



City of Warrenton City Commission
Regular Meeting Agenda
Tuesday, April 14, 2026 – 6:00 PM
City Hall, 225 S. Main, Warrenton, OR 97146

The meeting will be broadcast via Zoom at the following link

<https://us02web.zoom.us/j/5332386326?pwd=VHNVVXU5blkxbDZ2YmxlSWpha0dhUT09#success>

Meeting ID: 533 238 6326 | **Passcode:** 12345 | **Dial-in Number:** 253-215-8782

Below are the methods to provide public comment and/or public testimony on a public hearing:

1. In-person: Complete a comment card and submit to the City Recorder prior to the start of the meeting.
2. Via Zoom: Register with the City Recorder, at cityrecorder@warrentonoregon.us no later than 3pm the day of the meeting. Please ensure that your zoom name matches the name registered to comment.
3. Written comments: Submit via e-mail to the City Recorder, at cityrecorder@warrentonoregon.us, no later than 3:00 p.m. the day of the meeting.

Public Comment: To provide public comment, participants should register prior to the meeting. All remarks will be addressed to the whole City Commission and limited to 3 minutes per person. The Commission reserves the right to delay any action, if required, until such time as they are fully informed on a matter. Once your public comment is submitted it becomes part of permanent public record.

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Consent Calendar**
 - A. City Commission Minutes 2026.03.24
 - B. Vero Fiber Franchise Agreement
4. **Reports & Presentations**
5. **Public Comment & Correspondence**
6. **Public Hearings**
 - A. Public Hearing Regarding Draft Findings GC/MC process
7. **Business Items**
 - A. Resolution No. 2728 Approving increases and decreases to the 2025-2026 budget by making an intrafund transfer of appropriations
 - B. Consideration of New Wastewater Treatment Plant Design
 - C. Consideration for Contract Amendment - Raw Water Dam Certification
 - D. Consideration for Contract Amendment - RP 3-4 Design Contract
 - E. Consideration for Request for Qualifications - Alder Creek Study
 - F. Amendment KJ services agreement CM/GC procurement
8. **Discussion Items**
9. **Good of the Order**

10. Executive Session

11. Adjournment

Warrenton City Hall is accessible to the disabled. An interpreter for the hearing impaired may be requested under the terms of ORS 192.630 by contacting Hanna Bentley, City Recorder, at 503-861-0823 at least 48 hours in advance of the meeting so appropriate assistance can be provided.



City of Warrenton City Commission Minutes

City Hall, 225 S. Main Warrenton, OR 97146

Tuesday, March 24, 2026

1. City Commission meeting called to order at 6:00 pm.
2. Pledge of Allegiance

Commission Members	Present	Excused
Gerald Poe	X	
Jessica Sollaccio	X	
Mike Moha	X	
Paul Mitchell, Mayor Pro Tem	X	
Henry A. Balensifer III, Mayor (via Zoom)	X	

Staff Members Present	
City Manager Esther Moberg	City Recorder Hanna Bentley
Police Chief Mathew Workman	Public Works Director Kevin Gorman
Harbor Master Jessica McDonald	Engineering Technician Twyla Vittetoe (via Zoom)

3. **Consent Calendar**

**Items on the consent calendar have previously been discussed and/or are considered routine. Approval of the consent calendar requires a motion, a second, and no discussion, unless requested by a member of the City Commission.*

- A. City Commission Meeting Minutes 2026.03.10
- B. City Commission Meeting Minutes 2026.03.10
- C. Letter of Support for Connect Oregon Grant
- D. Marina Advisory Board January Minutes
- E. March Harbormaster Report
- F. February 2026 Police Statistics Report

Mayor Balensifer requested to discuss agenda item 8A directly after agenda item 7A and noted a potential need for him to leave early from the meeting.

Motion:	Move to discuss item 8A directly after the public comment section.				
Moved:	Balensifer				
Seconded:	Poe	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

Motion:	Move to approve the consent calendar as presented.				
Moved:	Balensifer				
Seconded:	Poe	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell	X			
	Balensifer	X			
Passed:	5/0				

4. Commissioner Reports

Commissioner Moha congratulated City Recorder Hanna Bentley on receiving her CMC (Certified Municipal Clerk). Esther Moberg briefly described the process needed for this certification.

Mayor Balensifer shared that he received a call from Congresswoman Suzanne Bonamichi’s office about potential funding for the wastewater treatment plant (WWTP). He additionally noted that Representative Cliff Bentz has introduced a bill into congress that could positively impact flood plain insurance.

City Manager Esther Moberg announced that Public Works has been hard at work fixing a break in the city’s water main today, and that the road should be reopened soon, if it is not already. She noted that we are currently in the interview process for a Planning Director.

5. Public Comment

It was noted that those wishing to provide comment regarding agenda item 8A will be given the opportunity to comment at that time.

6. Public Hearing

8. Discussion Items

**This discussion item was moved up in the agenda unanimously by the commission.*

A. 7th & N Main Discussion

Public Works Director Kevin Gorman reviewed the staff report noting three improvement options along with their benefits and drawbacks. He shared that option one is estimated to cost more than six million dollars, option two is estimated to cost roughly 4 million dollars, and option three would cost more than 3 million dollars.

Mayor Pro Tem Mitchell then opened public comment on this item.

Suzanne Vlach commented on the cost to property owners regarding potential increase in tax rates.

Mayor Balensifer added that some of the cost would be offset with funds from other sources, not direct tax rate increases to affected property owners.

Thomas Tapia noted concerns with water flow and difference of estimated price of the project options.

Christopher Hicks shared the same concerns with Thomas Tapia and additionally noted concerns about the destruction of the tree barrier between the Warrenton waterfront trail and the road.

Brichard Kelly provided comment about what side of the road the sidewalk is on for each proposed option for the project.

Kim Hitchman noted the repair history of the road and shared his opposition to the sidewalk and concerns over log trucks using the road when the main roads are closed.

Chuck Sheehan noted concerns with making the road wider and his opposition to sidewalks due to potential loss of personal access on his property.

Roy Giligan shared concerns with the maintenance of current ditches.

Gary Dotson provided comment on the condition of the road and briefly compared the potential cost of the project versus the accrued costs of maintenance.

City Manager Moberg echoed Mayor Balensifer in addressing costs to property owners. She clarified that CIP cost is not a direct increase to tax rates and partial funding for this project is already budgeted.

Mayor Balensifer requested unanimous consent to suspend the rules temporarily to allow for a public comment that was not submitted prior to the meeting since the commentor is on Zoom. Unanimous consent was granted. Jennifer Andrews, via Zoom, noted her concerns with option three being dismissed so quickly despite it being the most cost effective.

Mayor Pro Tem Mitchell asked for more information on sidewalks; Gorman noted that the sidewalks would align with the city's transportation master plan as well as provide safety for pedestrians. Engineering Technician Twyla Vittetoe commented on the price of the project being both for the road and the replacement of the water main. Both Gorman and Vittetoe noted the intent for the tree barrier to remain near the road.

Katherine Martin, via Zoom, provided comment that she is opposed to the sidewalks and noted the condition of the road.

Commissioner Sollaccio asked to do a poll of the audience regarding their opinion on constructing sidewalks. City Manager Moberg clarified for the recording that all public members polled in the room raised their hands for no sidewalks.

There was consensus to have staff return with an update on the project in May. Vittetoe confirmed options one and two have been dismissed and options three and four are to be pursued for future project planning.

7. Business Items

A. Clatsop County Brownfield Assessment Program

City Manager Moberg introduced Sarah Lu Heath, Executive Director of Columbia Pacific Economic Development District. Heath reviewed her presentation on the Clatsop County Brownfield Assessment Program. This included a breakdown of the program phases, goals, timeline, and commitments. She noted the goal for project continuity with the current project to create a strategic/master plan for the City of Warrenton. Mayor Balensifer then announced his departure and left the meeting at 7:01 pm.

Moberg asked for commission approval to move forward with the implementation of this grant program. There was unanimous consent.

B. Consideration of Hammond Launch Dock Request for Bids (RFB)

Harbor Master Jessica McDonald reviewed the RFB process and noted that part of this project is funded through grant funds from the Oregon State Marine Board and Oregon Department of Fish and Wildlife.

Motion:	Move to approve the Request for Bids (RFB) for the Hammond Marina Launch Docks.				
Moved:	Poe				
Seconded:	Sollaccio	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell	X			
Passed:	4/0				

C. Consideration of Quincy Robinson Park Tennis Court Demolition and Re-Construction Bid Award

Gorman reviewed the project and noted that six bids were received, and they went with the lowest responsive bidder. There was brief discussion on the timeline of the project.

Motion:	Move to award the Quincy Robinson Park Tennis Court Demo & Re-Construction Project construction contract to Big River Construction, Inc. in the amount of \$139,681.00, with a 10% construction contingency.				
Moved:	Sollaccio				
Seconded:	Moha	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell	X			
Passed:	4/0				

D. Consideration of Resolution No. 2725 Adopting Rules of Procedure 3rd Edition

Moberg shared that this resolution is the formal adoption of the Rules of Procedure 3rd Edition as detailed in the last meeting.

Motion:	Move to adopt Resolution No. 2725; A Resolution of the City Commission of the City of Warrenton, Oregon, Adopting Rules of Procedure 3 rd edition and repealing any other Resolutions in conflict.				
Moved:	Moha				
Seconded:	Poe	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell	X			
Passed:	4/0				

E. Consideration of Middle Housing Code Second Reading and Adoption

Moberg noted that this ordinance had a public hearing and first reading at the previous meeting and is now ready for its second reading and adoption. The commission provided brief comments.

Motion:	Move to conduct the second reading by title only of Ordinance No. 1285.				
Moved:	Sollaccio				
Seconded:	Poe	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell		X		
Passed:	3/1				

Mayor Pro Tem Mitchell directed Moberg to conduct the second reading by title only of Ordinance No. 1285; an Ordinance amending Chapters 16.12, 16.24, 16.28, 16.32, 16.36, 16.112, 16.114, 16.120, 16.128, 16.168, 16.180, 16.184, 16.188, 16.202, and 16.224 of the

Warrenton Municipal Code and Articles 3 and 5 of the Warrenton Comprehensive Plan to modify regulations regarding middle housing in compliance with Oregon HB 2001.

Motion:	Move to adopt Ordinance No. 1285.				
Moved:	Sollaccio				
Seconded:	Poe	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell		X		
Passed:	3/1				

F. Consideration of Water Treatment Plant Replacement Service Truck - Agreement to Purchase

Gorman reviewed the staff report for the replacement of a 15-year-old service truck.

Motion:	Move to authorize purchase of a replacement service truck for the water treatment plant from Dane Gouge’s Astoria Ford in the amount of \$61,384.64.				
Moved:	Sollaccio				
Seconded:	Moha	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell	X			
Passed:	4/0				

G. Consideration of Resolution No. 2727; Setting a public hearing date to receive comments on draft findings for exemption from competitive bidding to use the Construction Manager/General Contractor (CM/GC) delivery method for the WWTP improvements

City Manager Moberg reviewed the CM/GC process, legality and timeline impacts. She noted that the hearing will be held on April 14th, 2026.

Motion:	Move to adopt Resolution No. 2727; A resolution of the city commission of the City of Warrenton, Oregon setting a public hearing date to receive comments on the draft findings for exemption from competitive bidding to use the Construction Manager/General Contractor (CM/GC) delivery method for the wastewater system improvements project.				
Moved:	Poe				
Seconded:	Sollaccio	Aye	Nay	Abstain	Recused
Vote:	Poe	X			
	Sollaccio	X			
	Moha	X			
	Mitchell	X			

Passed:	4/0				
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8. Discussion Items

No additional discussion items noted. Agenda item 8A was discussed in detail before item 7A.

9. Good of the Order

10. Executive Session

11. Adjournment

There being no further business, Mayor Pro Tem Mitchell adjourned the meeting at 7:18 pm.

Respectfully prepared and submitted by Stepha Kvokov, Deputy City Recorder.

Approved:

Attest:

Henry A. Balensifer III, Mayor

Hanna Bentley, City Recorder

FRANCHISE AGREEMENT
WARRENTON, OREGON

This Franchise Agreement (“Franchise”) is between the City of Warrenton, Oregon, hereinafter referred to as the “Grantor” and), Vero Broadband, LLC, a Colorado limited liability company, , locally known as Vero Fiber, hereinafter referred to as the “Franchisee”.

Recitals

Pursuant to Federal law, State statutes, and City Charter and local ordinances, the Grantor is authorized to grant non-exclusive franchises to occupy “public rights-of-way” as defined by City of Warrenton Municipal Code Chapter 12.32, in order to construct, operate, and maintain a fiber optic system within the municipal boundaries of the City of Warrenton.

1. Granting of Franchise:

The Grantor hereby grants to Franchisee a non-exclusive Franchise for the use of the Streets within the service area for the construction, operation, and maintenance of the Fiber Optic Cable System to provide Fiber Optic Service (including Dark Fiber) in the Service Area, upon the terms and conditions set forth herein. Nothing in this Franchise shall be construed to prohibit the Franchisee from offering any service over its Fiber Optic system that is not prohibited by federal or state law, nor does this Franchise authorize the Franchisee to offer such services, and the Grantor reserves the right to exercise its lawful authority with respect to the Franchisee’s offering of such services. This Franchise is subject to the laws of the United States and the State of Oregon, and to the lawful, generally applicable ordinances, adopted pursuant to the City’s police powers, of the City whether now existing or hereinafter enacted. Franchisee agrees that, unless otherwise expressly set forth herein, it will comply with generally applicable requirements of Warrenton Municipal Code section 12.32 regarding “Public Right of Way”, as amended from time to time, as if fully set forth herein. Nothing herein shall be interpreted to prevent Franchisee from challenging the lawfulness or enforceability of any provisions of applicable law.

2. Term: This Franchise shall be effective on the Effective Date as set forth in Section 12. The franchise term will commence on the date Franchisee installs its Fiber Optic Cable in the public right of way (“Commencement Date”) and shall continue for a term of twenty (20) years .
3. Use of the Streets: Franchisee is authorized to use the Streets of the City of Warrenton for the construction, operation, and maintenance of the Fiber Optic System to provide Fiber Optic Service in the Service Area, including the right to repair, replace, and enlarge and extend the Fiber Optic system, subject to section 2 above.
4. Maintenance of the System: Franchisee shall design, construct and operate the Fiber Optic System so as to meet the technical standards adopted by the FCC relating to Fiber

and Dark Fiber as contained in the FCC's rules and regulations as they may, from time to time, be amended, regardless of the transmission technology utilized.

5. Service:

- a. The Franchisee may provide Fiber Optic Service to all residences within the designated service area. Franchisee shall have the right, but not the obligation, to extend the Fiber Optic Cable system into any other portion of the service area. Fiber Optic Service offered to Subscribers pursuant to this Franchise shall be conditioned upon Franchisee having legal access to any such Subscriber's dwelling unit or other units wherein such Fiber Optic Service is provided.
- b. Franchisee shall not deny service, deny access, or otherwise unlawfully discriminate against subscribers, or persons on the basis of race, color, income, religion, national origin, sex, sexual orientation, age, disability, or, except as otherwise provided herein, the area in which such person lives.
- c. The Grantor adopts and reserves the right to enforce the customer service standards set forth by the FCC in their rules and regulations as amended from time to time by the FCC, and the notice requirements therein as amended from time to time by the FCC. Franchisee shall comply with all customer service and notice requirements.

6. Insurance/Indemnity:

- a. Franchisee shall indemnify and hold harmless the Grantor and its agents and employees from and against third party claims, damages, losses, and expenses, including reasonable attorney's fees sustained by the Grantor on account of suits, judgments, claims or demands to the extent arising out of the negligence or willful misconduct of Franchisee, its agents, employees, and contractors pursuant to this franchise or the installation, operation, or maintenance of the Fiber Optic Cable system authorized herein.
- b. Grantor shall indemnify and hold harmless Franchisee and its agents and employees from and against claims, damages, losses, and expenses, including reasonable attorney's fees sustained by Franchisee on account of suits, judgment, claims, or demands to the extent arising out of the negligence or willful misconduct of Grantor, its agents, employees, and contractors pursuant to this Franchise.
- c. Commencing on the Commencement Date and throughout the term of this Franchise, and as specified herein Franchisee and those acting on its behalf, including but not limited to subcontractors, shall maintain in full force and effect the following insurance, issued on policies written by companies authorized to do business under the laws of the State of Oregon:
 - i. Comprehensive general liability insurance, written on an occurrence basis, with limits not less than:
 1. \$3,000,000 per occurrence for bodily injury, or death to each person; or property damage resulting from any one accident;
 2. \$3,000,000 for all other types of liability.

3. Comprehensive general liability insurance shall provide coverage for any and all costs, including defense costs, and losses and damages resulting from personal injury, bodily injury, or death, property damage, products liability, and completed operations. Such insurance shall include broad form and blanket contractual coverage.
4. Comprehensive automobile liability for owned, non-owned, and hired vehicles with a limit of \$1,000,000 combined single limit per accident.
5. Workers compensation with statutory limits and employer's liability insurance with limits of not less than \$1,000,000 per occurrence. In the case that Franchisee subcontracts with others, Franchisee shall require each subcontractor to similarly provide worker's compensation insurance for all of the subcontractor's employees.
6. The coverage amounts set forth may be met by a combination of underlying and umbrella policies so long as in combination the limits equal or exceed those stated.
7. The liability insurance policies required by this Section shall be maintained by Franchisee and those acting on its behalf, including but not limited to its subcontractors, throughout the term of the Franchise. Franchisee shall provide an insurance certificate, together with an endorsement including the Grantor as an additional insured, to the Grantor prior to the commencement of any work or installation of any facilities pursuant to said Franchise and again at each policy renewal or replacements. Payments of deductibles and self-insured retentions shall be the sole responsibility of Franchisee. Any insurance maintained by the Grantor, its officers, officials, employees, consultants, agents, and volunteers shall be in excess of Franchisee's insurance and shall not contribute to it.
8. Each policy shall be endorsed to provide the Grantor with notice of cancellations in accordance with policy provisions.
9. If Franchisee desires to satisfy the insurance requirements herein through self-insurance, Franchisee must provide documentation to the Grantor demonstrating the coverage provided meets or exceeds that described above.
10. No provisions of this Sections shall bar Franchisee from claiming contribution for such injuries, death, damages, and defense costs after, and to the extent, Grantor is found liable by a court of competent jurisdictions for such damages, injuries or death by reason of negligence or willful misconduct of Grantor, its employees, servants, or agents.

7. Revocation:

- a. Revocation or Termination of Franchise. The Grantor may terminate or revoke this franchise for any of the following reasons:
 - i. Violation of any of the provisions of Warrenton Municipal Code 12.32;
 - ii. Violation of any provision of this franchise;
 - iii. Misrepresentation in a franchise application;
 - iv. Failure to pay taxes, compensation, fees, or costs due to the Grantor after final determination of the taxes, compensation, fees, or costs;
 - v. Failure to restore the right of way after construction as required by WMC 12.32, this franchise, or other applicable State and local laws, ordinances, rules, and regulations;
 - vi. Failure to comply with technical, safety, and engineering standards related to work in the rights-of-way; or
 - vii. Failure to obtain or maintain any and all licenses, permits, certifications, and other authorizations required by State or Federal law for the placement, maintenance and/or operation of the Fiber Optic System.
- b. Standards for Revocation or Termination. In determining whether termination, revocation, or some other sanction is appropriate, the following factors shall be considered:
 1. The egregiousness of the misconduct;
 2. The harm that resulted;
 3. Whether the violation was intentional;
 4. The Franchisee's history of compliance; and/or
 5. The Franchisee's cooperation in discovering, admitting, and/or curing the violation.
- c. Notice and Cure. The Grantor shall give the Franchisee written notice of any apparent violations before terminating the franchise. The notice shall include a short and concise statement of the nature and general facts of violation or noncompliance and provide a reasonable time (no less than 30 days) for the Franchisee to respond. Franchisee's response shall be in writing and may demonstrate that Franchisee has remained in compliance, that it has cured or is in the process of curing any violation or noncompliance, that it is excused from compliance, or that it would not be in the public interest to revoke the franchise. If the Franchisee is in the process of curing a violation or noncompliance, the Franchisee must demonstrate that it acted promptly and continues to actively work on compliance. If the Franchisee does not respond or if the City Manager or designee determines that the Franchisee's response is inadequate, the City Manager or designee shall refer the matter to the City Commission, which shall provide a duly noticed public hearing to determine whether the franchise shall be terminated or revoked. Such hearing shall be on the record and shall provide Franchisee with an opportunity to present evident and examine witnesses. The

decision of the Grantor shall be made in writing and shall be delivered to the Franchisee.

8. Confidentiality. To the extent permitted by law, the Grantor agrees to treat as confidential any records information that constitutes proprietary or confidential information to the extent Franchisee marks such as “confidential” or “proprietary” prior to providing them to the Grantor. If the Grantor believes it must release such confidential records in the course of Oregon Public Records Law compliance, it shall advise Franchisee in advance so that Franchisee may take appropriate steps to protect its interests.

9. Additional Franchises

If any other provider of Fiber Optic services is lawfully and expressly authorized by the Grantor to use the streets to provide such services, the Grantor shall, to the extent permitted by applicable law, within sixty (60) days of a written request from Franchisee, (i) modify this Franchise to insure that the material obligations applicable to Franchisee are no more burdensome than those imposed on the new competing provider, or (ii) dispute that the requested modification is required by this Section. |”Material obligations” are limited to: franchise fees; insurance; indemnification; security instruments; customer service standards; required reports and related record keeping; enforcement or revocation provisions; and notice and opportunity to cure breaches. In the event the Grantor disputes that the requested modification is required by this Section, Franchisee may bring an action in federal or state court for a determination as to whether the requested modification is required by this Section. Notwithstanding the foregoing, the remedies provided in this Section may be invoked by Franchisee only by providing written notice to the Grantor within ninety (90) day period commencing upon the effective date of the Grantor’s grant of authority to the other provider of Fiber Optic services as described in this Section, provided that Grantor provides written notice to Franchisee within ten (10) days after Grantor’s grant of such authority. In the event Grantor fails to provide such notice, the ninety (90) day period shall commence upon Franchisee’s actual notice of Franchisee’s grant of authority.

10. Notices, Miscellaneous

- a. Unless otherwise required by law, all notices, reports or demands pursuant to this Franchise shall be in writing and shall be deemed to be sufficiently given upon delivery by US certified mail, return receipt request.

As set forth above, notices to the Grantor shall be sent to
City of Warrenton
Attn: City Manager
PO Box 250
Warrenton, OR 97146

And every notice to the Franchisee shall be delivered or sent to:

Vero Broadband, LLC

1023 Walnut Street
Boulder, CO 80302
Attention: Chief Operating Officer

With a copy to:
Chief Legal Officer

11. Franchise Fee.

- a. Franchisee shall pay to the Grantor an annual amount equal to five percent (5%) of Gross Revenues, if any for such calendar year as the franchise fee.
 - b. The franchise fee shall be paid quarterly, in arrears, for each quarter during the term of the Franchise, within forty-five (45) days after the end of each calendar quarter and shall be accompanied or followed by an accounting of Gross Revenues and a calculation of the amount payable. Franchisee shall pay interest at the rate of nine percent (9%) per year for any payment made after the due date. Payment shall be subject to audit or review pursuant to Warrenton Municipal Code, as of the Effective Date of this Franchise.
12. **Effective Date.** The Franchise granted herein will take effect and be in full force from such date of acceptance by Franchisee recorded on the signature page of this Franchise, provided that such acceptance is delivered to the Grantor within sixty (60) days of the date the Franchise is considered and approved by the Grantor. If acceptance is not delivered as required in this Section, this Franchise shall be null, void, and of no force or effect. This Franchise shall expire twenty (20) years from the Commencement Date unless extended by the mutual agreement of the parties.
13. **Acceptance and Entire Agreement.** The Grantor and the Franchisee, by virtue of the signatures set forth below, agree to be legally bound by all provisions and conditions set forth in this Franchise. The Franchise constitutes the entire agreement between the Grantor and the Franchisee. In the event of any conflict between this Franchise and any Grantor ordinance or regulation, this Franchise will prevail. No modifications to this Franchise may be made without an appropriate written amendment signed by both parties.

14. Definitions:

Dark Fiber: Dark fiber is considered to be “wire communications” which fall under FCC regulations.

Franchise: means the authorization granted hereunder of a privilege, to construct, operate and maintain a Fiber Optic System to provide Fiber Optic Service within the designated Service Area.

Gross Revenue: means any revenue, as determined in accordance with generally accepted accounting principles, received by the Franchisee directly from the Subscribers receiving Fiber Optic Services from the operation of the Fiber Optic System in the service area, provided however, that such phrase, and Gross Revenue, shall not include: (1) any taxes, fees or

assessment collected by the Franchisee from Subscribers for pass-through to a government agency, including the FCC user fee, but not including franchise fees, which shall be included in “Gross Revenue”; (2) bad debt; (3) credits, refunds, and deposits paid to Subscribers; and (4) payments received from service providers using the Dark Fiber to provide fiber optic services to the Subscribers within the Service Area. All such revenue remains subject to applicable FCC rules and regulations with respect to revenues from internet access services to the extent prohibited by law.

Service Area: shall mean the designated areas in Exhibit A.

Streets: shall mean and include but is not limited to, the space in, upon, above, along, across, over or under the public streets, roads, highways, lanes, courts, ways, alleys, boulevards, bridges, trails, paths, sidewalks, bicycle lanes, public utility easements, and all other public ways or areas, including the subsurface under and the air space over these areas, but does not include parks, parkland, or other City property not generally open to the public for travel. This definition applies only to the extent of the Grantor’s right, title, interest and authority to grant a franchise to occupy and use such areas for a Fiber Optic Cable System.

Subscriber: means any person lawfully receiving any Fiber Optic Service from the Franchisee.

Grantor: The City of Warrenton, Oregon.

City Manager: the City Manager of the City of Warrenton or their designee.

Communications: All wires, cables, conduits, poles, equipment, appliances, and associated structures used by Franchisee in conducting its communications business.

Franchisee: Vero Broadband, LLC, a Colorado limited liability company with offices located at : 1023 Walnut Street, Boulder, CO 80302

Considered and approved this _____ day of _____ 2026.

City of Warrenton

Signature: _____

Name/Title: _____

Henry A. Balensifer, Mayor

Accept this ___ day of ___ 2026, subject to all applicable laws.

Vero Broadband, LLC

Signature: _____

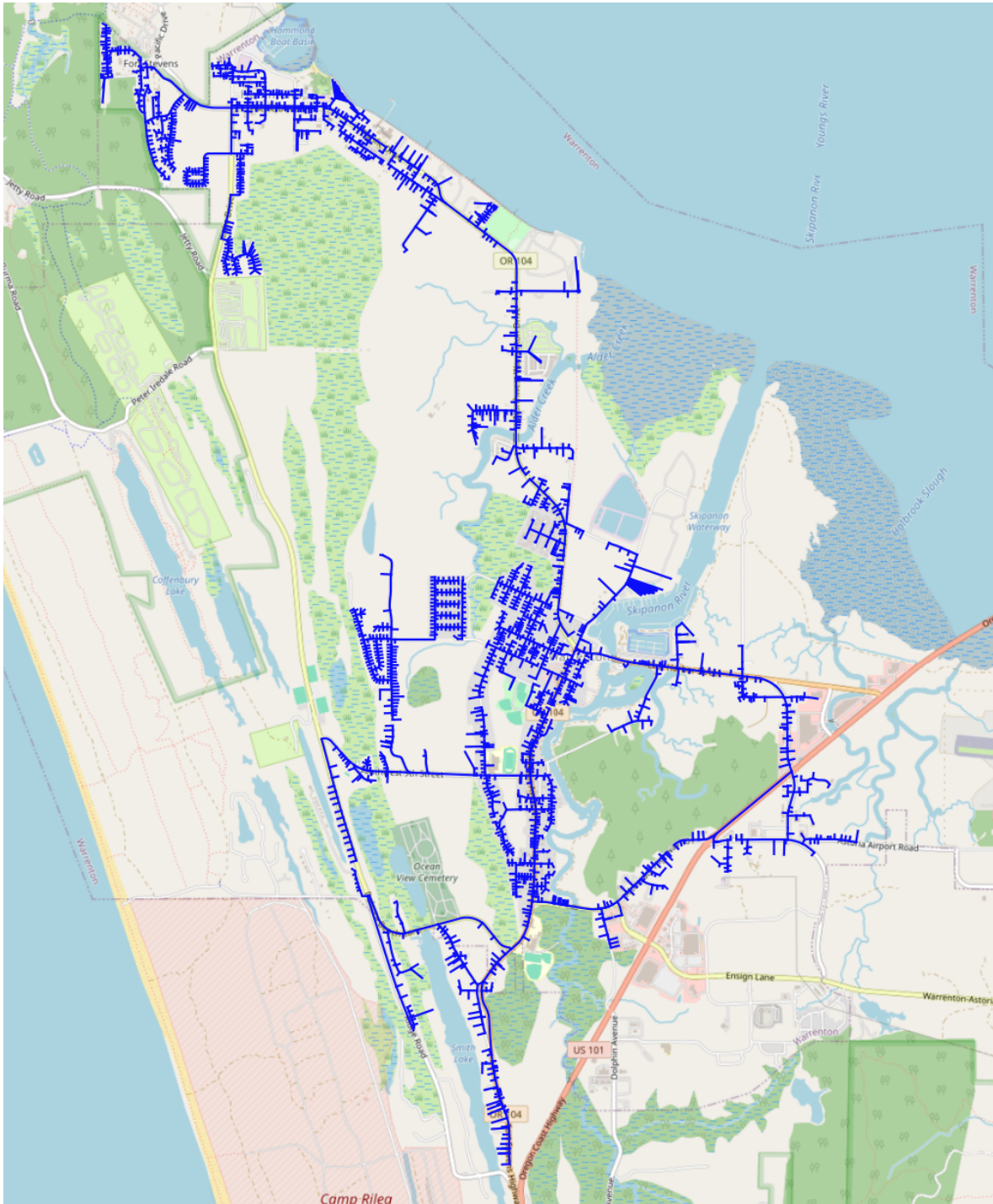
Name/Title: _____

Authorized Signer for Vero Broadband, LLC

Exhibit A

Description

The map below illustrates the planned network footprint for the fiber infrastructure that Vero Fiber will be constructing in the Warrenton, OR community.





City Commission Agenda Memo

Meeting Date: April 14, 2026
From: Esther Moberg, City Manager
Item Name: Public Hearing Regarding Draft Findings GC/MC process

Summary:

Pursuant to ORS 279C.335, the City of Warrenton intends to approve findings for an exemption from competitive bidding to utilize the Construction Manager/General Contractor (CM/GC) alternative contracting method for the Wastewater System Improvements Project, located in Warrenton, Oregon.

The draft findings in the hearing packet explain the basis for the exemption, including anticipated cost savings, project efficiency, and any other considerations under ORS 279C.335.

It is the recommendation of the City Manager to proceed with this hearing to review any public comments and move forward in consideration of the GC/MC process. The goal of this process is to reduce the construction timeline (build out completed in 2029 instead of 2030 and beyond with the standard construction timeline) as well as intentionally work to prevent cost overruns.

Recommendation/Suggested Motion:

I move to approve the findings for an exemption from competitive bidding and authorize the utilization of the Construction/Manager/General Contractor (CM/GC) alternative contracting method for the City of Warrenton Wastewater System Improvements Project.

Alternative:

None recommended

Fiscal Impact:

While this will have an upfront cost and additional costs for the GC/MC approach, the intent is to lock in the price early on since the GC/MC has a guaranteed value they do not exceed.

Attachments:

1. Draft_CMGC_Findings

DRAFT FINDINGS FOR EXEMPTION FROM COMPETITIVE BIDDING

City of Warrenton Oregon

For Proposed

Wastewater System Improvements Project

Clatsop County



March 2026

Oregon Revised Statute (ORS) 279C.300 requires competitive bidding of public works improvement contracts unless specifically excepted or exempted from competitive bidding as provided under ORS 279C.335. Under ORS 279C.335, the City of Warrenton Local Contract Review Board may exempt a contract from competitive bidding based on approval of two findings:

1. The exemption is unlikely to encourage favoritism in the awarding of the public improvement contract or substantially diminish competition for the public improvement contract.
2. Awarding a public improvement contract under the exemption will likely result in substantial cost savings and other substantial benefits to the City of Warrenton.

In approving the finding under ORS 279C.335(2)(b), the Local Contract Review Board must consider the type, cost and amount of the contract and, to the extent applicable to the particular public improvement contract, all items outlined in ORS 279C.335(2)(b)(A-N).

This document presents information the City of Warrenton Local Contract Review Board will consider in its approval of the findings to exempt the Wastewater System Improvements Project from competitive bidding and use a CM/GC method of delivery.

BACKGROUND

The City of Warrenton owns and operates the Warrenton Wastewater Treatment Plant (WWTP), which is nearing capacity. To best serve our community, the City plans to upgrade the WWTP to accommodate local growth, protect the Columbia River watershed, comply with permitted waste discharge limits, and affirm the City's commitment to environmental stewardship.

The Wastewater System Improvements Project will include upgrades to the WWTP that increase the treatment capacity and improve effluent quality with the construction of additional tanks and equipment for aeration and filtration.

SUMMARY OF FINDINGS

In regards to ORS 279C.335, the City of Warrenton Local Contract Review Board has considered the following two findings in its decision to exempt from the Wastewater System Improvements from competitive bidding:

1. *The exemption is unlikely to encourage favoritism in the awarding of the public improvement contract or substantially diminish competition for the public improvement contract.*

Analysis: The City will select the CM/GC firm through a competitive selection process. The City will issue a Request for Proposals (RFP) in a manner that will attract competition from qualified firms through advertisement in the Daily Journal of Commerce and posting on the City's web site, or QuestCDN online plan center.

The Request for Proposals will attract proposers having the specialized knowledge, capacity, and skills for the project from within the state and the Pacific Northwest. A sufficient number of CM/GC firms are available to respond to the RFP. However, current market conditions may limit the number of firms that respond.

Pre-defined scoring criteria will be included in the RFP. Scoring criteria will be based on qualifications and experience of the firm related to the project components, complexity, and size; qualifications and experience of the proposed CM/GC team related to performance on similar recent projects; project understanding and approach; ability to achieve cost reduction through value engineering; ability to self-perform portions of the work; safety record; financial standing; and pricing of services for Phase 1 (pre-construction services and guaranteed maximum price development) and markup on the cost of work in Phase 2 (construction). Review of proposals and scoring will be performed by City staff with the assistance of the design engineer. Reviewers will follow the pre-defined scoring criteria.

Additionally, the contract between the City and the CM/GC firm will require portions of the work to be contracted by the CM/GC firm through receipt of competitive proposals. The CM/GC firm will be required to comply with the provisions of ORS 279C.337 for selection of subcontractors.

Finding: The process used by the City to select the CM/GC firm and the number of firms available to propose makes the exemption unlikely to encourage favoritism in the awarding of the public improvement project or substantially diminish competition for the public improvement contract.

- 2. Awarding a public improvement contract under the exemption will likely result in substantial schedule savings, allowing development and connection of additional residential, commercial, and industrial users to continue; and other substantial benefits to the City of Warrenton.*

Analysis: The project involves construction of new tanks and treatment equipment at the existing WWTP to enhance capacity and effluent quality. Due to unique challenges associated with a complex wastewater equipment installation, and the need to sequence the construction to keep the existing facilities in operation, the City will need a contractor that has multiple experiences with this type of work.

Awarding a contract to a qualified CM/GC contractor provides opportunity for the City to employ a contractor-led value engineering review of the design during development. The RFP procurement approach allows the City to select a CM/GC firm most capable of achieving the scope and any cost reductions and deliver high quality project within an agreed upon guaranteed maximum price and schedule.

The CM/GC contractor can provide realistic determination of costs and constructability issues that will allow cost-benefit decisions to be made by the City. The contracting method will allow alternatives to be reviewed in a team environment of City staff, the design engineer, and the contractor working in a partnership. During the process, the CM/GC's construction experience and knowledge will aid in early identification of effective measures to minimize risks. This partnering approach will likely reduce the need for change orders, claims, and delays, resulting in cost savings and delivery of quality facilities on time. It is likely that there will be a lower chance of disruption to the schedule by using the CM/GC approach.

Use of the CM/GC delivery method provides an opportunity to accelerate construction and commissioning through early work packages that allow the contractor to procure long-lead equipment and begin portions of the work prior to completion of the final design. Given this project's scope and sequencing constraints, CM/GC could advance delivery of additional treatment capacity by up to one year compared to a traditional design-bid-build schedule.

Finding: Awarding the project to a CM/GC contractor under the exemption provides opportunities for cost savings, schedule compression, and other substantial benefits to the City. The approach enables contractor-led value engineering at the 30%, 60%, 90%, and final design stages, fosters collaboration among the City, design engineer, and contractor to manage project risks, and supports accelerated delivery through early work packages.

RESPONSE TO ITEMS UNDER ORS 279C.335(2)(b)

In approving the finding under ORS 279C.335(2)(b), the Local Contracting Review Board must consider the type, cost and amount of the contract and, to the extent applicable to the particular public improvement contract items outlined in ORS 279C.335(2)(b)(A-N). Information considered by the Local Contract Review Board related to each of these requirements follows:

(A) *How many persons are available to bid:*

Information considered by the Local Contract Review Board:

The City will select the CM/GC firm through a competitive selection process. The City will issue a Request for Proposals (RFP) in a manner that will attract competition from qualified firms through advertisement in the Daily Journal of Commerce, posting on the City's website or QuestCDN online plan center.

The Request for Proposals will attract proposers having the specialized knowledge, capacity, and skills for the project from within the state and the Pacific Northwest. A sufficient number of CM/GC firms are available to respond to the RFP.

Some of the qualified CM/GC firms in the Pacific Northwest that may respond the City's RFP are listed below:

- Emery & Sons Construction
- Slayden Construction Group, Inc.
- Stellar J Corporation
- Walsh Group
- Sundt

(B) *The construction budget and the projected operating costs for the completed public improvement:*

Information considered by the Local Contract Review Board:

The current capital improvements budget for the project is approximately \$35,000,000. Operating costs shall be incorporated into the City's yearly budget and will be paid through sewer user fees. The projected overall operation/maintenance costs of the proposed public improvements are approximately \$600,000 per year.

(C) *Public Benefits that may result from granting the exemption:*

Information considered by the Local Contract Review Board:

The existing WWTP is operating at its original design capacity and additional connections may increase the risk of difficulty meeting permitted effluent quality standards. Upgrades to the WWTP will enable the City to comply with permitted effluent quality standards and avoid penalties resulting from non-compliance.

Warrenton is experiencing population growth and development within its sewer service area. Planning for major residential developments is already in progress, and approximately 130 new homes could be built within the next 2 to 3 years. The Warrenton WWTP is nearing capacity. To support growth, the City needs to upgrade the WWTP to avoid a moratorium on new development. An exemption would accelerate the procurement and construction process, allowing the City to bring the additional capacity and improved treatment online sooner.

(D) *Whether value engineering techniques may decrease the cost of the public improvement:*

Information considered by the Local Contract Review Board:

Granting the exemption will allow the City to select a qualified CM/GC firm to lead a value engineering effort using real-time pricing to determine best overall product and pricing to provide information needed to determine cost of the project.

The CM/GC can provide realistic determination of costs and constructability issues that will allow cost-benefit decisions to be made by a team of City staff, design engineer, and contractor working in a partnership. Contractor-led value engineering will decrease the cost of the project.

(E) *The cost and availability of specialized expertise that is necessary for the public improvement:*

Information considered by the Local Contract Review Board:

Construction of major improvements at an existing wastewater treatment plant requires a highly skilled contractor with abundant experience in wastewater treatment plant construction. A detailed plan will need to be generated by the contracting team to deal with issues such as construction sequencing to keep the existing plant in operation, coordination with the selected equipment supplier(s) for installation of complex equipment, excavation and de-watering techniques, and worker safety.

A specialized contractor with experience in wastewater treatment plant construction, sludge lagoons, and complex sequencing will be required to execute the project successfully.

(F) *Any likely increases in public safety:*

Information considered by the Local Contract Review Board:

It is important to build the project with safety foremost in the contractor's approach to ensure

safe working conditions for the contractor, neighbors, and public that could be affected by the project.

