Win911 applications in Ignition with the following improvements:
  - Update display and control graphics to align with ANSI/ISA 101.01.
  - Organize tags into folders and use user defined types where applicable.
  - Set up alarm paging via phone and text to be utilized in addition to the Mission RTU system
  - Set up historical logging and trend display graphics.
  - Develop standardized objects and popups for motors, valves, and transmitters deployed to PLC-C and PLC-D.
  - Development milestone meetings with stakeholders at 30, 60 and 90% completion.
- Provision of two Dell Virtual Machine Host Server Towers running Microsoft Hyper-V that will be loaded and configured with the following virtualized computers:
  - Application Servers: Redundant Ignition SCADA gateways, licensing, and software modules.
  - Historian Server: Postgres SQL Server for historical collection of SCADA process data.
  - One Windows Server 2025 Engineering Workstation for PLC programming
- Provision four Dell Micro form-factor computers to be configured as Ignition graphical interface client workstation computers, each containing the Ignition client software. Each Ignition terminal includes dual monitors.
- Provision of one Synology DS725+ Network Attached Storage (NAS) appliance and drives, configured to automatically take periodic backups of the Application and Historian servers.
- Provision of one APC STR2200XLA Interruptible Power Supply (UPS) to allow the control system servers to ride through short power outages.
- Provision of Ignition SCADA Platform, Unlimited Vision Clients, Historian Suite, SQL Bridge Module, Alarm Solution Suite, Redundancy, and the 1<sup>st</sup> year of Basic Care subscription support.
  - Annual Basic Care subscription support that enables software updates, patches, and technical support recommended to be continued by the City of Camas after the 1<sup>st</sup> year.
- Microsoft Server 2025 licensing required for the features described in this proposal.

**Assumptions**

- No hardware or software licenses will be provided other than those specified in the Scope section
- All work will take place during normal business hours (Monday through Friday, 8:00AM to 4:30PM).
- Services will be executed under the terms and conditions of our Agreement for Professional Services agreement to be signed by the City of Camas prior to the start of work.
- Remediation of any issues identified with PLC code during the project is not included in the scope of work.
- During the testing phase of approximately two work weeks, Camas will make an experienced operations user available to assist with the testing effort.
- Equipment operation during the testing effort may be required (e.g. stopping pumps, triggering alarms, etc.)
- While many improvements to SCADA system functionality may be enabled by the new software, the scope of this project excludes any functional improvements not specifically identified in the Scope and Materials section.
- Project assumes that the project to replace PLC-A and PLC-DBCP will be completed prior to the start of this work.
- No trade craft labor is included. Spare parts not included.

April 29, 2026



PO Box 2275  
Estacada, OR 97023  
(503) 807-2085

Item 2.

**Schedule**

OCD Automation can be ready to start the design, procurement, and programming efforts upon receipt of purchase order referencing this proposal letter.

**Invoicing**

The anticipated hardware costs will be invoiced at project onset, with subsequent invoices based on project progress submitted monthly.

**Cost of Services**

The services to execute this work will be performed on a lump sum basis to a target budget of **\$227,918**, Broken down as follows:

- Ignition Licensing identified under the scope and materials section: \$32,742
- Computer hardware listed under the materials section: \$53,428
- Labor to execute the setup, conversion, testing, and onsite implementation: \$141,748

OCD Automation appreciates the opportunity to submit a proposal for this project. If there are any questions, please contact Jake Ositis at (503) 910-5364 or [jake.ositis@odcautomation.com](mailto:jake.ositis@odcautomation.com).

Regards,

A handwritten signature in blue ink, appearing to read 'Justin D. Colton', is written over a light blue circular watermark.

Justin D. Colton  
President, OCD Automation Inc.



## Staff Report

May 4, 2026 Council Workshop Meeting

NW Lake Road and Sierra Street Intersection Improvements Professional Services Agreement Amendment No. 4  
Presenter: James Carothers, Engineering Manager  
Time Estimate: 10 minutes

Phone	Email
360.817.7230	jcarothers@cityofcamas.us

**BACKGROUND:** The NW Lake Road and Sierra Street intersection is a three-legged intersection with stop control on the Sierra Street leg. This intersection does not currently meet the Camas Comprehensive Plan Level of Service Standards (LOS) and left-hand turns are especially of safety concern. This intersection improvement has been listed on the six-year street plan since 2019.

In July 2023 staff entered into a professional service agreement (PSA) with MacKay Sposito, Inc. (MSI) to complete a traffic alternatives analysis of intersection improvement options.

The original PSA agreement (No. 1) was amended in March 2024 to include public engagement. In July 2024 a preferred alternative (roundabout) 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.

In September 2025 PSA Amendment No. 3 was approved and added right-of-way acquisition services, preparation of legal descriptions and exhibits, cultural investigation and a tree survey.

**SUMMARY:** As work on design, permitting and right-of-way acquisition have progressed, staff has identified additional tasks that need to be performed by the project team. Rather than bringing a separate amendment to Council each time a new requirement was identified, staff has compiled these extra tasks into a fourth amendment to the PSA. These items and associated reasons are provided below:

### Right-of-Way Related Public Outreach/Coordination

Staff has requested additional communications and meeting attendance, preparation of exhibits, and noise impact analysis based on discussions with property owners. These items are an essential part of pursuing right-of-way acquisition for the project. **\$16,224**

### Potable Water System Design

New information from the Water System Upgrade project for a new transmission main has added to design and dry utility coordination costs for this project. Initially a dry 24” diameter pipe was proposed to be installed for the future transmission main project. The timing of these two projects is now closer in alignment and new analysis finds that a 30” diameter water transmission main pipe should be installed to accommodate anticipated growth. **\$43,508**

### North Wall Storm Drainage System Design

Staff has asked MSI to add a storm line from the north side wall easterly down Lake Road 400 feet to tie into the existing storm line. This line will direct any ground water that might build up behind the wall and seep onto the neighbor’s property in Lacamas Shores. **\$11,968**

### South Wall Code Compliance

Camas Municipal Code requires mitigation for walls that are taller than six feet. Staff worked with the consultant team, including the structural engineer, to address the aesthetics of the wall near the southwest corner of the intersection. The aesthetic mitigation includes an upgraded wall facing finish and vegetative screening. **\$17,576**

### Project Schedule Extension

With the additional work and extended negotiations with property owners, the consultant has tallied 7 more months of schedule updates, team meetings and subconsultant management. This item covers a total of 12 months’ extension to get the project bid ready. **\$16,148**

### Contingency Task: Traffic Barrier Design and Tree Plan Addendum

This item is contingent upon ongoing negotiations with a property owner. As with all tasks in this amendment, the consultant is paid only for the tasks that are completed. **\$6,735**

During scope and fee review, approximately \$11,000 in previously performed work was identified that could not be justified as additional scope. As a result, these costs are not included in this amendment and will be absorbed by MSI.

This amendment does not include construction management (CM). An additional amendment will be presented to Council for CM services in late 2026 or early 2027.

**BENEFITS TO THE COMMUNITY:** This amendment assures advancement of the project for more safe and efficient travel and protects adjacent homeowners from potential impacts on their properties. The project brings the intersection back into compliance with the Camas Comprehensive Plan Level of Service Standard.

**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:** As previously cited in the staff report for amendment 3, right of way acquisition has delayed the construction schedule and added tasks to the PSA.

**BUDGET IMPACT:** This project is funded by a general obligation bond. Alternatively, transportation impact fees (TIF) may be used up front or to pay down the loan. Staff will be applying this year for a Transportation Improvement Board (TIB) grant for construction in 2027. TIB grants can cover up to nearly 80% of eligible transportation costs, but receipt of grant funding is uncertain. The total budget for 2026 is \$3 Million, and the remaining budget from 2026 will be carried over for construction in 2027. Additional funding will be required for construction in 2027.