The CM/GC procurement method allows actual safety performance and work on similar projects to be considered as a selection criterion. It also permits the City to work closely with the contractor to ensure that the design permits appropriate safety measures, that the contractor understands the City's safety concerns, and that the contractor will take appropriate steps to address them.

(G) Whether granting the exemption may reduce risks to the contracting agency or the public that are related to the public improvement:

Information considered by the Local Contract Review Board:

Construction of the wastewater treatment plant requires significant excavation/shoring, work from elevated surfaces/platforms, chemical hazards, electrical hazards, work around heavy machinery and significant equipment lock out tag out requirements, which may be encountered during all phases of construction. CM/GC contracting will allow the construction team to work together to determine the best means and methods to construct the project, remain OSHA-compliant and mitigate risks and hazards during construction.

Strict adherence to safety measures will be needed to protect the workers as this project is being constructed. The partnering relationship provided through a CM/GC delivery will provide opportunity for the City to work with the Contractor to ensure safety measures are followed and revised if needed to reduce risk.

(H) Whether granting the exemption will affect the sources of funding for the public improvement:

Information considered by the Local Contract Review Board:

The CM/GC Procurement method of Contracting is allowed through Oregon Revised Statute. Funding for this project is expected to be thorough Clean Water State Revolving Fund loans, bond revenues, capital reserves, and federal appropriation grants. All the above-mentioned funds allow for the CM/GC Procurement method to be used.

(I) Whether granting the exemption will better enable the City to control the impact that market conditions may have on the cost of and the time necessary to complete the public improvements:

Information considered by the Local Contract Review Board:

CM/GC Contracting has the benefit of allowing the selected contractor to solicit competitive bids for various aspects of the work (materials, labor, etc.) early in the project and coordinate construction activities among all resources to minimize construction risks and delays. The CM/GC contracting method will also provide for the City to procure major long-lead equipment prior to commencing construction to reduce schedule. The CM/GC method also allows the City to directly procure major equipment packages with the benefit of avoiding additional markup by the Contractor to reduce cost.

- (J) *Whether granting the exemption will better enable the contracting agency to address the size and technical complexity of the public improvements:*

Information considered by the Local Contract Review Board:

The technical complexity, schedule goals for construction, and overall length of the project requires a contractor that can work efficiently and be able to manage all aspects of the project. The CM/GC process will allow the City to acquire a highly qualified contractor with adequate staffing for the site supervision needed. As a result, it is more likely that the CM/GC firm can address the technical complexities and size of the project more effectively, in part because of their qualifications and adequate staffing.

- (K) *Whether the public improvement involves new construction or renovates or remodels an existing structure:*

Information considered by the Local Contract Review Board:

The project involves a combination of new construction and modifications to existing infrastructure.

- (L) *Whether the public improvement will be occupied or unoccupied during construction:*

Information considered by the Local Contract Review Board:

New buildings included in the WWTP upgrades will not be occupied during construction and will not be made available for the City's use until substantial completion of the project. The City will continue to staff/operate the existing WWTP during construction.

- (M) *Whether the public improvement will require a single phase of construction work or multiple phases of construction work to address specific project conditions:*

Information considered by the Local Contract Review Board:

Construction is anticipated to occur in a single phase and is expected to take approximately three years to complete due to the project's length and complexity. Portions of construction may overlap with the final stages of design. Some work elements will need to be completed during dry-weather summer periods to maintain adequate operating capacity at the plant.

- (N) *Whether the City has, or has retained under contract, and will use city personnel, consultants and legal counsel that have necessary expertise and substantial experience in alternative contracting methods to assist in developing the alternative contracting method that the City will use to award the public improvement contract and to help negotiate, administer and enforce the terms of the public improvement contract.*

Information considered by the Local Contract Review Board:

To support the City in the process, the City has retained (under contract) Kennedy Jenks Consultants to be the Design Engineer for the project. Kennedy Jenks will assist the City while

navigating the Clean Water State Revolving Loan and daily construction activities due to the limited amount of City Staff available. Kennedy Jenks has subcontracted with GeoEngineers for environmental permitting and geotechnical engineering to provide additional design and permit support for the project.

Kennedy Jenks has recently constructed public improvements using the CM/GC method for other cities in Oregon. The projects have been successfully completed within budget and on schedule. Using the CM/GC method Kennedy Jenks has been able to partner with qualified contractors to perform substantial value engineering, address risks, and reduce change orders, all which benefited the communities in which these projects were constructed. CONCLUSION

CONCLUSION

The City of Warrenton Contract Review Board can meet the requirements for exemption to the competitive bidding process as identified in ORS 279C.335 (2) for the Wastewater System Improvements Project. Use of the CM/GC alternative delivery method for the project allows:

- Use of the contractor-led value engineering of the design with real-time construction pricing for the City to make judicious decisions with a tangible benefit to the City.
- Use of a delivery method that allows decisions to be made through a partnership between the City, design engineer, and contractor.
- Accelerated delivery of improvements at the WWTP through collaboration with a knowledgeable contractor and through use of early work packages to start construction and procurement in parallel with final design.
- A guarantee of the maximum price for construction to be issued following value engineering of the design.
- Competitive selection of suppliers, equipment, materials, and subcontractors with solicitations managed by a contractor knowledgeable of the marketplace and market conditions.
- Sufficient and qualified staff to manage the work site and subcontractors.
- Coordinated responsibility for a design that reduces risk and improves worker safety.
- CM/GC contract requires that the Contractor and Design Engineer consider project risks (i.e., cost, schedule, safety, permit compliance, maintaining WWTP service, and constructability).



City Commission Agenda Memo

Meeting Date: April 14, 2026
From: Jessica Barrett, Finance Director
Item Name: Resolution No. 2728 Approving increases and decreases to the 2025-2026 budget by making an intrafund transfer of appropriations

Summary:

The Sanitation Fund requires a budget adjustment in materials and services to avoid over-expenditure of current budgeted amounts. This budget adjustment is due to landfill fees and truck repairs not anticipated at the time the budget was prepared.

Recommendation/Suggested Motion:

"I move to approve Resolution 2728 Approving increases and decreases to the 2025-2026 budget by making an intrafund transfer of appropriations."

Alternative:

None recommended

Fiscal Impact:

Adoption of this resolution will maintain the City's compliance with Oregon Budget Law. This transfer does not increase the total appropriations of the City's budget.

Attachments:

1. res.no.2728.budget.transfer.sanitation.contingency.04.14.26

RESOLUTION NO. 2728

Introduced by All Commissioners

APPROVING INCREASES AND DECREASES TO THE 2025-2026 BUDGET BY MAKING AN INTRAFUND TRANSFER OF APPROPRIATIONS

BE IT RESOLVED, that the City Commission of the City of Warrenton hereby adopts the following 2025-2026 budget changes to the Sanitation Fund to transfer \$100,000 from contingency to the material and services category to provide spending authority for the increased cost associated with landfill fees and the cost of truck repairs not anticipated at the time the budget was prepared.

Whereas, this adjustment reduces the budgetary appropriations in the Sanitation Fund contingency by \$100,000 for a remaining contingency amount of \$0:

<u>Sanitation Fund</u>	<u>Existing</u>	<u>Changes</u>	<u>Adjusted</u>
Personnel Services	\$374,725		\$374,725
Materials and Services	1,164,655	100,000	1,264,655
Transfer to other funds	65,000		65,000
Contingency	100,000	(100,000)	-
Total Expenditures	<u>\$1,704,380</u>	<u>\$-</u>	<u>\$1,704,380</u>

PASSED by the City Commission of the City of Warrenton this _____ day of _____, 2026

CERTIFIED by the Mayor of the City of Warrenton this _____ day of _____, 2026

This resolution is effective on April 14, 2026.

APPROVED:

Henry A. Balensifer III, Mayor

ATTEST:

Hanna Bentley, City Recorder



City Commission Agenda Memo

Meeting Date: April 14, 2026

From:

Item Name: Consideration of New Wastewater Treatment Plant Design

Summary:

Attached are files presenting the alternative options between the design of an SBR and MBR treatment plant. Due to escalating costs, the City Manager has asked the Commission to revisit the design options (keeping in mind these are not the final designs), between the two styles of wastewater treatment to determine the best option moving forward before we have gone too far with our design. Attached you will find the City Manager's recommendation, a file from DEQ showing what determines the level of treatment based on plant type, and the options currently presented by Kennedy Jenks.

Recommendation/Suggested Motion:

I move to approve an SBR treatment plant design.

OR

I move to approve an MBR treatment plant design.

Alternative:

Fiscal Impact:

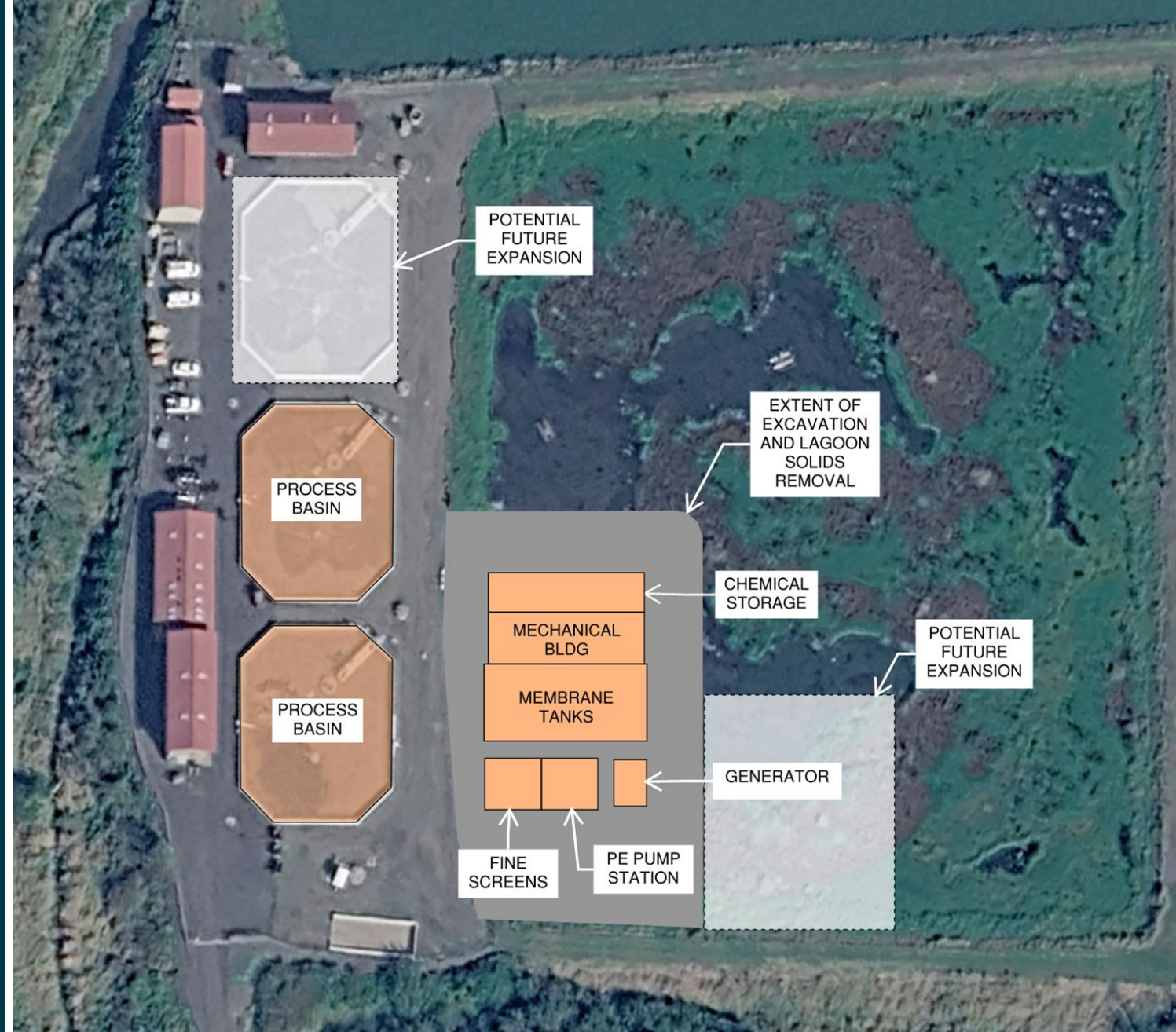
Current anticipated budget for a wastewater treatment plant is around \$35-38 million dollars.

Attachments:

1. Design Alternatives - MBR_SBR
2. draft memo city commission cm 2026 WWTP options
3. CM memo city commission 2026 WWTP options
4. TEMPLATE-WastewaterOperatorCertificationSystemClassificationForm-20260223

MBR Retrofit

- Saves cost by using existing basins for treatment (but still exceeds currently available funding)
- Preserves benefits of MBR (water quality)



SBR Expansion

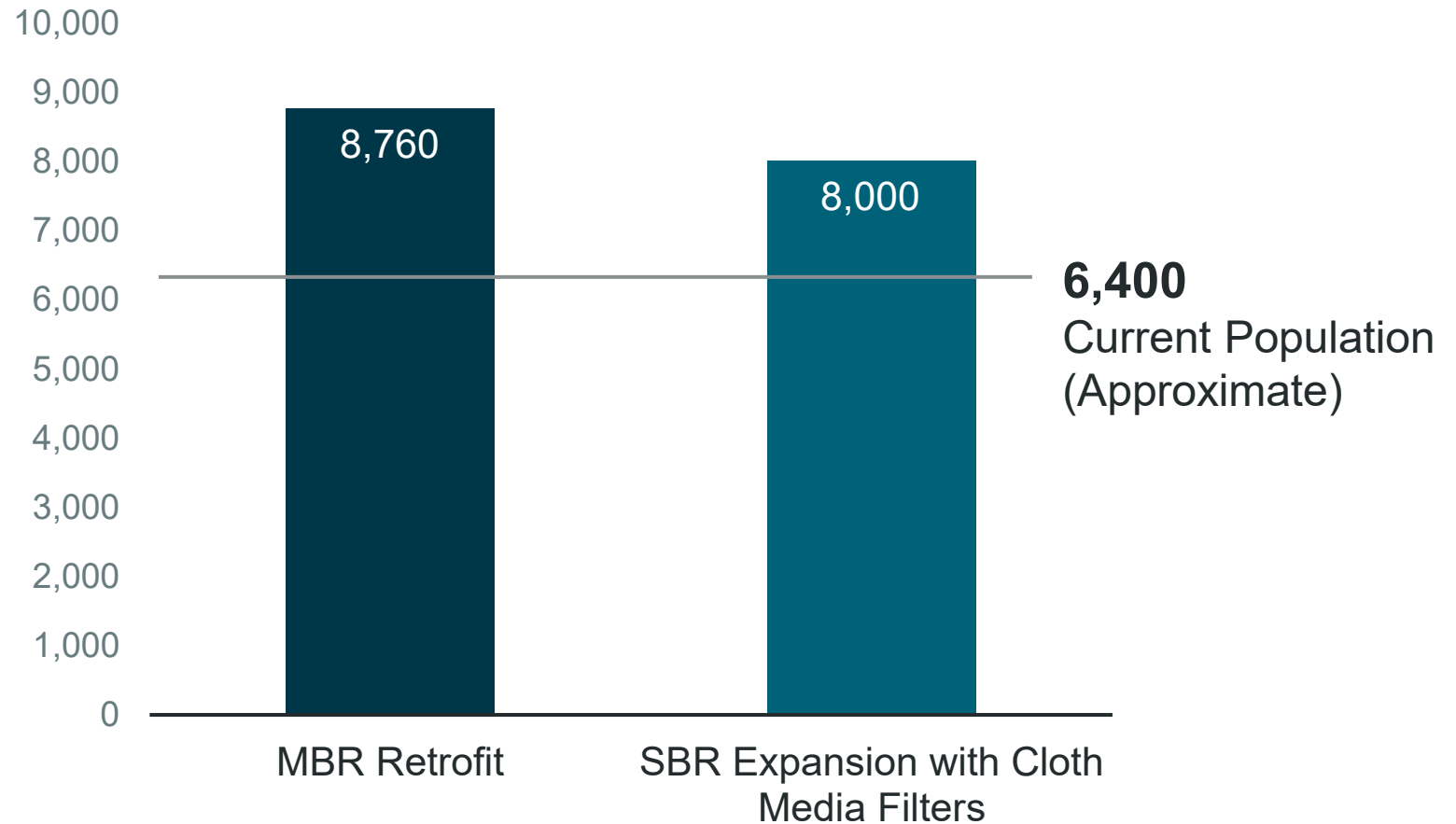
- Most affordable option
- Improves effluent quality to meet current and foreseeable future permit requirements but does not provide as much future flexibility as MBR



Capacity

The two cost reduction options support similar initial growth and can be expanded in a future phase.

Population Supported

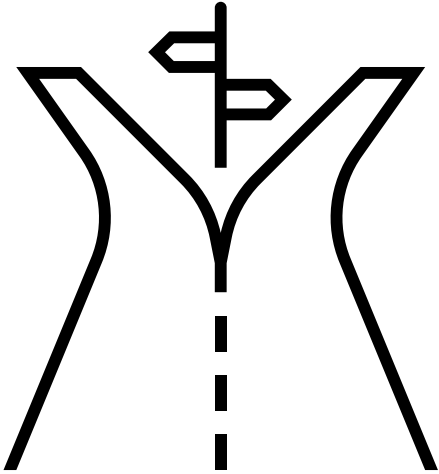


Decision Before the Commission

Select Treatment Approach:

Membrane Treatment (MBR)

- ✔ Meets permit requirements
- ✔ Maximizes flexibility to meet future regulations
- ✔ Improves ability to find qualified staff
- ⚠ Approximately \$50M

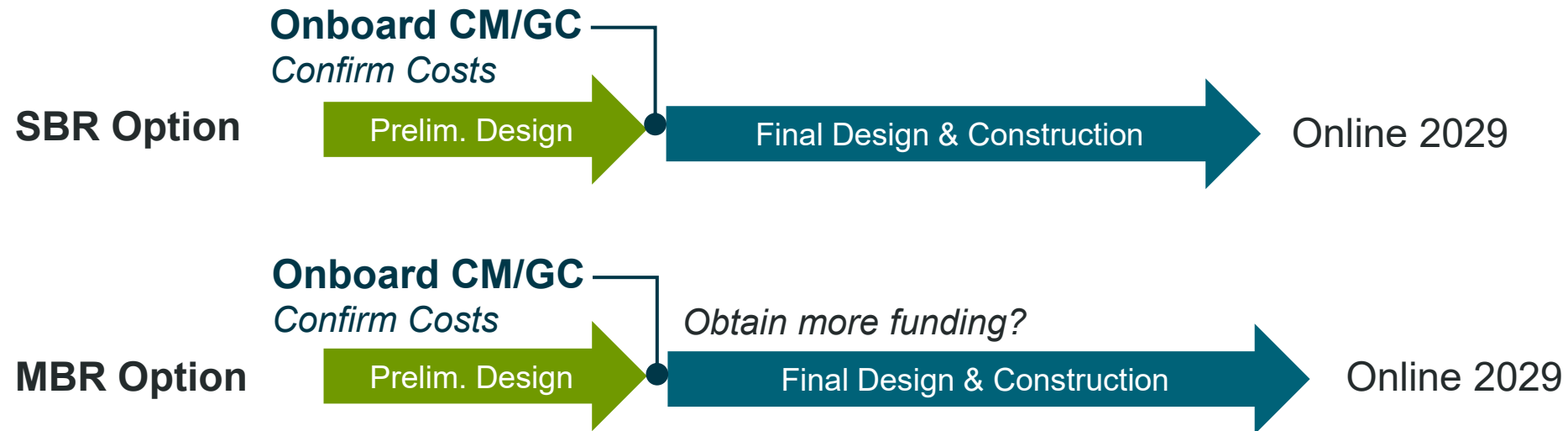


Expansion and Augmentation of Existing Treatment (SBR)

- ✔ Meets permit requirements
- ✔ Less flexibility for future regulations
- ✔ Maintains current operator requirements
- ✔ Approximately \$38M

Potential Paths Forward

Assuming CM/GC Delivery to Accelerate Schedule



Sewer Treatment Plant

PRO's

Membrane Bioreactor

Sequence Batch Reactor

Higher levels of treatment Treats at or above DEQ standards both now and in future	Fits Budget \$35-38 million
Smaller footprint for basins	Should keep up with DEQ if designed <u>and operated right</u> <u>optimally. Addition of the tertiary cloth filters helps.</u>
Runs regularly and a higher level of treatment, no need to batch treat	Total estimated capacity of approximately 8,000-12,000 population capacity if <u>designed correctly optimally designed, constructed, and operated.</u>
	Lower maintenance and energy costs

Commented [AD1]: Based on the original plant design criteria and historical loading data, Kennedy Jenks' estimate of the plant capacity with four SBR basins is much closer to 8,000 persons. If additional analysis is performed to determine that there is additional capacity, the additional capacity is likely to be much less than 50% (perhaps on the order of 5-10% or less).

CON's

Membrane Bioreactor

Sequence Batch Reactor

Higher energy costs daily	Too much flow all at once (heavy storms) the batching cannot keep up with and may <u>kill wash out</u> the good bacteria
Multiple storms (back to back) An MBR struggles to keep up with	Struggles at times with DEQ requirements if they change or if setup is not done with enough potential for treatment/future growth
Total Capacity: 8,500700 (population)	
Would require a phase II option <u>expansion</u> in <u>approximately 15-20 years if growth exceeds PSU projections</u>	<u>Would require a phase II expansion in approximately 10-15 years if growth exceeds PSU projections</u>
Price is <u>approximately \$40-50 mil minimum</u> (phase I only)	
<u>Is basically an all new plant</u> <u>Requires more new infrastructure</u> (However can re-use some key areas of the existing plant)	

City Commission Agenda Memo



Meeting Date: April 18, 2026

From: Esther Moberg, City Manager

Item Name: Consideration of Wastewater Treatment Plant Options Membrane BioReactor and Sequence Batch Reactor

Summary:

The City Manager has visited multiple sewer treatment plants over the past four years including the cities of Estacada, Tricities, Eugene, and several smaller treatment plants. These were a mix of SBR and MBR treatment plants, treating from roughly 4,000 population up to 100,000+ population sizes.

She also has taken phone and zoom meetings with the cities of Coos Bay, Woodland, Lincoln City, Chehalis, Estacada, and other cities in discussing their particular treatment plants.

In consideration of the options before the City Commission, it really comes down to what the Commission desires. **Priority #1 may be considered price**, as we have gotten into the design and pricing, it has become more and more apparent that the price for an MBR plant will cost more than an expansion of the existing SBR plant since much of it has been constructed brand new, in essence a new plant. While we can use some of our existing infrastructure, more of the existing infrastructure will be used with an SBR than an MBR, with expansion of the basins, more screening, etc. **Priority #2 comes down to whether the commission feels the treatment quality or the capacity of the plant is the biggest concern.** Far and away, an MBR treatment plant treats at the highest quality, easily meeting or exceeding DEQ requirements. However, when looking at capacity numbers, we can most likely get more capacity (and still have decent treatment capability) with an SBR system that will still adequately treat at the current DEQ requirements. In looking at SBR treatment setups, a larger system (more basins, adding aeration), will definitely help with treatment quality for future growth.

Ultimately, my recommendation comes down to what the City Commission is looking for. Up to this year, I was sold on the MBR treatment plant because of quality of treatment. However, changing costs and design have me concerned about whether we can keep up

with costs of an MBR plant. It does take more energy to run, it also may struggle to keep up with back to back storms in a significant storm event (multiple days). The costs for long term maintenance are much higher than those of an SBR plant. I believe if the Commission’s biggest concern is quality of treatment, then an MBR is the way to go and may have to be phased. If cost and total population growth are the main priorities for the City Commission, then I would recommend the SBR.

PRO’s

Membrane Bioreactor

Sequence Batch Reactor

Higher levels of treatment Treats at or above DEQ standards both now and in future	Fits Budget \$35-38 million
Smaller footprint for basins	Should keep up with DEQ if designed right
Runs regularly and a higher level of treatment, no need to batch treat	Total capacity 8,000-10,000+ population capacity if designed correctly
	Lower maintenance and energy costs

CON’s

Membrane Bioreactor

Sequence Batch Reactor

Higher energy costs daily	Too much flow all at once (heavy storms) the batching cannot keep up with and may kill the good bacteria
Multiple storms (back to back) An MBR struggles to keep up with	Struggles at times with DEQ requirements if they change or if setup is not done with enough potential for treatment/future growth
Total Capacity: 8,500	
Would require a phase II option in 15 years	
Price is \$40 mil minimum (phase I only)	
Is basically an all new plant (However can re-use some key areas of the existing plant)	

Public Works Director Kevin Gorman is of the opinion that the SBR would be the best option for cost, capacity, and long term maintenance costs.

Operations Manager Rock Haglund is of the opinion that the MBR would be the best option for treatment for both present and future needs to keep up with DEQ requirements.

Attached is the scoresheet DEQ would use to determine the operator certification necessary for different wastewater treatment plant treatment technologies. For Warrenton being less than 5MGD design flow, an MBR would need a Class 2 operator and for an SBR a Class 3 would be needed. Even though MBR is a higher technology, it is highly automated and thus earns the lower class. As flows go up, the class will also go up.



Oregon Department of Environmental Quality
Wastewater System Classification Worksheet
for Operator Certification

Classified By:		Date:	
DEQ Subject Matter Expert:		Date:	
Op Cert Entry:		Date:	
Wastewater System Common Name :			
Facility Address:			
City:		Permit Type:	Select Permit Type
County:		Is this a <u>NEW</u> system?:	
Region:		WQ File #:	
Design ADWF (influent MGD):		WQ Permit #:	
Design Population:		OR # of service connectors	
Final Classification; Collection Class:		Final Classification; Treatment Class:	

WW Collection System Classification:

<input type="checkbox"/> Class I: 1 to 1,500 design population	<input type="checkbox"/> Class II: 1,501 to 15,000 design population
<input type="checkbox"/> Class III: 15,001 to 50,000 design population	<input type="checkbox"/> Class IV: 50,001 and > design population

Explanatory Comments (see instructions on reverse)

Table A
Criteria for Classifying Wastewater Treatment Systems (OAR 340-049-0025). Select the classification found under the size and type of treatment. Example: A system that is < 1MGD and uses an Aerated Lagoon would have the I selected.

Treatment Type	Classification			
	Design Average Dry Weather Flow (MGD)			
	≤1	>1 ≤ 5	>5 ≤ 10	>10
Lagoon (Non-aerated)	<input type="checkbox"/> I	<input type="checkbox"/> I	<input type="checkbox"/> I	<input type="checkbox"/> I
Lagoon (Aerated)	<input type="checkbox"/> I	<input type="checkbox"/> II	<input type="checkbox"/> II	<input type="checkbox"/> II
Biofiltration	<input type="checkbox"/> II	<input type="checkbox"/> II	<input type="checkbox"/> III	<input type="checkbox"/> III
Extended Aeration	<input type="checkbox"/> II	<input type="checkbox"/> II	<input type="checkbox"/> III	<input type="checkbox"/> III
Conventional Activated Sludge	<input type="checkbox"/> II	<input type="checkbox"/> II	<input type="checkbox"/> III	<input type="checkbox"/> IV
Membrane Bioreactor	<input type="checkbox"/> II	<input type="checkbox"/> II	<input type="checkbox"/> III	<input type="checkbox"/> IV
Activated Sludge with Separate Fixed Film	<input type="checkbox"/> III	<input type="checkbox"/> III	<input type="checkbox"/> IV	<input type="checkbox"/> IV
Sequencing Batch Reactor, Moving Bed Biofilm Reactor, Integrated Fixed Film Activated Sludge, Oxidation Ditch, Other Suspended Growth Media	<input type="checkbox"/> III	<input type="checkbox"/> III	<input type="checkbox"/> IV	<input type="checkbox"/> IV
Activated Sludge with Tertiary Filtration (includes chemical phosphorus removal)	<input type="checkbox"/> III	<input type="checkbox"/> III	<input type="checkbox"/> IV	<input type="checkbox"/> IV
Activated Sludge with Biological Nutrient Removal	<input type="checkbox"/> III	<input type="checkbox"/> IV	<input type="checkbox"/> IV	<input type="checkbox"/> IV
Meets Small Wastewater System Definition	<input type="checkbox"/> Yes <input type="checkbox"/> No		Class I treatment AND <500 design population OR <150 Service Connectors	

Process for using this form-

Option 1: When classification is done as part of permit renewal:

1. The permit writer will, based on what they know of the facility, fill out the form.
2. The regional manager helps the permit writer find the correct regional Subject Matter Expert to review the form. This is typically the Regional Engineer.
3. The revised classification will be included in the issuance letter.

Option 2: When the classification is done outside of permit renewal:

1. Whoever is asked to do the reclassification should talk with the regional manager.
2. The regional manager will assign the re-classification and SME review.
3. Once reviewed, the completed form is sent to OpCert@deq.oregon.gov for entry into the Wastewater Operator Certification's program for tracking system classification. The Coordinator will then send the permit holder a certified letter with their new classification.

Instructions- In the Explanatory Comments box, describe the treatment system and cite the DEQ approved document that provided the information used to make this classification. For example, cite Facility Plan for City of Waterville, August 2024, by Superfine Consultants, approved by DEQ September 4, 2024.

Systems can be classified upward or downward from Table A per OAR 340-049-0020 (3) and (4). Please document in the Explanatory Comments the reason for the upward or downward classification and make clear what the classification will be.

From the rule: If more than one treatment type is used, the highest rated treatment type classification applies. Wastewater treatment systems may be classified differently than indicated in Table A if: They have characteristics that make operation more or less complex or difficult than other similar wastewater treatment systems with the same flow range or the conditions of flow or the use of the receiving waters require a higher degree of wastewater treatment system operational control than a system with similar treatment type(s) or they use an approved method of wastewater treatment that is not included in Table A.



City Commission Agenda Memo

Meeting Date: April 14th, 2026
From: Kevin Gorman, Public Works Director
Subject: Contract Amendment- Evaluation of Raw Water Storage Alternatives and Dam Certification

Summary:

The Commission previously approved a professional services contract with Consor North America for evaluation of raw water storage alternatives, which included a future task for dam certification.

During this process, it was confirmed that the City's existing raw water reservoir is regulated as a dam and will require certification through the State. Because potential improvements to the reservoir were being evaluated, the City held off on initiating certification until the feasibility work was complete.

With the feasibility phase now complete, the City is ready to move forward with Task 5. The consultant has submitted a proposed amendment to define the scope and fee for this work.

Task 5 includes initiating the dam safety compliance process, including a dam breach inundation analysis and coordination with the Oregon Water Resources Department to establish a hazard classification.

Approval of this amendment will allow the City to proceed with dam certification and bring the reservoir into compliance with State requirements.

Recommendation/Suggested Motion:

"I move to approve Contract Amendment No. 1 with Consor North America, Inc. in the amount of \$42,310, increasing the total contract amount to \$197,127 for the Evaluation of Raw Water Storage Alternatives and Dam Certification."

Fiscal Impact:

The total cost of this amendment is \$42,310, increasing the total contract amount to \$197,127. Funding for this work will be provided through the Water Fund professional services budget. No additional fiscal impact is anticipated.

Attachments:

1. Exhibit A – Amendment No. 1

Approved by City Manager: _____

EXHIBIT A

AMENDMENT NO. 1 (DAM SAFETY HAZARD CLASSIFICATION) SCOPE OF WORK EVALUATION OF RAW WATER STORAGE ALTERNATIVES AND DAM CERTIFICATION CITY OF WARRENTON

Introduction

In December 2024, the City of Warrenton (City) executed a Contract for Professional Consulting Services with Consor North America, Inc. (Consultant) for the Evaluation of Raw Water Storage Alternatives and Dam Certification. The Contract identified “Task 5 – Dam Certification” as a task that would be defined at a later date and a Scope of Work / Fee Estimate submitted to the City for approval as a Contract Amendment.

Project Understanding

The City has initiated a phased approach to achieve compliance with the Oregon State Dam Safety Program. This first phase focuses on developing dam breach inundation analyses and preparing the necessary documentation to support hazard classification of the City’s raw water reservoir. The ultimate goal is to secure inclusion of the dam in the State Dam Safety Inventory. In August 2024, the City engaged the Consultant to lead coordination efforts with the Oregon State Dam Safety Program and guide the technical and regulatory process required for inventory acceptance.

The City has a surface water supply that originates in the Lewis & Clark River and Camp C Creek Watersheds. This water is collected through several stream intakes and conveyed to a water treatment facility through raw water piping. The water is then treated and conveyed to the City’s distribution system. The City has a 16 million gallon (MG) raw water reservoir (Reservoir) with a maximum crest height of approximately 13 feet above natural ground. The Reservoir is located along the raw water pipeline, which is primarily utilized to improve water quality during high turbidity events. A secondary benefit is augmentation of the water supply during high demands and/or lower stream flows. The reservoir is a ring-dike structure constructed in the 1980s. The high-side of the reservoir appears to have been cut into native ground, and the low-side is retained by constructed earthen embankments. The reservoir is equipped with a high-density polyethylene (HDPE) liner and has no defined overflow spillway.

Current dam safety rules for the State of Oregon are specified by the Oregon Water Resources Department (OWRD) in Chapter 690, Division 20 Dam Safety (690-020-0000). Based on our understanding of the facility design, the existing reservoir meets the storage criteria to be included in the inventory of state dams but is not currently included. The City and the Consultant have been in communication with the OWRD Dam Safety office regarding this issue.

A hazard rating assignment by OWRD is a critical aspect of this project and is independently performed by OWRD. State dams are assigned either a low, significant, or high hazard rating based on a multitude of factors as outlined in 690-020-0000. Low, significant, and high hazard dams require varying tasks for OWRD approval, increasing in scope from low to high. Given the differences in required compliance tasks based on hazard classification, the consultant recommends approaching this effort in phases. Upon assignment of a hazard classification, the consultant will develop an updated proposal for conducting the necessary compliance tasks.

Given the timeframe when construction of the dam took place, and the status of the dam safety industry at that time, there may be instances where the City does not possess required documentation, or required documentation was never developed. Following hazard classification assignment, the Consultant will review all available documentation and perform a gap analysis to determine what additional information may need to be developed through analysis, surveys, mapping, geotechnical exploration, or by other means. The Consultant will work collaboratively with OWRD to establish a roadmap to fulfilling state dam safety requirements within the context of the unique circumstances surrounding this facility.

The City does not intend to expand or otherwise modify the existing reservoir. Upon submission and approval of proper documentation to OWRD Dam Safety, the existing dam will be accepted into the inventory of state regulated dams. The City requests the Consultant collaborate with the OWRD for the City's existing raw water reservoir to receive proper dam approval and inclusion into the OWRD dam inventory.

Scope of Services

The following scope is based on the Consultant's understanding of the raw water reservoir facility and the OWRD Dam Safety regulations, established via recent conversations with the City, evaluation of available information provided by the City, and initiation of plan formulation as part of the proposal development process. The goal of this scope is to identify tasks required to support the OWRD compliance process and enable the assignment of a hazard classification by OWRD. Below is a list of itemized tasks that include anticipated scope and deliverables for this project. The Consultant estimates the duration to complete the following Scope of Work is approximately 6 months (March – August 2026).

The Consultant will perform the following amended services. Unless otherwise indicated, the original Scope of Work Task Deliverables and Assumptions are unchanged and apply to the amended services.

Task 1 – Project Management

Activities

1.5 Project Meetings

- Conduct a one-hour virtual kick-off meeting (total of 6 Consultant staff hours) with agenda and notes

- Monthly project management meetings (six 30-minute meetings for 1.5 Consultant staff hours per meeting, to be attended by the Project Manager and Project Engineer) with agenda and notes
- Hold a coordination meeting with OWRD Dam Safety Program Manager upon submittal of the Dam Breach Inundation Analysis Report

1.7 Development of Phase 2 Scope of Work and Fee Estimate

- Based on the results of the Dam Safety Hazard Classification, the Consultant will develop a Scope of Work and Fee Estimate for Phase 2 of compliance workflow with Oregon State Dam Safety Program.

Deliverables

- Project Management Plan and QA/QC Plan
- Project schedule
- Six monthly invoices and status reports
- Agendas and notes for kick-off meeting and project management meetings
- Phase 2 Scope of Work and Fee Estimate

Assumptions

- Amended Task 1 assumes project management activities over a six-month period
- The City will coordinate City staff attendance as necessary for meetings and deliverable reviews
- Consultant assumes a Notice to Proceed date by March 2026

Task 5 – Dam Certification Approval

Activities

5.1 Dam Breach Inundation Analysis

- Conduct a Sunny Day dam breach inundation analysis as specified by Oregon Secretary State Administrative Rules (OAR) 690-020-0120. No storm event will be simulated during the dam breach inundation analysis.
- A two-dimensional (2D) HEC-RAS hydraulic model will be used for the dam breach inundation analysis to show that the dam should be rated as low hazard.
- Only one breach location will be simulated in the hydraulic model. The breach location will be set at the point where the dam crest has its highest elevation above the surrounding natural ground.

5.2 Dam Breach Inundation Report

- Develop and submit documentation of the dam breach inundation analysis to OWRD for establishment of a hazard rating.
- A report summarizing the model information and results will be developed and stamped by the Engineer. The summary report will contain sufficient information to reproduce the model and will include the following information:
 - Model name & method used for analysis.
 - Details regarding the model geometry.

- The specific mode of failure and assumptions made in the mode of failure.
- A list of dam breach parameters and any assumptions made in the selection of the breach parameters.
- A list of all boundary and initial conditions and any assumptions in the selection of these conditions.
- A map indicating the inundation boundary, areas inundated by a depth greater than two feet, and all frequently occupied structures that fall within or are immediately adjacent to the inundation boundary.
- The breach flow as calculated by the model immediately downstream of the dam.
- A sensitivity analysis evaluating the variability in model inputs may be required when the dam breach inundation analysis results indicate the hazard rating is on the border between two ratings.

Deliverables

- Dam breach inundation analysis & report

Assumptions

- Preliminary dam breach inundation modeling previously conducted by Consultant indicates that the dam may be eligible for a low hazard classification. This scope assumes an assignment of a low hazard rating to the existing raw water reservoir by OWRD following their review of the dam breach inundation analysis.

Budget

Payment will be made at the Billing rates for personnel working directly on the project, which will be made at the Consultant’s Hourly Rates, plus Direct Expenses incurred. Billing rates for key personnel are as shown in the table below. Subconsultants, when required by the Consultant, will be charged at actual costs plus a 10 percent fee to cover administration and overhead. Direct expenses will be paid at the rates shown in the table below.

Direct Expenses

Expenses incurred in-house that are directly attributable to the project will be invoiced at actual cost. These expenses include the following.

Computer Aided Design and Drafting	\$18.00/hour
GIS and Hydraulic Modeling	\$10.00/hour
Mileage	Current IRS Rate
Postage and Delivery Services	At Cost
Printing and Reproduction	At Cost
Travel, Lodging and Subsistence	At Cost

Project Schedule

To be developed following coordination on Scope of Work tasks with City staff.

Disclaimers

- There is potential for discoveries during the project that may require significant unanticipated work for the City to accomplish to obtain compliance with state dam safety rules.
- If the hazard classification is established as a significant or high hazard, additional work not included in this scope will be required.
- The State of Oregon is responsible for making regulatory actions and determinations related to the state of compliance of the dam. These actions are outside of the Consultant's control. Accordingly, Consultant makes no warranty or guarantee that the dam will achieve full compliance with state dam safety rules by any date or at any cost. If the cumulative effort, cost, or schedule necessary to pursue compliance is determined by the City to be infeasible, the City may elect not to proceed without fault to the Consultant.
- Services required to address newly discovered deficiencies or changed conditions will constitute Additional Services and will require a written amendment (including fee and schedule adjustments).
- Consultant prepared this deliverable on behalf of and for the exclusive use of the City of Warrenton on the Raw Water Reservoir and for the stated purposes/locations identified in this deliverable. Use of this deliverable, in whole or in part, at other locations, or for other purposes, may lead to inappropriate conclusions. Consor does not accept any responsibility for the consequences of such uses. Further, reliance by any party not identified in this deliverable, for any use, without our prior written permission, shall be at the party's sole risk, and without any liability to Consultant.
- Consultant findings and conclusions are based on the work conducted as part of the Scope of Services set forth in the contract and reflect our professional judgment. These findings and conclusions must be considered not as scientific or engineering certainties, but rather as professional opinions concerning the limited data gathered during Consultant's work. Conditions other than described in the report deliverables may be found at the subject location(s).
- Consultant services will be performed using the degree of skill and care ordinarily exercised by qualified professionals performing the same type of services at the same time, under similar conditions, at the same or a similar property. No warranty, expressed or implied, is made.
- Period of performance for this scope of work will be up to 12 months. If period of performance exceeds the specified duration, additional scope and fee may be required.
- Unless otherwise indicated in this scope of work, deliverables will be submitted via email as either a PDF or MS Office Suite file (e.g., Word, Excel, or Project)
- Coordination with regulatory agencies may result in establishment of specific requirements that could alter the scope, schedule, and/or fee.