NW Lake & Sierra Intersection Improvements \$ 3,000,000.00  
(2026 Capital Budget)

The PSA amendment costs are summarized as follows:

Original PSA (Alternatives Analysis)	\$ 94,345.55
Amendment No. 1 (Public Engagement)	\$ 62,183.52
Amendment No. 2 (Design)	\$ 499,775.48
Amendment No. 3 (Right-of-Way Administration)	\$ 112,992.09
<u>Amendment No. 4 (Proposed)</u>	<u>\$ 112,159.00</u>
Proposed PSA Total (not to exceed)	\$ 881,455.64

Construction Management (CM) *Future Amendment*

2026 Budget Impact

*MSI Amendment #4	\$ 112,159.00
Right-of-Way Purchases (estimated)	\$ 100,000.00
<u>Staff Time</u>	<u>\$ 20,000.00</u>
Total	\$ 232,159.00

*\*A small portion of Amendment No. 3 remains to be billed and is not included in the 2026 totals above*

**RECOMMENDATION:** Staff recommends this item be placed on the May 18, 2026 Council Regular Meeting Agenda for Council’s consideration.

**NW Lake Rd/NW Sierra St Intersection Improvements  
Amendment 04 Summary of Fees by Work Item**

4/27/2022

Item 3.

Out of Scope Work Item	Description	Proposed Fees	Portion of Work Already Completed	Portion of Work Not Yet Completed
ROW-Related Public Outreach/Coordination	Additional public outreach to coordinate with property owners and homeown associates/groups adjacent to the project to facilitate ROW negotiations. Includes meetings, email and phone communication, miscellaneous exhibits, and noise impacts analysis and memorandum.	\$ 16,224.00	\$ 11,129.00	\$ 5,095.00
Potable Water System Design	Coordination and design of new potable water main to connect to the existing water system on Lake Rd and Sierra St (water main was originally assumed to be a dry pipe without connections to the existing water system). Design revisions to upsize proposed water main from 24" to 30" diameter. Includes related additional private utility coordination to assess, communicate, and coordinate utility conflicts.	\$ 43,508.00	\$ 29,244.00	\$ 14,264.00
Wall #2 Storm Drainage System Design	Coordination, analysis, and design to extend the stormwater system approximately 400' further east than what was originally assumed in order to collect stormwater/drainage from retaining wall #2.	\$ 11,968.00	\$ 1,598.00	\$ 10,370.00
Wall #1 Aesthetics	Additional structural engineering coordination for retaining wall #1 to provide recommendations for wall facing finish. Additional alndscaping and irrigation design and coordination to provide vegetative screening for retaining wall #1.	\$ 17,576.00	\$ -	\$ 17,576.00
Project Schedule Extension	Additional 12 months of invoicing, project schedule updates (2), team meetings (10), and subconsultant coordination and management.	\$ 16,148.00	\$ 9,491.00	\$ 6,657.00
Contingency Task: Traffic Barrier Civil Engineering Design & Tree Plan Addendum	Coordination and design of up to 110' of new traffic barrier along NW Lake Rd across the rear of the property located at 4736 NW Quartz Ct. Tree inventory and assessment of additional trees impacted by the traffic barrier addition.	\$ 6,735.00	\$ -	\$ 6,735.00
<b>Totals</b>		<b>\$ 112,159.00</b>	<b>\$ 51,462.00</b>	<b>\$ 60,697.00</b>



CITY OF CAMAS
PROFESSIONAL SERVICES AGREEMENT
CONTRACT No. 134
Amendment No. 4

616 NE 4th Avenue
Camas, WA 98607

Project No. STR23011

NW Lake Road and Sierra Street Intersection Improvements

THIS AMENDMENT ("Amendment") to Professional Services Agreement is made as of \_\_\_\_\_, by and between the City of Camas, a municipal corporation, hereinafter referred to as "the City", and MacKay Sposito 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 July 7, 2023, by which Consultant provides professional services in support of the Project identified above. Except as amended herein, the Original Agreement shall remain in full force and effect.

1. Scope of Services. Consultant agrees to perform additional services as identified on Exhibit "A" (Amended Scope of Services) attached hereto, including the provision of all labor, materials, equipment, supplies and expenses, for an amount not-to-exceed \$112,159.00.

a. [ ] Unchanged from Original/Previous Contract

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

a. [ ] Extended to -----

b. [X] Unchanged from Original/Previous Contract date of December 31, 2026.

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

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

a. Previous not to exceed fee: \$769,296.64

b. Amendment No. 4 \$112,159.00

c. Total: \$881,455.64

d. Consultant billing rates:

[X] Modification to Consultant Billing Rates per Exhibit "C" attached herein

[ ] Unchanged from Original/Previous Contract

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

DATED this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_.

CITY OF CAMAS:

MacKay Sposito:  
*Authorized Representative*

By: \_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Print Name: \_\_\_\_\_

Title: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

**EXHIBIT "A"**  
**AMENDED SCOPE OF SERVICES**

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APPENDIX E: TREE PLAN ADDENDUM (NEW DAY ARBORIST)

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# INTRODUCTION

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Thank you for selecting the MacKay Sposito team to partner with the City of Camas on the NW Lake Road and NW Sierra Street Intersection Improvements. An alternative analysis, including a topographic survey, was completed in early 2024, and public engagement was completed in July 2024. Through this work, a new roundabout was determined by the City Council and the project team to be the preferred alternative to serve the near and long-term operations and safety needs at the intersection. As the design phase has progressed, additional services were requested by City staff that are outside of the scope of work currently under contract. The following amendment outlines those additional services.

## **GENERAL PROJECT DESCRIPTION/BACKGROUND**

NW Lake Road and NW Sierra Street is currently a 3-legged non-signalized intersection with a stop sign on NW Sierra Street. The surrounding area includes several private residential properties. This intersection connects two roads that are critical links between the south Lake Shore and Prune Hill areas of the City. The average daily traffic entering the intersection is approaching 12,000. The City has budgeted pre-construction funds to complete the design, permitting, and to secure the necessary property rights for improvements to the intersection, and is currently in the process of identifying construction funding.

The project will convert the existing stop-controlled intersection to a single-lane roundabout to improve intersection operations and safety. Additionally, a dedicated eastbound right turn lane will be added, bicycle facilities will be extended to and through the intersection, and new street lighting will be added. Utility relocations and stormwater management will also be needed as part of this project.

The additional out-of-scope work included in this amendment generally includes:

- Additional project management, subconsultant coordination, and schedule management are required due to the project schedule extending an additional 12 months beyond what was assumed in Amendment 2.
- Additional quality control and quality assurance associated with the increased design scope outlined in this amendment.
- Additional public outreach to coordinate with property owners and homeowner associations/groups adjacent to the project.
- Additional effort for coordination and design of the new potable water main that was originally assumed to be a dry pipe without connections to the existing water system.
- Additional effort for coordination, analysis, and design to extend the stormwater system approximately 400-feet further east than what was originally assumed in order to collect stormwater/drainage or retaining wall #2 ("W2") on the north side of the proposed roundabout.

- Additional private utility coordination effort to identify, assess conflicts, and coordinate private utility relocation designs with utility providers.
- Additional structural engineering coordination for the proposed cast-in-place concrete retaining wall to provide recommendations for wall facing finish.
- Additional landscaping and irrigation design and coordination to provide vegetative screening for proposed retaining wall #1 ("W1") on the south west corner of the intersection.
- Noise impacts analysis and memorandum of findings to support coordination efforts with property owners adjacent to the project.
- Contingency tasks:
  - Traffic barrier civil engineering design
  - Tree plan addendum

**General Assumptions**

1. See tasks for specific task-related assumptions and exclusions.
2. Design and right-of-way acquisition will be completed by the end of August 2026.
3. All funding will be local, with no federal or WSDOT funding
4. City of Camas design requirements and standards apply.
5. All submittals will be made electronically with no paper copies.
6. A stakeholder/advisory committee will not be created or engaged with as part of the project.

**Exclusions**

1. Bidding and construction phase services
2. Downstream stormwater analysis
3. Private utility design
4. Pre and post-construction record of survey

# AMENDMENT 04 - SCOPE OF WORK

(Exhibit "A")  
 City of Camas  
 NW Lake Road/ NW Sierra Street Intersection - Amendment 4

## 1.0 PROJECT MANAGEMENT

### 1.1 PROJECT ADMINISTRATION

- Prepare monthly invoices and progress reports to accompany invoicing. Reports will include a budget summary, tasks completed within the invoicing period, and the schedule status of critical tasks.

### 1.2 PROJECT SCHEDULING

- Provide up to (2) additional updates to the schedule to reflect project milestones and timeline changes.

### 1.3 PROJECT TEAM MEETINGS

- Schedule, prepare agendas and minutes, and lead project team meetings with the City. This task includes (10) progress meetings.
- Organize and hold project coordination meetings with key project team members and representatives from the City of Camas and other agencies as needed. These meetings shall have specific agendas addressing and resolving project issues as they are encountered.

Additional Meetings Schedule				
Type	Format	Frequency	Participants	# Mtgs
Consultant Team Meetings	Hybrid	As-Needed	PM/PE/DE	10
Progress Meetings w/City	Virtual	As-Needed	PIC/PM/PE	10

### 1.4 SUBCONSULTANT COORDINATION

- General coordination and management of the subconsultant team including contracting, invoicing, schedule, and deliverables.

### DELIVERABLES

- *Monthly Invoices and Progress Reports*
- *Project Schedule Updates*
- *Meeting Agendas and Minutes*

## **ASSUMPTIONS**

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- Additional 12-month project duration, with design and right-of-way complete by the end of August, 2026.

## **2.0 QUALITY ASSURANCE AND QUALITY CONTROL**

Establish a quality management program and designate responsibility for the review of technical work and other deliverable products to staff with appropriate experience and expertise.

### **2.1 QA/QC**

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Provide quality assurance and quality control reviews for the additional water line, landscaping, and irrigation plans, specifications, and cost estimate work identified in this amendment.

### **2.2 SUBCONSULTANT DELIVERABLE REVIEW**

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Provide reviews and comments, and manage schedules for consultant team deliverables included in this amendment.

## **6.0 PUBLIC OUTREACH**

The previously contracted scope of work included attending up to (5) meetings with private property owners/homeowner groups to discuss the project, impacts, and property owner requests and concerns. Additional property owner meetings were requested by City staff and were necessary to support the right-of-way process and collaboration with private property owners. To date, MacKay Sposito has attended (2) virtual meetings and (8) in-person meetings, and we anticipate up to an additional (3) property owner meetings to assist with the right-of-way acquisition process, for a total of (13) property owner meetings. This task provides (8) additional private property owner meetings.

Additional work is also required to review and respond to private property owner communications and questions.

### **6.1 PUBLIC OUTREACH SUPPORT (MACKAY SPOSITO)**

---

- Prepare for, attend, and provide meeting minutes for up to (8) additional private property owner meetings. This is in addition to the (5) meetings already included in the contracted scope of work.
- Review and assist City staff with technical responses to property owner communications and questions.

## **DELIVERABLES**

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- *Private property owner meeting agendas and minutes*
- *Responses to property owner communications and questions*

**8.0 CIVIL ENGINEERING**

**Proposed Water Main Design:**

Addition of Connections to Existing Water System: The currently contracted scope of work included the design of a new, dry water main through the intersection, to be connected to the existing water system at a later date as part of the future Lake Road Water Main project. During the 90% design, City staff requested that the water main be connected to the existing water system on the east, west, and south legs of the intersection. This required additional design, specifications, and cost estimating work and an additional (9) plans sheets at the 90% and 100% submittals. QA/QC hours associated with this additional design work are included under Task 2.0 above.

Upsizing the Proposed Potable Water Main From 24" to 30" Diameter: MacKay Sposito was originally requested to provide design for a new 24" potable water main. Following the 90% design submittal, the City determined that a 30" diameter potable water main is needed for future capacity. This amendment assumes that the proposed horizontal water main alignment shown in the 90% design submittal will not require revisions. Revisions to the plans and engineer's estimate will be required due the increased watermain diameter, are included in this amendment, and generally include:

- Update water plan and profile callouts/plans
- Review utility crossing and make any necessary minor revisions to the vertical watermain alignment/profile
- Update water details and provide additional design information related to trenching and sleeving of the new watermain to comply with design/separation requirements as specified in the Washington State Department of Ecology and Washington State Department of Health "Pipeline Separation Design and Installation Reference Guide"

**Proposed Stormwater Design:**

The currently contracted scope of work included providing stormwater analysis and design within the Lake/Sierra intersection. As the design progressed, it became apparent that the proposed stormwater design would need to be extended an additional ~300ft east on Lake Road in order to gravity convey groundwater/stormwater from the proposed MSE retaining wall on the north side of the intersection ("W2"). This will require (2) additional plan sheets and additional stormwater conveyance analysis, design, and cost estimating for the 100% submittal, which is included in this amendment.

**8.4 90% CIVIL DESIGN**

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- Provide the additional plans, specifications, and cost estimating for connecting the new water main to the existing water system at up to three locations
- Review and assess existing utilities to inform the new water main design
- Provide separate storm, water, and sanitary sewer plan sheets due to the complexity and amount of information needed on the water plans, which results in nine additional plan sheets

*90% Design Deliverables:*

- (9) Additional plan sheets
- Additional cost estimating

**8.5 100% CIVIL DESIGN**

---

- Provide the additional plans, specifications, and cost estimating for connecting the new water main to the existing water system at up to three locations, upsizing the proposed potable water main from 24" to 30" diameter as directed by the City, and

extending the stormwater analysis and design approximately 400' further east of the intersection to capture retaining wall W2 drainage

- Review and assess existing utilities to inform the new water main design
- Provide separate storm, water, and sanitary sewer plan sheets due to the complexity and amount of information needed on the water plans, which results in nine additional plan sheets

*100% Design Deliverables:*

- (11) Additional plan sheets
- Additional cost estimating

## **ASSUMPTIONS**

- Sheet setup and design drafting will be based on MacKay Sposito drafting standards. The submittals will be in PDF format. CAD drawings are available upon request.
- Revisions will not be required to the proposed potable water main horizontal alignment provided with the 90% design submittal.
- 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.

## **9.0 PRIVATE UTILITY COORDINATION**

Additional private utility coordination is needed to assess, coordinate, and resolve potential utility conflicts associated with connecting the new potable water main to the existing water system. See the Civil Engineering task for more information and description of the out of scope work.

## **10.0 STRUCTURAL ENGINEERING (CONSOR)**

Conсор's currently contracted scope of work assumes WSDOT standard details and a standard finish for the cast-in-place concrete retaining wall. At the request of City staff, the consultant team completed out-of-scope research on wall-facing options (form liners) and provided recommendations to the City. Additional effort is also anticipated for the 100% design to incorporate the City's preferred wall facing into the plans, specifications, and estimate of probable construction cost.