AMENDMENT NO. 1 (DAM SAFETY HAZARD CLASSIFICATION)
Evaluation of Raw Water Storage Alternatives and Dam Certification
City of Warrenton
PROPOSED FEE ESTIMATE

Staff Name	LABOR CLASSIFICATION (HOURS)					Hours	Labor	Expenses	Total
	Professional Engineer VIII	Principal II	Principal Engineer II	Professional Engineer VIII	Principal I				
	\$265 MilesAnd	\$330 ForestMar	\$293 KediaSha	\$265 WeaverKei	\$290 SmithSam				
Task 1 - Project Management									
Task 1.1 - Invoice/Status Reports	6					6	\$ 1,588	\$ -	\$ 1,588
Task 1.2 - Coordination with City	6					6	\$ 1,588	\$ -	\$ 1,588
Task 1.3 - Management and Coordination with Staff									
Task 1.4 - Coordination of Subconsultants		1		2	2	5	\$ 1,439	\$ -	\$ 1,439
Task 1.5 - Project Meetings	3	3	3	6	3	18	\$ 5,120	\$ -	\$ 5,120
Task 1.6 - Quality Assurance and Quality Control		8	8	8		24	\$ 7,101	\$ -	\$ 7,101
Task 1.7 - Development of Phase 2 Scope of Work and Fee Estimate		1		2	2	5	\$ 1,439	\$ -	\$ 1,439
Task 1 Subtotal	15	13	11	18	7	64	\$ 18,275	\$ -	\$ 18,275
Task 5 - Dam Approval									
Task 5.1 - Dam Branch Inundation Analysis		4	4	32		40	\$ 10,959	\$ -	\$ 10,959
Task 5.2 - Dam Branch Inundation Report		4	4	40		48	\$ 13,076	\$ -	\$ 13,076
Task 5 Subtotal	0	8	8	72	0	88	\$ 24,035	\$ -	\$ 24,035
TOTAL - ALL TASKS	15	21	19	90	7	152	\$ 42,310	\$ -	\$ 42,310



City Commission Agenda Memo

Meeting Date: April 14, 2026
From: Kevin Gorman, Public Works Director
Item Name: Consideration for Contract Amendment - RP 3-4 Design Contract

Summary:

The City entered into an Amended and Restated Professional Services Agreement with Consor North America to provide engineering services for the Raw Waterline Replacement Projects (RP-1 through RP-8), as identified in the Water Master Plan. The agreement allows the City to implement project phases through individually issued task orders.

Task Order No. 1 authorized design and permitting services for the Raw Waterline Replacement Project RP-3&4. The design phase has now been completed.

The City is now prepared to move the project into the bidding and construction phases. Amendment No. 1 to Task Order No. 1 has been prepared to authorize Consor to provide bid phase and construction phase services, including bid support, bid evaluation, construction administration, construction observation, and project closeout.

Staff is also requesting authorization to advertise the project for competitive bids.

Recommendation/Suggested Motion:

I move to approve the amendment #1 of Task Order No. 1 in the Consor contract, authorizing the mayor to sign the amended agreement and authorizing advertising this section of raw waterline replacement for competitive bids.

Alternative:

Fiscal Impact:

The total cost of this amendment is approximately \$178,410. Sufficient funding is available within the Water Capital Improvement Project budget, and no additional fiscal impact is anticipated

Attachments:

1. Attachment #1- Amendment 1 Consor North America
2. Attachment #2- Advertisement For Bids
3. Attachment #3- Contract Docs Drawings

EXHIBIT A

AMENDMENT NO. 1

SCOPE OF WORK

RAW WATERLINE REPLACEMENT PROJECT RP-3&4

CITY OF WARRENTON

Project Understanding and Assumptions

In April 2025, the City of Warrenton (City) executed a Contract for Professional Consulting Services with Consor North America, Inc. (Consultant) for Task Order Number One, the Design and Permitting Phase Services for the Raw Waterline Replacement Project RP-3&4. The City contemplates proceeding with bidding and constructing the proposed Project this year and has requested the Consultant prepare a Contract Amendment to provide Bid and Construction Phase services.

Scope of Services

Consultant will perform the following services.

Task 6 – Bid Phase Services

Objective

Provide services during the Bid Phase.

Activities

6.1 Pre-Bid Conference

This activity includes preparing Pre-Bid conference agenda, conducting the conference, and providing written summary of questions and comments from the conference to the City.

6.2 Respond to Bidder Inquiries

This activity includes providing written responses to bidder inquiries (Requests for Information [RFI]) during the Bid Phase. Activity also includes assisting the City with preparing contract addenda.

6.3 Review Bids and Recommend Award

This activity includes attending the bid opening, tabulating bids, assisting with bid evaluation, and providing recommendation of award to the City.

Task Deliverables

- Electronic PDF copies of the following documents:
 - Pre-Bid Conference Agenda and Summary Notes.

- Response to Bidder RFIs and Addenda.
- Bid Tabulation.
- Recommendation of Award.

Assumptions

- The City will publish the Invitation for Bids and pay all costs.
- The City will distribute bidding documents, responses to bidder inquiries, addenda, and maintain a plan holders list.
- For purpose of budgeting, up to ten (10) RFI responses and two (2) addenda are assumed.

Task 7 – Construction Phase Services

Objective

Provide engineering services during construction that include construction management as the designated City's representative, contract administration, submittal review, construction observation, and project closeout assistance. The intent is to ensure the project is constructed in accordance with the contract documents and satisfy permit requirements.

Activities

7.1 Project Management

Coordinate, monitor, and control the project resources to meet the technical, communication, and contractual obligations required for executing the project scope. Provide monthly progress reports and invoices for the project anticipated period.

7.2 Construction Contract Administration

Assist the City with construction administration duties, including coordination with the Contractor on behalf of the City. Anticipated activities include the following:

- Review of Consultant construction observation reports.
- Phone conference and/or email correspondence with City Project Manager.
- Facilitate weekly construction progress meetings.
- Correspondence with permitting agencies and the Contractor.
- Provide City staff with weekly construction progress updates.
- Review and recommendation of Contractor monthly payment requests.
- Address changes to the contract and issues related to cost and/or schedule, tracking contract time, monthly review of construction progress relative to the schedule, and review of monthly progress payments.

Activity budget assumes 100 hours for contract administration from the time of construction Notice to Proceed through Final Inspection, including an allowance for administration support.

7.3 Pre-Construction Conference

Coordinate and conduct pre-construction conference, prepare meeting agenda, and distribute meeting summary.

7.4 Submittal Review

Receive, review, and log contractor submittals and shop drawings for conformance to the design requirements of the project. Provide draft review comments to City for substitute and “or-equal” items proposed for use by Contractor. Budget assumes up to eight (8) submittals and two (2) resubmittals (total of 10 submittals) will be reviewed.

7.5 Construction Engineering

Respond to Contractor Requests for Information (RFIs) and issue necessary clarifications or interpretations of the contract documents. Review Contractor requests for change orders, prepare change orders as needed, and solicit signatures from all parties. Budget assumes up to six (6) RFI responses and two (2) change order requests.

7.6 Construction Observation

The Consultant will provide construction observation and prepare observation reports after each site visit. Copies of the reports will be provided to the City. Budget assumes two hundred ninety-four (294) hours over the construction period. The construction observation level of effort is based on the following assumptions:

- Full time observation of the following construction activities:
 - HDPE pipe fusing for first six (6) joints of 24-in diameter pipe
 - Connections of new pipe to existing pipe (three [3] total)
- Periodic observations by the Consultant for the balance of construction activities:
 - One site visit each calendar week.
- Site visit hours include time for travel and observation report preparation.

Site visits and observations by the Consultant are not intended to be exhaustive or to extend to every aspect of the Contractor’s work, but limited to spot checking, selective sampling, and similar methods of general observation of the work. The Consultant does not assume responsibility for the means and methods of construction selected by the Contractor nor for any failure to furnish and perform the work in accordance with the Contract Documents. Based on information obtained during such visits and observations, the Consultant shall determine in general if the Contractor’s work is proceeding in accordance with the Contract Documents, and keep the City informed of the progress of the work.

7.7 Final Inspections

Perform an initial inspection at substantial completion, prepare a punch list, and conduct the final inspection prior to City project acceptance.

7.8 Record Drawings Preparation

Prepare and provide to the City record drawings representative of the “as constructed” work based on Contractor redline drawings, as-built survey, and in construction observation reports. Record drawings shall be provided to the City in digital format.

Task Deliverables

- Electronic PDF copies of the following documents:
 - Pre-construction and weekly meeting agenda and summary.
 - Monthly invoices and progress reports.
 - Contractor monthly progress payment request review and recommendaAction.
 - Submittal review comments and maintain submittal log.
 - Responses to Contractor RFIs and maintain RFI log.
 - Daily reports for construction observation.
 - Weekly progress reports, including change log, schedule, and financial summary.
 - Substantial completion punch list.
 - Recommendation for final payment and acceptance of project.
 - Record Drawings (PDF and DWG file formats).

Assumptions

- The City will coordinate and review Contractor BOLI submittals.
- The Consultant’s labor hours assumed under **Activities 7.2** and **7.6** are estimated as an average over the contract duration as outlined under the **Project Schedule**. The actual time required to perform the tasks included depends on Contractor competency, changed conditions, City staff availability and/or permitting agency requirements. If it appears that additional time will be needed to continue services through project completion, the City will be notified immediately.

Budget

Payment will be made at the Billing rates for personnel working directly on the project, which will be made at the Consultant’s Hourly Rates, plus Direct Expenses incurred. Billing rates are as shown in the table below. Subconsultants, when required by the Consultant, will be charged at actual costs plus a 10 percent fee to cover administration and overhead. Direct expenses will be paid at the rates shown in the table below.

Direct Expenses

Expenses incurred in-house that are directly attributable to the project will be invoiced at actual cost. These expenses include the following.

Computer Aided Design and Drafting	\$18.00/hour
GIS and Hydraulic Modeling	\$10.00/hour
Mileage	Current IRS Rate
Postage and Delivery Services	At Cost
Printing and Reproduction	At Cost
Travel, Lodging and Subsistence	At Cost

Project Schedule

Contract term shall be from the date contract is fully executed until conclusion of project Construction Phase, anticipated for December 2026 (approximately nine [9] months). The anticipated project schedule is shown in **Table 1**.

Table 1 | Project Schedule

TASK / ACTIVITY / MILESTONE	ANTICIPATED COMPLETION
BID PHASE SERVICES	
Invitation to Bid Advertised	April 1, 2026
Bid Opening	May 5, 2026
Notice of Intent to Award Issued	May 19, 2026
Notice of Award Issued	June 1, 2026
CONSTRUCTION PHASE SERVICES	
Construction Agreement Executed	June 15, 2026
Contractor Notice to Proceed Issued	June 22, 2026
Construction Substantial Completion	October 22, 2026
Construction Final Completion	November 22, 2026
Record Drawings Completed	December 22, 2026

AMENDMENT NO. 1
 RAW WATERLINE REPLACEMENT PROJECT RP-3&4
 CITY OF WARRENTON, OREGON
 PROPOSED FEE ESTIMATE

Staff Name	LABOR CLASSIFICATION (HOURS)									Hours	Labor	Expenses	CADD Units \$18/hr	Total
	Principal Engineer VI	Principal Engineer V	Professional Engineer VIII	Professional Engineer V	Engineering Designer I	Cost Estimator III	Engineering Designer IX	Project Coordinator I	Project Coordinator III					
	\$373 StangeIDav	\$348 AldermanLae	\$265 MilesAnd	\$225 ReevesJus	\$173 LuceyPat	\$320 GriesingerRob	\$268 EstepMat	\$141 SteinbergMor	\$179 CutlipEri					
Task 6 - Bid Phase Services														
Task 6.1 - Pre-Bid Conference			12	12						24	\$ 5,872	\$ 290	\$ -	\$ 6,162
Task 6.2 - Respond to Bidder Inquiries			12	24						36	\$ 8,568	\$ -	\$ -	\$ 8,568
Task 6.3 - Review Bids and Recommend Award			2	8		4		2		16	\$ 3,889	\$ 290	\$ -	\$ 4,179
Task 6 Subtotal	0	0	26	44	0	4	0	2	0	76	\$ 18,329	\$ 580	\$ -	\$ 18,909
Task 7 - Construction Phase Services														
Task 7.1 - Project Management	2	4	48					6		60	\$ 15,683	\$ -	\$ -	\$ 15,683
Task 7.2 - Construction Contract Administration			48	36	24				4	112	\$ 25,656	\$ -	\$ -	\$ 25,656
Task 7.3 - Pre-Construction Conference			10	8	8					26	\$ 5,828	\$ 290	\$ -	\$ 6,118
Task 7.4 - Submittals Review			5	40	24					69	\$ 14,463	\$ -	\$ -	\$ 14,463
Task 7.5 - Construction Engineering			8	40	48					96	\$ 19,409	\$ -	\$ -	\$ 19,409
Task 7.6 - Construction Observation			24	40	230					294	\$ 55,128	\$ 5,220	\$ -	\$ 60,348
Task 7.7 - Final Inspections			12	12	8					32	\$ 7,256	\$ -	\$ -	\$ 7,256
Task 7.8 - Record Drawings Preparation			2	8	8		24			42	\$ 10,137	\$ -	\$ 432	\$ 10,569
Task 7 Subtotal	2	4	157	184	350	0	24	6	4	731	\$ 153,559	\$ 5,510	\$ 432	\$ 159,501
TOTAL - ALL TASKS	2	4	183	228	350	4	24	8	4	807	\$ 171,888	\$ 6,090	\$ 432	\$ 178,410

SECTION 00 11 13 ADVERTISEMENT FOR BIDS

CALL FOR BIDS - PUBLIC WORKS IMPROVEMENT

Sealed bids will be received up to the hour of 2:00 PM, local time, on May 7, 2026, by Kevin Gorman, Public Works Director, at the front desk of Warrenton City Hall, 225 South Main Street, Warrenton, OR 97146:

RAW WATERLINE REPLACEMENT RP-3&4 PROJECT

The intent of this contract is to replace a section of the City's raw water transmission main. The following is a summary of the major elements of Work that are to be provided by the Contractor.

1. Installation of approximately 2,460 linear feet (LF) of buried 24-inch diameter and 720 LF of buried 12-inch diameter HDPE DR17 pipe, including isolation valves and other appurtenances, and connections to existing raw waterline.

Project Substantial Completion shall be 120 days from Notice to Proceed and Project Final Completion shall be 150 days from Notice to Proceed.

A voluntary pre-bid meeting will be held on April 28, 2026, at 10:00 AM, local time, at Warrenton City Hall, PO Box 250, 225 South Main Street, Warrenton, OR 97146. A project site tour will follow the pre-bid meeting.

Any bids received after the above specified time will not be considered. The carrier, including the United States Postal Service, is considered an agent of the bidder.

Solicitation Documents may be obtained via email request to tvittetoe@warrentonoregon.us. Documents are available at no charge in electronic file format (PDF).

Questions regarding the project during the bid period shall be submitted to Twyla Vittetoe, Engineering Technician, City of Warrenton via phone at 503-861-0912 or email at tvittetoe@warrentonoregon.us.

Bids will be publicly opened and read by the Public Works Director at 2:00 PM, local time on May 7, 2026, in the Warrenton Fire Training Room. All bids must be accompanied by a certified check, a cashier's check, or bid bond in an amount equal to at least 5% of the total bid.

If the total bid exceeds \$50,000.00 the contract will be subject to Prevailing Wage Statute ORS 279C.800 to 279C.870. The contract is NOT subject to federal prevailing wage rates under the Davis-Bacon Act (40 U.S.C. 3141 et seq).

Prior to submission of its bid, bidder shall be registered with the Oregon Construction Contractor's Board as required by ORS 701.055 and thereafter comply with the requirements of ORS 701.035 to 701.055.

Bidders shall be qualified in accordance with the applicable parts of ORS 279C to submit a bid for public works in Oregon.

This Advertisement is issued by:

Owner: City of Warrenton, Oregon

By: Kevin Gorman

Title: Public Works Director

Date: April 17, 2026

CITY OF WARRENTON

RAW WATERLINE REPLACEMENT RP-3&4

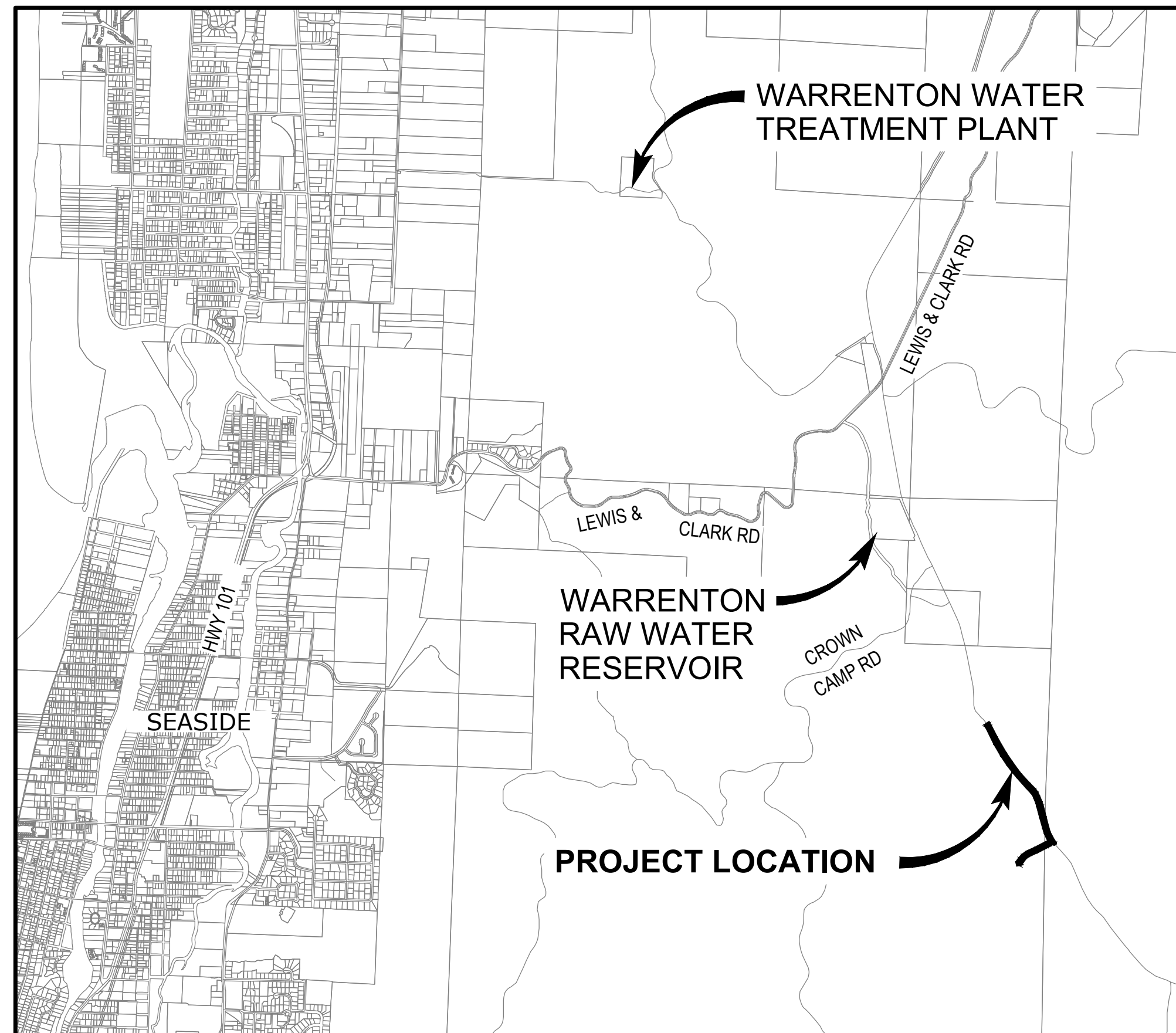


CONTRACT DOCUMENTS VOLUME 2 - DRAWINGS

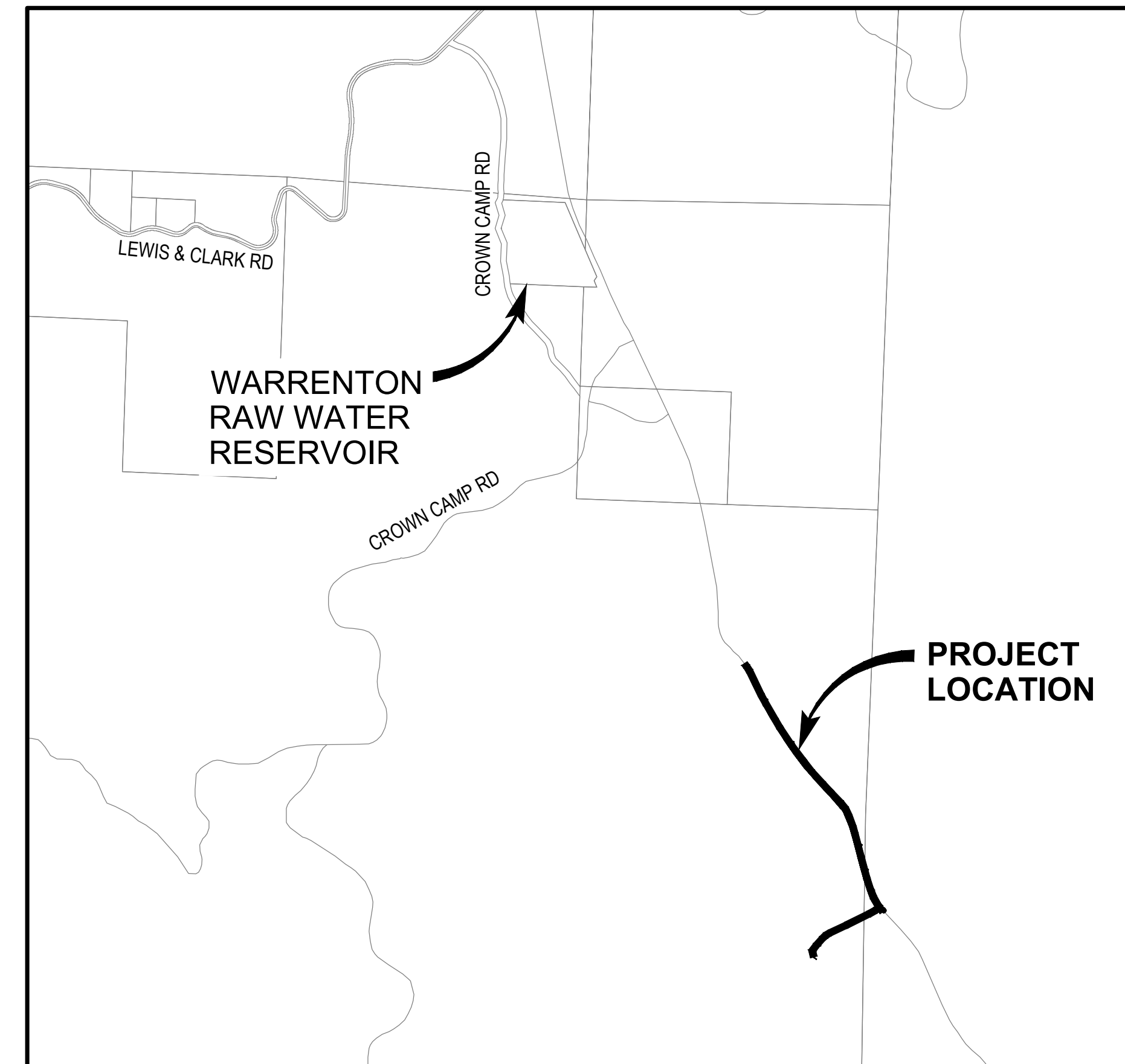
PROJECT NO: W241131OR.01
APRIL 2026



ONE SW COLUMBIA STREET, SUITE 1700
PORTLAND, OREGON 97204
P 503.225.9010



VICINITY MAP
SCALE: 1" = 5000'



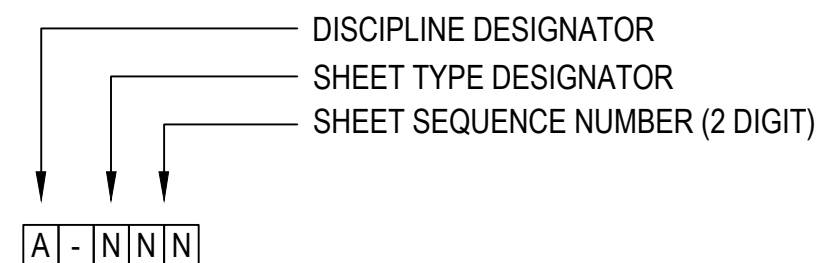
LOCATION MAP
SCALE: 1" = 1000'



Know what's below.
Call before you dig.

SHEET INDEX	
SHEET	DESCRIPTION
GENERAL	
G-000	COVER SHEET
G-001	SHEET INDEX, SYMBOLS AND LEGEND
G-002	ABBREVIATIONS
G-003	GENERAL NOTES
CIVIL	
C-001	CIVIL SYMBOLS AND LEGEND
C-100	PROJECT OVERVIEW MAP & SURVEY CONTROL
C-101	WATERLINE PLAN & PROFILE - STA A1+00 TO STA A5+40
C-102	WATERLINE PLAN & PROFILE - STA 5+40 TO STA A9+80
C-103	WATERLINE PLAN & PROFILE - STA A9+80 TO STA A14+20
C-104	WATERLINE PLAN & PROFILE - STA A14+20 TO STA A18+60
C-105	WATERLINE PLAN & PROFILE - STA A18+60 TO STA A23+00
C-106	WATERLINE PLAN & PROFILE - STA A23+00 TO STA A25+60
C-107	WATERLINE PLAN & PROFILE - STA B1+00 TO STA B4+60
C-108	WATERLINE PLAN & PROFILE - STA B4+60 TO STA B8+21
C-500	WATER SYSTEM DETAILS
C-501	WATER SYSTEM DETAILS
C-502	WATER SYSTEM DETAILS
C-503	WATER SYSTEM DETAILS
C-1000	EROSION CONTROL COVER & NOTES
C-1100	EROSION CONTROL PLAN, STAGING & STORAGE AREAS
C-1500	EROSION CONTROL DETAILS

SHEET INDEX DESIGNATIONS



DISCIPLINE DESIGNATORS

- G GENERAL
- C CIVIL
- L LANDSCAPE
- A ARCHITECTURAL
- S STRUCTURAL
- D PROCESS
- P PLUMBING
- M MECHANICAL (HVAC)
- F FIRE PROTECTION
- E ELECTRICAL
- I INSTRUMENTATION AND P&IDS

SHEET TYPE DESIGNATORS

- 0 GENERAL
- 1 PLAN VIEWS
- 2 ELEVATIONS
- 3 SECTIONS
- 4 LARGE SCALE VIEWS
- 5 DETAILS
- 6 SCHEDULES AND DIAGRAMS
- 7 USER DEFINED
- 8 USER DEFINED
- 9 3D REPRESENTATION

MATERIAL PATTERNS

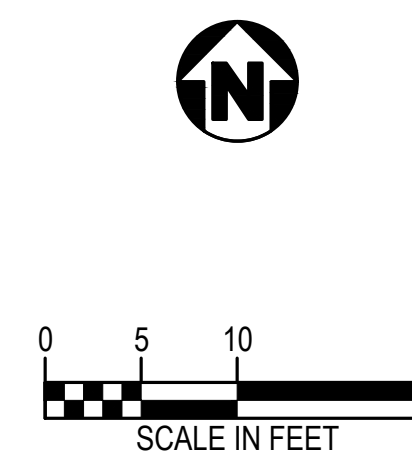
EARTH 	CONCRETE 	CRUSHED ROCK 	GRAVEL / GROUT 	STEEL 	ASPHALT CONCRETE 	CMU (SMOOTH) 	CMU (SPLITFACE)
EARTH (PACKED) 	GRATING 	DIAMOND PLATE 	TRENCH DRAIN 				

VIEW TITLE DESIGNATIONS

<p>PLAN AND PROFILE</p> <p>PLAN SCALE: 1/4"=1'-0"</p> <p>PROFILE SCALE: 1"=X' HORIZ, 1"=X' VERT</p>	<p>ELEVATION</p> <p></p> <p>ELEVATION LETTER DESIGNATION SHEET WHERE ELEVATION IS SHOWN *</p> <p>ELEVATION</p> <p></p> <p>ELEVATION LETTER DESIGNATION SCALE: SHEET FROM WHICH ELEVATION IS TAKEN * ADDITIONAL SHEETS (IF APPLICABLE)</p>	<p>SECTION</p> <p></p> <p>SECTION LETTER DESIGNATION SHEET WHERE SECTION IS SHOWN *</p> <p>SECTION</p> <p></p> <p>SECTION LETTER DESIGNATION SCALE: SHEET FROM WHICH SECTION IS TAKEN * ADDITIONAL SHEETS (IF APPLICABLE)</p>	<p>DETAIL</p> <p></p> <p>DETAIL NUMBER SHEET FROM WHICH DETAIL IS TAKEN *</p> <p>DETAIL</p> <p></p> <p>DETAIL NUMBER SCALE: SHEET FROM WHICH DETAIL IS TAKEN * ADDITIONAL SHEETS (IF APPLICABLE)</p>	<p>PHOTO</p> <p></p> <p>PHOTO NUMBER SHEET WHERE PHOTO IS SHOWN *</p> <p>DETAIL</p> <p></p> <p>PHOTO NUMBER SCALE: SHEET FROM WHICH PHOTO IS TAKEN *</p>
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* NOTE: IF PLAN AND SECTION FOR DETAIL CALL-OUT AND DETAIL ARE SHOWN ON THE SAME DRAWING, DRAWING NUMBER IS REPLACED WITH A DASH.

NORTH ARROW AND SCALE BAR



GENERAL NOTE:

- THIS IS A STANDARD GENERAL SHEET, NOT ALL OF THE INFORMATION SHOWN MAY BE USED ON THIS PROJECT.

This document, ideas, and designs incorporated herein, are an instrument of professional service, and is not to be used, in whole or in part, for any other project without the written authorization of CONSOR.

Consultant:

BID SET

Engineer's Seal:



Client / Owner:

Project Title:

**CITY OF WARRENTON
RAW WATERLINE
REPLACEMENT RP-3&4**

Drawing Title:

**GENERAL
SHEET INDEX, SYMBOLS AND
LEGEND**

Designed By: JR	CONSOR Project No.: W241131OR.01
Drawn By: NEM	Issued On: APRIL 2026
Checked By: JR	Drawing No.: G-001
Approved By: AM	0 1/2 1 IF BAR DOES NOT MEASURE 1" DRAWING IS NOT TO SCALE

	1	2	3	4	5	6	7					
A	@ AASHTO AB ABAN(D) ABS ABV AC ACP ADJ ADJC AFF AFG AHR AL ALT AMP ANSI APPROX APPVD APWA ARCH ARV ASCE ASR ASSN ASSY ASTM ATM AUTO AUX AVE AVG AWWA B&S BC BD BETW BF BFD BFILL BFV BHP BKGD BLDG BLK BLVD BM BMP BO BOC BS BSMT BTF BTU BV BW C C TO C CALTRANS CARV CATV CB CCP CCW CDOT CFM CFS CHAN CHEM CHFR CHKV CI CIP CIPC CISP CJ CL OR CL CL2 CLG CLJ	AT AMERICAN ASSOCIATION OF STATE HIGHWAY & TRANSPORTATION OFFICIALS ANCHOR BOLT ABANDON(ED) ACRYLONITRILE BUTADIENE STYRENE ABOVE / ALCOHOL BY VOLUME ASPHALTIC CONCRETE ASPHALTIC CONCRETE PAVING ADJUSTABLE ADJACENT ABOVE FINISHED FLOOR ABOVE FINISHED GRADE ANCHOR ALUMINUM ALTERNATE AMPERE AMERICAN NATIONAL STANDARDS INSTITUTE APPROXIMATE APPROVED AMERICAN PUBLIC WORKS ASSOCIATION ARCHITECTURAL AIR RELEASE VALVE AMERICAN SOCIETY OF CIVIL ENGINEERS AQUIFER STORAGE & RECOVERY ASSOCIATION ASSEMBLY AMERICAN SOCIETY FOR TESTING & MATERIALS ATMOSPHERE AUTOMATIC AUXILIARY AVENUE AVERAGE AMERICAN WATER WORKS ASSOCIATION BELL & SPIGOT BOLT CIRCLE BOARD BETWEEN BOTH FACE BACKFLOW PREVENTION DEVICE BACKFILL BUTTERFLY VALVE BRAKE HORSEPOWER BACKGROUND BUILDING BLOCK BOULEVARD BENCHMARK / BEAM BEST MANAGEMENT PRACTICES BLOW-OFF BACK OF CURB BOTH SIDES BASEMENT BOTTOM FACE BRITISH THERMAL UNIT BALL VALVE BOTH WAYS CELSIUS CENTER TO CENTER CALIFORNIA DEPARTMENT OF TRANSPORTATION COMBINATION AIR RELEASE VALVE CABLE TELEVISION CATCH BASIN CONCRETE CYLINDER PIPE COUNTER CLOCKWISE COLORADO DEPARTMENT OF TRANSPORTATION CUBIC FEET PER MINUTE CUBIC FEET PER SECOND CHANNEL CHEMICAL CHAMFER CHECK VALVE CAST IRON CAST IRON PIPE CAST IN PLACE CONCRETE CAST IRON SOIL PIPE CONSTRUCTION JOINT CENTER LINE CHLORINE CEILING CONTROL JOINT	CLR CLSM CMP CMU CND CO COL COMB CONC CONN CONST CONT CONTR COORD COP CORP CORR CP CPLG CPVC CR CS CSP CT CTR CU CULV CV CW CY CYL D DC DEFL DEQ DET DI DIA DIM DIR DIST DN DR DS DWG DWL DWV DWY E / ELEC EA ECC EF EL ELB ENCL EOP EQ EQL SP EQUIP ESMT EW EXC EXIST EXP EXP BT EXP JT EXT F F TO F FAB FB FCA FCO FD FDN FEXT FF FGL FH FIN FIPT FITG FL FLEX FLG	CLEAR CONTROLLED LOW STRENGTH MATERIAL CORRUGATED METAL PIPE CONCRETE MASONRY UNIT CONDUIT CLEANOUT COLUMN COMBINATION CONCRETE CONNECTION CONSTRUCTION CONTINUOUS / CONTINUATION CONTRACT(OR) COORDINATE COPPER CORPORATION CORRUGATED CONTROL POINT COUPLING CHLORINATED POLYVINYL CHLORIDE CRUSHED ROCK COMBINED SEWER CONCRETE SEWER PIPE COURT CENTER CUBIC CULVERT CONTROL VALVE CLOCKWISE / COLD WATER CUBIC YARDS CYLINDER LOCK DRAIN DIRECT CURRENT DEFLECTION DEPARTMENT OF ENVIRONMENTAL QUALITY DETAIL DUCTILE IRON DIAMETER DIMENSION DIRECTION DISTANCE DOWN DRIVE DOWNSPOUT DRAWING DOWEL DRAIN WASTE AND VENT DRIVEWAY ELECTRICAL EACH ECCENTRIC EACH FACE ELEVATION ELBOW ENCLOSURE EDGE OF PAVEMENT EQUAL EQUALLY SPACED EQUIPMENT EASEMENT EACH WAY EXCAVATE EXISTING EXPANSION EXPANSION BOLT EXPANSION JOINT EXTERIOR FAHRENHEIT FACE TO FACE FABRICATE FLAT BAR FLANGED COUPLING ADAPTER FLOOR CLEANOUT FLOOR DRAIN FOUNDATION FIRE EXTINGUISHER FINISHED FLOOR / FAR FACE FIBERGLASS FIRE HYDRANT FINISH(ED) FEMALE IRON PIPE THREAD FITTING FLOOR LINE FLEXIBLE FLANGE	FLL FLR FM FO FOC FOF FOM FOS FPM FPS FRP FT FTG FUT FXTR G GA GAL GALV GC GFA GI GIP GJ GL GLV GND GPD GPH GPM GPS GR GR LN GRTG GV GRVL GYP HB HC HDPE HDR HDWE HGR HGT HH HM HMAC HNDRL HOA HOR HORIZ HP HPG HPT HR HSB HV HVAC HWL HWY HYD HYDR I&C IAW ID IE IF IMPVT IN INCC INFL INJ INSTL INSUL INTER INTR INV IP IPT IR IRRIG ITD JT	FLOW LINE FLOOR FORCE MAIN FIBER OPTIC FACE OF CONCRETE FACE OF FINISH FACE OF MASONRY FACE OF STUDS FEET PER MINUTE FEET PER SECOND FIBERGLASS REINFORCED PLASTIC FEET / FOOT FOOTING FUTURE FIXTURE GAS GAUGE GALLON GALVANIZED GROOVED COUPLING GROOVED FLANGE ADAPTER GALVANIZED IRON GALVANIZED IRON PIPE GRIP JOINT GLASS GLOBE VALVE GROUND GALLONS PER DAY GALLONS PER HOUR GALLONS PER MINUTE GALLONS PER SECOND GRADE GRADE LINE GRATING GATE VALVE GRAVEL GYPSUM HOSE BIBB HOLLOW CORE HIGH DENSITY POLYETHYLENE HEADER HARDWARE HANGER HEIGHT HANDHOLD HOLLOW METAL HOT MIX ASPHALT CONCRETE HANDRAIL HAND-OFF-AUTO HAND-OFF-REMOTE HORIZONTAL HIGH PRESSURE / HORSEPOWER HIGH PRESSURE GAS HIGH POINT HOUR HIGH STRENGTH BOLT HOSE VALVE HEATING, VENTILATION, AIR CONDITIONING HIGH WATER LINE HIGHWAY HYDRANT HYDRAULIC INSTRUMENTATION & CONTROL IN ACCORDANCE WITH INSIDE DIAMETER INVERT ELEVATION INSIDE FACE IMPROVEMENT INCH INCLUDE(D)(ING) INFLOW INJECTION INSTALLATION / INSTALL INSULATION INTERCEPTOR INTERIOR INVERT IRON PIPE IRON PIPE THREAD IRON ROD IRRIGATION IDAHO TRANSPORTATION DEPARTMENT JOINT	JUNC KPL KVA KW KWY L LAB LAV LB LF LIN LN LOC LONG LP LPT LRG LS LT LVL LWL MAN MAT MAX MCC MCP MECH MET MFR MGD MH MIN MIPT MISC MJ MON MOT MP MSL MTD NA NAVD NC NF NIC NO / NO. NOM NORM NRS NTS O TO O OAR OC OD ODOT OF OPNG OPP ORIG OSHA OVHD P&ID PC PCC PCVC PE PERF PERM PERP PG PH PI PVC PL OR P/L PLBG PNL POC	JUNCTION KICK PLATE KILOVOLT AMPERE KILOWATT KEYWAY LENGTH LABORATORY LAVATORY POUND LINEAR FOOT LINEAL LANE LOCATION LONGITUDINAL LOW PRESSURE LOW POINT LARGE LONG SLEEVE / LUMP SUM LEFT LEVEL LOW WATER LINE MANUAL MATERIAL MAXIMUM MOTOR CONTROL CENTER MASTER CONTROL PANEL MECHANICAL METAL MANUFACTURER MILLION GALLONS PER DAY MANHOLE MINIMUM MALE IRON PIPE THREAD MISCELLANEOUS MECHANICAL JOINT MONUMENT / MONOLITHIC MOTOR MILEPOST MEAN SEAL LEVEL MOUNTED NOT APPLICABLE NORTH AMERICAN VERTICAL DATUM NORMALLY CLOSED NEAR FACE NOT IN CONTRACT NORMALLY OPEN / NUMBER NOMINAL NORMAL NON-RISING STEM NOT TO SCALE OUT TO OUT OREGON ADMINISTRATIVE RULES ON CENTER OUTSIDE DIAMETER OREGON DEPARTMENT OF TRANSPORTATION OVERFLOW / OUTSIDE FACE OPENING OPPOSITE ORIGINAL OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION OVERHEAD PROCESS & INSTRUMENTATION DIAGRAM POINT OF CURVE POINT OF COMPOUND CURVE POINT OF CURVATURE ON VERTICAL CURVE PLAIN END PERFORATED PERMANENT PERPENDICULAR PRESSURE GAUGE PIPE HANGER POINT OF INTERSECTION POINT OF INTERSECTION ON VERTICAL CURVE PROPERTY LINE / PLATE / PLASTIC PLUMBING PANEL POINT OF CURVATURE	POLY PP PRC PRCST PREP PRESS PRKG PROP PRV PS PSIG PSL PSP PT PTVC PTW PV PVC PVMT PW PWR QTY RAD RC RCP RD RDCR REF REINF REQ'D RESTR RFCA RM RND RO R/W RPBPD RPM RR RST RT SALV SAN SC SCHED SD SDL SDR SECT SHLDR SHT SIM SLP SLV SOLN SP SPCL SPEC(S) SPG SPL SPRT SQ SQ FT SQ IN SQ YD SS SST ST STA STD STL STOR STR STRUCT SUBMG SUCT SV S/W SWD SWGR SYMM SYS	POLYETHYLENE POWER POLE / PURPLE PIPE POINT OF REVERSE CURVATURE PRECAST PREPARATION PRESSURE PARKING PROPERTY PRESSURE REDUCING VALVE PUMP STATION POUNDS PER SQUARE INCH GAUGE PIPE SLEEVE PIPE SUPPORT POINT OF TANGENCY POINT OF TANGENCY ON VERTICAL CURVE PUMP TO WASTE PLUG VALVE POLYVINYL CHLORIDE PAVEMENT POTABLE WATER POWER QUANTITY RADIUS REINFORCED CONCRETE REINFORCED CONCRETE PIPE ROAD / ROOF DRAIN REDUCER REFERENCE REINFORCE(D)(ING)(MENT) REQUIRED RESTRAINED RESTRAINED FLANGE COUPLING ADAPTER ROOM ROUND ROUGH OPENING RIGHT-OF-WAY REDUCED PRESSURE BACKFLOW PREVENTION DEVICE REVOLUTIONS PER MINUTE RAILROAD REINFORCED STEEL RIGHT SALVAGE SANITARY SOLID CORE SCHEDULE STORM DRAIN SADDLE STANDARD DIMENSION RATIO SECTION SHOULDER SHEET SIMILAR SLOPE SLEEVE SOLUTION SOIL PIPE / SEWER PIPE SPECIAL SPECIFICATION(S) SPACING SPOOL SUPPORT SQUARE SQUARE FOOT SQUARE INCH SQUARE YARD SANITARY SEWER STAINLESS STEEL STREET STATION STANDARD STEEL STORAGE STRAIGHT STRUCTURE / STRUCTURAL SUBMERGED SUCTION SOLENOID VALVE SIDEWALK SIDEWATER DEPTH SWITCH GEAR SYMMETRICAL SYSTEM	T OR TEL T&B TAN TB TBM TC TCE TDH TEMP T&G THK THRD THRU TP TSP TST TW TYP UG UH UN UON USGS V VAC VB VBOX VC VERT VFD VOL VCP VTR W W/ W/IN W/O W/W WD WF WH WI WM WP WS WSDOT WT WTP WTRT WWF WWTF WWTP X SECT XFMR YD YH YR ZN	TELEPHONE TOP & BOTTOM TANGENCY THRUST BLOCK TEMPORARY BENCHMARK TOP OF CONCRETE / TOP OF CURB TEMPORARY CONSTRUCTION EASEMENT TOTAL DYNAMIC HEAD TEMPERATURE / TEMPORARY TONGUE & GROOVE THICK / THICKNESS THREAD (ED) THROUGH TEST PIT / TOP OF PAVEMENT / TURNING POINT TRANSITION TRI-SODIUM PHOSPHATE TOP OF STEEL TOP OF WALL TYPICAL UNDERGROUND UNIT HEATER UNION UNLESS OTHERWISE NOTED UNITED STATES GEOLOGIC SURVEY VENT / VOLT VACUUM VACUUM BREAKER VALVE BOX VERTICAL CURVE VERTICAL VARIABLE FREQUENCY DRIVE VOLUME VITRIFIED CLAY PIPE VENT THROUGH ROOF WATER WITH WITHIN WITHOUT WALL TO WALL WOOD WIDE FLANGE WATER HEATER WROUGHT IRON WATER METER WORKING POINT / WATERPROOFING WATER SERVICE WASHINGTON STATE DEPARTMENT OF TRANSPORTATION WEIGHT WATER TREATMENT PLANT WATERTIGHT WELDED WIRE FABRIC WASTEWATER TREATMENT FACILITY WASTEWATER TREATMENT PLANT CROSS SECTION TRANSFORMER YARD DRAIN / YARD YARD HYDRANT YEAR ZINC