## **13.0 LANDSCAPE DESIGN**

This task covers the following two additional work items:

1. Following discussions with the City's Community Development Department, it was determined that vegetative screening is required for areas of the proposed cast-in-place concrete retaining wall on the southwest corner of the intersection (denoted as "W1" on the plans) where the exposed wall height is six feet or greater.
2. Based on conversations with the Lake Pointe Homeowners Group, there is an existing drip irrigation system running adjacent to the south fence line west of the intersection that is within the public right of way. This system provides irrigation to shrubs along the fence line that were installed and are maintained by the Lake Pointe Homeowners Group. The drip irrigation line will be impacted during construction and requires design and coordination for reconnection.

This task includes additional landscape and irrigation design, specifications, and cost estimating for the two items described above, based on currently identified limits of disturbance associated with the roadway and utility improvements.

### 13.2 100% LANDSCAPE DESIGN

---

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

*100% Design Deliverables:*

- *Additional plan set sheets in PDF format:*
  - *100% Planting and Irrigation plan*
  - *100% Planting details*
- *Estimate of probable construction cost in Microsoft Excel format for elements related to the additional work items described above*
- *Specifications in Microsoft Word format for elements related to the additional work items described above*

### ASSUMPTIONS

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- Planting plan includes vegetative screening for the proposed cast-in-place concrete retaining wall only. It does not include providing planting or irrigation design for private properties.
- 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 the existing landscape and/or irrigation system as a result of this project.
- Landscape design services are based on currently identified limits of disturbance associated with the roadway and utility improvements. Expansion of disturbance limits, including impacts to adjacent slopes (such as the north side of the slope), is not included in this scope.
- This scope assumes no significant additional landscape or irrigation design will be required as a result of utility conflicts, grading modifications, or unforeseen site conditions.
- If additional disturbance, utility coordination, or regulatory requirements result in expanded landscape or irrigation design beyond what is described herein, these services will be provided as Additional Services on a Time and Materials basis upon authorization.

**14.0 NOISE CONSULTING (MICHAEL MINOR & ASSOCIATES)**

During project design and public outreach, property owners abutting the proposed improvements asked questions regarding traffic noise expectations, impacts and mitigation. City staff requested that traffic noise consultant Michael Minor and Associates provide technical responses and guidance related to traffic noise to assist with property owner communications. This task provides a not-to-exceed fee for on-call noise consulting support. Note, this task does not include a detailed noise analysis or report.

**15.0 CONTINGENCY TASKS**

Contingency budget is available only upon the City's written authorization for tasks identified below. The City's Project Manager will authorize Contingency items as necessary.

**15.1 CIVIL ENGINEERING - TRAFFIC BARRIER EXTENSION**

This task includes civil engineering design, specifications, and cost estimating for the addition of up to 110 linear feet of precast concrete traffic barrier along NW Lake Road, beginning at the northern terminus of the proposed MSE retaining wall on the north side of the intersection ("W2") and extending to the northwest side property line of the property located at 4736 NW Quartz Ct. This task also includes revisions to the roadway and grading design to accommodate the addition of the traffic barrier.

Key elements of this task include:

- Widening of the roadway pavement section by ±5 feet within the limits of the traffic barrier addition
- Adjustment of roadway embankment and fill slope grading design to accommodate pavement widening
- Erosion and sediment control design for additional improvements
- Identification of additional impacted trees
- Revisions to 100% plan sheets for design elements as described above
- Revisions to project specifications for design elements as described above
- Revisions to estimate of probable construction cost for design elements as described above

*Deliverables:*

- *Revised 100% plan sheets*
- *Revised project specifications*
- *Revised estimate of probable construction cost*

*Assumptions:*

- The basis of design for the traffic barrier will be Precast Concrete Barrier Type F (anchored) per WSDOT Standard Plan C-60.10.
- The revised roadway embankment fill slope may extend beyond the existing and proposed right-of-way (ROW) and temporary construction easement (TCE) limits. If so, improvements on private property will be covered under a temporary construction permit. This task will not include revisions to the proposed ROW or TCE limits, the ROW plans, or the associated legal descriptions.
- No additional retaining walls are anticipated as a result of the design elements described above and additional structural engineering, including retaining wall design, is excluded from this task.

**15.2 TREE PLAN ADDENDUM (NEW DAY ARBORIST)**

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A tree inventory and assessment of significant trees within the project area was completed by New Day Arborist in April 2025. A Tree Plan was prepared for the project in accordance with City of Camas Code of Ordinances 18.13.045. The additional design elements described in Task 15.1, above, may result in impacts to additional trees not included in the original assessment and Tree Plan. This task includes additional tree inventory and assessment and preparation of an addendum to the Tree Plan.

**APPENDICES**

**APPENDIX A: MACKAY SPOSITO FEE SHEET**

**APPENDIX B: MACKAY SPOSITO RATE TABLE**

**APPENDIX C: STRUCTURAL ENGINEERING (CONSOR)**

**APPENDIX D: NOISE CONSULTING (MICHAEL MINOR & ASSOCIATES)**

**APPENDIX E: TREE PLAN ADDENDUM (NEW DAY ARBORIST)**

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# APPENDIX C

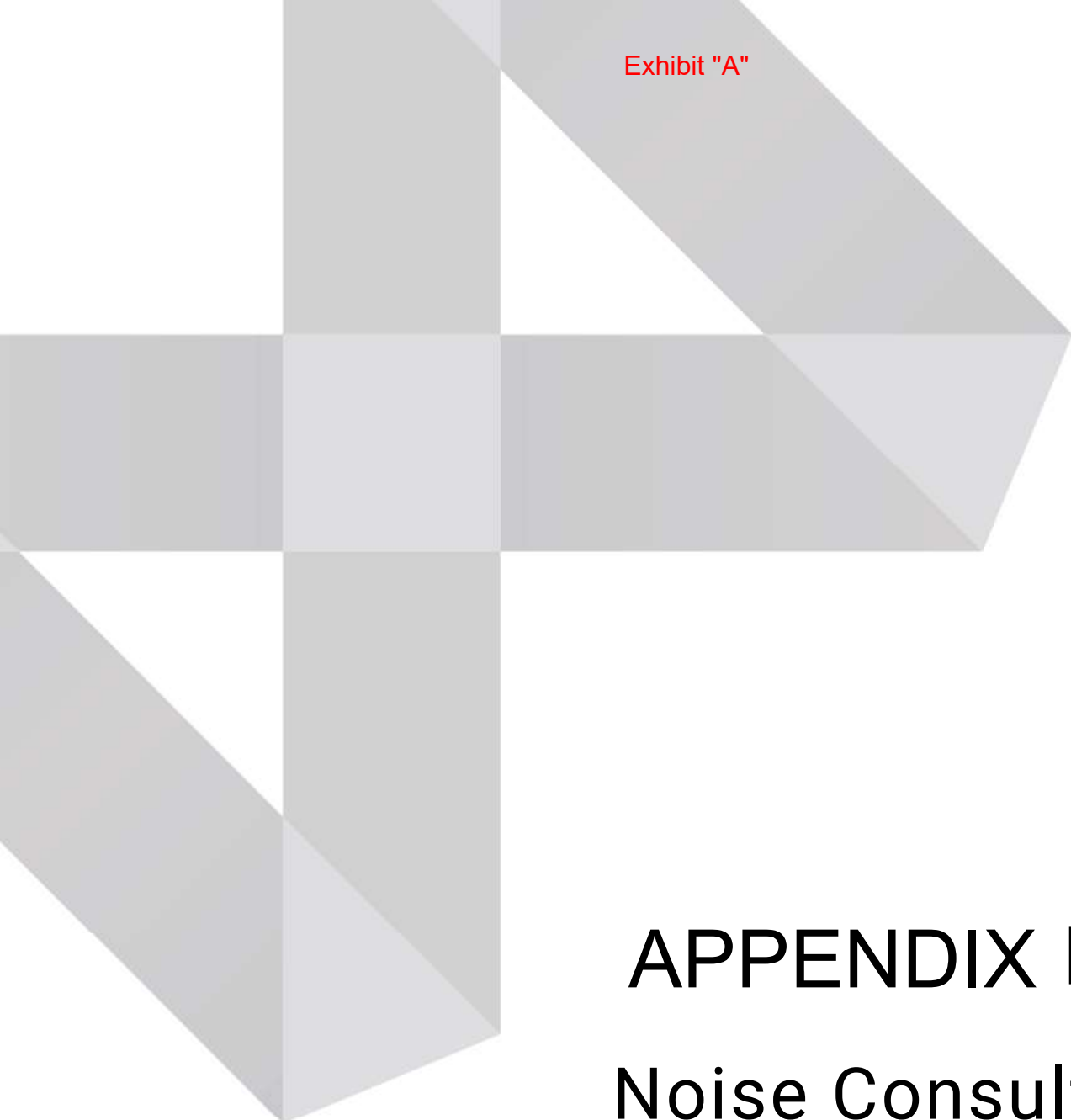
## Structural Engineering

### Consor

## STRUCTURAL ENGINEERING (CONSOR)

Conсор's currently contracted scope of work assumes WSDOT standard details and a standard finish for the cast-in-place concrete retaining wall. At the request of City staff, the consultant team completed out-of-scope research on wall-facing options (form liners) and provided recommendations to the City. Additional effort is also anticipated for the 100% design to incorporate the City's preferred wall facing into the plans, specifications, and estimate of probable construction cost.

**Not to Exceed Amount:**.....\$2 ,800



# APPENDIX D

## Noise Consulting

### Michael Minor & Associates



Michael Minor & Associates

Sound . Vibration . Air  
 4923 SE 36th Avenue  
 Portland, Oregon 97202  
 503.220.0495

To: Jason Irving  
 From: Michael Minor  
 Date: March 26, 2026  
 Subject Noise Considerations: Lake-Sierra Intersection Improvements

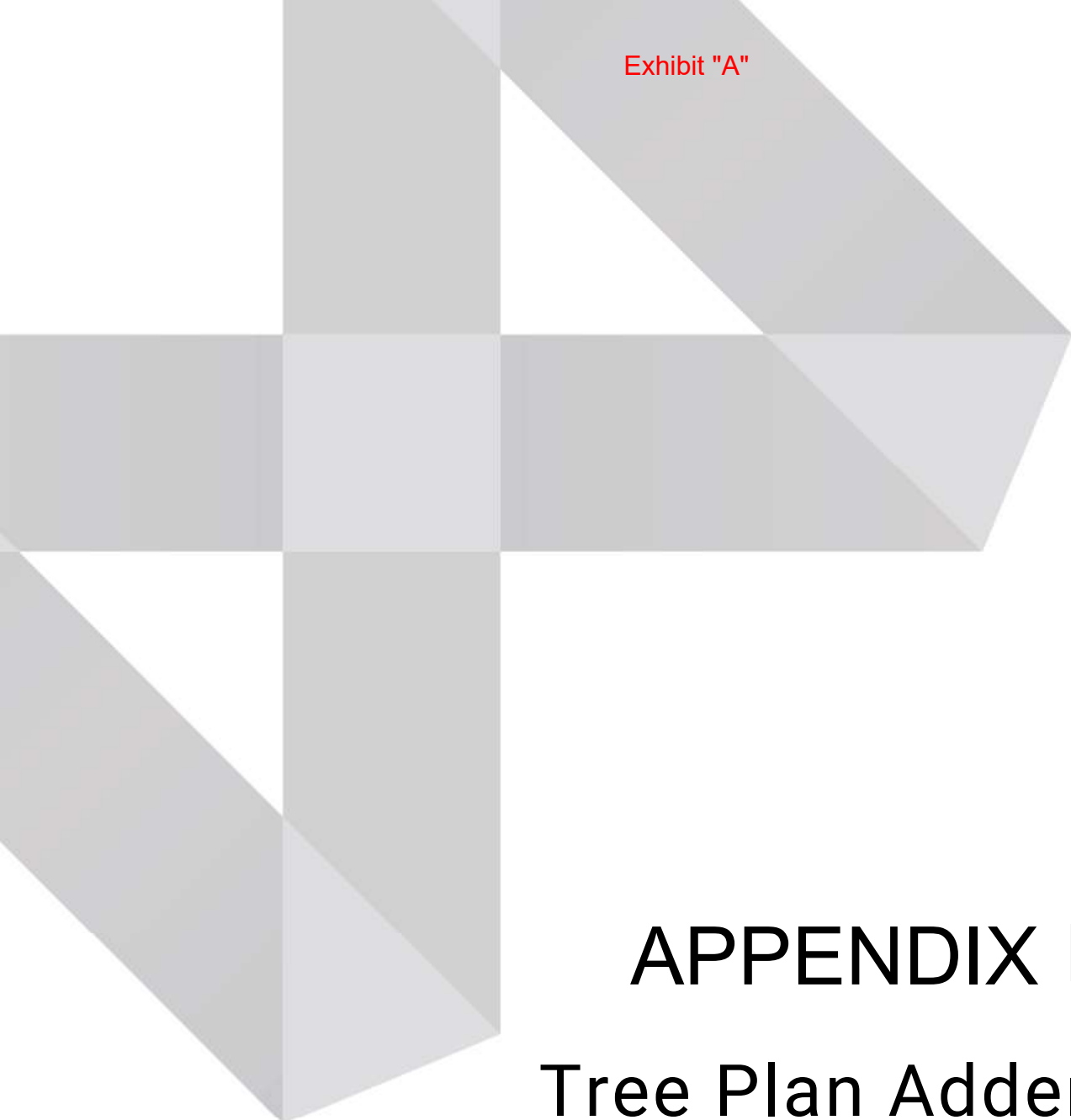
**Introduction**

The following scope and fee are for supporting services for noise as related to the proposed new roundabout at NW Lake Road and NW Sierra Street interaction. The tasks included are as follows:

1. Reviewing the proposed project to understand the geometry and topographical condition and concern expressed by nearby residences. This task includes reviewing the proposed plan drawings for the new roundabout and retaining walls to support the slight roadway widening required at the roundabout.
2. Develop an understanding of concerns expressed by the residence at 4736 NW Quartz Court.
3. Draft a summary of the existing and future noise conditions to illustrate the potential for increase in noise levels at the residence.
4. Review the project using the standard noise regulations from the FHWA as administrated by WSDOT.
5. The fee includes time for strategic meetings and discussions on any potential options to include cost effective noise reducing design measures with the project, including preparation.
6. The fee includes time for an on-site meeting with the residence to discuss noise from the roadway and the overall effect of the roundabout installation, including preparation.

**Estimated Cost: \$4,400.00**

Noise Considerations: Lake-Sierra Intersection Improvements						
Noise Analysis and Abatement						
Task #	Description	M. Minor	Lead Noise	Noise		Labor Cost by Task
		Principal	Analyst	Technician		
		M. Minor	M. Cordasco	R. Roy		
1	Project Introduction/Preparation	2	0	0	0	\$400.00
2	Review study area and concerns	2	0	0	0	\$400.00
3	Draft a summary analysis	4	0	0	0	\$800.00
4	FHWA - WSDOT review	2	0	0	0	\$400.00
5	Strategic meetings and preparation	4	0	0	0	\$800.00
6	On-site meeting and preparation	8	0	0	0	\$1,600.00
		0	0	0	0	\$0.00
		0	0	0	0	\$0.00
<b>Labor Cost by Personnel</b>		\$4,400.00	\$0.00	\$0.00	\$0.00	\$4,400.00
<b>Total not to Exceed Cost Estimate</b>						<b>\$4,400.00</b>



# APPENDIX E

## Tree Plan Addendum

### New Day Arborist

## TREE PLAN ADDENDUM (NEW DAY ARBORIST)

A tree inventory and assessment of significant trees within the project area was completed by New Day Arborist in April 2025. A Tree Plan was prepared for the project in accordance with City of Camas Code of Ordinances 18.13.045. The additional design elements described in Task 15.1, above, may result in impacts to additional trees not included in the original assessment and Tree Plan. This task includes additional tree inventory and assessment and preparation of an addendum to the Tree Plan.