 <p>This document, ideas, and designs incorporated herein, are an instrument of professional service, and is not to be used, in whole or in part, for any other project without the written authorization of CONSOR.</p>	Consultant:	<h1 style="text-align: center;">BID SET</h1>		Client / Owner:		Project Title:	<p style="text-align: center;">CITY OF WARRENTON RAW WATERLINE REPLACEMENT RP-3&4</p>	Drawing Title:	<p style="text-align: center;">GENERAL ABBREVIATIONS</p>	Designed By: JR	CONSOR Project No.: W241131OR.01 Issued On: APRIL 2026
								Drawn By: NEM		Drawing No.: G-002	
								Checked By: JR			
								Approved By: AM			

GENERAL NOTES

1. CONSTRUCTION SHALL CONFORM TO THE OREGON SPECIFICATIONS AND STANDARD DRAWINGS FOR CONSTRUCTION AND AS REVISED BY THE CITY OF WARRENTON. ANY CONDITION NOT DESCRIBED IN THE PERMIT SHALL BE PER SUBMITTED PLANS AND TO ALL APPLICABLE REQUIREMENTS OF APWA, AWWA, DEQ, EPA, DSL, AND ODOT CONSTRUCTION STANDARDS.
2. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION AND ARRANGE FOR THE RELOCATION OF ANY IN CONFLICT WITH THE PROPOSED CONSTRUCTION. THE LOCATIONS, DEPTH, AND DESCRIPTION OF EXISTING UTILITIES SHOWN WERE COMPILED FROM AVAILABLE RECORDS AND/OR FIELD SURVEYS. THE CITY OR UTILITY COMPANIES DO NOT GUARANTEE THE ACCURACY OF THE COMPLETENESS OF SUCH RECORDS. ADDITIONAL UTILITIES MAY EXIST WITHIN THE WORK AREA.
3. OREGON LAW REQUIRES THAT THE RULES ADOPTED BY OREGON UTILITY NOTIFICATION CENTER BE FOLLOWED. THOSE RULES ARE SET FORTH IN OAR 952-001-0090. THE CONTRACTOR IS RESPONSIBLE TO CALL 1-800-332-2344 FOR LOCATES PRIOR TO EXCAVATION. ANY DAMAGE TO CITY OR PRIVATE SERVICES SHALL BE REPAIRED BY THE CONTRACTOR WITH OWN REPAIR MATERIALS.
4. THE CONTRACTOR SHALL MAKE PROVISIONS TO KEEP ALL EXISTING UTILITIES (INCLUDING NON-LOCATABLE) IN SERVICE AND PROTECT THEM DURING CONSTRUCTION. CONTRACTOR SHALL BE RESPONSIBLE FOR THE IMMEDIATE NOTIFICATION OF DAMAGE TO UTILITIES AND THE REPAIR OR REPLACEMENT OF DAMAGED UTILITIES USING MATERIALS AND METHODS APPROVED BY THE UTILITY OWNER. NO SERVICE INTERRUPTIONS SHALL BE PERMITTED WITHOUT PRIOR WRITTEN AGREEMENT WITH THE UTILITY OWNER/PROVIDER.
5. THE CONTRACTOR SHALL POTHOLE AND VERIFY LOCATION AND DEPTH OF ALL EXISTING UTILITIES PRIOR TO THE START OF CONSTRUCTION. THE CONTRACTOR SHALL TAKE ALL NECESSARY FIELD MEASUREMENTS AND OTHERWISE VERIFY ALL DIMENSIONS AND EXISTING CONSTRUCTION CONDITIONS INDICATED AND OR SHOWN ON THE PLANS. SHOULD ANY ERROR OR INCONSISTENCY EXIST, THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK AFFECTED UNTIL REPORTED TO THE DESIGN ENGINEER FOR CLARIFICATION OR CORRECTION.
6. ALL PROJECT ELEMENTS SHALL BE CONSTRUCTED PER APPROVED PROJECT DRAWINGS; SPECIFICATIONS; FEDERAL, STATE AND LOCAL PERMITS.
7. THE CONTRACTOR SHALL KEEP AN APPROVED SET OF PLANS ON THE PROJECT SITE AT ALL TIMES.
8. ALL SURVEY MONUMENTS ON THE PROJECT'S SITE OR THAT MAY BE SUBJECT TO DISTURBANCE WITHIN THE CONSTRUCTION AREA, OR THE CONSTRUCTION OF ANY OFF-SITE IMPROVEMENTS SHALL BE ADEQUATELY REFERENCED AND PROTECTED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION ACTIVITY. IF THE SURVEY MONUMENTS ARE DISTURBED, MOVED, RELOCATED, OR DESTROYED AS A RESULT OF ANY CONSTRUCTION, THE CONTRACTOR SHALL, AT THEIR COST, RETAIN THE SERVICES OF A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF OREGON TO RESTORE THE MONUMENT TO ITS ORIGINAL CONDITION AND FILE THE NECESSARY SURVEYS AS REQUIRED BY OREGON STATE LAW.
9. CONTRACTOR SHALL ERECT AND MAINTAIN TEMPORARY TRAFFIC CONTROL PER THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES" (MUTCD), PART 6, AND DEVIATIONS TO THE MUTCD AS ADOPTED AND MODIFIED BY ODOT.
10. SHOULD WORK BE IN AN EXISTING PUBLIC RIGHT OF WAY THAT IS OPEN TO TRAFFIC, THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN WITH ROW PERMIT TO APPROPRIATE CITY, COUNTY, AND STATE PERSONNEL FOR APPROVAL.
11. APPROVALS SHALL BE OBTAINED PRIOR TO START OF WORK.
12. ANY INSPECTION BY THE CITY, COUNTY, STATE, FEDERAL AGENCY OR DESIGN ENGINEER SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN COMPLIANCE WITH THE APPLICABLE CODES, REGULATIONS, CITY STANDARDS AND PROJECT CONTRACT DOCUMENTS.

WATER SYSTEM NOTES

1. AT THE END OF EACH WORK DAY ALL OPEN TRENCHES SHALL BE BACKFILLED.
2. OPERATION OF WATER VALVES SHALL BE BY CITY OF WARRENTON STAFF ONLY.
3. NO UNDERGROUND WORK SHALL BE "BURIED" UNTIL INSPECTED AND APPROVED BY THE ENGINEER.
4. FINAL LOCATIONS OF ALL VALVE BOXES, FIRE HYDRANTS, AND AIR RELEASE VALVES SHALL BE FIELD VERIFIED BY OWNER PRIOR TO CONSTRUCTION.
5. THE USE OF CONCRETE THRUST BLOCKS IS ALLOWED ONLY WHERE SHOWN ON PLANS. REQUIRED THRUST RESTRAINT IN ALL OTHER LOCATIONS WILL BE ACCOMPLISHED WITH APPROVED JOINT RESTRAINT SYSTEM.
6. PROVIDE TWO SHEETS OF 8 MIL POLYETHYLENE ENCASEMENT FOR ALL NEW DUCTILE IRON PIPING IN ACCORDANCE WITH SPECIFICATIONS.
7. ALL PIPING SHALL HAVE A MINIMUM OF 30 INCHES OF COVER FROM TOP OF PIPE TO STREET GRADE OR OTHER FINISH GRADE, UNLESS OTHERWISE SHOWN OR APPROVED BY ENGINEER.
8. ALL HDPE WATER PIPING SHALL BE 24-IN DIAMETER, DR-17 THICKNESS, IRON PIPE SIZE (IPS) AND SHALL MEET MINIMUM REQUIREMENTS OF AWWA C906. SEE SPECIFICATIONS.
9. MINIMUM HDPE PIPE RADIUS OF CURVATURE SHALL BE 220-FT.
10. HDPE TO HDPE JOINT CONNECTIONS SHALL TYPICALLY BE COMPLETE BY THERMAL BUTT FUSION. WHERE THERMAL BUTT FUSION IS NOT FEASIBLE DUE TO SPACE CONSTRAINTS (OR WHERE SPECIFIED OTHERWISE) OTHER METHODS FOR CONNECTING PIPE ENDS MAY BE EMPLOYED AS APPROVED BY ENGINEER. SEE SPECIFICATIONS FOR REQUIREMENTS.
11. ALL DUCTILE IRON WATER PIPING SHALL BE RESTRAINED JOINT CLASS 52, UNLESS OTHERWISE NOTED ON THE PLANS. SEE SPECIFICATIONS FOR ACCEPTABLE PIPE JOINT RESTRAINT SYSTEMS.
12. INSTALL ABOVE GROUND PIPE MARKERS TOP CENTERLINE OF PIPE EVERY 500 FT AND AT EITHER SIDE OF DRAINAGE CHANNEL CROSSINGS AS DIRECTED IN FIELD BY ENGINEER. PROVIDE DECALS CONTAINING ALL INFORMATION AS SPECIFIED. SUBMIT PROPOSED DECAL FOR REVIEW AND APPROVAL.

A
B
C
D

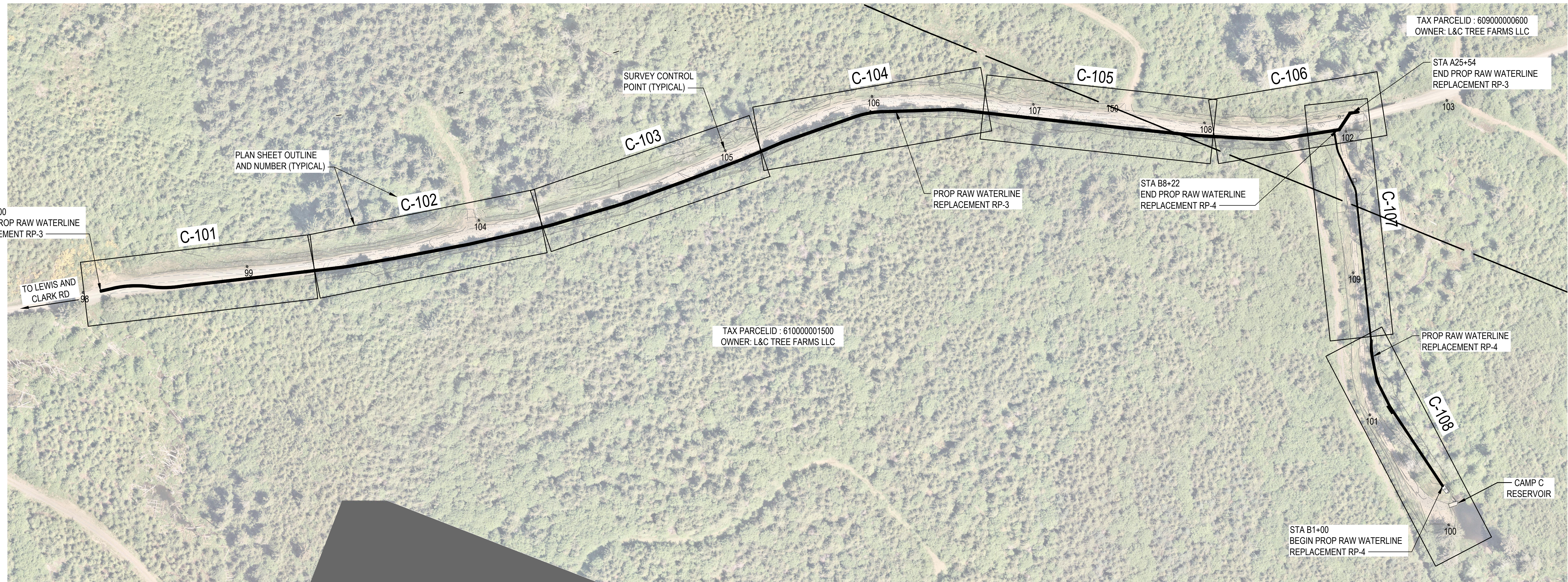
 <small>This document, ideas, and designs incorporated herein, are an instrument of professional service, and is not to be used, in whole or in part, for any other project without the written authorization of CONSOR.</small>	Consultant:	<h1 style="margin: 0;">BID SET</h1>	<small>Engineer's Seal:</small> 	<small>Client / Owner:</small> 	<small>Project Title:</small> <h2 style="margin: 0;">CITY OF WARRENTON RAW WATERLINE REPLACEMENT RP-3&4</h2>	<small>Drawing Title:</small> <h2 style="margin: 0;">GENERAL GENERAL NOTES</h2>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"><small>Designed By:</small> JR</td> <td style="width: 50%;"><small>CONSOR Project No.:</small> W241131OR.01</td> </tr> <tr> <td><small>Drawn By:</small> NEM</td> <td><small>Issued On:</small> APRIL 2026</td> </tr> <tr> <td><small>Checked By:</small> JR</td> <td style="text-align: center;"><h3 style="margin: 0;">G-003</h3></td> </tr> <tr> <td><small>Approved By:</small> AM</td> <td style="text-align: center;"> <small>0 1/2 1 IF BAR DOES NOT MEASURE 1" DRAWING IS NOT TO SCALE</small>  </td> </tr> </table>	<small>Designed By:</small> JR	<small>CONSOR Project No.:</small> W241131OR.01	<small>Drawn By:</small> NEM	<small>Issued On:</small> APRIL 2026	<small>Checked By:</small> JR	<h3 style="margin: 0;">G-003</h3>	<small>Approved By:</small> AM	<small>0 1/2 1 IF BAR DOES NOT MEASURE 1" DRAWING IS NOT TO SCALE</small> 
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TOPOGRAPHIC LEGEND

	EXISTING	PROPOSED		EXISTING	PROPOSED		SCHEMATIC	SCHEMATIC
WATERLINE	--- 10"W ---	— 12"DI W —	MANHOLE	⊙	⊙	WELDED JOINT	—|—	—|— BUTTERFLY VALVE
ELECTRICITY (UNDERGROUND)	--- E ---	— E —	CLEAN-OUT	⊙	⊙	FLANGED JOINT	—||—	—|— GATE VALVE
OVERHEAD UTILITY	--- OVHD ---	— OVHD —	CATCH BASIN/FIELD INLET	⊙	⊙	GROOVED END JOINT	—|—	—|— GLOBE VALVE
GAS	--- 4"G ---	— 4"G —	THRUST BLOCK	△	▲	MECHANICAL JOINT	—|—	—|— BALL VALVE
TELEPHONE/TELEMETRY	--- T ---	— T —	VALVE	⊙	⊙	PUSH-ON JOINT (RUBBER GASKET)	—|—	—|— BALANCING VALVE
CABLE TELEVISION	--- CATV ---	— CATV —	AIR INJECTION ASSEMBLY	⊙	⊙	FLANGED COUPLING ADAPTER	—|—	—|— PLUG VALVE (TOP)
COMMUNICATION	--- COM ---	— COM —	BLOW-OFF ASSEMBLY (PERMANENT)	⊙	⊙	DOUBLE BALL FLEXIBLE EXTENSION COUPLING	—|—	—|— PLUG VALVE (SIDE)
FIBER OPTIC	--- FO ---	— FO —	BLOW-OFF ASSEMBLY (TEMPORARY)	⊙	⊙	FLEXIBLE COUPLING W/ THRUST RING	—|—	—|— 3-WAY PLUG VALVE
SANITARY SEWER LINE	--- 8"SS ---	— 8"SS —	AIR RELEASE ASSEMBLY	⊙	⊙	90° BEND UP	—|—	—|— CHECK VALVE
SANITARY SEWER FORCE MAIN	--- 6"SSFM ---	— 6"FM —	FIRE HYDRANT ASSEMBLY	⊙	⊙	90° BEND DOWN	—|—	—|— SWING CHECK VALVE
STORM DRAIN	--- 8"SD ---	— 8"SD —	WATER METER	⊙	⊙	TEE UP	—|—	—|— DOUBLE CHECK ASSEMBLY
DRAIN	--- D ---	— D —	FIRE DEPARTMENT CONNECTION	⊙	⊙	TEE DOWN	—|—	—|— BALL SWING CHECK
CULVERT	— 18"SD —	— 18"SD —	WATER IRRIGATION VALVE	⊙	⊙	LATERAL UP	—|—	—|— SILENT CHECK VALVE
ABANDONED PIPE	--- 10"W (ABAND) ---	////	PULL BOX/JUNCTION BOX	⊙	⊙	LATERAL DOWN	—|—	—|— PRESSURE REDUCING VALVE
DEMOLISH/ REMOVE		x x x x x x x x x x x	COM RISER	⊙	⊙	CONCENTRIC REDUCER	—|—	—|— ALTITUDE CONTROL VALVE
DRAINAGE DITCH	---	---	UTILITY POLE	⊙	⊙	ECCENTRIC REDUCER	—|—	—|— SOLENOID VALVE
TOP OF SLOPE	..... TOP	..... TOP	GUY WIRE	←	←	UNION	—|—	—|— RELIEF VALVE
TOE OF SLOPE	..... TOE	..... TOE	LIGHT POST	⊙	⊙	BLIND FLANGE	—|—	—|— NEEDLE VALVE
CUT		C	STREET LIGHT	⊙	⊙	CAP/ PLUG	—|—	—|— HOSE VALVE
FILL		F	TRANSFORMER	⊙	⊙	LONG SLEEVE	—|—	—|— HOSE BIBB
BARBWIRE FENCE	x x x x x	x x x x x	ELECTRICAL METER	⊙	⊙	FLEXIBLE COUPLING	—|—	—|— REDUCED PRESSURE BACKFLOW PREVENTER W/ GATE VALVES
CHAIN LINK FENCE	○ ○ ○ ○ ○	○ ○ ○ ○ ○	ELECTRICAL CABINET	⊙	⊙	FITTING (45°)	—|—	—|— PRESSURE GAUGE W/ COCK
WOOD FENCE	○ ○ ○ ○ ○	□ □ □ □ □	GAS METER	⊙	⊙	SADDLE OR HOT TAP	—|—	—|— PRESSURE SWITCH W/ COCK
TEMPORARY SILT FENCE	○ ○ ○ ○ ○	□ □ □ □ □	GAS VALVE	⊙	⊙	STRAINER	—|—	
GUARDRAIL	○ ○ ○ ○ ○	○ ○ ○ ○ ○	MAILBOX	⊙	⊙	SIGHT GLASS	—|—	
ROCK WALL	○ ○ ○ ○ ○	○ ○ ○ ○ ○	SIGN	⊙	⊙	METER	⊙	
TREE/BUSH LINE	○ ○ ○ ○ ○	○ ○ ○ ○ ○	TREE DECIDUOUS	⊙	⊙	SLIP-ON JOINT PIPE	⊙	
WETLAND	○ ○ ○ ○ ○	○ ○ ○ ○ ○	TREE CONIFEROUS	⊙	⊙	RESTRAINED JOINT PIPE	⊙	
CENTERLINE	---	---	TREE TO BE REMOVED	⊙	⊙			
RIGHT-OF-WAY	--- RW ---	--- RW ---	SURFACE ELEVATION	+ 176.63	+ 176.63			
PROPERTY LINE	---	---	WETLAND FLAG	⊙	⊙			
EASEMENT	---	---	BENCHMARK	⊙	⊙			
EDGE OF PAVEMENT/AC	---	---	IRON ROD	⊙	⊙			
PAVEMENT STRIPING	---	---	MONUMENT/ CONTROL POINT	⊙	⊙			
EDGE OF GRAVEL	---	---	BORE/ POTHOLE	⊙	⊙			
CURB	---	---	TEST PIT	⊙	⊙			
SIDEWALK	---	---	BOLLARD	⊙	⊙			
STRUCTURE OR FACILITY	---	---						
CONTOUR MINOR	---	---						
CONTOUR MAJOR	---	---						

GENERAL NOTE:
 1. THIS IS A STANDARD CIVIL LEGEND, NOT ALL OF THE INFORMATION SHOWN MAY BE USED ON THIS PROJECT.

<p>This document, ideas, and designs incorporated herein, are an instrument of professional service, and is not to be used, in whole or in part, for any other project without the written authorization of CONSOR.</p>	Consultant:	<h1>BID SET</h1>	Engineer's Seal:	Client / Owner:	Project Title:	Drawing Title:	Designed By: JR	CONSOR Project No.: W241131OR.01 Issued On: APRIL 2026	
					CITY OF WARRENTON RAW WATERLINE REPLACEMENT RP-3&4	CIVIL CIVIL SYMBOLS AND LEGEND	Drawn By: NEM	Drawing No.: C-001	
								Checked By: JR	
								Approved By: AM	0 1/2 1 IF BAR DOES NOT MEASURE 1" DRAWING IS NOT TO SCALE



PLAN
SCALE: 1" = 100'

SURVEY NOTES:

HORIZONTAL DATUM: OREGON STATE PLANE COORDINATE SYSTEM NORTH ZONE, NAD83 (2011), BASED ON GPS OBSERVATIONS. DISTANCES SHOWN HEREON ARE GROUND DISTANCES, INTERNATIONAL FEET, SCALED ABOUT CONTROL POINT NO 99. TO CONVERT TO GRID DISTANCES MULTIPLY BY THE COMBINED FACTOR OF 1.0000124046.

VERTICAL DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88), BASED ON NATIONAL GPS OBSERVATIONS OF CONTROL POINT NO 99 WITH AN ELEVATION OF 330.08 FEET.

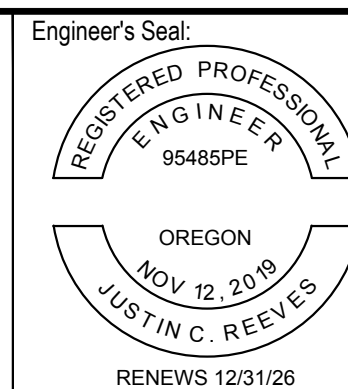
SURVEY CONTROL POINTS

PT NO.	DESCRIPTION	NORTHING	EASTING	ELEVATION
98	CP_SPIKE	N868436.76	E7347725.88	332.83
99	CP_SPIKE	N868164.02	E7347884.65	330.08
100	CP_PRI SPIKE	N865857.74	E7348253.49	353.76
101	CP_PRI SPIKE	N866073.07	E7348394.21	350.10
102	CP_PRI SPIKE	N866310.13	E7348879.74	326.71
103	CP_PRI SPIKE	N866152.62	E7349003.68	325.95
104	CP_SEC HT	N867785.18	E7348125.92	330.43
105	CP_SEC HT	N867396.24	E7348418.38	330.35
106	CP_SEC HT	N867173.69	E7348615.44	334.16
107	CP_SEC HT	N866882.55	E7348712.41	329.20
108	CP_SEC HT	N866566.51	E7348797.07	330.19
109	CP_SEC HT	N866200.37	E7348633.89	339.85
150	FD_AC	N866747.00	E7348769.83	330.93



Consultant:

BID SET



Client / Owner:

CITY OF WARRENTON
RAW WATERLINE
REPLACEMENT RP-3&4

Drawing Title:

CIVIL
PROJECT OVERVIEW MAP &
SURVEY CONTROL

Designed By:

JR

Drawn By:

NEM

Checked By:

JR

Approved By:

AM

CONSOR Project No.: W241131OR.01

Issued On: APRIL 2026

Drawing No.:

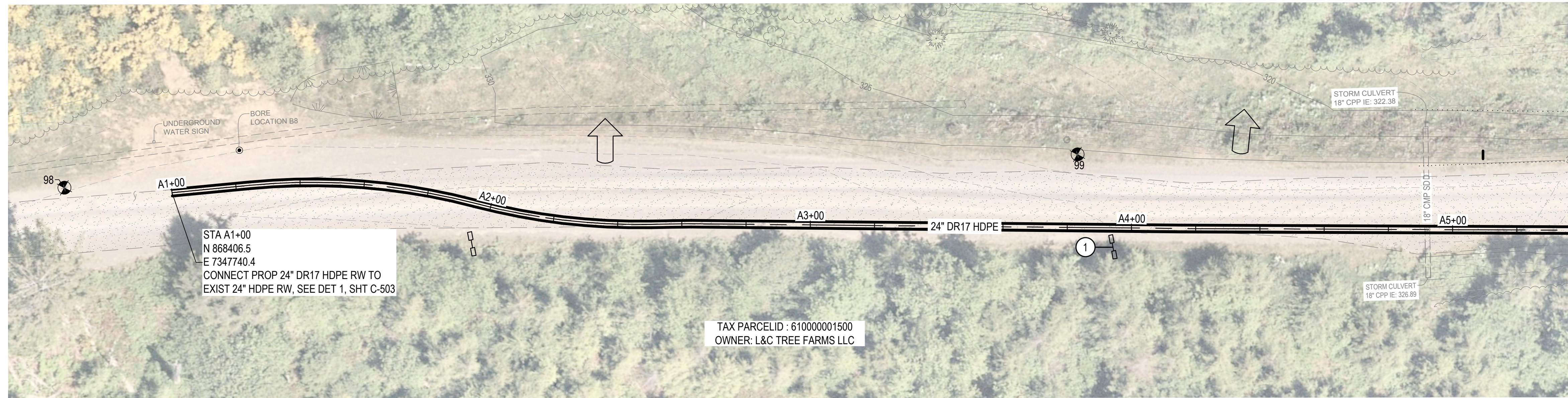
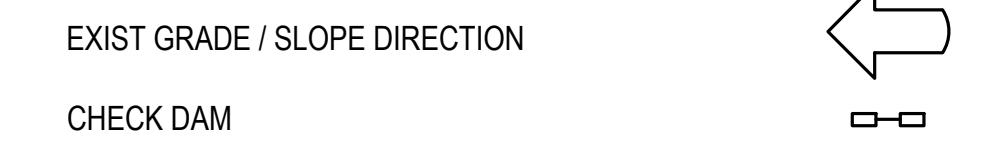
C-100

0 1/2 1 IF BAR DOES NOT MEASURE 1" DRAWING IS NOT TO SCALE

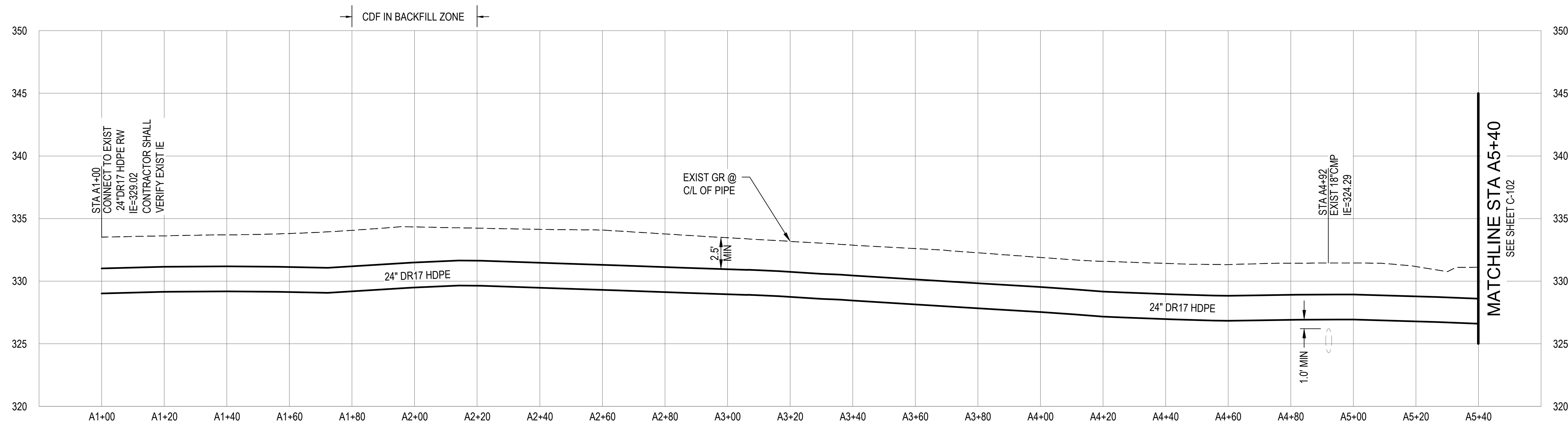
NOTES:

- 1 CONTRACTOR SHALL INSTALL TEMPORARY CHECK DAMS IN THE DRAINAGE DITCH AT APPROXIMATELY 200 FT INTERVALS AS SHOWN, OR AS DIRECTED IN THE FIELD, IN ACCORDANCE WITH RD1030, SHT C-1500.

EROSION CONTROL LEGEND



PLAN
SCALE: 1" = 20'

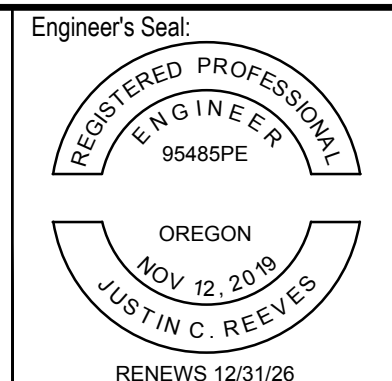


PROFILE
SCALE: 1" = 20' HORIZ, 1" = 5' VERT



Consultant:

BID SET

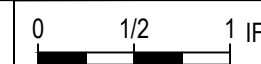


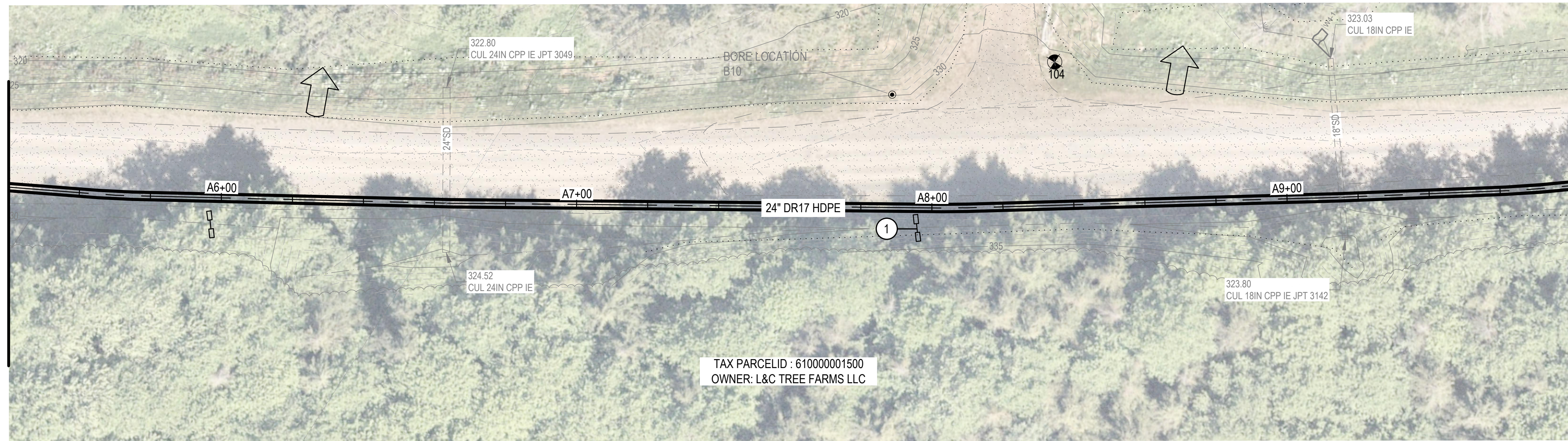
Client / Owner:

**CITY OF WARRENTON
RAW WATERLINE
REPLACEMENT RP-3&4**

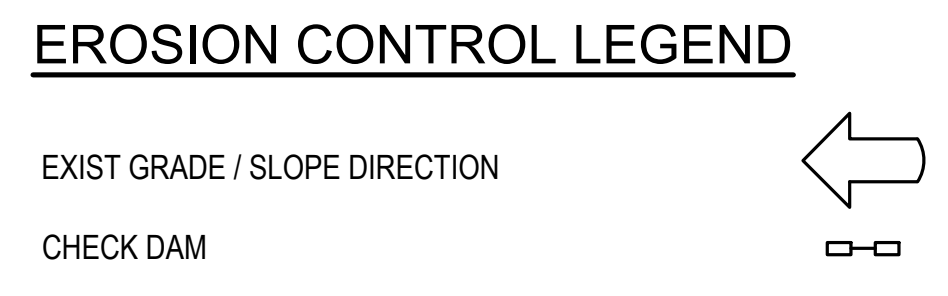
Project Title:

**WATERLINE PLAN & PROFILE -
STA A1+00 TO STA A5+40**

Designed By:	JR	CONSOR Project No.:	W241131OR.01
Drawn By:	NEM	Issued On:	APRIL 2026
Checked By:	JR	Drawing No.:	C-101
Approved By:	AM	 1 IF BAR DOES NOT MEASURE 1" DRAWING IS NOT TO SCALE	



NOTES:
 ① CONTRACTOR SHALL INSTALL TEMPORARY CHECK DAMS IN THE DRAINAGE DITCH AT APPROXIMATELY 200 FT INTERVALS AS SHOWN, OR AS DIRECTED IN THE FIELD, IN ACCORDANCE WITH RD1030, SHT C-1500.