**Not to Exceed Amount:**.....\$900.00

**EXHIBIT "B"**  
**AMENDED COSTS FOR SCOPE OF SERVICES**



Amendment 04

Project Name: NW Lake Rd & NW Sierra St Intersection Improvements Project Manager: Elise Steffen MSi Job No.: 3934 Date: 04/21/2026		MacKay Sposito, Inc.														Total Budget Amount
		ESTIMATED HOURS AND EXPENSES										SUBCONSULTANTS				
		Principal	Project Manager - Civil	Project Engineer	Engineer III	Engineer IV	Design Technician III	Project Manager - Landscape	Senior Landscape Designer	Project Coordinator I	Expenses	Total	Conсор	Michael Minor & Associates	New Day Arborist	
<b>1.0 - Project Management</b>	1.1 - Project Administration		12						10		\$4,296.00					\$4,296.00
	1.2 - Project Scheduling	1	4	2							\$1,694.00					\$1,694.00
	1.3 - Project Team Meeting		30	40	10	10			4		\$21,032.00					\$21,032.00
	1.4 - Subconsultant Coordination		2	6					2		\$2,072.00					\$2,072.00
	<b>Subtotal</b>										<b>\$29,094.00</b>					<b>\$29,094.00</b>
<b>2.0 - Quality Assurance and Quality Control</b>	2.1 - Engineering QA/QC		16	8							\$6,328.00					\$6,328.00
	2.2 - Subconsultant Deliverable Review		2	4					4		\$1,348.00					\$1,348.00
	<b>Subtotal</b>										<b>\$7,676.00</b>					<b>\$7,676.00</b>
<b>6.0 - Public Outreach Support</b>	6.1 - Public Outreach Support (MSI)	4	20	4	2	6	4				\$9,060.00					\$9,060.00
	<b>Subtotal</b>										<b>\$9,060.00</b>					<b>\$9,060.00</b>
<b>8.0 - Civil Engineering</b>	8.4 - 90% Civil Design		16	24	36		24				\$19,432.00					\$19,432.00
	8.5 - 100% Civil Design	3	10	20		30	20				\$16,858.00					\$16,858.00
	<b>Subtotal</b>										<b>\$36,290.00</b>					<b>\$36,290.00</b>
<b>9.0 - Private Utility Coordination</b>	9.0 - Private Utility Coordination		4	10			8				\$4,412.00					\$4,412.00
	<b>Subtotal</b>										<b>\$4,412.00</b>					<b>\$4,412.00</b>
<b>SUB10 - Structural Engineering (Conсор)</b>	SUB10 - Structural Engineering (Conсор)											\$2,800.00			\$2,800.00	\$2,800.00
	Subconsultant 5% Markup											\$140.00			\$140.00	\$140.00
	<b>Subtotal</b>											<b>\$2,940.00</b>			<b>\$2,940.00</b>	<b>\$2,940.00</b>
<b>13.0 - Landscape Design</b>	13.2 - 100% Landscape Design						24	8	36		\$11,332.00					\$11,332.00
	<b>Subtotal</b>										<b>\$11,332.00</b>					<b>\$11,332.00</b>
<b>SUB14 - Noise Consulting (MMA)</b>	SUB14 - Noise Consulting (Michael Minor & Associates)											\$4,400.00			\$4,400.00	\$4,400.00
	Subconsultant 5% Markup											\$220.00			\$220.00	\$220.00
	<b>Subtotal</b>											<b>\$4,620.00</b>			<b>\$4,620.00</b>	<b>\$4,620.00</b>
<b>15.0 - Contingency Tasks</b>	15.1 - Civil Engineering - Traffic Barrier Extension		5			15	10				\$5,790.00					\$5,790.00
	15.2 - Tree Plan Addendum SUB 15 - (New Day Arborist)												\$900.00		\$900.00	\$900.00
	Subconsultant 5% Markup												\$45.00		\$45.00	\$45.00
	<b>Subtotal</b>											<b>\$5,790.00</b>		<b>\$945.00</b>	<b>\$945.00</b>	<b>\$6,735.00</b>
<b>HOURS</b>		8	121	118	48	61	90	16	36	16						
<b>SW WA 2026 - Rates</b>		\$306.00	\$238.00	\$218.00	\$182.00	\$200.00	\$160.00	\$194.00	\$165.00	\$144.00						
<b>TOTAL</b>		<b>\$2,448.00</b>	<b>\$28,798.00</b>	<b>\$25,724.00</b>	<b>\$8,736.00</b>	<b>\$12,200.00</b>	<b>\$14,400.00</b>	<b>\$3,104.00</b>	<b>\$5,940.00</b>	<b>\$2,304.00</b>	<b>\$103,654.00</b>	<b>\$2,940.00</b>	<b>\$4,620.00</b>	<b>\$945.00</b>	<b>\$8,505.00</b>	<b>\$112,159.00</b>

**EXHIBIT “C”  
CONSULTANT BILLING RATES**

**2026 HOURLY RATE SCHEDULE**

Southern Washington

<b>Title</b>	<b>Regular</b>	<b>Title</b>	<b>Regular</b>
Senior Principal	\$374	Natural Resource Specialist III	\$156
Principal	\$306	Natural Resource Specialist II	\$140
Engineering Manager	\$268	Natural Resource Specialist I	\$126
Project Manager II - Civil	\$252	Survey Manager	\$238
Project Manager I - Civil	\$238	Project Manager II - Survey	\$228
Project Engineer II	\$226	Project Manager I - Survey	\$220
Project Engineer I	\$218	Land Surveyor IV	\$202
Engineer IV	\$200	Land Surveyor III	\$188
Engineer III	\$182	Land Surveyor II	\$174
Engineer II	\$166	Land Surveyor I	\$160
Engineer I	\$148	Survey Technician IV	\$158
Design Technician IV	\$174	Survey Technician III	\$142
Design Technician III	\$160	Survey Technician II	\$128
Design Technician II	\$144	Survey Technician I	\$114
Design Technician I	\$128	Survey Aid	\$100
Landscape Manager	\$228	Chief of Parties	\$188
Project Manager II - Landscape	\$210	Senior Party Chief	\$178
Project Manager I - Landscape	\$194	Senior Party Chief - Out of Town	\$184
Landscape Architect II	\$174	Survey Party Chief	\$170
Landscape Architect I	\$154	Survey Party Chief - Out of Town	\$176
Landscape Designer IV	\$158	Senior Instrument Person	\$130
Landscape Designer III	\$144	Senior Instrument Person - Out of Town	\$136
Landscape Designer II	\$132	Survey Instrument Person	\$120
Landscape Designer I	\$120	Survey Instrument Person - Out of Town	\$126
Land Development Manager	\$272	UAV Pilot	\$174
Planning Manager	\$248	GIS Mapping Specialist II	\$178
Project Manager II - Planning	\$236	GIS Mapping Specialist I	\$170
Project Manager I - Planning	\$224	Stormwater Analyst	\$158
Senior Planner	\$200	Project Controls Manager	\$264
Planner IV	\$188	Contract Administrator	\$198
Planner III	\$176	Project Coordinator II	\$158
Planner II	\$162	Project Coordinator I	\$144
Planner I	\$148	Accounting Manager	\$234
Planning Technician	\$136	Project Accountant	\$162
Land Development Assistant	\$124	Administrative Manager	\$162
Environmental Manager II	\$214	Administrative Assistant	\$124
Environmental Manager I	\$188	Clerical	\$104
Natural Resource Specialist IV	\$170		