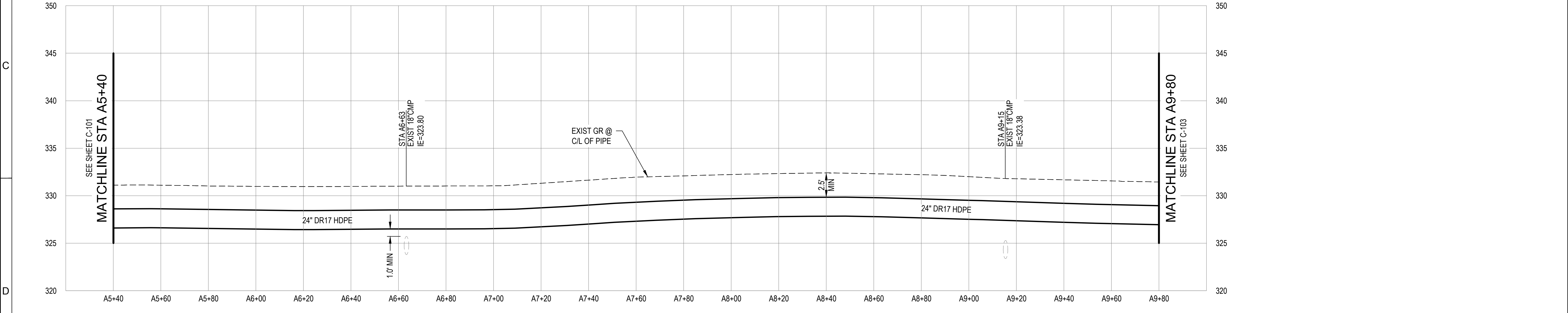
SEE SHEET C-101
MATCHLINE STA A5+40

MATCHLINE STA A9+80
SEE SHEET C-103

PLAN
SCALE: 1" = 20'



TAX PARCELID : 610000001500
OWNER: L&C TREE FARMS LLC



PROFILE
SCALE: 1" = 20' HORIZ, 1" = 5' VERT

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Consultant:

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Client / Owner:

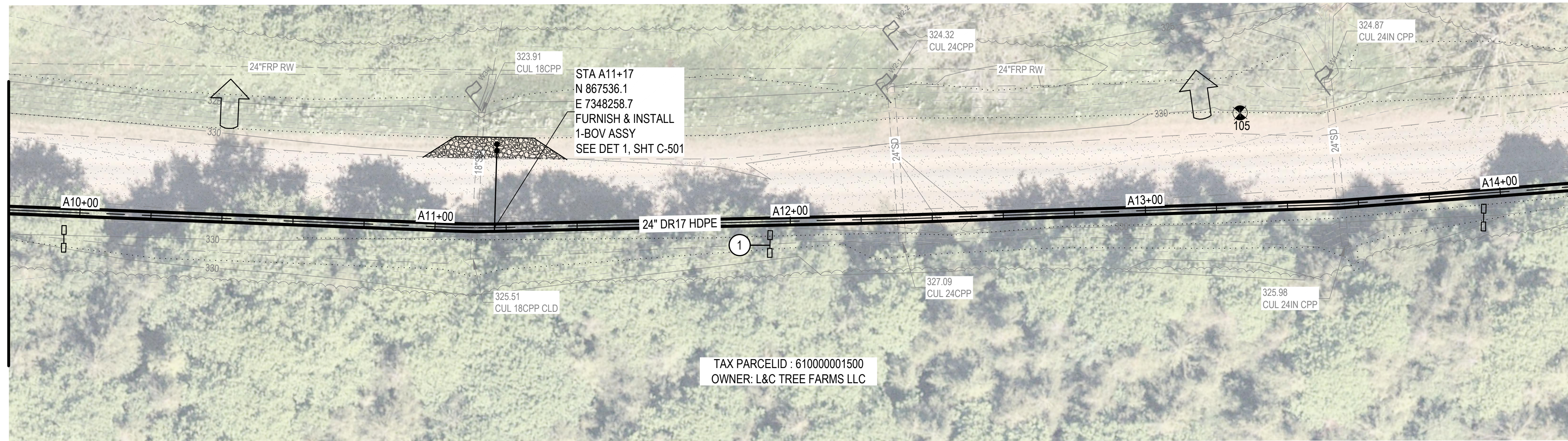
Project Title:

**CITY OF WARRENTON
RAW WATERLINE
REPLACEMENT RP-3&4**

Drawing Title:

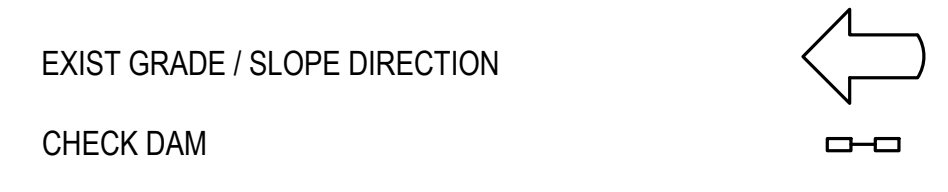
**CIVIL
WATERLINE PLAN & PROFILE -
STA A5+40 TO STA A9+80**

Designed By: JR	CONSOR Project No.: W241131OR.01
Drawn By: NEM	Issued On: APRIL 2026
Checked By: JR	Drawing No.: C-102
Approved By: AM	0 1/2 1 IF BAR DOES NOT MEASURE 1" DRAWING IS NOT TO SCALE

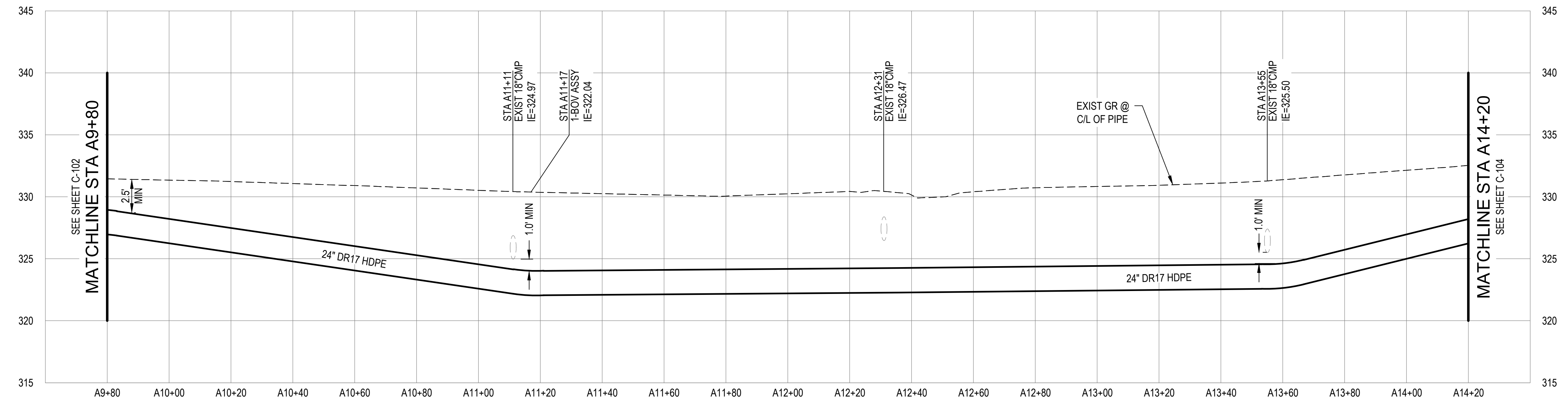


NOTES:
 ① CONTRACTOR SHALL INSTALL TEMPORARY CHECK DAMS IN THE DRAINAGE DITCH AT APPROXIMATELY 200 FT INTERVALS AS SHOWN, OR AS DIRECTED IN THE FIELD, IN ACCORDANCE WITH RD1030, SHT C-1500.

EROSION CONTROL LEGEND



PLAN
 SCALE: 1" = 20'



PROFILE
 SCALE: 1" = 20' HORIZ, 1" = 5' VERT

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Engineer's Seal:

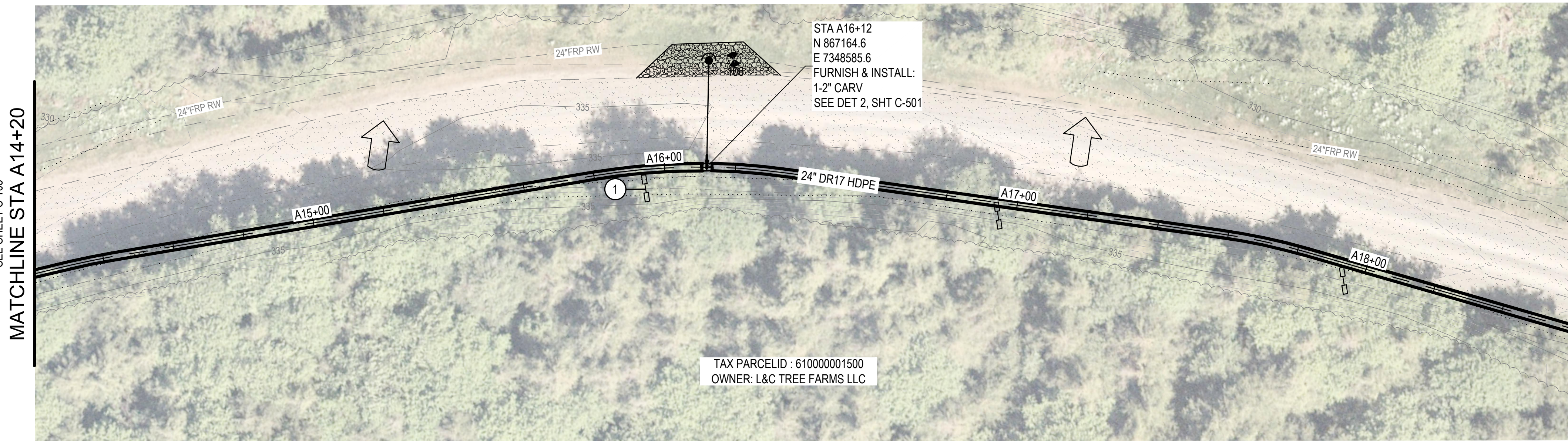
 JUSTIN C. REEVES
 RENEWS 12/31/26

Client / Owner:

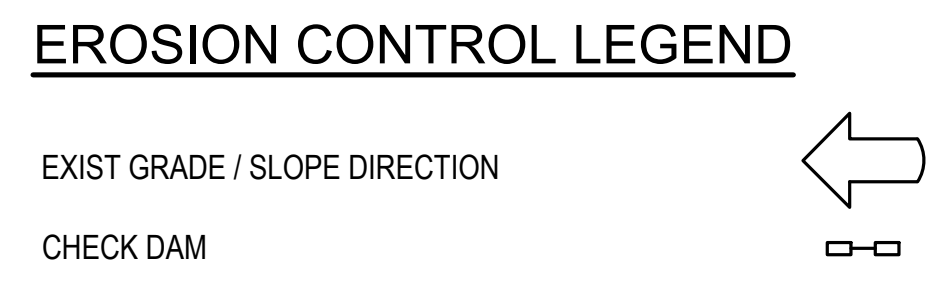
Project Title:
**CITY OF WARRENTON
 RAW WATERLINE
 REPLACEMENT RP-3&4**

Drawing Title:
**CIVIL
 WATERLINE PLAN & PROFILE -
 STA A9+80 TO STA A14+20**

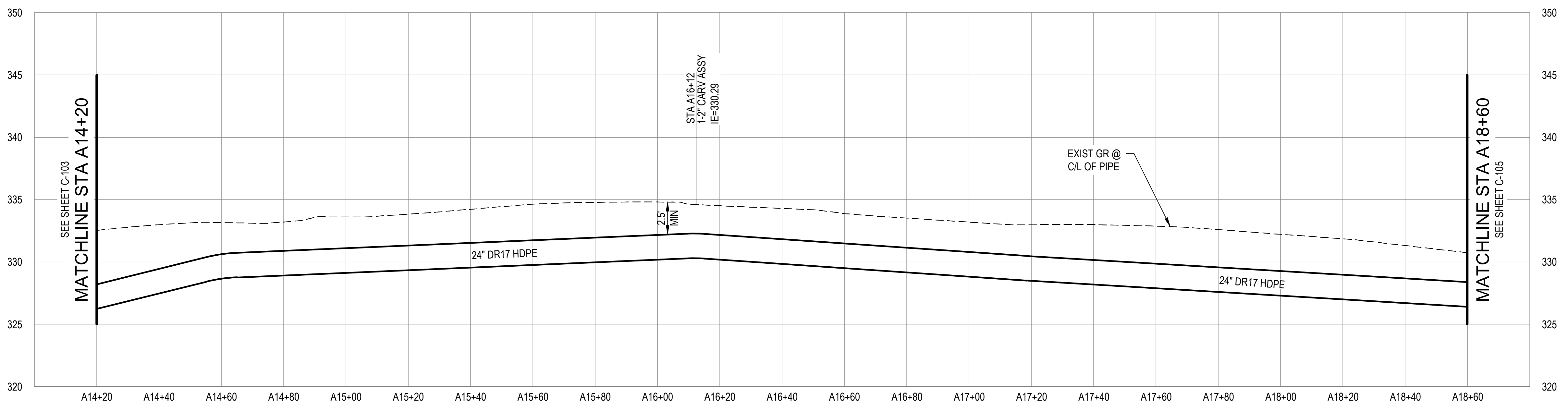
Designed By: JR	CONSOR Project No.: W241131OR.01
Drawn By: NEM	Issued On: APRIL 2026
Checked By: JR	Drawing No.: C-103
Approved By: AM	0 1/2 1 IF BAR DOES NOT MEASURE 1" DRAWING IS NOT TO SCALE



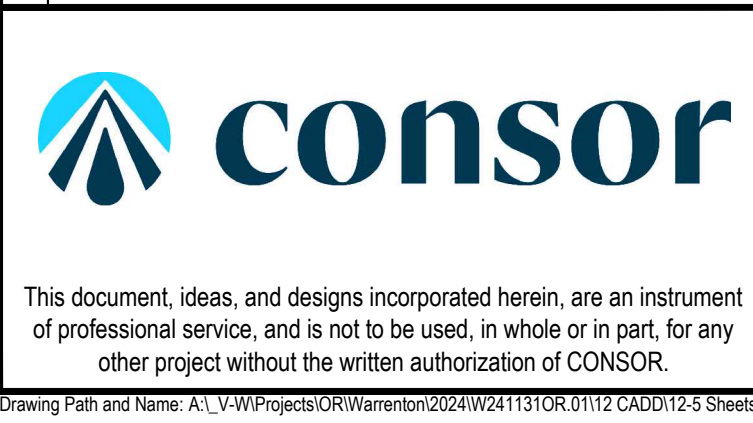
NOTES:
 ① CONTRACTOR SHALL INSTALL TEMPORARY CHECK DAMS IN THE DRAINAGE DITCH AT APPROXIMATELY 200 FT INTERVALS AS SHOWN, OR AS DIRECTED IN THE FIELD, IN ACCORDANCE WITH RD1030, SHT C-1500.



PLAN
 SCALE: 1" = 20'

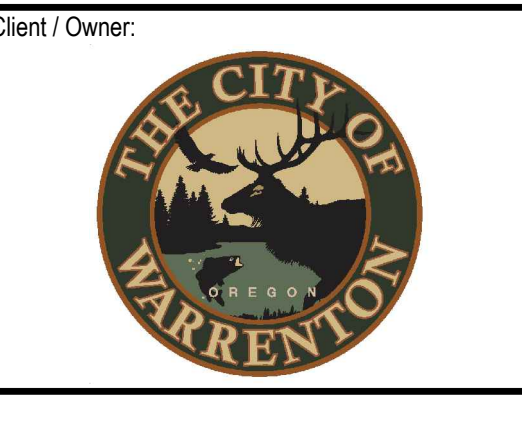


PROFILE
 SCALE: 1" = 20' HORIZ, 1"=5' VERT



Consultant:

BID SET



Client / Owner:

Project Title:

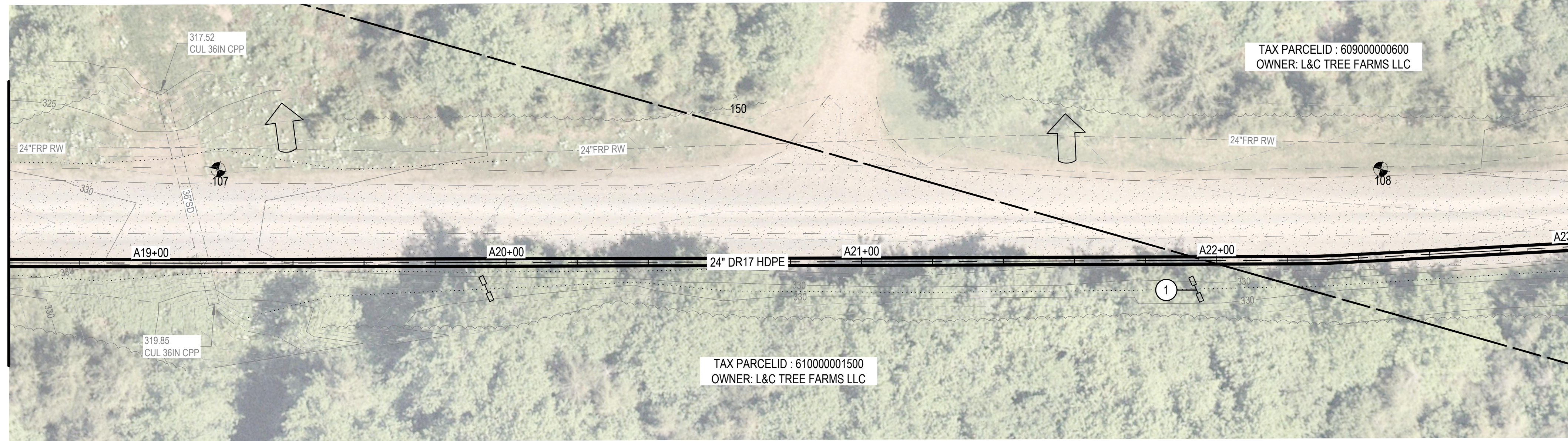
**CITY OF WARRENTON
 RAW WATERLINE
 REPLACEMENT RP-3&4**

Drawing Title:

CIVIL

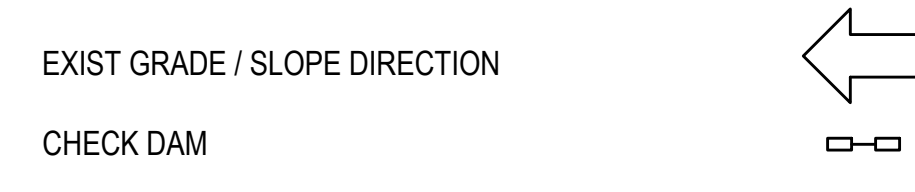
**WATERLINE PLAN & PROFILE -
 STA A14+20 TO STA A18+60**

Designed By: JR	CONSOR Project No.: W241131OR.01
Drawn By: NEM	Issued On: APRIL 2026
Checked By: JR	Drawing No.: C-104
Approved By: AM	0 1/2 1 IF BAR DOES NOT MEASURE 1" DRAWING IS NOT TO SCALE

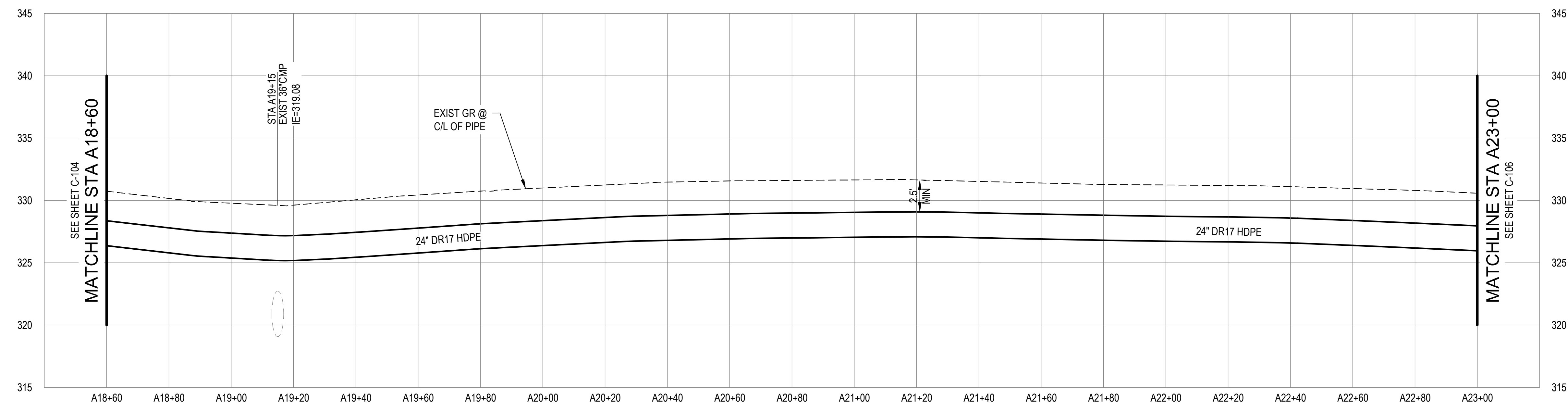


NOTES:
 ① CONTRACTOR SHALL INSTALL TEMPORARY CHECK DAMS IN THE DRAINAGE DITCH AT APPROXIMATELY 200 FT INTERVALS AS SHOWN, OR AS DIRECTED IN THE FIELD, IN ACCORDANCE WITH RD1030, SHT C-1500.

EROSION CONTROL LEGEND



PLAN
 SCALE: 1" = 20'



PROFILE
 SCALE: 1" = 20' HORIZ, 1" = 5' VERT

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Engineer's Seal:

Client / Owner:

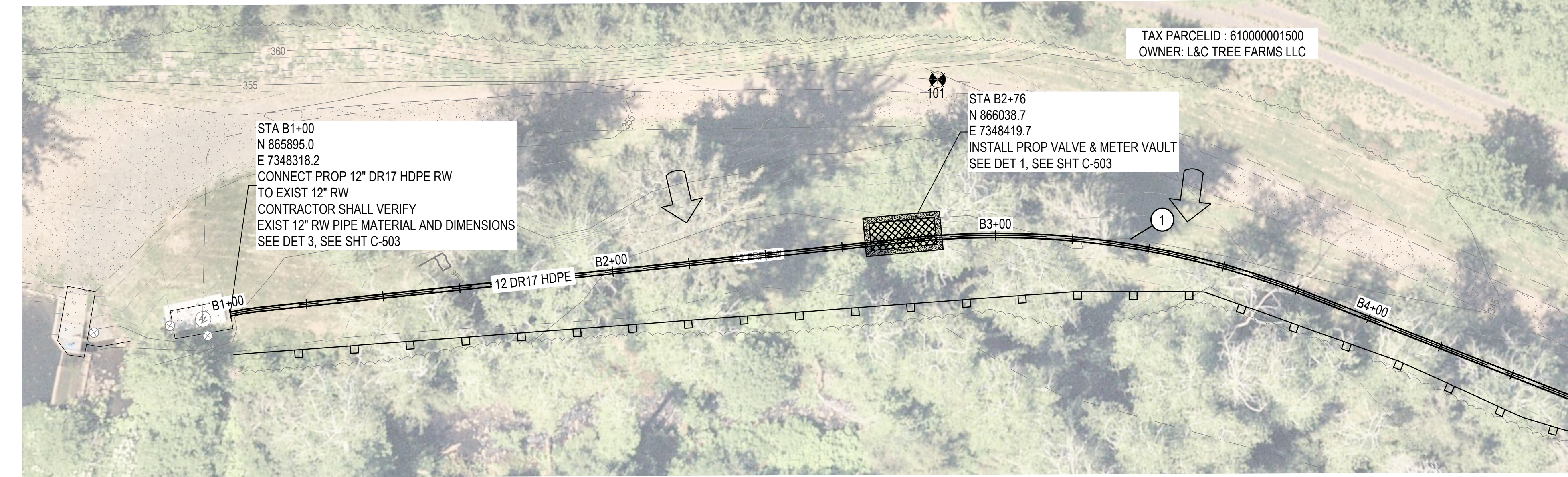
Project Title:

**CITY OF WARRENTON
 RAW WATERLINE
 REPLACEMENT RP-3&4**

Drawing Title:

**CIVIL
 WATERLINE PLAN & PROFILE -
 STA A18+60 TO STA A23+00**

Designed By: JR	CONSOR Project No.: W241131OR.01
Drawn By: NEM	Issued On: APRIL 2026
Checked By: JR	Drawing No.: C-105
Approved By: AM	0 1/2 1 IF BAR DOES NOT MEASURE 1" DRAWING IS NOT TO SCALE



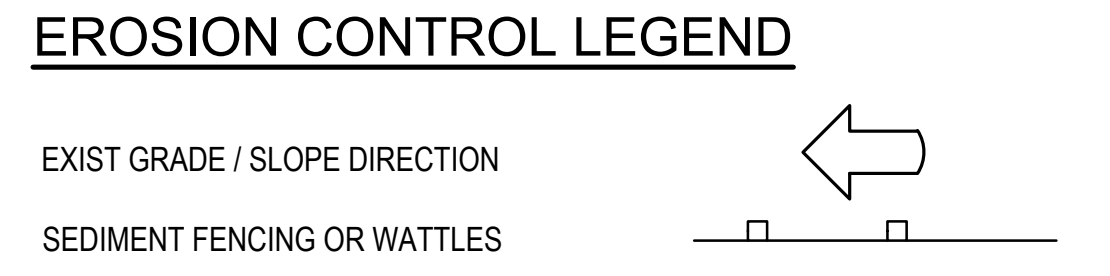
TAX PARCELID : 61000001500
OWNER: L&C TREE FARMS LLC

STA B1+00
N 865895.0
E 7348318.2
CONNECT PROP 12" DR17 HDPE RW
TO EXIST 12" RW
CONTRACTOR SHALL VERIFY
EXIST 12" RW PIPE MATERIAL AND DIMENSIONS
SEE DET 3, SEE SHT C-503

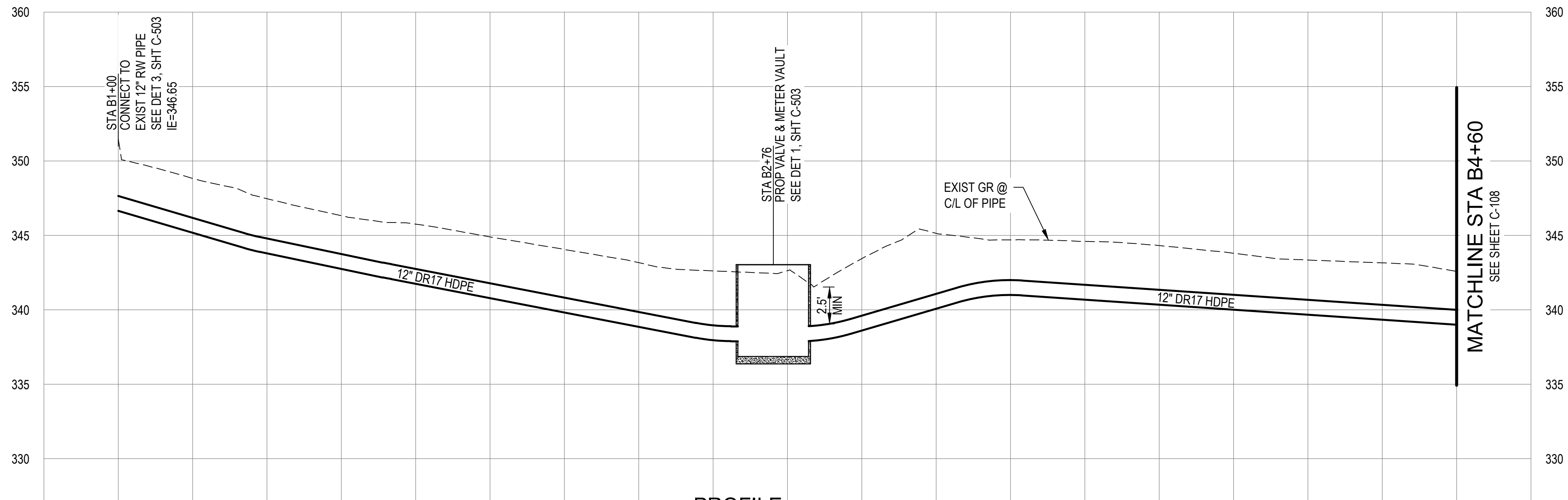
STA B2+76
N 866038.7
E 7348419.7
INSTALL PROP VALVE & METER VAULT
SEE DET 1, SEE SHT C-503

MATCHLINE STA B4+60
SEE SHEET C-108

- NOTES:
- 1 CONTRACTOR SHALL POTHOLE EXIST 12" FRP RW AT 200 FT (APPROX) INTERVAL TO VERIFY LOC OF EXIST PIPES. PROP 12" DR17 HDPE RW SHALL BE INSTALLED AT LOC IN ACCORDANCE W/ DET 1, SHT C-500 BASED ON VERIFIED LOC OF EXIST 12" FRP RW.



PLAN
SCALE: 1" = 20'

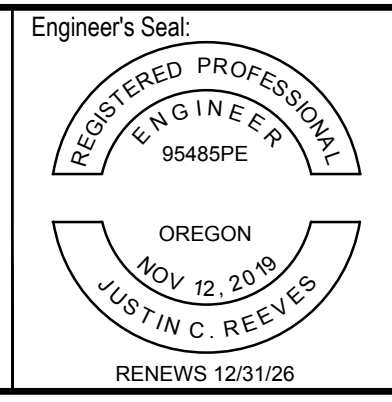


PROFILE
SCALE: 1" = 20' HORIZ, 1" = 5' VERT



Consultant:

BID SET



Client / Owner:

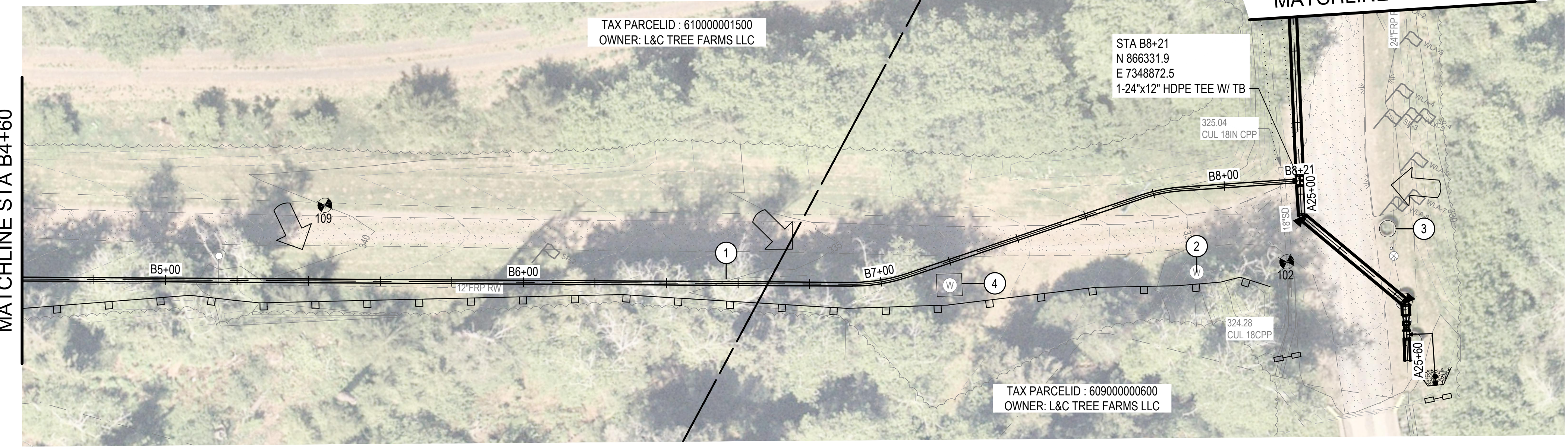
**CITY OF WARRENTON
RAW WATERLINE
REPLACEMENT RP-3&4**

Drawing Title:

CIVIL

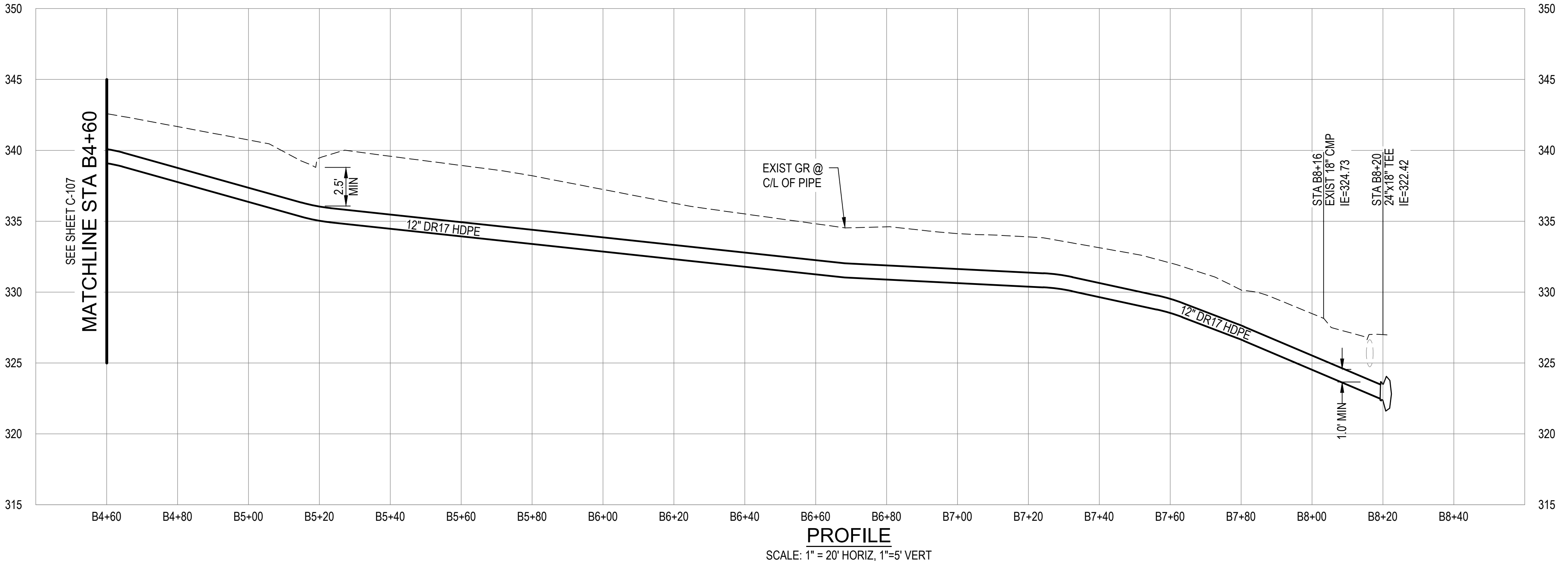
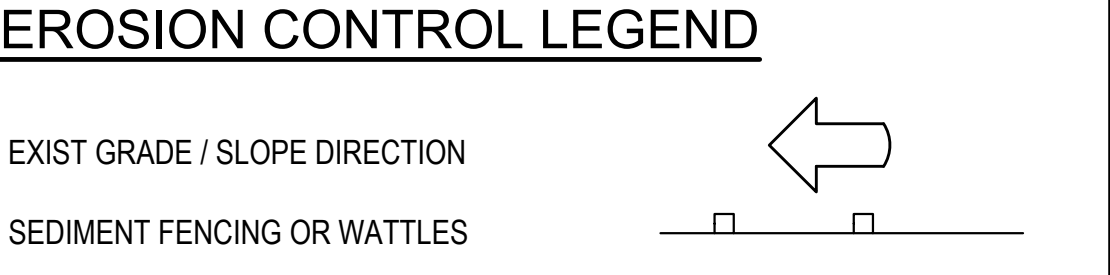
**WATERLINE PLAN & PROFILE -
STA B1+00 TO STA B4+60**

Designed By: JR	CONSOR Project No.: W241131OR.01
Drawn By: NEM	Issued On: APRIL 2026
Checked By: JR	Drawing No.: C-107
Approved By: AM	0 1/2 1 IF BAR DOES NOT MEASURE 1" DRAWING IS NOT TO SCALE

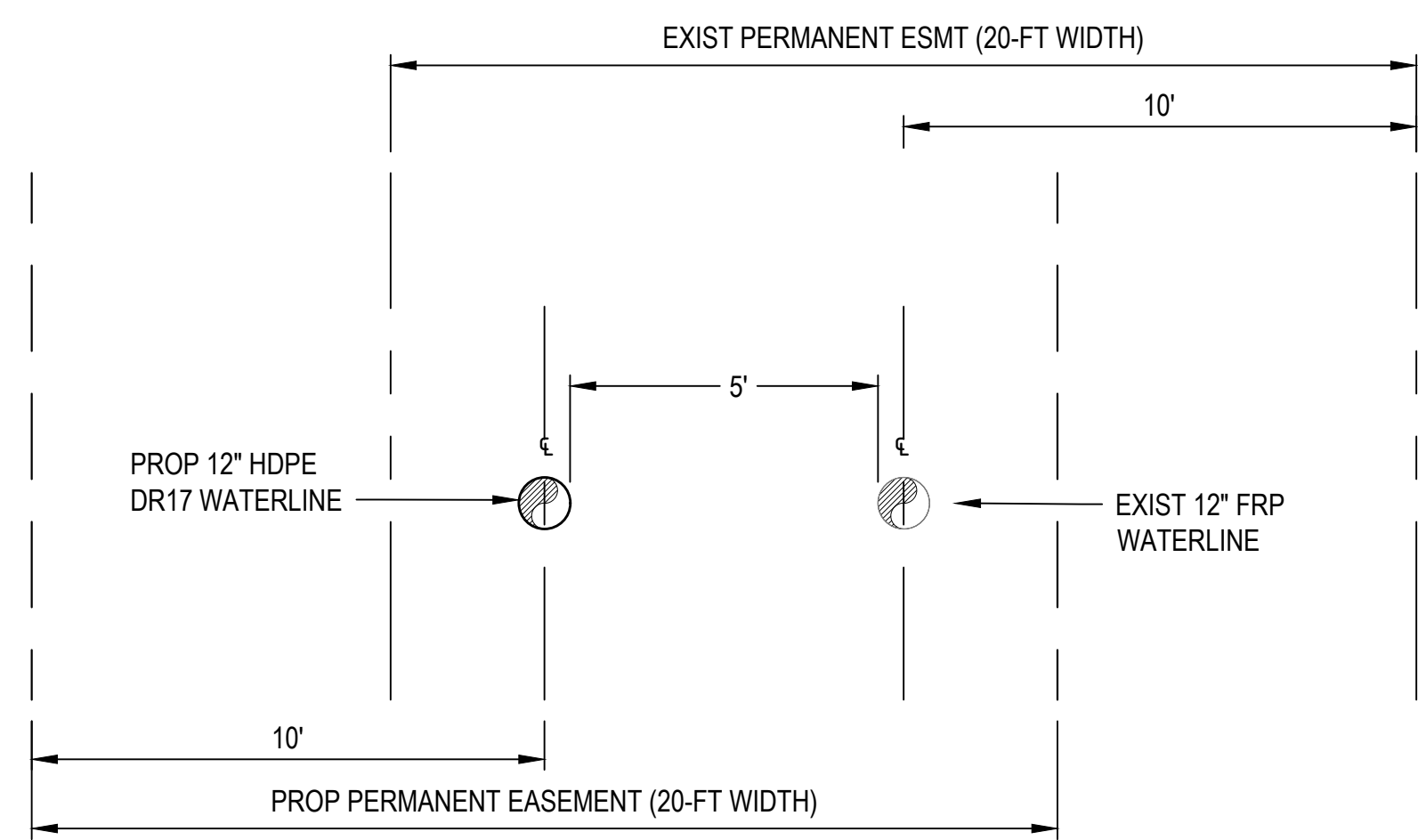


PLAN
SCALE: 1" = 20'

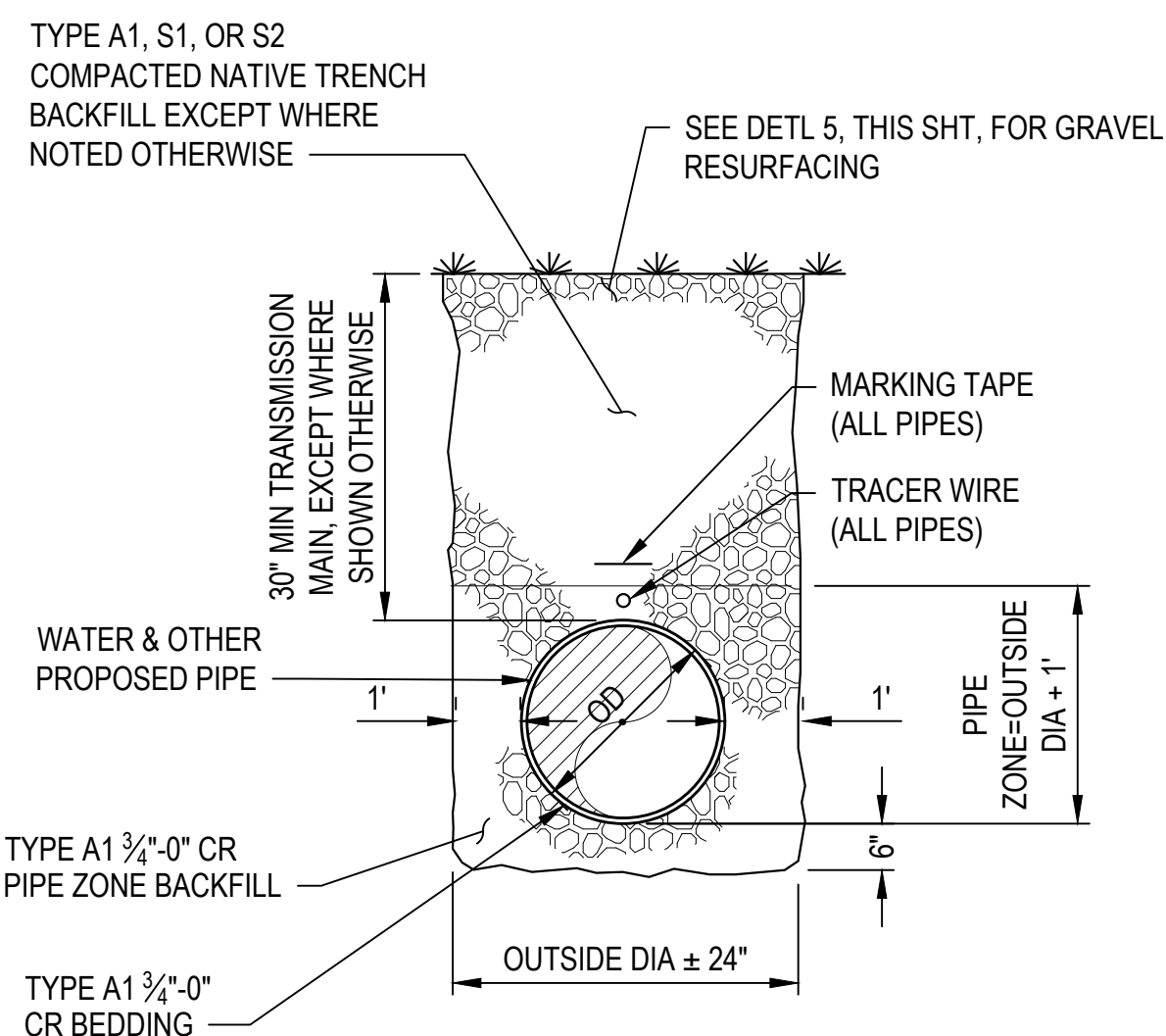
- NOTES:**
- ① CONTRACTOR SHALL POTHOLE EXIST 12" FRP RW AT 200 FT (APPROX) INTERVAL TO VERIFY LOC OF EXIST PIPES. PROP 12" DR17 HDPE RW SHALL BE INSTALLED AT LOC IN ACCORDANCE W/ DET 1, SHT C-500 BASED ON VERIFIED LOC OF EXIST 12" FRP RW.
 - ② REMOVE EXIST MH AND APPURTENANCES.
 - ③ REMOVE CONC CYLINDERS, TYP OF 3.
 - ④ REMOVE EXIST CONC VAULT AND APPURTENANCES.



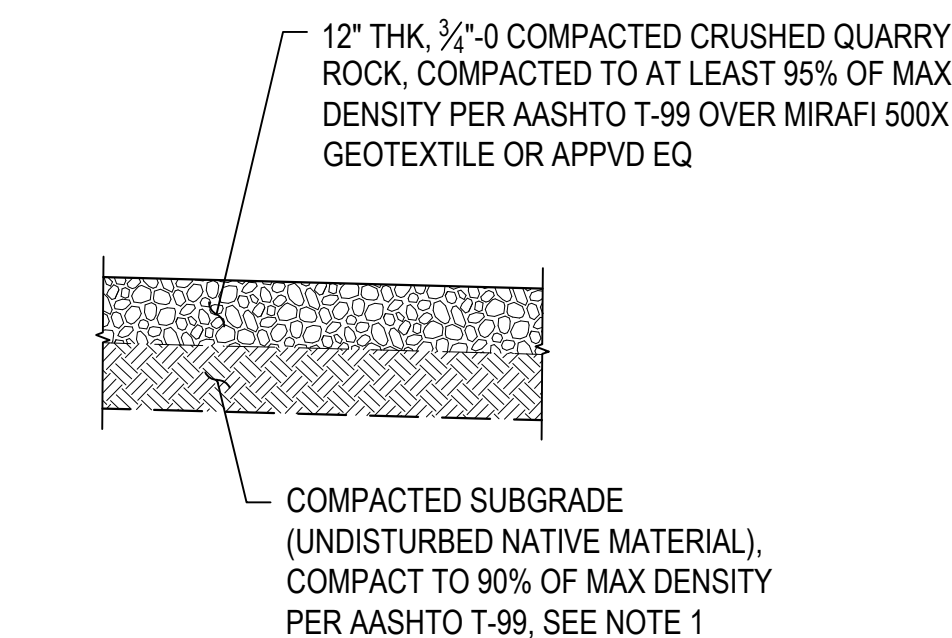
	Consultant:	BID SET			Project Title:	Drawing Title:	Designed By: JR Drawn By: NEM Checked By: JR Approved By: AM	CONSOR Project No.: W241131OR.01 Issued On: APRIL 2026 Drawing No.: C-108 0 1/2 1 IF BAR DOES NOT MEASURE 1" DRAWING IS NOT TO SCALE
	CITY OF WARRENTON RAW WATERLINE REPLACEMENT RP-3&4		CIVIL WATERLINE PLAN & PROFILE - STA B4+60 TO STA B8+21					



1 12" WATERLINE PLACEMENT
SCALE: NTS



2 PIPE TRENCH DETAIL
SCALE: NTS

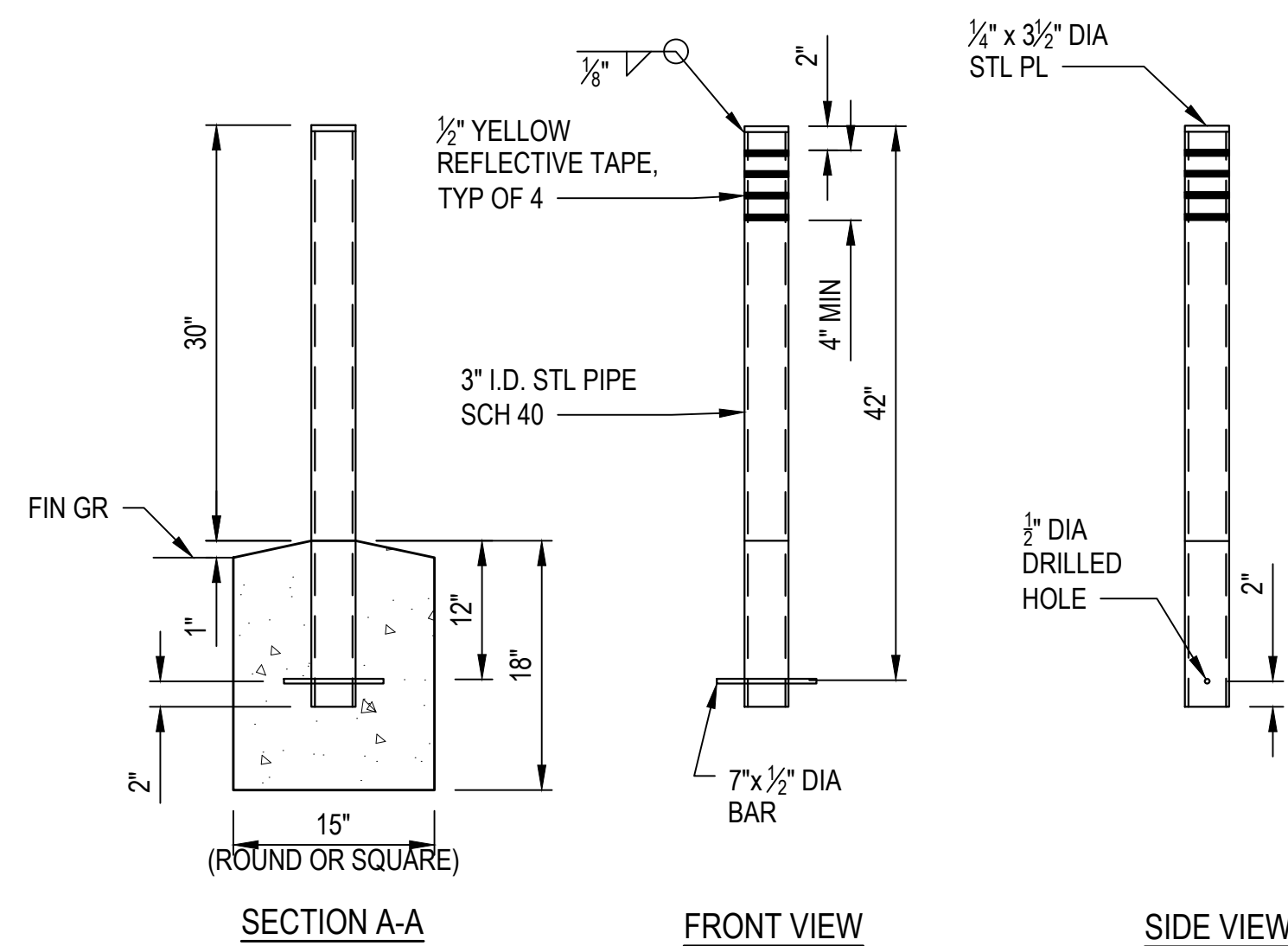


3 GRAVEL SURFACING SECTION
SCALE: NTS

NOTES:

1. FURNISH AND INSTALL TYPE A1 3/4\"/>

2. FINISH TRENCH SURFACE TO MATCH ORIGINAL CONTOURS. REPLACE EXISTING LANDSCAPE WITH GRASS SEED PER SPECIFICATIONS.

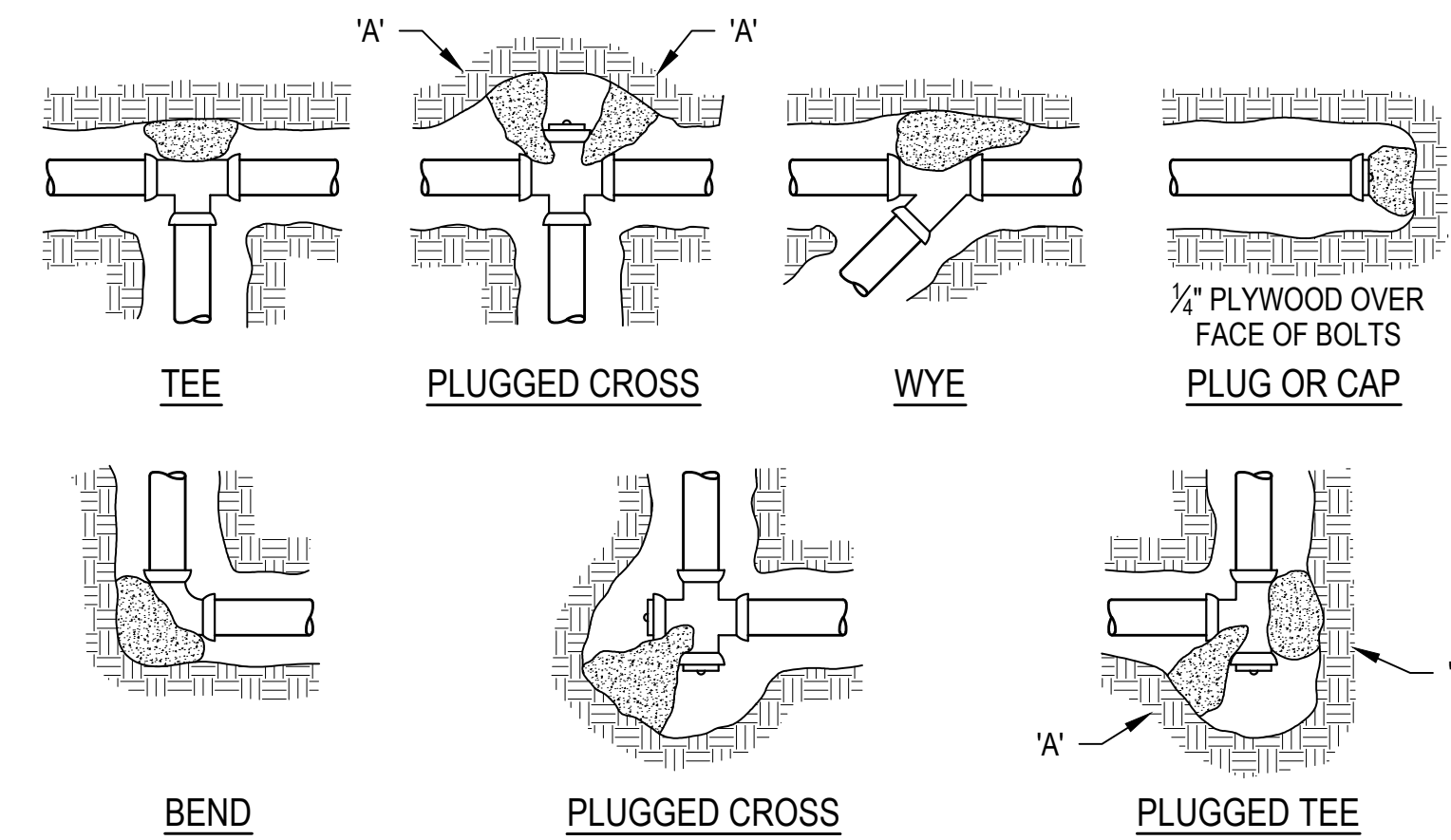


4 NON-REMOVABLE BOLLARD
SCALE: NTS

BOLLARD NOTES:

1. CONCRETE FOOTINGS SHALL HAVE 15\"/>

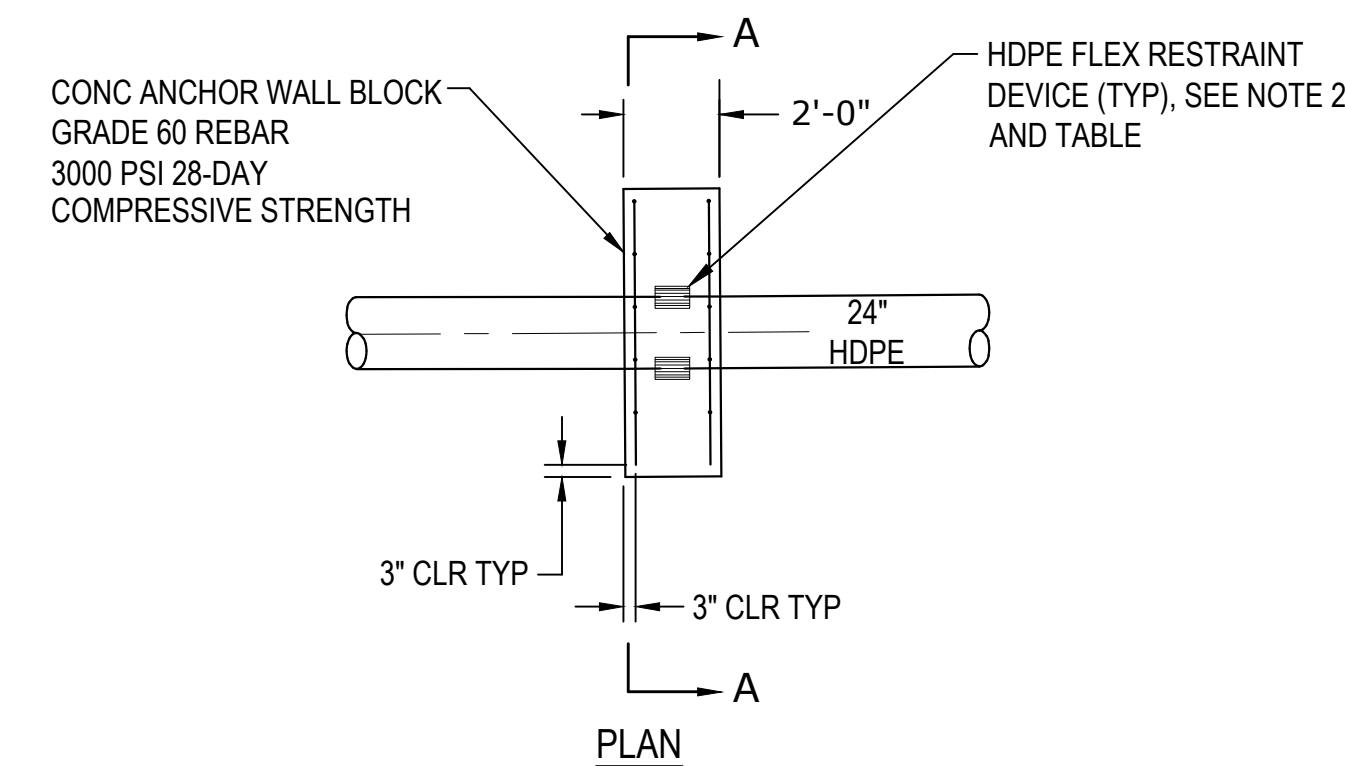
2. THREE (3) BOLLARDS SHALL BE PLACED AT EACH PROPOSED FIRE HYDRANT AND AIR RELEASE VALVE LOCATION. SPECIFIC BOLLARD ARRANGEMENTS SHALL BE AS DIRECTED IN THE FIELD BY ENGINEER.



FITTING SIZE	BEARING AREA, 'A', OF THRUST BLOCKS IN SQUARE FEET*						
	TEE, WYE, PLUG OR CAP	90° BEND, PLUGGED CROSS	TEE PLUGGED ON RUN		45° BEND	22° BEND	11° BEND
	A	A	A ₁	A ₂	A	A	A
4	1.4	1.9	2.7	1.9	1.0	-	-
6	2.8	4.0	5.6	4.0	2.1	1.1	-
8	4.8	6.8	9.6	6.8	3.7	1.9	0.9
10	7.3	10.3	14.5	10.3	5.6	2.8	1.4
12	10.3	14.5	20.4	14.5	7.9	4.0	2.0
14	13.8	19.5	27.5	19.5	10.6	5.4	2.7
16	17.8	25.2	35.5	25.2	13.6	7.0	3.5
18	22.4	31.7	44.7	31.7	17.1	8.7	4.4
20	27.5	38.9	54.8	38.9	21.0	10.7	5.4
24	39.2	55.5	78.3	55.5	30.0	15.3	7.7

*ABOVE BEARING AREAS BASED ON TEST OF 150 PSI AND AN ALLOWABLE SOIL BEARING STRESS OF 2000 POUNDS PER SQUARE FOOT. TO COMPUTE BEARING AREAS FOR DIFFERENT TEST PRESSURES AND SOIL BEARING STRESSES, USE THE FOLLOWING EQUATION: BEARING AREA=(TEST PRESSURE/150) X (2000/SOIL BEARING STRESS) X (TABLE VALUE).

5 STANDARD THRUST BLOCK DETAILS
SCALE: NTS



NOTES:

1. CONCRETE ANCHOR WALL BLOCKING SHALL BE POURED AGAINST UNDISTURBED EARTH ON SIDES & BOTTOM OR 95% COMPACTED GRANULAR BACKFILL.

2. HDPE FLEX RESTRAINT DEVICES TO BE ATTACHED BY THE METHOD OF ELECTROFUSION TO EXTERIOR SIDES OF HDPE PIPE, EVENLY SPACED AROUND THE PIPE, AND PER MANUFACTURER'S RECOMMENDATIONS. PROVIDE A MINIMUM OF 3\"/>

6 COLLAR ANCHOR BLOCK
SCALE: NTS

NOTES:

1. CONCRETE THRUST BLOCKING SHALL BE POURED AGAINST UNDISTURBED EARTH.

2. KEEP CONCRETE CLEAR OF JOINT AND ACCESSORIES. INSTALL ISOLATION MATERIAL BETWEEN PIPE AND/OR FITTINGS BEFORE POURING BLOCKING.

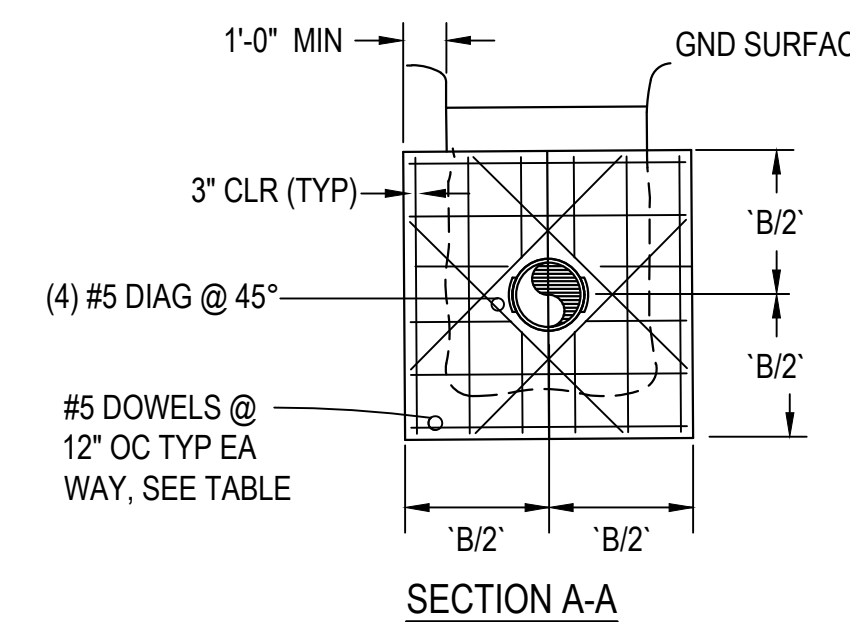
3. THE REQUIRED THRUST BEARING AREAS FOR SPECIAL CONNECTIONS ARE SHOWN ENCIRCLED ON THE PLANS, e.g. 15 INDICATES 15 SQUARE FEET BEARING AREA REQUIRED.

4. IF NOT SHOWN ON PLANS, REQUIRED BEARING AREAS AT FITTING SHALL BE AS INDICATED IN TABLE, ADJUSTED IF NECESSARY, TO CONFORM TO THE TEST PRESSURE(S) AND ALLOWABLE SOIL BEARING STRESS(ES) STATED IN THE SPECIFICATIONS.

5. BEARING AREAS AND SPECIAL BLOCKING DETAILS SHOWN ON PLANS TAKE PRECEDENCE OVER BEARING AREAS AND BLOCKING DETAILS SHOWN ON THIS DETAIL.

6. CONCRETE SHALL BE 3000 PSI MINIMUM 28 DAY COMPRESSIVE STRENGTH.

7. BEARING AREAS WHERE EXISTING PIPE WILL BE ABANDONED IN PLACE, AS SHOWN ON PLAN, SHALL INCLUDE 1/2\"/>



PIPE SIZE (IN)	COLLAR THRUST BLOCKS DIM B (FT)	NO. OF #5 DOWELS, NO. OF HORIZ= NO. OF VERT	NO. OF FLEX RESTRAINT DEVICES
24	8	18	7

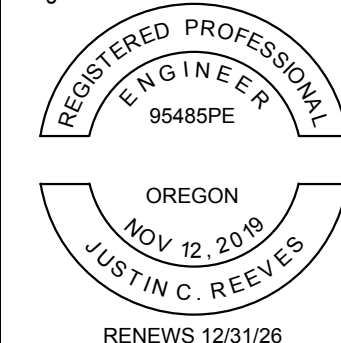
*BASED ON 125 PSI TEST PRESSURE



Consultant:

BID SET

Engineer's Seal:



Client / Owner:



Project Title:

**CITY OF WARRENTON
RAW WATERLINE
REPLACEMENT RP-3&4**

Drawing Title:

**CIVIL
WATER SYSTEM DETAILS**

Designed By:

JR

Drawn By:

NEM

Checked By:

JR

Approved By:

AM

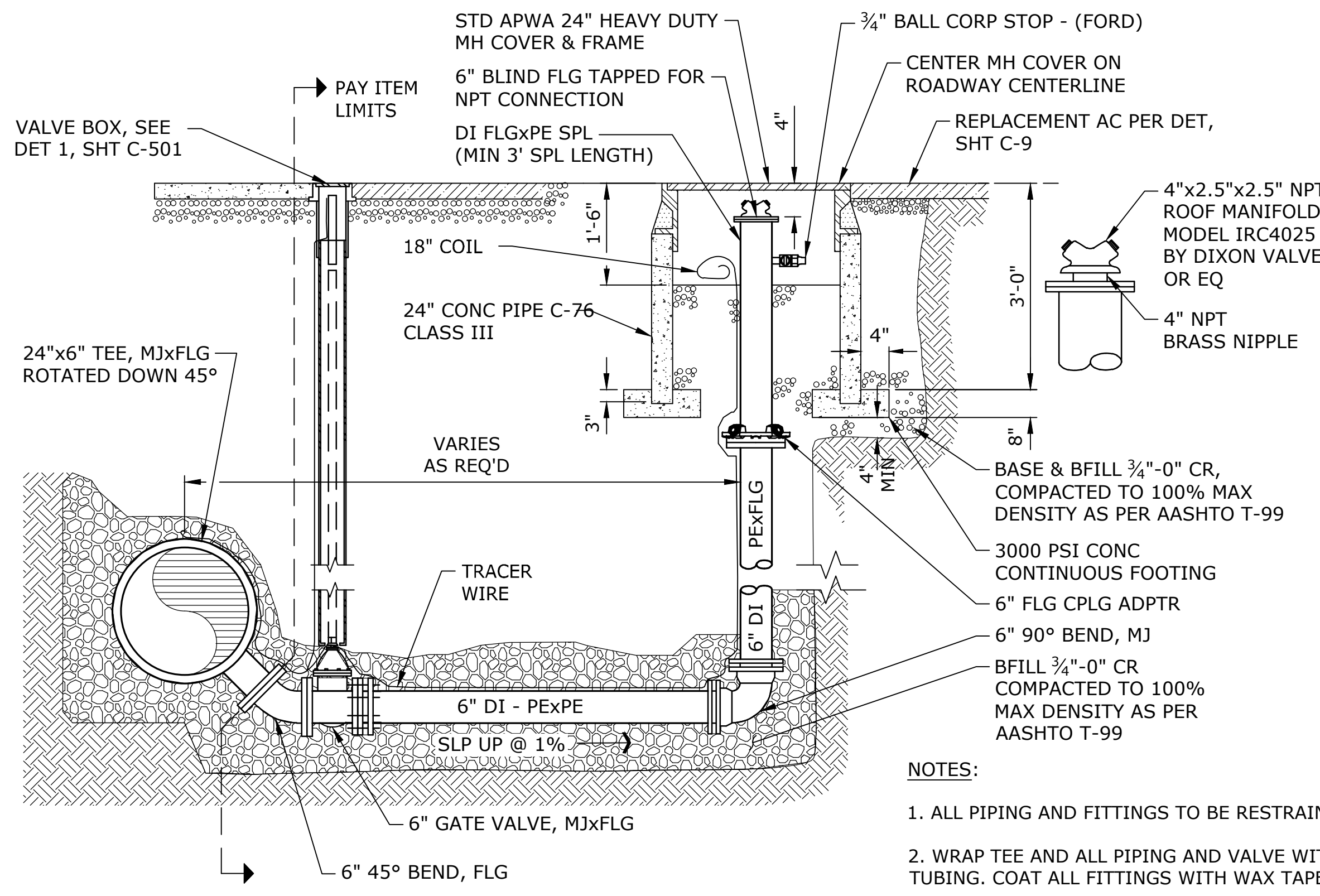
CONSOR Project No.: W241131OR.01

Issued On: APRIL 2026

Drawing No.:

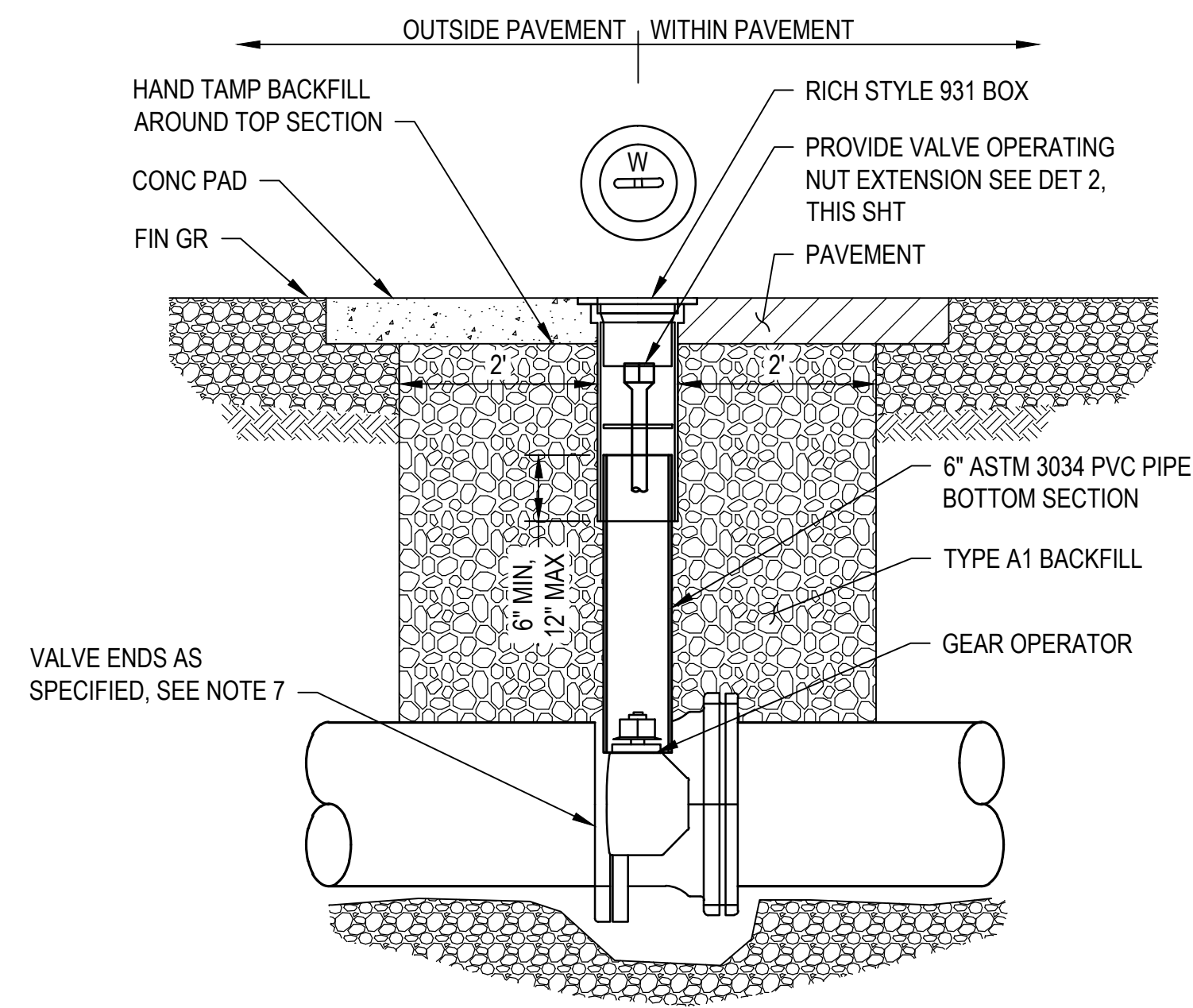
C-500

0 1/2 1 IF BAR DOES NOT MEASURE 1\"/>

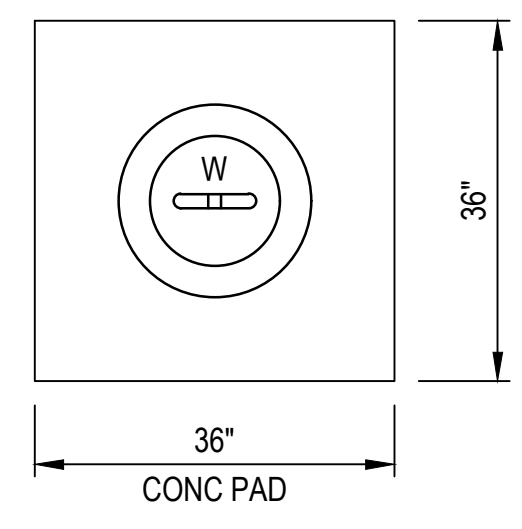


1 6" BLOW-OFF DETAIL
SCALE: NTS

- NOTES:**
1. ALL PIPING AND FITTINGS TO BE RESTRAINED JOINT.
 2. WRAP TEE AND ALL PIPING AND VALVE WITH POLYETHYLENE TUBING. COAT ALL FITTINGS WITH WAX TAPE PER SPECS.
 3. BOND ALL PIPE AND JOINTS TO MAIN.
 4. EXTEND TRACER WIRE INTO VALVE BOX AND MANHOLE.

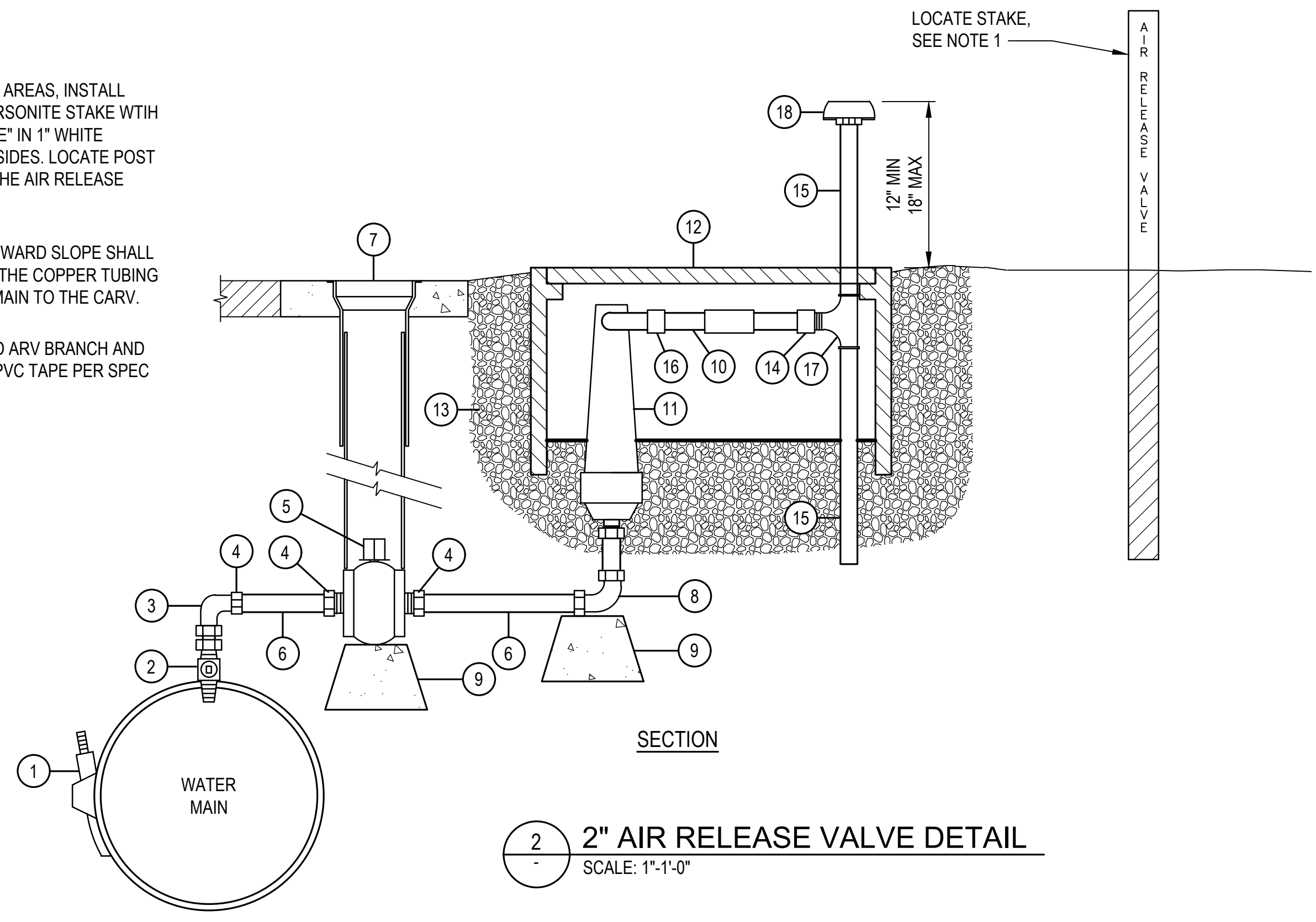


3 VALVE BOX DETAIL
SCALE: NTS



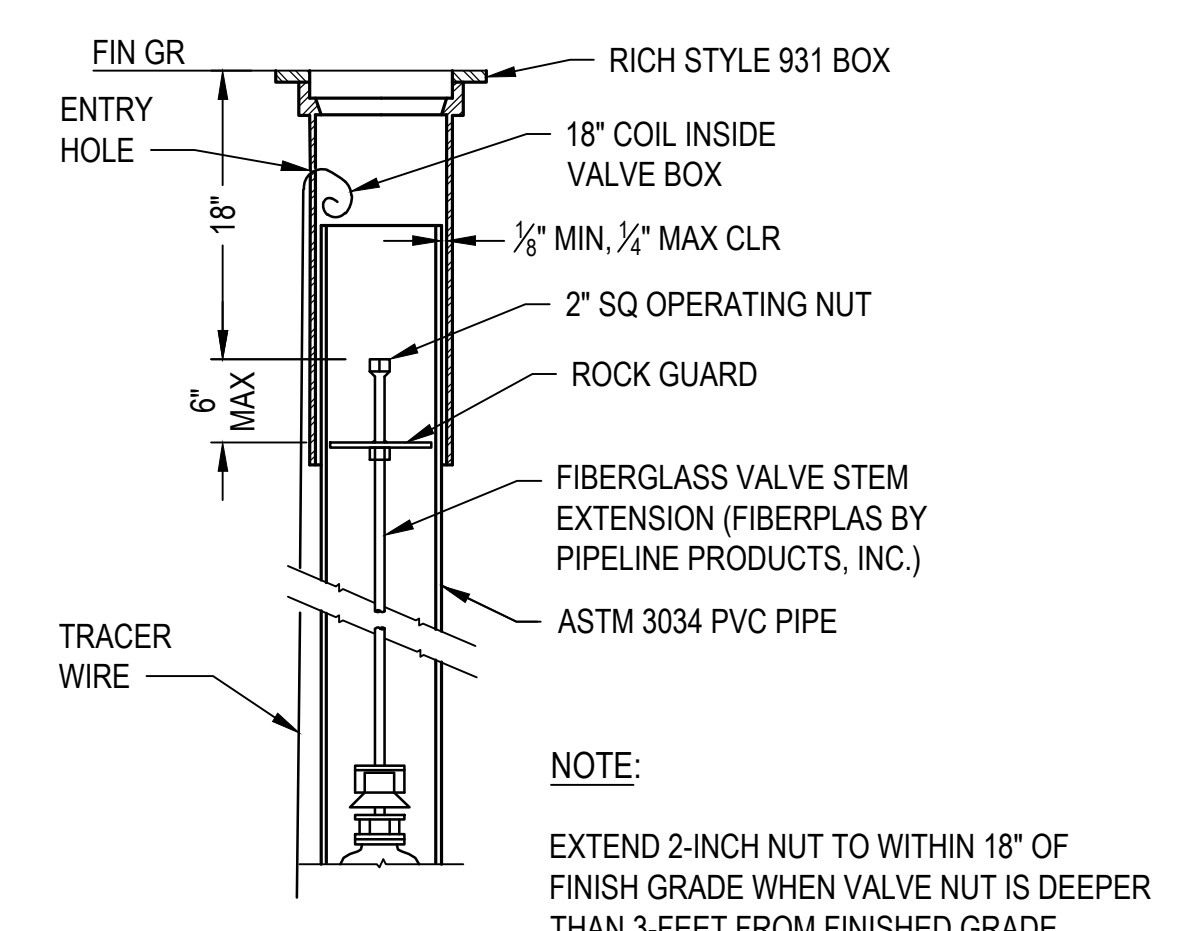
- NOTES:**
1. VALVE BOX NOT TO REST ON OPERATING ASSEMBLY.
 2. OPERATING NUT EXTENSION REQUIRED WHEN VALVE NUT IS DEEPER THAN 3- FEET FROM FINISHED GRADE. SEE DETAIL 2, THIS SHEET.
 3. CENTER VALVE BOX ON AXIS OF OPERATING NUT.
 4. PROVIDE 24-INCH SQUARE BY 6-INCH THICK CONCRETE PAD AROUND VALVE BOX OUTSIDE OF PAVED AREAS AS SHOWN IN CONCRETE PAD DETAIL.
 5. ORIENT GEAR OPERATOR TO CENTERLINE SIDE IN ROADWAYS.
 6. USE TYPE A1 TRENCH BACKFILL A MINIMUM OF 2- FEET EACH SIDE OF VALVE.
 7. COAT VALVE ENDS WITH WAX TAPE PER SPECS. WRAP VALVE AND PIPING WITH POLYETHYLENE TUBING.

- NOTES:**
1. IN UNDEVELOPED AREAS, INSTALL BLUE-COLORED CARSONITE STAKE WITH "AIR RELEASE VALVE" IN 1" WHITE LETTERS ON BOTH SIDES. LOCATE POST WITHIN 3- FEET OF THE AIR RELEASE METER BOX.
 2. A MINIMUM 1% UPWARD SLOPE SHALL BE MAINTAINED ON THE COPPER TUBING FROM THE WATER MAIN TO THE CARV.
 3. WRAP ALL BURIED ARV BRANCH AND VENT PIPING WITH PVC TAPE PER SPEC SECTION 26 42 01.