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.%



# Staff Report

May 4, 2026 Council Workshop Meeting

Professional Services Agreement for SMAP (Stormwater Management Action Planning)

Presenter: Brian Monnin, Engineering Project Manager

Time Estimate: 5 minutes

Phone	Email
360.817.7388	bmonnin@cityofcamas.us

**BACKGROUND:** During the 2019-2024 NPDES Phase II Permit term the City was required to implement a Stormwater Planning program designed to inform and assist in the development of policies and strategies as water quality management tools to protect receiving waters. The minimum performance measures were to develop an interdisciplinary team to inform and assist in the development, progress, and influence of the program; coordinate long-range plan updates; low impact development code-related requirements; and to develop a Stormwater Management Action Planning (SMAP). In 2021 the city was awarded a Department of Ecology Combined Funding grant for \$158,000. Through a Request for Qualification (RFQ) process, the city selected Parametrix to complete the original SMAP which was completed by March 31, 2023.

Per the 2024-2029 NPDES Phase II Permit, Permittee’s are required to choose one new priority catchment area *or* additional actions for an existing SMAP by March 31, 2027. Due to the complexity of the SMAP process and existing staff workload, it was determined that a consultant is necessary for completion of the next round of SMAP by March 31, 2027.

**SUMMARY:** The City issued a Request for Qualifications (RFQ) for SMAP support services, with submittals due April 24, 2026. One proposal was received.

City staff evaluated the proposals based on the criteria outlined in the RFQ, including updating the FutureShed to assist in scoring and ranking of catchment areas, updating GIS, assistance in recommending the next priority catchment area, providing potential BMPs, types and preferred locations, focused, enhanced, or customized implementation of stormwater management actions and potential changes to long range plans to address SMAP priorities.

Following review and evaluation, City staff selected Parametrix and negotiated a scope of work and fee to support SMAP implementation. The scope generally includes:

- Project Management
- Project initiation and data collection
- Receiving Water Prioritization Update

- Stormwater Management Action identification
- Stormwater Management Action Plan Final Report and supporting documents

The total contract amount is \$101,240 and is be eligible for reimbursement through the Department of Ecology Capacity Grant. The Capacity Grant is awarded to Permittees to help reduce the financial burden of Permit implementation.

Staff recommends Council consider award of this contract at the May 4, 2026 Council Meeting to maintain the project schedule and ensure compliance with the March 2027 permit implementation deadline.

**BENEFITS TO THE COMMUNITY:** This project will identify stormwater facility retrofit projects that will help protect and/or enhance water quality for local rivers and streams. Identified actions will support specifically identified stormwater management strategies and actions for water quality improvement that may benefit overburdened communities, including specifically vulnerable populations and highly impacted communities.

SMAP identifies retrofit projects for treatment of stormwater from sections of the city where untreated stormwater currently flows into surface waters. **STRATEGIC PLAN:** This project aligns with our Strategic Plan by protecting and enhancing our local waterways where our community enjoys swimming, fishing and recreating.

**BUDGET IMPACT:** Funding for this project will be through reimbursement from the Department of Ecology Capacity Grant. The project budget is \$101,240 and Capacity Grant funds are \$120,000.

**RECOMMENDATION:** Staff recommends this item be placed on the May 4, 2026 Consent Agenda for Councils consideration.

**City of Camas**  
**Stormwater Management Action Plan**  
**NPDES MS4 2024-2029 Permit Cycle**

## **Introduction**

The City of Camas (City) is contracting with Parametrix to develop the City's 2024 Stormwater Management Action Plan (SMAP), based on requirements of the Washington State Department of Ecology (Ecology) National Pollutant Discharge Elimination System (NPDES) Phase II Municipal Stormwater 2024–2029 Permit (Permit). Parametrix will apply Ecology guidance to conditions unique to the City to prepare a SMAP that is based on Permit requirements.

From 2021 to 2023, Parametrix supported the City in completing its SMAP as part of the 2019–2024 NPDES Phase II Municipal Stormwater permit cycle (2019 SMAP).

## **Task 01 – Project Management**

### **Objective**

The purpose of this task is to track, manage, document, and report on the Parametrix work effort.

### **Deliverables**

- Monthly progress reports enclosed with invoices.
- Miscellaneous correspondence to document project management issues.
- QA/QC review documentation (delivered upon request).

### **Assumptions**

- Project management will extend through March 31, 2027 (approximately 11 months).
- Budget assumes 22 virtual, biweekly (every 2 weeks) 30-minute meetings.

## **Task 02 – Project Initiation and Data Collection**

### **Objective**

The purpose of this task is to kick off the project, define the project objectives, establish team member roles and communications, and collect data needed for the FutureShed update and following identification of stormwater management actions (SMAs).

### **Approach**

**Kickoff Meeting.** Parametrix will prepare for and facilitate a kickoff meeting with City staff. The meeting will include introduction of the project team; definition of the project objectives; review of the scope of work and schedule milestones; describe the communications plan; and prepare the risk register.

**Data Collection.** Parametrix will use the data collected from the first round of the SMAP and work with the City’s GIS department to update data layers that have changed since development of the 2019 SMAP. The following data updates may be included:

- Land cover.
- Stormwater conveyance piping and infrastructure.
- Stormwater facility locations and types.

## Deliverables

- Agenda for kickoff meeting, Word document.

## Assumptions

- Up to three Parametrix staff members will participate in the kickoff meeting. One, virtual, 2-hour meeting is assumed.
- Where available, the City will provide Parametrix with information in electronic format via email, FTP site transfer, or a file-share platform hosted by Parametrix (such as OneDrive/SharePoint or ProjectWise).
- Parametrix will use data collected and assumptions developed for the 2019 SMAP. The City will provide additional data and direction to support updates to land cover, stormwater conveyance systems (including piping and related infrastructure), and stormwater facility locations. Formal documentation of data gaps (i.e., a data gap memorandum) is not included in this scope of work, but Parametrix will supplement gaps in land cover data from publicly available databases where available.
- If available in the City’s current records, the City will provide the following information:
  - GIS data listed above.
  - Most recent NPDES annual reports and stormwater management program documents.
  - Water quality data from surface water or stormwater monitoring programs.
  - Existing modeling data on the City’s stormwater system and drainage basins within the City.
  - Results of a recent stormwater system needs assessment, including a map of problem areas and basic project sheets developed to date.
- Overburdened community information will be based on the Washington State Department of Health’s Environmental Health Disparities Mapping Project, as referenced in the Permit.
- The City will provide Parametrix with document review comments from all City reviewers consolidated into a single electronic file.

## Task 03 – Receiving Water Prioritization Update

### Objective

The purpose of this task is to update the prioritization of watershed protection needs via the FutureShed GIS/spreadsheet methodology to help the City determine if it will select a new high-priority catchment area or remain in the previous SMAP catchment to identify additional actions.

## Approach

**FutureShed Catchment Scoring Update.** Parametrix will update the FutureShed GIS/spreadsheet model for the City with the latest model parameters (drainage basins, land cover, stormwater management coverage), with updates based on data collected in Task 2. Existing and projected future water quality and flow control contribution scores will be calculated for SMAP citywide catchments. Future scores will be based on default build-out scenarios, similar to those used in the 2019 SMAP.