2 2" AIR RELEASE VALVE DETAIL
SCALE: 1"-1'-0"

- MATERIAL LIST**
- 1 TAPPING SADDLE, ROMAC 305-H, CUSTOM 25.8"x2" FIPT OUTLET, OR APPVD EQ
 - 2 2" CORP STOP MIPTxCTS
 - 3 2" CTSxCTS 90° COUPLING
 - 4 2" CTSxMIPT COUPLING
 - 5 2" GATE VALVE W/ 2" OPERATING NUT FIPTxFIPT
 - 6 2" TYPE K RIGID COPPER PIPE, SEE NOTE 2 AND 3
 - 7 VALVE BOX, SEE DET 1, SHT C-501
 - 8 2" BRASS CTSxCTS 90° ELBOW
 - 9 8"x8"x8" CONC PIER BLOCK
 - 10 2" CTSxFIPT COUPLER
 - 11 2" CARV, ARI MODEL D26-P16-T2 (LOW PRESSURE), OR APPVD EQ
 - 12 WATER METER BOX, 13"x24"x12" W/ SOLID COVER. ARMORCAST OR APPVD EQ, FIELD NOTCH COVER FOR VENT PIPE
 - 13 DRAIN ROCK
 - 14 1-1/2" GALV SCH 40 MIPTxSLIP (GLUE)
 - 15 1-1/2" GALV SCH 40 PIPE
 - 16 1-1/2" GALV COMPRESSION COUPLER
 - 17 1-1/2" GALV TEE
 - 18 1-1/2" SCREENED TANK VENT



4 OPERATING NUT EXTENSION DETAIL
SCALE: NTS

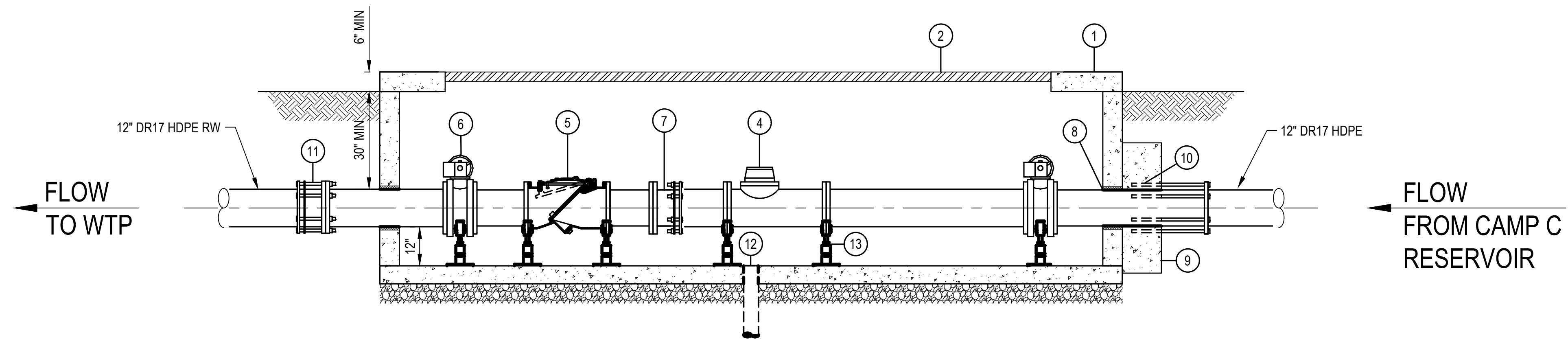
<p>This document, ideas, and designs incorporated herein, are an instrument of professional service, and is not to be used, in whole or in part, for any other project without the written authorization of CONSOR.</p>	Consultant:	<h1>BID SET</h1>			Project Title:	<p>CITY OF WARRENTON RAW WATERLINE REPLACEMENT RP-3&4</p>	Drawing Title:	<p>CIVIL WATER SYSTEM DETAILS</p>	Designed By: JR	CONSOR Project No.: W241131OR.01 Issued On: APRIL 2026
							Drawn By: NEM		Drawing No.: C-501	
							Checked By: JR			
							Approved By: AM			

A

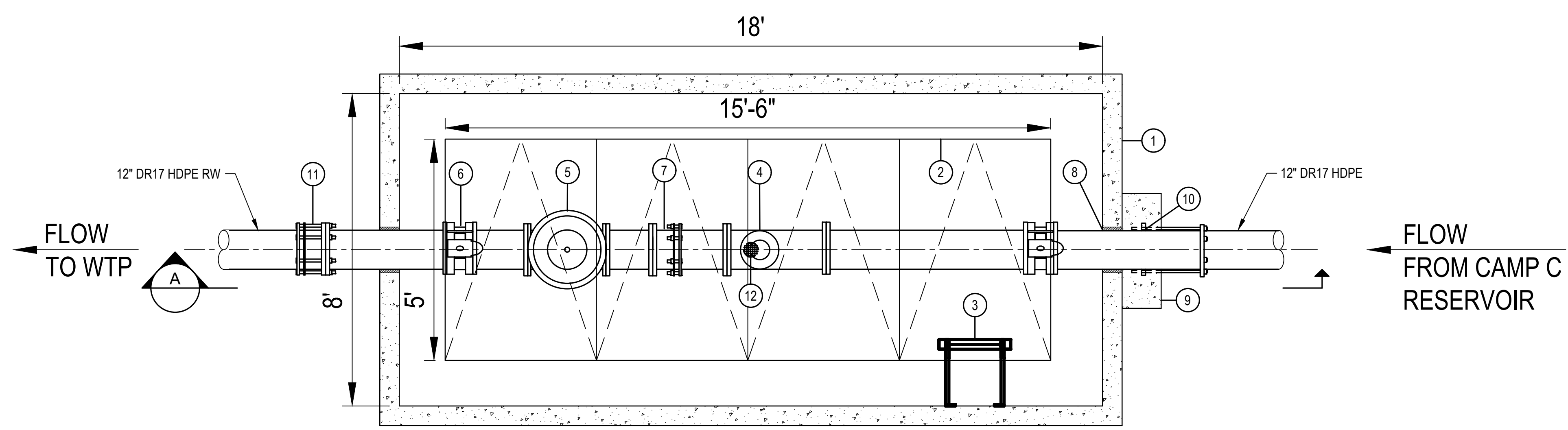
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C

D



A VALVE AND METER VAULT SECTION
SCALE: NTS



1 VALVE AND METER VAULT PLAN
SCALE: NTS

KEY NOTES

- ① 18'x8' PRECAST CONC VAULT (OLDCASTLE 818-LA-10 OR EQ)
- ② AL ACCESS HATCHES W/ SAFETY GRATES
- ③ AL ACCESS LADDER W/ EXT
- ④ 12" PROPELLER-TYPE FLOW METER (MCCROMETER MODEL MLE W/ INDICATOR-TOTALIZER)
- ⑤ 12" CHK VALVE (VAL-MATIC SWING-FLEX VMC-502A OR EQ)
- ⑥ 12" BFV (MUELLER LINESEAL III OR EQ), TYP OF 2
- ⑦ 12" DISMANTLING JOINT W/ SST TIE RODS (ROMAC DJ400 OR EQ)
- ⑧ WATER-TIGHT LINK-SEAL AT ALL PIPE PENETRATIONS IN VAULT WALL, TYP OF 2
- ⑨ 40"x40"x12" THK CONC TB
- ⑩ 12" RESTR FLANGE ADAPTER (EBAA IRON 2100 MEGAFLANGE OR EQ) W/ SST THREAD RODS EMBEDDED IN CONC. TRANSITION FROM 12" DR17 HDPE TO 12" CL52 DI.
- ⑪ 12" RESTR FLANGE ADAPTER (EBAA IRON 2100 MEGAFLANGE OR EQ) W/ SST THREAD RODS. TRANSITION FROM 12" CL52 DI TO 12" DR17 HDPE.
- ⑫ 4" SST FLOOR DRAIN INLET W/ 4" SCH40 PVC DRAIN TO DISCHARGE
- ⑬ FLANGED ADJUSTABLE PIPE SUPPORT, SST, TYP (STANDON MODEL S89). PROVIDE NUMBER AND SIZE PER MFR'S RECOMMENDATIONS.

- NOTES:**
- 1. ALL RW MAIN PIPING SHALL BE 12" CL52 DI EXCEPT AS NOTED.

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Consultant:

BID SET

Engineer's Seal:

Client / Owner:

Project Title:

**CITY OF WARRENTON
RAW WATERLINE
REPLACEMENT RP-3&4**

Drawing Title:

CIVIL

WATER SYSTEM DETAILS

Designed By:	JR	CONSOR Project No.:	W241131OR.01
Drawn By:	NEM	Issued On:	APRIL 2026
Checked By:	JR	Drawing No.:	C-503
Approved By:	AM	1" IF BAR DOES NOT MEASURE 1" DRAWING IS NOT TO SCALE	

EROSION AND SEDIMENT CONTROL PLAN

SHEET INDEX EROSION AND SEDIMENT CONTROL PLANS

C-1000 ESC COVER SHEET & NOTES
C-1100 ESC PLAN - STAGING & STORAGE AREAS
C-101 TO C-108 ESC PLAN - WATERLINE
C-1500 ESC DETAILS

RAIN GAUGE:
ASTORIA REGIONAL AIRPORT (KAST), NOAA RAIN GAUGE
LAT: 46.15694°N, LON: 123.8825°W, ELEV: 10FT
HYPERLINK: [HTTPS://W1.WEATHER.GOV/DATA/OBHISTORY/KAST.HTML](https://w1.weather.gov/data/obhistory/kast.html)

POLLUTANT-GENERATING ACTIVITIES:
1. PIPELINE TRENCHING

PROJECT LOCATIONS:
WARRENTON RESERVOIR
86647 LEWIS & CLARK RD, SEASIDE, OR 97138

PROPERTY DESCRIPTIONS:
TAX PARCELS 610000001500
609000000600
CLATSOP COUNTY, OREGON

NARRATIVE DESCRIPTIONS:
EXISTING SITE CONDITIONS
GRASSY, CLEARED AREA ALONG PRIVATE GRAVEL ROADWAY. EXISTING 24-IN AND 12-IN FIBERGLASS (FRP) WATERLINE IS BURIED PARALLEL TO EXISTING ROADWAY.

DEVELOPED CONDITIONS AND DESCRIPTION
DEVELOPED CONDITIONS WILL BE THE SAME AS EXISTING SITE CONDITIONS. NEW 24-IN AND 12-IN HDPE WATERLINE WILL BE INSTALLED PARALLEL TO EXISTING WATERLINE. EXISTING WATERLINE WILL BE ABANDONED IN PLACE.

NATURE OF CONSTRUCTION ACTIVITY AND ESTIMATED TIME TABLE
* PIPELINE UTILITY INSTALLATION (SUMMER/ EARLY FALL 2026)
* FINAL STABILIZATION (FALL 2026)

TOTAL DISTURBED AREA:
PIPELINE UTILITY: 0.28 ACRES (12,028 SQ.FT.)

EXISTING REPLACED IMPERVIOUS SURFACE AREA:
N/A

PROPOSED IMPERVIOUS SURFACE AREA:
N/A

SOIL CLASSIFICATION:
GRINDBROOK SILT LOAM, 0 TO 7 PERCENT SLOPES (MAP UNIT 20B)
HEBO SILTY CLAY LOAM, 0 TO 3 PERCENT SLOPES (MAP UNIT 23A)
TEMPLETON-ECOLA SILT LOAMS, 30 TO 60 PERCENT SLOPES (MAP UNIT 61E)

RECEIVING WATER BODIES:
NOTHING DIRECT, EVENTUALLY AN UNNAMED TRIBUTARY TO THE LEWIS & CLARK RIVER, 0.30 MILES SOUTHEAST OF THE PROJECT SITE.

ATTENTION EXCAVATORS:
OREGON LAW REQUIRES YOU TO FOLLOW RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. YOU MAY OBTAIN COPIES OF THESE RULES FROM THE CENTER BY CALLING 503-232-1987. IF YOU HAVE ANY QUESTIONS ABOUT THE RULES, YOU MAY CONTACT THE CENTER. YOU MUST NOTIFY THE CENTER AT LEAST TWO BUSINESS DAYS, BEFORE COMMENCING AN EXCAVATION. CALL 503-246-6699.

- * HOLD A PRE-CONSTRUCTION MEETING OF PROJECT CONSTRUCTION PERSONNEL THAT INCLUDES THE INSPECTOR TO DISCUSS EROSION AND SEDIMENT CONTROL MEASURES AND CONSTRUCTION LIMITS. (SCHEDULE A.8.C.1.(3))
- * ALL INSPECTIONS MUST BE MADE IN ACCORDANCE WITH DEQ 1200-C PERMIT REQUIREMENTS.
- * INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200-C PERMIT REQUIREMENTS.
- * RETAIN A COPY OF THE ESCP AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON REQUEST TO DEQ, AGENT, OR THE LOCAL MUNICIPALITY. DURING INACTIVE PERIODS OF GREATER THAN SEVEN (7) CONSECUTIVE CALENDAR DAYS, RETAIN THE ESCP AT THE CONSTRUCTION SITE OR AT ANOTHER LOCATION. (SCHEDULE B.2.A)

ASSOCIATED PERMITS
CLATSOP COUNTY, GRADING PERMIT NO. <<PENDING>>
CLATSOP COUNTY, DEVELOPMENT PERMIT NO. <<PENDING>>

STANDARD EROSION AND SEDIMENT CONTROL PLAN DRAWING NOTES:

- ONCE KNOWN, INCLUDE A LIST OF ALL CONTRACTORS THAT WILL ENGAGE IN CONSTRUCTION ACTIVITIES ON SITE, AND THE AREAS OF THE SITE WHERE THE CONTRACTOR(S) WILL ENGAGE IN CONSTRUCTION ACTIVITIES. REVISE THE LIST AS APPROPRIATE UNTIL PERMIT COVERAGE IS TERMINATED (SECTION 4.4.C.I). IN ADDITION, INCLUDE A LIST OF ALL PERSONNEL (BY NAME AND POSITION) THAT ARE RESPONSIBLE FOR THE DESIGN, INSTALLATION AND MAINTENANCE OF STORMWATER CONTROL MEASURES (E.G. ESCP DEVELOPER, BMP INSTALLER (SEE SECTION 4.10), AS WELL AS THEIR INDIVIDUAL RESPONSIBILITIES. (SECTION 4.4.C.II)
- VISUAL MONITORING INSPECTION REPORTS MUST BE MADE IN ACCORDANCE WITH DEQ 1200-C PERMIT REQUIREMENTS. (SECTION 6.5)
- INSPECTION LOGS MUST BE KEPT IN ACCORDANCE WITH DEQ'S 1200-C PERMIT REQUIREMENTS. (SECTION 6.5.C)
- RETAIN A COPY OF THE ESCP AND ALL REVISIONS ON SITE AND MAKE IT AVAILABLE ON REQUEST TO DEQ, AGENT, OR THE LOCAL MUNICIPALITY. (SECTION 4.7)
- THE PERMIT REGISTRANT MUST IMPLEMENT THE ESCP. FAILURE TO IMPLEMENT ANY OF THE CONTROL MEASURES OR PRACTICES DESCRIBED IN THE ESCP IS A VIOLATION OF THE PERMIT. (SECTIONS 4 AND 4.11)
- THE ESCP MUST BE ACCURATE AND REFLECT SITE CONDITIONS. (SECTION 4.8)
- SUBMISSION OF ALL ESCP REVISIONS IS NOT REQUIRED. SUBMITTAL OF THE ESCP REVISIONS IS ONLY UNDER SPECIFIC CONDITIONS. SUBMIT ALL NECESSARY REVISION TO DEQ OR AGENT WITHIN 10 DAYS. (SECTION 4.9)
- SEQUENCE CLEARING AND GRADING TO THE MAXIMUM EXTENT PRACTICAL TO PREVENT EXPOSED INACTIVE AREAS FROM BECOMING A SOURCE OF EROSION. (SECTION 2.2.2)
- CREATE SMOOTH SURFACES BETWEEN SOIL SURFACE AND EROSION AND SEDIMENT CONTROLS TO PREVENT STORMWATER FROM BYPASSING CONTROLS AND PONDING. (SECTION 2.2.3)
- IDENTIFY, MARK, AND PROTECT (BY CONSTRUCTION FENCING OR OTHER MEANS) CRITICAL RIPARIAN AREAS AND VEGETATION INCLUDING IMPORTANT TREES AND ASSOCIATED ROOTING ZONES, AND VEGETATION AREAS TO BE PRESERVED. IDENTIFY VEGETATIVE BUFFER ZONES BETWEEN THE SITE AND SENSITIVE AREAS (E.G., WETLANDS), AND OTHER AREAS TO BE PRESERVED, ESPECIALLY IN PERIMETER AREAS. (SECTION 2.2.1)
- PRESERVE EXISTING VEGETATION WHEN PRACTICAL AND RE-VEGETATE OPEN AREAS. RE-VEGETATE OPEN AREAS WHEN PRACTICABLE BEFORE AND AFTER GRADING OR CONSTRUCTION. IDENTIFY THE TYPE OF VEGETATIVE SEED MIX USED. (SECTION 2.2.5)
- MAINTAIN AND DELINEATE ANY EXISTING NATURAL BUFFER WITHIN THE 50-FEET OF WATERS OF THE STATE. (SECTION 2.2.4)
- INSTALL PERIMETER SEDIMENT CONTROL, INCLUDING STORM DRAIN INLET PROTECTION AS WELL AS ALL SEDIMENT BASINS, TRAPS, AND BARRIERS PRIOR TO LAND DISTURBANCE. (SECTIONS 2.1.3)
- CONTROL BOTH PEAK FLOW RATES AND TOTAL STORMWATER VOLUME, TO MINIMIZE EROSION AT OUTLETS AND DOWNSTREAM CHANNELS AND STREAM BANKS. (SECTIONS 2.1.1 AND 2.2.16)
- CONTROL SEDIMENT AS NEEDED ALONG THE SITE PERIMETER AND AT ALL OPERATIONAL INTERNAL STORM DRAIN INLETS AT ALL TIMES DURING CONSTRUCTION, BOTH INTERNALLY AND AT THE SITE BOUNDARY. (SECTIONS 2.2.6 AND 2.2.13)
- ESTABLISH CONCRETE TRUCK AND OTHER CONCRETE EQUIPMENT WASHOUT AREAS BEFORE BEGINNING CONCRETE WORK. (SECTION 2.2.14)
- APPLY TEMPORARY AND/OR PERMANENT SOIL STABILIZATION MEASURES IMMEDIATELY ON ALL DISTURBED AREAS AS GRADING PROGRESSES. TEMPORARY OR PERMANENT STABILIZATION MEASURES ARE NOT REQUIRED FOR AREAS THAT ARE INTENDED TO BE LEFT UNVEGETATED, SUCH AS DIRT ACCESS ROADS OR UTILITY POLE PADS. (SECTIONS 2.2.20 AND 2.2.21)
- ESTABLISH MATERIAL AND WASTE STORAGE AREAS, AND OTHER NON-STORMWATER CONTROLS. (SECTION 2.3.7)
- KEEP WASTE CONTAINERS CLOSED WHEN NOT IN USE AND CLOSE LIDS AT THE END OF THE BUSINESS DAY. FOR THOSE CONTAINERS THAT ARE ACTIVELY USED THROUGHOUT THE DAY, FOR WASTE CONTAINERS THAT DO NOT HAVE LIDS, PROVIDE EITHER (1) COVER (E.G., A TARP, PLASTIC SHEETING, TEMPORARY ROOF) TO PREVENT EXPOSURE OF WASTES TO PRECIPITATION, OR (2) A SIMILARLY EFFECTIVE MEANS DESIGNED TO PREVENT THE DISCHARGE OF POLLUTANTS (E.G., SECONDARY CONTAINMENT). (SECTION 2.3.7)
- PREVENT TRACKING OF SEDIMENT ONTO PUBLIC OR PRIVATE ROADS USING BMPs SUCH AS: CONSTRUCTION ENTRANCE, GRAVELED (OR PAVED) EXITS AND PARKING AREAS, GRAVEL ALL UNPAVED ROADS LOCATED ONSITE, OR USE AN EXIT TIRE WASH. THESE BMPs MUST BE IN PLACE PRIOR TO LAND-DISTURBING ACTIVITIES. (SECTION 2.2.7)
- WHEN TRUCKING SATURATED SOILS FROM THE SITE, EITHER USE WATER-TIGHT TRUCKS OR DRAIN LOADS ON SITE. (SECTION 2.2.7.F)
- CONTROL PROHIBITED DISCHARGES FROM LEAVING THE CONSTRUCTION SITE, I.E., CONCRETE WASH-OUT, WASTEWATER FROM CLEANOUT OF STUCCO, PAINT AND CURING COMPOUNDS. (SECTIONS 1.5 AND 2.3.9)
- ENSURE THAT STEEP SLOPE AREAS WHERE CONSTRUCTION ACTIVITIES ARE NOT OCCURRING ARE NOT DISTURBED. (SECTION 2.2.10)
- PREVENT SOIL COMPACTION IN AREAS WHERE POST-CONSTRUCTION INFILTRATION FACILITIES ARE TO BE INSTALLED. (SECTION 2.2.12)
- USE BMPs TO PREVENT OR MINIMIZE STORMWATER EXPOSURE TO POLLUTANTS FROM SPILLS; VEHICLE AND EQUIPMENT FUELING, MAINTENANCE, AND STORAGE; OTHER CLEANING AND MAINTENANCE ACTIVITIES; AND WASTE HANDLING ACTIVITIES. THESE POLLUTANTS INCLUDE FUEL, HYDRAULIC FLUID, AND OTHER OILS FROM VEHICLES AND MACHINERY, AS WELL AS DEBRIS, FERTILIZER, PESTICIDES AND HERBICIDES, PAINTS, SOLVENTS, CURING COMPOUNDS AND ADHESIVES FROM CONSTRUCTION OPERATIONS. (SECTIONS 2.2.15 AND 2.3)
- PROVIDE PLANS FOR SEDIMENTATION BASINS THAT HAVE BEEN DESIGNED PER SECTION 2.2.17 AND STAMPED BY AN OREGON PROFESSIONAL ENGINEER. (SEE SECTION 2.2.17.A)
- IF ENGINEERED SOILS ARE USED ON SITE, A SEDIMENTATION BASIN/IMPONDMUST BE INSTALLED. (SEE SECTIONS 2.2.17 AND 2.2.18)
- PROVIDE A DEWATERING PLAN FOR ACCUMULATED WATER FROM PRECIPITATION AND UNCONTAMINATED GROUNDWATER SEEPAGE DUE TO SHALLOW EXCAVATION ACTIVITIES. (SEE SECTION 2.4)
- IMPLEMENT THE FOLLOWING BMPs WHEN APPLICABLE: WRITTEN SPILL PREVENTION AND RESPONSE PROCEDURES, EMPLOYEE TRAINING ON SPILL PREVENTION AND PROPER DISPOSAL PROCEDURES, SPILL KITS IN ALL VEHICLES, REGULAR MAINTENANCE SCHEDULE FOR VEHICLES AND MACHINERY, MATERIAL DELIVERY AND STORAGE CONTROLS, TRAINING AND SIGNAGE, AND COVERED STORAGE AREAS FOR WASTE AND SUPPLIES. (SECTION 2.3)
- USE WATER, SOIL-BINDING AGENT OR OTHER DUST CONTROL TECHNIQUE AS NEEDED TO AVOID WIND-BLOWN SOIL. (SECTION 2.2.9)
- THE APPLICATION RATE OF FERTILIZERS USED TO REESTABLISH VEGETATION MUST FOLLOW MANUFACTURER'S RECOMMENDATIONS TO MINIMIZE NUTRIENT RELEASES TO SURFACE WATERS. EXERCISE CAUTION WHEN USING TIME-RELEASE FERTILIZERS WITHIN ANY WATERWAY RIPARIAN ZONE. (SECTION 2.3.5)
- IF AN ACTIVE TREATMENT SYSTEM (FOR EXAMPLE, ELECTRO-COAGULATION, FLOCCULATION, FILTRATION, ETC.) FOR SEDIMENT OR OTHER POLLUTANT REMOVAL IS EMPLOYED, SUBMIT AN OPERATION AND MAINTENANCE PLAN (INCLUDING SYSTEM SCHEMATIC, LOCATION OF SYSTEM, LOCATION OF INLET, LOCATION OF DISCHARGE, DISCHARGE DISPERSION DEVICE DESIGN, AND A SAMPLING PLAN AND FREQUENCY) BEFORE OPERATING THE TREATMENT SYSTEM. OBTAIN ENVIRONMENTAL MANAGEMENT PLAN APPROVAL FROM DEQ BEFORE OPERATING THE TREATMENT SYSTEM. OPERATE AND MAINTAIN THE TREATMENT SYSTEM ACCORDING TO MANUFACTURER'S SPECIFICATIONS. (SECTION 1.2.9)
- TEMPORARILY STABILIZE SOILS AT THE END OF THE SHIFT BEFORE HOLIDAYS AND WEEKENDS, IF NEEDED. THE REGISTRANT IS RESPONSIBLE FOR ENSURING THAT SOILS ARE STABLE DURING RAIN EVENTS AT ALL TIMES OF THE YEAR. (SECTION 2.2)
- AS NEEDED BASED ON WEATHER CONDITIONS, AT THE END OF EACH WORKDAY SOIL STOCKPILES MUST BE STABILIZED OR COVERED, OR OTHER BMPs MUST BE IMPLEMENTED TO PREVENT DISCHARGES TO SURFACE WATERS OR CONVEYANCE SYSTEMS LEADING TO SURFACE WATERS. (SECTION 2.2.8)
- SEDIMENT FENCE: REMOVE TRAPPED SEDIMENT BEFORE IT REACHES ONE THIRD OF THE ABOVE GROUND FENCE HEIGHT AND BEFORE FENCE REMOVAL. (SECTION 2.1.5.B)
- OTHER SEDIMENT BARRIERS (SUCH AS BIOBAGS): REMOVE SEDIMENT BEFORE IT REACHES TWO INCHES DEPTH ABOVE GROUND HEIGHT AND BEFORE BMP REMOVAL. (SECTION 2.1.5.C)
- CATCH BASINS: CLEAN BEFORE RETENTION CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT. SEDIMENT BASINS AND SEDIMENT TRAPS: REMOVE TRAPPED SEDIMENTS BEFORE DESIGN CAPACITY HAS BEEN REDUCED BY FIFTY PERCENT AND AT COMPLETION OF PROJECT. (SECTION 2.1.5.D)
- WITHIN 24 HOURS, SIGNIFICANT SEDIMENT THAT HAS LEFT THE CONSTRUCTION SITE, MUST BE REMEDIATED. INVESTIGATE THE CAUSE OF THE SEDIMENT RELEASE AND IMPLEMENT STEPS TO PREVENT A RECURRENCE OF THE DISCHARGE WITHIN THE SAME 24 HOURS. ANY IN-STREAM CLEAN-UP OF SEDIMENT SHALL BE PERFORMED ACCORDING TO THE OREGON DEPARTMENT OF STATE LANDS REQUIRED TIMEFRAME. (SECTION 2.2.19.A)
- THE INTENTIONAL WASHING OF SEDIMENT INTO STORM SEWERS OR DRAINAGE WAYS MUST NOT OCCUR. VACUUMING OR DRY SWEEPING AND MATERIAL PICKUP MUST BE USED TO CLEANUP RELEASED SEDIMENTS. (SECTION 2.2.19)
- DOCUMENT ANY PORTION(S) OF THE SITE WHERE LAND DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED OR WILL BE TEMPORARILY INACTIVE FOR 14 OR MORE CALENDAR DAYS. (SECTION 6.5.F.)
- PROVIDE TEMPORARY STABILIZATION FOR THAT PORTION OF THE SITE WHERE CONSTRUCTION ACTIVITIES CEASE FOR 14 DAYS OR MORE WITH A COVERING OF BLOWN STRAW AND A TACKIFIER, LOOSE STRAW, OR AN ADEQUATE COVERING OF COMPOST MULCH UNTIL WORK RESUMES ON THAT PORTION OF THE SITE. (SECTION 2.2.20)
- DO NOT REMOVE TEMPORARY SEDIMENT CONTROL PRACTICES UNTIL PERMANENT VEGETATION OR OTHER COVER OF EXPOSED AREAS IS ESTABLISHED. ONCE CONSTRUCTION IS COMPLETE AND THE SITE IS STABILIZED, ALL TEMPORARY EROSION CONTROLS AND RETAINED MOVED AND DISPOSED OF PROPERLY, UNLESS NEEDED FOR LONG TERM USE FOLLOWING TERMINATION OF PERMIT COVERAGE. (SECTION 2.2.21)

LAND USE CASE FILE #
N/A

BMP MATRIX FOR CONSTRUCTION PHASES:

REFER TO DEQ GUIDANCE MANUAL FOR A COMPREHENSIVE LIST OF AVAILABLE BMPs.

BMP	UTILITY INSTALLATION	FINAL STABILIZATION	WET WEATHER OCT 1-MAY 31 (IF REQ'D)
EROSION PREVENTION			
GROUND COVER	X	X	X
PLASTIC SHEETING	X		X
DUST CONTROL	X		X
TEMPORARY STABILIZATION	X		X
PERMANENT STABILIZATION	X	X	X
SEDIMENT CONTROL			
SEDIMENT FENCE (PERIMETER)	X	X	X
SEDIMENT FENCE (INTERIOR)	X		X
STRAW WATTLES	X	X	X
DEWATERING (GENERAL)	X		X
RUN-OFF CONTROL			
CONSTRUCTION ENTRANCE	X	X	X
POLLUTION PREVENTION			
HAZ WASTE MGMT	X	X	X
SPILL KIT ON-SITE	X	X	X
CONCRETE WASH OUT AREA	X		X

RATIONALE STATEMENT:

A COMPREHENSIVE LIST OF AVAILABLE BEST MANAGEMENT PRACTICES (BMP) OPTIONS BASED ON DEQ'S GUIDANCE MANUAL HAS BEEN REVIEWED TO COMPLETE THIS EROSION AND SEDIMENT CONTROL PLAN. SOME OF THE ABOVE LISTED BMPs WERE NOT CHOSEN BECAUSE THEY WERE DETERMINED TO NOT EFFECTIVELY MANAGE EROSION PREVENTION AND SEDIMENT CONTROL FOR THIS PROJECT BASED ON SPECIFIC SITE CONDITIONS, INCLUDING SOIL CONDITIONS TOPOGRAPHIC CONSTRAINTS, ACCESSIBILITY TO THE SITE, AND OTHER RELATED CONDITIONS, AS THE PROJECT PROGRESSES AND THERE IS A NEED TO REVISE THE ESC PLAN, AN ACTION PLAN WILL BE SUBMITTED.

INITIAL

PERMITTEE'S SITE INSPECTOR: TBD

COMPANY/AGENCY: TBD

PHONE: TBD

FAX: TBD

E-MAIL: TBD

DESCRIPTION OF EXPERIENCE: TBD

THE PERMITTEE IS REQUIRED TO MEET ALL THE CONDITIONS OF THE 1200C PERMIT. THIS ESCP AND GENERAL CONDITIONS HAVE BEEN DEVELOPED TO FACILITATE COMPLIANCE WITH THE 1200C PERMIT REQUIREMENTS. IN CASES OF DISCREPANCIES OR OMISSIONS, THE 1200C PERMIT REQUIREMENTS SUPERCEDE REQUIREMENTS OF THIS PLAN.

OWNER:

CITY OF WARRENTON,
DEPT OF PUBLIC WORKS
45 SW 2ND ST
WARRENTON, OR 97146
CONTACT: TWYLA VITETTOE
PHONE: (503) 861-0912
EMAIL:
TVITETTOE@WARRENTONOREGON.US

DESIGN ENGINEER:

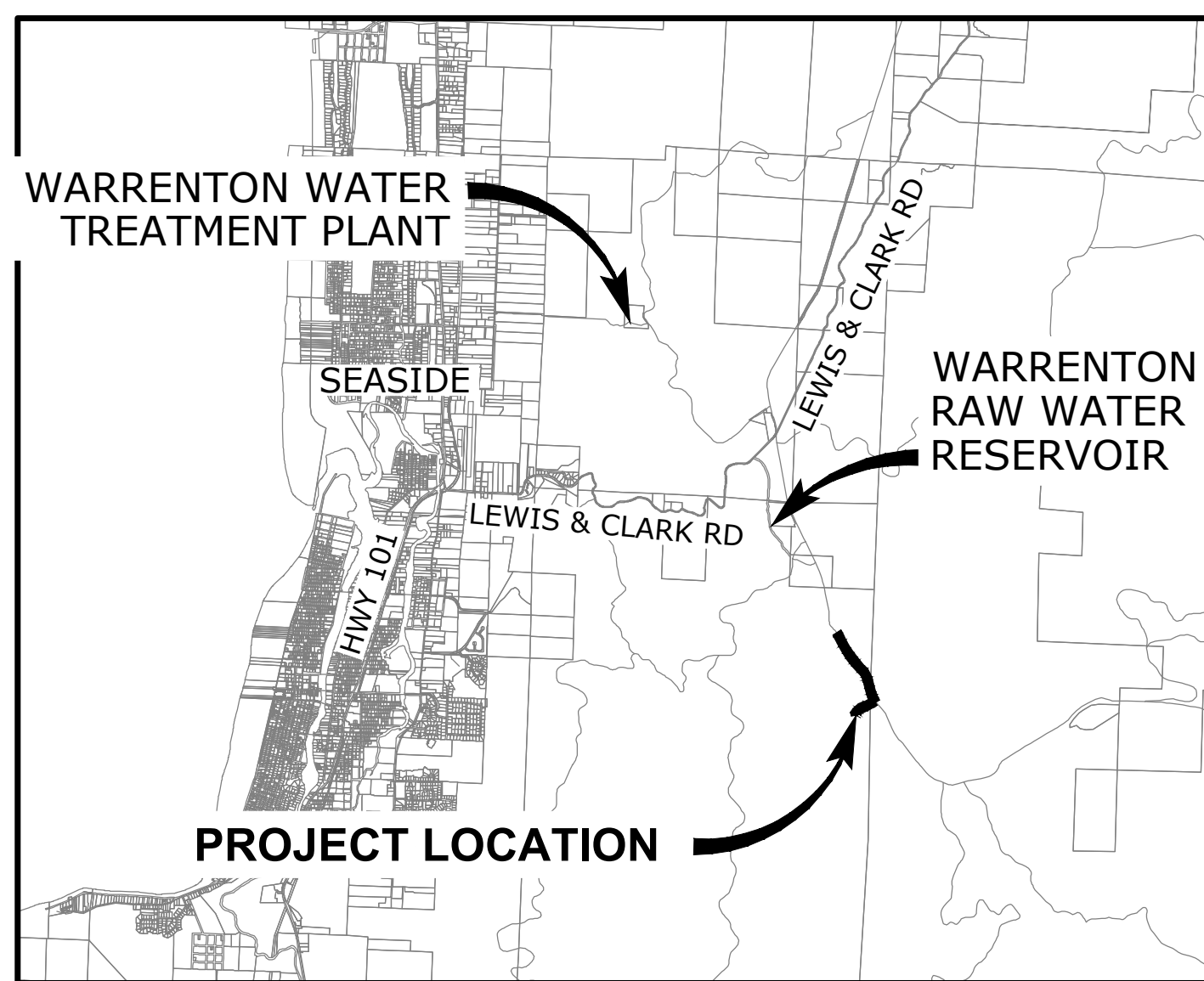
CONSOR
ONE SW COLUMBIA ST, SUITE 1700
PORTLAND, OR 97204
CONTACT: JUSTIN REEVES, P.E.
PHONE: (503) 225-9010
EMAIL:
JUSTIN.REEVES@CONSOLENG.COM

CONTRACTOR:

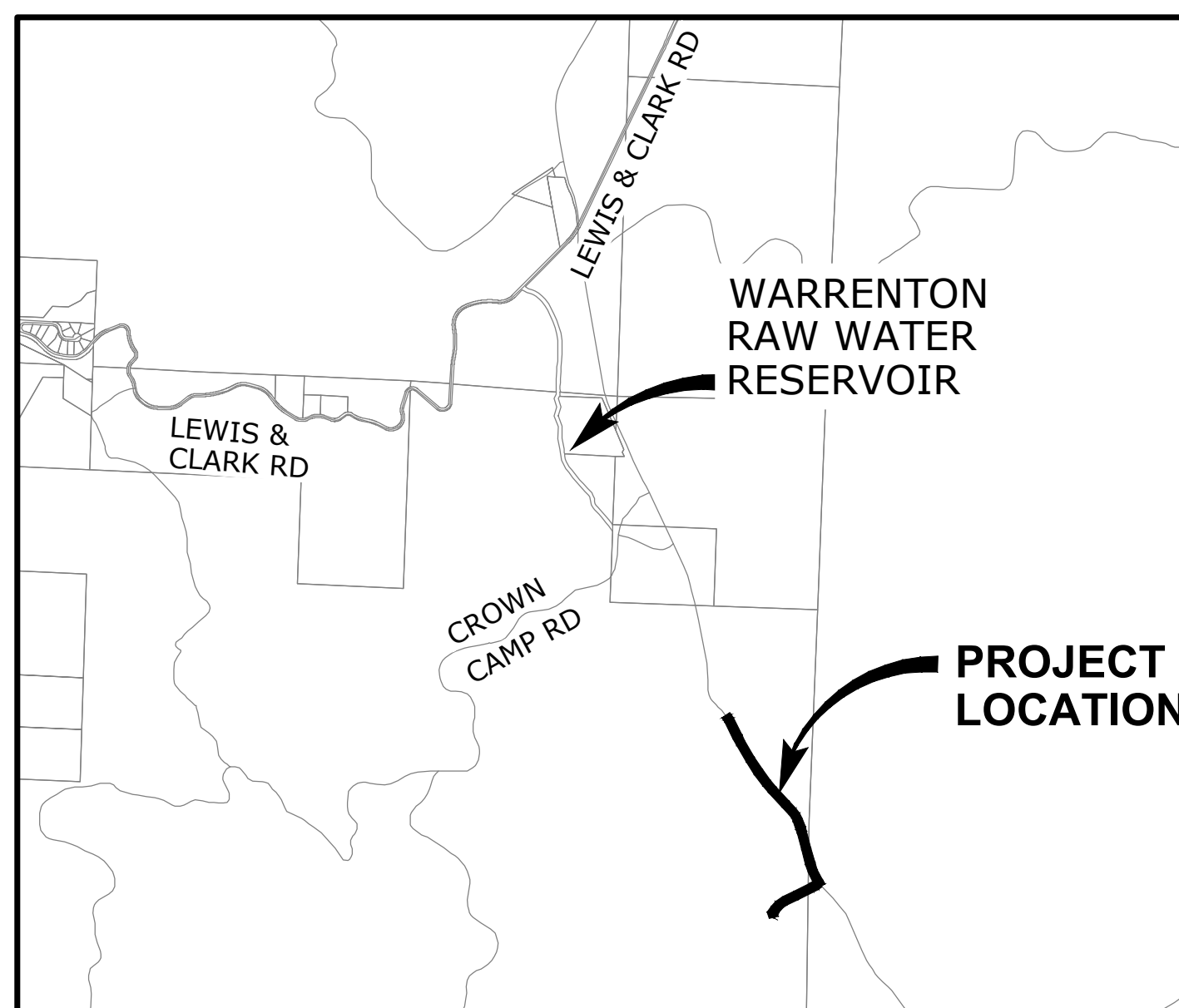
TBD

INSPECTION FREQUENCY:

SITE CONDITION	MINIMUM FREQUENCY
1. ACTIVE PERIOD	ON INITIAL DATE THAT LAND DISTURBANCE ACTIVITIES COMMENCE. WITHIN 24 HOURS OF ANY STORM EVENT, INCLUDING RUNOFF FROM SNOW MELT, THAT RESULTS IN DISCHARGE FROM SITE. AT LEAST ONCE EVERY 14 DAYS, REGARDLESS OF WHETHER STORMWATER RUNOFF IS OCCURRING.
2. INACTIVE PERIODS GREATER THAN FOURTEEN (14) DAYS	THE INSPECTOR MAY REDUCE THE FREQUENCY OF INSPECTIONS IN ANY AREA OF THE SITE WHERE THE STABILIZATION STEPS IN SECTION 2.2.20 HAVE BEEN COMPLETED TO TWICE PER MONTH FOR THE FIRST MONTH, NO LESS THAN 14 CALENDAR DAYS APART, THEN ONCE PER MONTH.
3. PERIODS DURING WHICH THE SITE IS INACCESSIBLE DUE TO INCLEMENT WEATHER	IF SAFE, ACCESSIBLE AND PRACTICAL, INSPECTIONS MUST OCCUR DAILY AT A RELEVANT DISCHARGE POINT OR DOWNSTREAM LOCATION OF THE RECEIVING WATERBODY.
4. PERIODS DURING WHICH CONSTRUCTION ACTIVITIES ARE SUSPENDED AND RUNOFF IS UNLIKELY DUE TO FROZEN CONDITIONS.	VISUAL MONITORING INSPECTIONS MAY BE TEMPORARILY SUSPENDED. IMMEDIATELY RESUME MONITORING UPON THAWING, OR WHEN WEATHER CONDITIONS MAKE DISCHARGES LIKELY.
5. PERIODS DURING WHEN CONSTRUCTION ACTIVITIES ARE CONDUCTED AND RUNOFF IS UNLIKELY DURING FROZEN CONDITIONS.	VISUAL MONITORING INSPECTIONS MAY BE REDUCED TO ONCE A MONTH. IMMEDIATELY RESUME MONITORING UPON THAWING, OR WHEN WEATHER CONDITIONS MAKE DISCHARGES LIKELY.