**City Workshop.** Parametrix will facilitate a workshop with the City's SMAP Interdisciplinary Team at the beginning of the City's review period to review the updated FutureShed catchment scores, answer questions, and select a priority catchment area (either a new high-priority catchment area or remain in the previous SMAP catchment to identify additional actions) to target for stormwater management planning in Task 04.

**Public Engagement Support.** Parametrix will update the web-based GIS StoryMap from the 2019 SMAP with new information suitable for distribution to the public and for the City to share with Ecology.

## Deliverables

- Summary tables of FutureShed scoring results.
- Agenda for City Workshop, Word document.
- Figure of selected priority catchment area, PDF.
- A web-based GIS StoryMap, updated from the 2019 SMAP, suitable for distribution to the public and for the City to share with Ecology.

## Assumptions

- Previous documentation of the 2019 SMAP Receiving Water Assessment and the Receiving Water Prioritization will be included as appendices to the SMAP report (Task 04 below), and will not be updated except for the FutureShed model results completed as part of this task.
- Up to two Parametrix staff members will participate in the City workshop. One 2-hour meeting is assumed. The City will identify and invite other City staff to participate in the meeting.
- Public Engagement Support budgeted, including anticipated effort to update the StoryMap, is not to exceed 48 hours.

# Task 04 – SMA Identification and SMAP Report

## Objective

The goal of this task is to identify and document high-level SMAs that may improve the condition of the high-priority watershed identified in Task 03 based on the requirements of Permit Section S.5.C.1.d.iii.

## Approach

**SMA Identification.** Parametrix will work with the City to build on work the City has already started to identify and finalize a list of the following:

- Concept-level potential **stormwater facility retrofits** for the area, including identification of BMP types (in broad categories such as distributed low-impact development retrofits, regional or catchment area flow control facilities, or targeted water quality media filtration) and preferred locations where possible (in general categories such as regional vs. site-specific facilities, retrofits in the right-of-way vs. parcels, or excluded areas such as protected natural resources).
- **Land management or development strategies** and/or actions for stormwater management. Parametrix will help draft text (approximately one page) to describe up to three land management or development strategies.
- **Targeted, enhanced, or customized permit-related SMAs** such as illicit discharge detection and elimination (IDDE) field screening, prioritization or source control inspections, operation and maintenance inspections, enhanced maintenance, and/or public education and outreach behavior change programs. Parametrix will help draft text (approximately one page) to describe up to three permit-related actions.
- If applicable, changes needed to local long-range plans to address SMAP priorities.
- A proposed implementation schedule and budget sources for short- and long-term actions.
- A process for future assessments and feedback to inform future changes.

**City SMA Check-In Meeting.** Parametrix will facilitate a meeting with City staff to review and confirm potentially selected SMAs before finalization of the draft SMAP report.

**Retrofit SMA Documentation.** Parametrix will develop up to three concept-level stormwater facility retrofits for the selected site. The concept design will be documented as follows:

- A “project one-sheet” (one-page summary sheet) in PDF with project location, high-level concept design drawing, and narrative description including site constraints and opportunities.
- Planning-level construction cost: AACE Class V cost estimates (order of magnitude) based on summary sheet.

**SMAP Report.** Parametrix will develop draft and final SMAP reports that outline the identified actions and incorporate adjustments based on public comment, as approved by the City.

## Deliverables

- Draft list of SMAs for structural retrofits and targeted areas for City review in Microsoft Word and PDF electronic file formats.
- Agenda for Check In Meeting, Word document.
- Updated draft SMAP report for one high-priority basin for City review in Microsoft Word and PDF electronic file formats, approximately 30 pages (not including appendices).
- Final SMAP report for one high-priority basin in Microsoft Word and PDF electronic file formats, approximately 30 pages (not including appendices).

## Assumptions

- Up to two Parametrix staff members will participate in the City staff check in meeting. One, virtual, 2-hour meeting is assumed. The City will identify and invite other City staff to participate in the workshop. The City will coordinate the location and time and have key City staff at the meetings based on planned topics.
- The 2024 SMAP report will follow the 2019 SMAP report format and content.
- Parametrix will be responsible for developing the figures which will be included in the SMAP report.
- The City will provide Parametrix with SMAP report review comments from all City reviewers consolidated into a single electronic Excel table file.
- The City will take the lead on responding to all comments from Ecology, with Parametrix support on technical issues as needed.
- For all Ecology permit submittals, Parametrix will submit documents to the City, and the City will submit the documents to Ecology.

**Project Budget**

Item 4.

Parametrix		Staff Name										Labor Summary		Expenses	Expense Total	TOTAL
		C. Olson	J. Brandt	C. So	C. Tinsley	J. Featherston	T. Prince	R. Mellinger	I. Ollestad	K. Tuttle	S. Godber	Hours	Dollars	Travel		
		Engineer IV	Sr Engineer	Engineer II	Sr GIS Analyst	Sr Consultant	Sr Engineer	Publications Supervisor	Sr Project Control Specialist	Project Accountant	Planner III					
Estimate Project #276-1683-815		Billing Rate														
<b>TOTAL FEE ESTIMATE</b>		\$ 24,974	\$ 15,440	\$ 17,809	\$ 12,053	\$ 10,891	\$ 11,058	\$ 2,386	\$ 2,399	\$ 852	\$ 3,315	554	\$ 101,176	\$ 64	\$ 64	\$ 101,240
<b>Task 1</b>	<b>Project Management</b>	34	4						18	8		64	\$ 10,052	-	\$ -	\$ 10,052
1	Invoicing	12							12	6		30	\$ 4,263		\$ -	\$ 4,263
2	Check In Meetings	12										12	\$ 2,025		\$ -	\$ 2,025
3	Project Setup and General PM Support	10	4						6	2		22	\$ 3,765		\$ -	\$ 3,765
<b>Task 2</b>	<b>Project Initiation and Data Collection</b>	16	10		16	2						44	\$ 8,924	-	\$ -	\$ 8,924
1	Kickoff Meeting	4	2			2						8	\$ 1,848		\$ -	\$ 1,848
2	Data Collection and FutureShed Inputs	12	8		16							36	\$ 7,076		\$ -	\$ 7,076
<b>Task 3</b>	<b>Receiving Water Prioritization Update</b>	44	20		28	4					24	120	\$ 22,458	-	\$ -	\$ 22,458
1	FutureShed Update	32	8		12	4						56	\$ 11,002		\$ -	\$ 11,002
2	City Workshop	8	4		4							16	\$ 3,145		\$ -	\$ 3,145
3	Public Engagement Support	4	8		12						24	48	\$ 8,311		\$ -	\$ 8,311
<b>Task 4</b>	<b>SMAP Report</b>	54	24	140	22	28	44	14				326	\$ 59,741	64	\$ 64	\$ 59,805
1	SMA Identification	8	16	28	4	10	20					86	\$ 18,131	64	\$ 64	\$ 18,195
2	Meeting w/ City	4		4			4					12	\$ 2,189		\$ -	\$ 2,189
3	Retrofit SMA Documentation	10		48	10	10	20					98	\$ 17,849		\$ -	\$ 17,849
4	SMAP Report	32	8	60	8	8		14				130	\$ 21,572		\$ -	\$ 21,572
<b>Total Hours</b>		148	58	140	66	34	44	14	18	8	24	554				
<b>TOTALS</b>		\$ 24,974	\$ 15,440	\$ 17,809	\$ 12,053	\$ 10,891	\$ 11,058	\$ 2,386	\$ 2,399	\$ 852	\$ 3,315	554	\$ 101,176	\$ 64	\$ 64	\$ 101,240