VICINITY MAP
SCALE: 1" = 5000'



LOCATION MAP
SCALE: 1" = 2000'



APPLICABILITY OF DEQ 1200-C PERMIT LANGUAGE:

THIS PROJECT IS SUBJECT TO THE TERMS AND CONDITIONS SET FORTH IN THE DRAINAGE, EROSION AND SEDIMENT CONTROL PERMIT ISSUED BY CLATSOP COUNTY. GIVEN THE LAND DISTURBANCE IS LESS THAN 1 ACRE, A DEQ 1200-C PERMIT IS NOT REQUIRED FOR THIS PROJECT.

THE EROSION AND SEDIMENT CONTROL PLAN DRAWINGS NOTES ON THIS SHEET REFERENCE DEQ 1200-C PERMIT LANGUAGE. THESE NOTES ARE PROVIDED AS GUIDANCE AND BEST MANAGEMENT PRACTICES FOR COMPLYING WITH CLATSOP COUNTY PERMIT. NOT ALL DEQ 1200-C LANGUAGE IS APPLICABLE FOR THIS PROJECT.

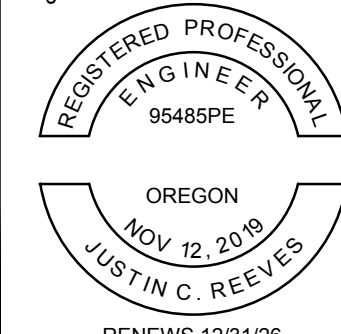
Consultant:



This document, ideas, and designs incorporated herein, are an instrument of professional service, and is not to be used, in whole or in part, for any other project without the written authorization of CONSOR.

BID SET

Engineer's Seal:



Client / Owner:



Project Title:

CITY OF WARRENTON
RAW WATERLINE
REPLACEMENT RP-3&4

Drawing Title:

CIVIL
EROSION CONTROL COVER &
NOTES

Designed By:

JR

Drawn By:

NEM

Checked By:

JR

Approved By:

AM

CONSOR Project No.: W241131OR.01

Issued On: APRIL 2026

Drawing No.:

C-1000

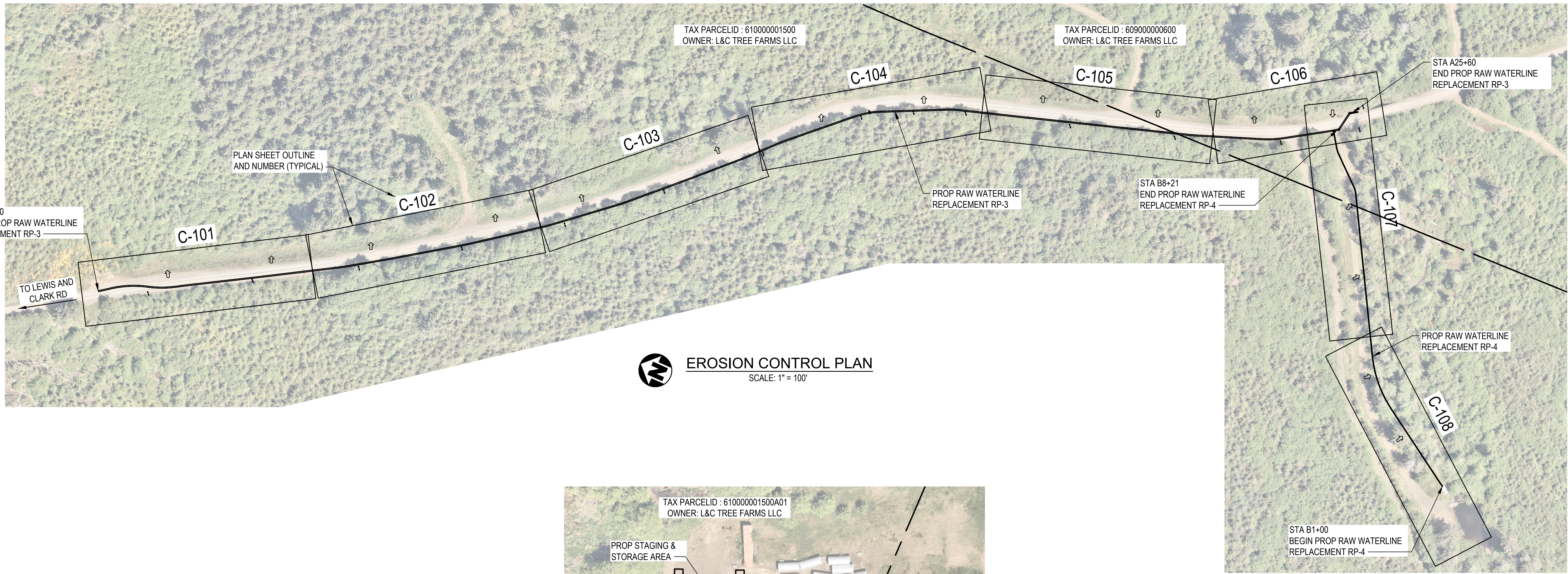
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A

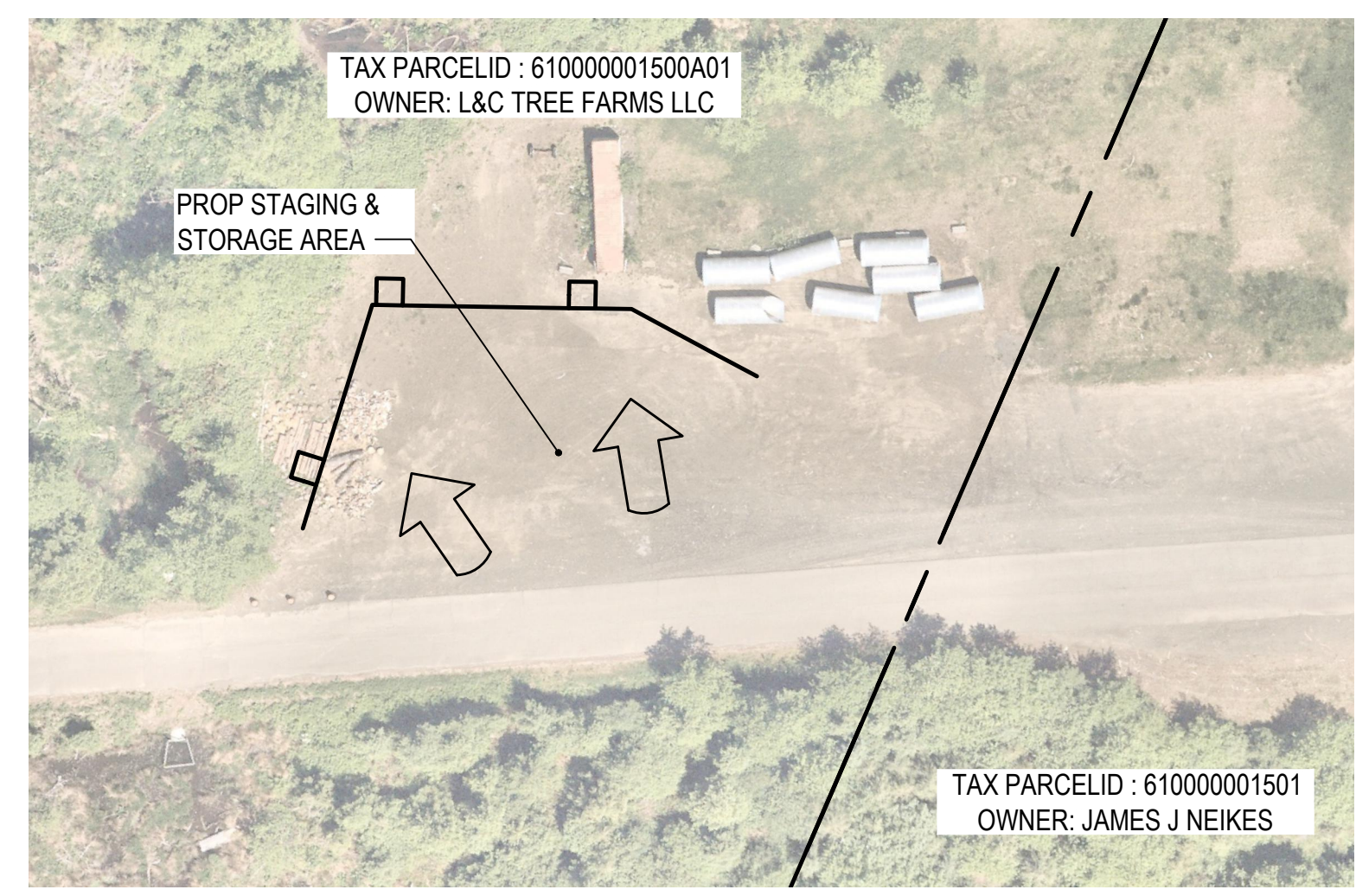
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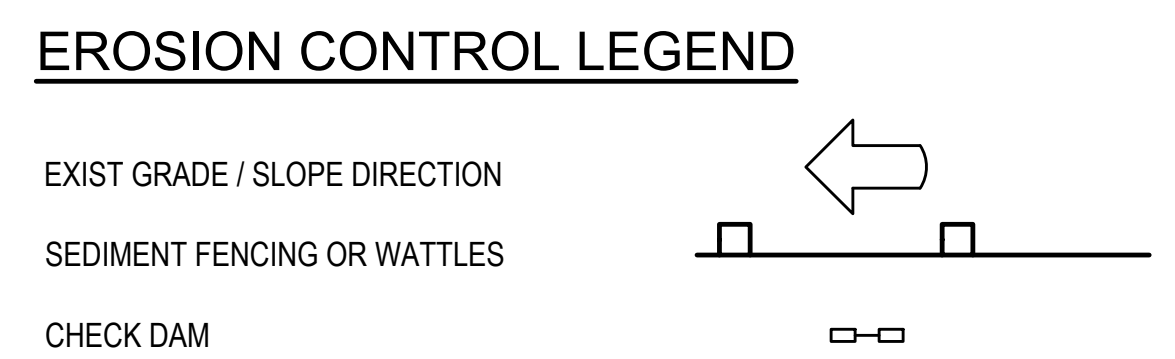
D



EROSION CONTROL PLAN
SCALE: 1" = 100'



STAGING & STORAGE AREA PLAN
SCALE: 1" = 50'



This document, ideas, and designs incorporated herein, are an instrument of professional service, and is not to be used, in whole or in part, for any other project without the written authorization of CONSOR.

Consultant:

BID SET

Engineer's Seal:

Client / Owner:

Project Title:

**CITY OF WARRENTON
RAW WATERLINE
REPLACEMENT RP-3&4**

Drawing Title:

**CIVIL
EROSION CONTROL PLAN,
STAGING & STORAGE AREAS**

Designed By: JR	CONSOR Project No.: W241131OR.01
Drawn By: NEM	Issued On: APRIL 2026
Checked By: JR	Drawing No.: C-1100
Approved By: AM	0 1/2 1 IF BAR DOES NOT MEASURE 1" DRAWING IS NOT TO SCALE

CONSTRUCTION ENTRANCE - TYPE 1
NOT TO SCALE

CONSTRUCTION ENTRANCE - TYPE 2
NOT TO SCALE

CONSTRUCTION ENTRANCE - TYPE 3 (TYPE 1 OR 2 WITH EXISTING CURB)
NOT TO SCALE

WOODEN CURB RAMP SECTION D-D
NOT TO SCALE

SECTION C-C
NOT TO SCALE

SECTION A-A
NOT TO SCALE

SECTION B-B
NOT TO SCALE

NOTES:
1. The Type 1 entrance is a simple entrance without a diversion ridge or setting basin.
2. The wooden ramp may be used on either Type 1 or Type 2 entrances in situations where there is curb and the curb is not removed for the construction entrance.

CONSTRUCTION ENTRANCE TABLE MINIMUM LENGTH	
Length (FT)	Area Of Exposed Soil (Acres)
20	0.25
50	0.25 < A < 1.0
100	A > 1.0

OREGON STANDARD DRAWINGS
CONSTRUCTION ENTRANCES
2024
RD1000

Effective Date: June 1, 2026 - November 30, 2026

BIOFILTER BAG / SAND BAG BARRIER - TYPE 2 AND 4
NOT TO SCALE

FIBER ROLL BARRIER - TYPE 3
NOT TO SCALE

NOTES:
1. For Type 2 barrier, drive stakes flush with top of bag and into undisturbed ground a min. of 12". Drive stakes if bags are placed on paved surface.
2. For Type 2 and Type 4 barriers, space bags (1) so that the elevation of point "A" is less than or equal to the elevation of point "B".

BARRIER SPACING INSTALL PARALLEL ALONG CONTOURS AS FOLLOWS		
% SLOPE	% SLOPE	MAXIMUM SPACING ON SLOPE
10% Flatter	1:10 or Flatter	300'
10 > % ≥ 7.5	10 > X ≥ 7.5	150'
7.5 > % ≥ 5	7.5 > X ≥ 5	100'
5 > % ≥ 3	5 > X ≥ 3	50'
Steeper than 30%	Steeper than 1:3	25'

OREGON STANDARD DRAWINGS
SEDIMENT BARRIER TYPE 2, 3 AND 4
2024
RD1030

Effective Date: June 1, 2026 - November 30, 2026

SEDIMENT FENCE AND GEOTEXTILE BURY DETAIL - TYPE 1
NOT TO SCALE

ALTERNATE SEDIMENT FENCE WITHOUT TRENCHING - TYPE 2
NOT TO SCALE

GENERAL NOTES:
1. Use 2"x2" wood fence posts.
2. Posts to be installed on downhill side of sediment fence geotextile. Position posts to prevent separation from geotextile.
3. Compact filter fabric trench backfill and soil on uphill side of fence.
4. Locate fence no closer than three feet to the toe of a slope.
5. Wing spacing shall comply with "Fence Spacing for General Application Table".

FENCE SPACING FOR GENERAL APPLICATION TABLE	
GRADE	MAXIMUM SPACING ON GRADE
Grade < 10%	300'
10% ≤ Grade < 15%	150'
15% ≤ Grade < 20%	100'
20% ≤ Grade < 30%	50'
30% ≤ Grade	25'

POST SPACING TABLE	
6"	Sediment Fence with Geotextile elongation less than 50%
4"	Sediment Fence with Geotextile elongation 50% or more

OREGON STANDARD DRAWINGS
SEDIMENT FENCE
2024
RD1040

Effective Date: June 1, 2026 - November 30, 2026

CONCRETE TRUCK WASH OUT FACILITY
NOT TO SCALE

STAPLE DETAIL
NOT TO SCALE

NOTES:
1. Use 2"x2" wood fence posts.
2. Posts to be installed on downhill side of sediment fence geotextile. Position posts to prevent separation from geotextile.
3. Compact filter fabric trench backfill and soil on uphill side of fence.
4. Locate fence no closer than three feet to the toe of a slope.
5. Wing spacing shall comply with "Fence Spacing for General Application Table".

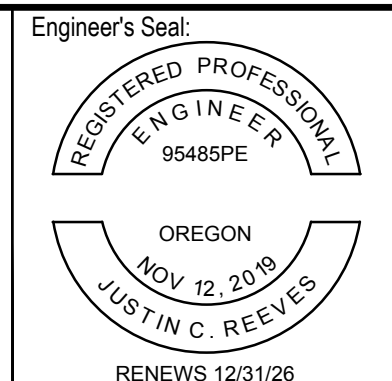
OREGON STANDARD DRAWINGS
CONCRETE TRUCK WASH OUT
2024
RD1070

Effective Date: June 1, 2026 - November 30, 2026



Consultant:

BID SET



Project Title:
**CITY OF WARRENTON
RAW WATERLINE
REPLACEMENT RP-3&4**

Drawing Title:
**CIVIL
EROSION CONTROL DETAILS**

Designed By: JR
Drawn By: NEM
Checked By: JR
Approved By: AM

CONSOR Project No.: W241131OR.01
Issued On: APRIL 2026
Drawing No.: C-1500

0 1/2 1 IF BAR DOES NOT MEASURE 1" DRAWING IS NOT TO SCALE



City Commission Agenda Memo

Meeting Date: April 14th, 2026
From: Kevin Gorman, Public Works Director
Subject: Authorization to issue RFQ- Alder Creek Drainage Assessment

Summary:

Staff is requesting authorization to issue a Request for Qualifications (RFQ) for an Alder Creek Drainage Assessment.

Alder Creek is a primary drainage corridor for the downtown area. Recent work, including the 2024 Interior Drainage Analysis, highlighted areas where the system has drainage constraints and does not always perform well during storm events.

The current approved Storm Capital Improvement Project combines ditch maintenance and Alder Creek monitoring. Based on more recent information from the Interior Drainage Analysis, staff is proposing to shift from the broader monitoring approach identified in the Stormwater Master Plan to a more focused assessment of Alder Creek. This allows the City to better utilize existing budget by targeting a key drainage corridor where system constraints have been identified.

The goal of this effort is to better understand how the system is functioning today, identify issues such as sediment buildup or limited conveyance, and develop planning-level recommendations to improve drainage and guide future capital projects.

Recommendation/Suggested Motion:

"I move to authorize staff to issue a Request for Qualifications for the Alder Creek Drainage Assessment."

Alternative:

Other action as deemed appropriate by the City Commission

OR

None recommended

Fiscal Impact:

This project is included in the adopted budget within the Storm Sewer Fund (028-430) under the Capital project for O&M and Alder Creek monitoring. No additional fiscal impact is anticipated.

Attachments:

(All supporting documentation, i.e., maps, exhibits, etc., must be attached to this memorandum.)

- Request for Qualifications- Alder Creek Drainage Assessment

Approved by City Manager: _____



Alder Creek Drainage Assessment

Request for Qualifications

April 2026

Kevin Gorman, Public Works Director

Request for Qualifications
Alder Creek Drainage Assessment

REQUEST FOR
QUALIFICATIONS
Alder Creek Drainage Assessment

Tentative Schedule:

Date of Issue:	April 17th, 2026
Proposal Due Date:	May 7th, 2026
Tentative City Commission Approval:	May 26th, 2026

Request for Qualifications
Alder Creek Drainage Assessment

Table of Contents:

- 1: Introduction
- 2: Project Description and Schedule
- 3: Scope of Services
- 4: Proposal Format
- 5: Selection Criteria
- 6: Submittal Requirements
- 7: General RFQ Information
- 8: Appendix

Request for Qualifications Alder Creek Drainage Assessment

1: Introduction:

The City of Warrenton is seeking qualified consultants to conduct a focused assessment of the Alder Creek drainage corridor to better understand drainage conditions and system performance and identify potential improvements to reduce impacts to surrounding properties and infrastructure.

This project builds upon previous drainage planning efforts, including the City's Stormwater Master Plan and the Interior Drainage Analysis, which identified the need for additional evaluation of Alder Creek (CIP-5).

Consultant selection will follow qualifications-based selection procedures in accordance with Oregon law for architectural and engineering related services.

2: Project Description and Schedule:

The City desires to understand better drainage conditions and system performance associated with Alder Creek and evaluate potential improvements that may reduce flood impacts in surrounding areas. The selected consultant will review existing information, conduct field investigation of the Alder Creek corridor, evaluate hydraulic constraints such as sediment accumulation and channel capacity, and identify potential improvement alternatives.

This project is intended to be planning level in nature and will rely primarily on existing available data and field observations.

Project kickoff is anticipated in June 2026.

3: Scope of Services

The successful applicant will be a highly skilled and experienced professional with related experience in the following areas, as discussed below. Latitude is provided to the Consultant for the development of the specific task that may be included in a Scope of Work; however, at a minimum, the Consultant should include all general leadership and management functions required of a Consultant including but not limited to: monitoring schedules; overseeing the quality of all aspects of the project; communication with the project team; coordinating all issues, documentation, minutes, action items, and approvals to move the project through all the various phases; providing direct interface with end-users and other stakeholders as required; briefing officials, Council/Boards/Commissions, and being more particularly described as follows:

Request for Qualifications
Alder Creek Drainage Assessment

A. Existing Data and System Review

Review available information related to the Alder Creek drainage area including the Interior Drainage Analysis, Stormwater Master Plan, available GIS mapping, and other relevant drainage studies.

Summarize existing conditions and identify known flooding concerns or drainage constraints associated with Alder Creek.

B. Alder Creek Corridor Evaluation

Conduct a field review and evaluation of the Alder Creek drainage corridor including:

- Channel condition and sediment accumulation
- Drainage conveyance and potential restrictions
- Areas where flooding has been reported
- Observed alterations along the creek corridor such as berms or soil placement

C. Conceptual Improvement Alternatives

Develop planning-level recommendations to improve drainage function and reduce localized inundation associated with Alder Creek.

Alternatives may include channel maintenance, sediment removal, drainage improvements, or other feasible measures.

Provide planning-level cost estimates and recommended next steps for potential future capital improvement projects.

4: Proposal Format

Interested consultants shall prepare and submit Proposals in accordance with the requirements stated within this RFQ. Adherence to these requirements will ensure a fair and objective analysis of submitted Proposals. Proposals should provide a clear, concise description of the Proposer's capabilities to satisfy the requirements of this RFQ. Emphasis should be placed on completeness, brevity, and clarity of content. Failure to comply with or complete any part of the RFQ may result in rejection of the Proposal. The ability to follow these instructions demonstrates attention to detail.

Required Submittal Information:

1. Statements of Qualifications: Provide a letter describing the Proposer's commitment and willingness to provide services, and interest in the Project, and why the Proposer should be selected. All submittals should be organized and labeled following the outline below:

Request for Qualifications
Alder Creek Drainage Assessment

A. Project Understanding - Synopsis of the firm’s understanding of the City’s project. This should include an overview summary of the firm’s proposal.

B. Project Approach - The proposed plan for how the proposer will conduct the Alder Creek flood impact and drainage assessment, including review of existing information, field evaluation, and the development of planning-level improvement alternatives.

C. Project Team Key Personnel and Organization - Identify key personnel that will be involved in this project.

D. Relevant Experience - Familiarity and project experience for both the organization and key personnel.

E. Quality Control Program - Ability to meet project requirements, including scope, schedule, and budget.

F. Appendices - Project Team Resumes.

SOQ limited to **10 pages** (excluding resumes and cover letter).
No fee proposal shall be included.

5: Selection Criteria

The committee evaluating the proposals will base the evaluation on the proposal that will best serve the City of Warrenton at the lowest possible cost.

Each proposal will be reviewed and ranked according to the following criteria:

Criteria	Description	Maximum Points
1	Firm’s experience successfully completing similar projects and individual Project Team member experience	40 points
2	References indicating successful projects of this type	20 points
3	Understanding and approach to project	40 points

Selection will be based solely on qualifications.
Fee will be negotiated with the highest-ranked firm.

Procedure When Only One Proposal is received

If a single responsive proposal is received, the applicant shall provide any additional data required by the City to analyze the proposal. The City reserves the right to reject such proposals for any reason.

Request for Qualifications
Alder Creek Drainage Assessment

6: Submittal Requirements

Each responding firm will email the City point of contact shown below affirming they intend to submit a proposal. Include submitting firm's point of contact information.

All questions regarding this RFQ are required in writing, via email, to:

City of Warrenton
Twyla Vittetoe, Public Works Engineering Technician
PO Box 250
Warrenton, Oregon 97146
Email: Bids@warrentonoregon.us

THE LAST DAY FOR QUESTIONS IS FOUR (4) BUSINESS DAYS BEFORE THE PROPOSAL DUE DATE.

Please prepare and submit an original plus two (2) copies of the Statement of Qualifications (SOQ):

Twyla Vittetoe, Public Works Engineering Technician
PO Box 250
Warrenton, Oregon 97146
Email: Bids@warrentonoregon.us

All responses must be received by 2:00 PM on **May 7th, 2026**. Responses received after this date and time will not be considered. All SOQs in response to this RFQ should be clearly marked "Alder Creek Flood Impact and Drainage Assessment RFQ"

Amendments to the RFQ will be distributed via email only to firms that confirm their intent to submit a proposal.

7: General RFQ Information

The City reserves the right to reject all proposals, to waive any irregularities in the proposals received, and to accept the proposal that is in the best interest of the City and the public. The issuance of this RFQ and the receipt and evaluation of proposals does not obligate the city of Warrenton to award a contract. Warrenton will pay no costs incurred by Proposers in responding to this RFQ. The City may, in its discretion, cancel this process at any time prior to execution of a contract without liability.

Confidentiality

Request for Qualifications
Alder Creek Drainage Assessment

All information submitted by Proposers shall become and remain the property of the city of Warrenton and, as such, is considered public information and subject to disclosure pursuant to the Oregon Public Records Act, except such portions of the Proposals for which Proposer requests exception from disclosure as being proprietary information exempt from disclosure, consistent with Oregon law.

Identifying the Proposal in whole as a trade secret is not acceptable. Failure to identify a portion of the Proposal as a trade secret shall be deemed a waiver of any future claim of that information as a trade secret. Nondisclosure of documents or any portion of a document submitted as part of a Proposal may depend upon official or judicial determinations made pursuant to the Oregon Public Records Law.

The City will make available to any person requesting information through the City processes for disclosure of public records, any and all information submitted as a result of this RFQ not exempted from disclosure without obtaining permission from any Proposer to do so after the Notice of Intent to Award has been released.

The City accepts no liability for the inadvertent or unavoidable release of any confidential information submitted. If a public record request is made for material marked as proprietary, the City will attempt to notify the impacted Proposer prior to the deadline for release of the material but will not defend against any legal challenge for release. Therefore, claims arising out of any public record request for such information shall be at the Proposer's sole expense if the Proposer wishes to deny or withhold the information.

Cancellation

The City reserves the right to cancel this RFQ or the contract award at any time before execution of the contract by both parties, if cancellation is deemed to be in the best interest of the City. In no event shall the City have any liability for the cancellation of a contract award.

Late Proposals

All Proposals that are not received by the Proposal Due Date and Time will not be considered and will be returned unopened to the Proposer. Electronically mailed or faxed Proposals will not be accepted. Delays due to mail and/or delivery handling, including but not limited to delays within the City's internal distribution systems, do not excuse the Proposer's responsibility for submitting the Proposal to the correct location by the Proposal Due Date.

Disputes

Request for Qualifications
Alder Creek Drainage Assessment

In case of any doubt or differences of opinion as to the items or services to be furnished hereunder, or the interpretation of the provisions of the RFQ, the decision of the City shall be final and binding upon all parties.

Proposer Certifications

By the act of submitting a Proposal in response to this RFQ, the Proposer certifies that:

1. Proposer has carefully examined all RFQ documents, including the draft Professional Services Agreement (attached as Appendix A), all addenda, and all other attachments, fully understands the RFQ intent, is able to perform all tasks as described in the Scope of Work of this RFQ, and the Proposal is made in accordance therewith. Except as otherwise noted as part of the Proposal, Proposer certifies that Proposer is ready, willing, and able to comply with all terms of the attached Professional Services Agreement.
2. Proposer is familiar with the local conditions under which the work will be performed.
3. The Proposal is based upon the requirements described in the RFQ, without exception, unless clearly stated in the response.
4. Proposer accepts all of the terms of the City's Professional Services Agreement and warrants that Proposer will fully meet all of the insurance requirements contained therein. If Proposer wishes to amend or modify any terms of the Professional Services Agreement, such amendment or modification must be stated in particularity in the Proposal. Proposed changes to the draft Professional Services Agreement not stated at the time of proposal submission will not be considered. Changes stated will be considered but may not be agreed upon by the City for contract award. If the City does not agree with such noted changes, Proposer may withdraw the proposed change, or the entire Proposal and the city of Warrenton may elect to award to the next highest ranked Proposer.
5. Proposer certifies, and in the case of sole proprietorship, partnership, or corporation, each party thereto certifies as to its own organization, under penalty of perjury, that to the best of Proposer's knowledge and belief, no elected official, employee, or person whose salary is payable in whole or part by the City has a direct or indirect financial interest in the Proposal, or in the services to which it relates, or in any of the profits thereof, other than as fully described in the Proposer's response to this solicitation.
6. Proposer has examined all parts of the RFQ, including all requirements and contract terms and conditions thereof, and if its Proposal is accepted, the Proposer shall accept the contract documents thereto, unless substantive changes are made in same without the approval of the Proposer.
7. Proposer, if an individual, is of lawful age; is the only one interested in this Proposal; and no person, firm, or corporation, other than that named, has any interest in the Proposal, or in the proposed contract.

Request for Qualifications
Alder Creek Drainage Assessment

8. Proposer has quality experience providing the types of services and duties as described within the Request for Qualifications.

Nondiscrimination

By the act of submitting a Proposal in response to this RFQ, the Proposer certifies, under penalty of perjury, that the Proposer has not discriminated against minorities, women, or emerging small business enterprises in obtaining any required subcontracts.

Warrenton, Oregon, and Federal Requirements

The City intends to select a consultant in accordance with OAR 137-048-0220 and the City's municipal code. Selection of a consultant under this process is not a guarantee of a contract award, nor is the award of a contract for any portion of the Work a guarantee of award of a contract for any subsequent work. All work is subject to budgetary and funding constraints of the City.

The selected consultant shall comply with all federal, state, and local laws, regulations, executive orders, and ordinances applicable to the work under this contract, including, without limitation, the provisions of: (i) Title VI of the Civil Rights Act of 1964; (ii) Section V of the Rehabilitation Act of 1973; (iii) the Americans with Disabilities Act of 1990 and ORS 659.425; (iv) all regulations and administrative rules established pursuant to the foregoing laws; and (v) all other applicable requirements of federal and state civil rights and rehabilitation statutes, rules, and regulations.

Proposer is subject to the Oregon Workers Compensation Law and shall comply with ORS 656.017, which requires the provision of Workers Compensation coverage for all employees working under this contract. The City, services, employment opportunities, and volunteer positions are open to all persons without regard to race, religion, color, national origin, sex, sexual orientation, gender identity, age, marital status, disability, or political affiliation.

Draft-

CONTRACT FOR PROFESSIONAL CONSULTING SERVICES

CONTRACT:

This Contract, made and entered into this ____ day of _____ 2026, by and between the City of Warrenton, a municipal corporation of the State of Oregon, hereinafter called "CITY", and _____, hereinafter called "CONSULTANT", duly authorized to do business in Oregon.

WITNESSETH

WHEREAS, the CITY requires services which CONSULTANT is capable of providing, under terms and conditions hereinafter described; and

WHEREAS, CONSULTANT is able and prepared to provide such services as CITY does hereinafter require, under those terms and conditions set forth; now, therefore,

IN CONSIDERATION of those mutual promises and the terms and conditions set forth hereafter, the parties agree as follows:

1. CONSULTANT SERVICES:

A. CONSULTANT shall provide _____ services for the City of Warrenton, as outlined in the attached Scope of Work (attachment A).

B. CONSULTANT's obligations are defined solely by this contract and its attachment and not by any other contract or agreement that may be associated with this project.

2. COMPENSATION

A. The CITY agrees to pay CONSULTANT a total not-to-exceed price of \$_____ for performance of (type of professional service);

B. The CONSULTANT will submit a final invoice referencing _____ for all services rendered to: City of Warrenton, Attention: Accounts Payable, PO Box 250, Warrenton, Oregon 97146, OR, CONSULTANT may submit invoice via email to ap@warrentonoregon.us City pays net 21 upon receipt of invoice.

C. CITY certifies that sufficient funds are available and authorized for expenditure to finance costs of this Contract

3. CONSULTANT IDENTIFICATION

CONSULTANT shall furnish to the CITY the CONSULTANT's employer identification number, as designated by the Internal Revenue Service, or CONSULTANT's Social Security number, as CITY deems applicable.

4. CITY'S REPRESENTATIVE

For purposes hereof, the CITY'S authorized representative will be City Manager, City of Warrenton, PO Box 250, Warrenton, Oregon, 97146.

5. CONSULTANT'S REPRESENTATIVE

For purposes hereof, the CONSULTANT's authorized representative will be _____.

6. CONSULTANT IS INDEPENDENT CONSULTANT

A. CONSULTANT shall be an independent CONSULTANT for all purposes and shall be entitled to no compensation other than the compensation provided for under Section 2 of this Contract,

B. CONSULTANT acknowledges that for all purposes related to this contract, CONSULTANT is and shall be deemed to be an independent CONSULTANT and not an employee of the CITY, shall not be entitled to benefits of any kind to which an employee of the CITY is entitled and shall be solely responsible for all payments and taxes required by law; and furthermore in the event that CONSULTANT is found by a court of law or an administrative agency to be an employee of the CITY for any purpose, CITY shall be entitled to offset compensation due, or, to demand repayment of any amounts paid to CONSULTANT under the terms of the contract, to the full extent of any benefits or other remuneration CONSULTANT receives (from CITY or third party) as result of said finding and to the full extent of any payments that CITY is required to make (to CONSULTANT or a third party) as a result of said finding.

C. The undersigned CONSULTANT hereby represents that no employee of the City of Warrenton, or any partnership or corporation in which a City of Warrenton employee has an interest, has or will receive any remuneration of any description from the CONSULTANT, either directly or indirectly, in connection with the letting or performance of this contract, except as specifically declared in writing.

7. CANCELLATION FOR CAUSE

CITY may cancel all or any part of this Contract if CONSULTANT breaches any of the terms herein or in the event of any of the following: Insolvency of CONSULTANT; voluntary or involuntary petition in bankruptcy by or against CONSULTANT; appointment of a receiver or trustee for CONSULTANT, or any assignment for benefit of creditors of CONSULTANT. Damages for breach shall be those allowed by Oregon law, reasonable and necessary attorney's fees, and other costs of litigation at trial and upon appeal. CONSULTANT may likewise cancel all or any part of this contract if CITY breaches any of the terms herein and be therefore entitled to equivalent damages as expressed above for CITY.

8. ACCESS TO RECORDS

CITY shall have access to such books, documents, papers and records of CONSULTANT as are directly pertinent to this contract for the purposes of making audit, examination, excerpts and transcripts.

9. FORCE MAJEURE

Neither CITY nor CONSULTANT shall be considered in default because of any delays in completion of responsibilities hereunder due to causes beyond the control and without fault or negligence on the part of the party so disabled provided the party so disabled shall within ten (10) days from the beginning such delay notify the other party in writing of the causes of delay and its probable extent. Such notification shall not be the basis for a claim for additional compensation.

10. NONWAIVER

The failure of the CITY to insist upon or enforce strict performance by CONSULTANT of any of the terms of this Contract or to exercise any rights hereunder shall not be construed as a waiver or relinquishment to any extent of its right to assert or rely upon such terms or rights on any future occasion.

11. ATTORNEY'S FEES

In the event suit or action is instituted to enforce any of the terms of this contract, the prevailing party shall be entitled to recover from the other party such sum as the court may adjudge reasonable as attorney's fees at trial or on appeal of such suit or action, in addition to all other sums provided by law.

12. APPLICABLE LAW

The law of the State of Oregon shall govern the validity of this Agreement, its interpretation and performance, and any other claims related to it.

13. CONFLICT BETWEEN TERMS

It is further expressly agreed by and between the parties hereto that should there be any conflict between the terms of this instrument and the proposal of the CONSULTANT, this instrument shall control and nothing herein shall be considered as an acceptance of the said terms of said proposal conflicting herewith.

14. INDEMNIFICATION

CONSULTANT agrees to indemnify and hold harmless the City of Warrenton, its Officers, and Employees against and from any and all loss, claims, actions, suits, reasonable defense costs, attorney fees and expenses for or on account of injury, bodily or otherwise to, or death of persons, damage to or destruction of property belonging to city, CONSULTANT, or others resulting from or arising out of CONSULTANT's negligent acts, errors or omissions in the supply of goods or performance of services pursuant to this Agreement. This agreement to indemnify applies whether such claims are meritorious or not; provided, however, that if any such liability,

settlements, loss, defense costs or expenses result from the concurrent negligence of CONSULTANT and The City of Warrenton this indemnification and agreement to assume defense costs applies only to the extent of the negligence or alleged negligence of the CONSULTANT.

With regard to Professional Liability CONSULTANT agrees to indemnify and hold harmless CITY, its officers and employees from any and all liability, settlements, loss, reasonable defense costs, attorney's fees and expenses arising out of CONSULTANT's negligent acts, errors, or omissions in service provided pursuant to this Agreement; provided, however, that if any such liability, settlements, loss, defense costs or expenses result from the concurrent negligence of CONSULTANT and the City, this indemnification and agreement to assume defense costs applies only to the extent of negligence of CONSULTANT.

With respect to Professional Liability, CONSULTANT reserves the right to approve the choice of counsel.

15. INSURANCE

Prior to starting work hereunder, CONSULTANT, at CONSULTANT's cost, shall secure and continue to carry during the term of this contract, with an insurance company acceptable to CITY, the following insurance:

A. Commercial General Liability. CONSULTANT shall obtain, at CONSULTANT's expense and keep in effect during the term of this Contract, Commercial General Liability Insurance covering bodily injury and property damage with limits of not less than \$1,000,000 per occurrence and the annual aggregate of not less than \$2,000,000. Coverage shall include CONSULTANTS, sub consultants and anyone directly or indirectly employed by either. This insurance will include personal and advertising injury liability, products and completed operations. Coverage may be written in combination with Automobile Liability Insurance (with separate limits). Coverage will be written on an occurrence basis. If written in conjunction with Automobile Liability the combined single limit per occurrence will not be less than \$1,000,000 for each job site or location. Each annual aggregate limit will not be less than \$2,000,000.

B. Professional Liability Insurance. The CONSULTANT shall have in force a policy of Professional Liability Insurance in an amount not less than \$1,000,000 per claim and \$2,000,000 aggregate. The CONSULTANT shall keep such policy in force and current during the term of this Agreement.

C. Automobile Liability. CONSULTANT shall obtain, at CONSULTANT's expense and keep in effect during the term of the resulting Contract, Commercial Business Automobile Liability Insurance covering all owned, non-owned, or hired vehicles. This coverage may be written in combination with the Commercial General Liability Insurance (with separate limits). Combined single limit per occurrence will not be less than \$1,000,000, and annual aggregate not less than \$2,000,000.

D. Additional Insured. The liability insurance coverage shall include City and its officers and employees as Additional Insured but only with respect to CONSULTANT's activities to be performed under this Contract. Coverage will be primary and non-contributory with any other insurance and self-insurance. Prior to starting work under this Contract, CONSULTANT shall furnish a certificate to the City from each insurance company providing insurance showing that the City is an additional insured, the required coverage is in force, stating policy numbers, dates of expiration and limits of liability, and further stating that such coverage is primary and not contributory.

E. Notice of Cancellation or Change. There will be no cancellation, material change, potential exhaustion of aggregate limits or non-renewal of insurance coverage(s) without thirty (30) days written notice from CONSULTANT or its insurer(s) to City. Any failure to comply with the reporting provisions of this clause will constitute a material breach of this Contract and will be grounds for immediate termination of this Agreement.

16. LABORERS AND MATERIALMEN, CONTRIBUTIONS TO INDUSTRIAL ACCIDENT FUND, LIENS AND WITHHOLDING TAXES ORS 279B.220

CONSULTANT shall make payment promptly, as due, to all persons supplying CONSULTANT labor or material for the prosecution of the work provided for this contract.

CONSULTANT shall pay all contributions or amounts due the Industrial Accident Fund from CONSULTANT or any sub consultant incurred in the performance of the contract.

CONSULTANT shall not permit any lien or claim to be filed or prosecuted against the state, county, school district, municipality, municipal corporation or subdivision thereof, on account of any labor or material furnished.

CONSULTANT shall pay to the Department of Revenue all sums withheld from employees pursuant to ORS 316.167.

17. WORKERS COMPENSATION INSURANCE

CONSULTANT, its sub-CONSULTANTS, if any, and all employees working under this agreement are either subject to employers under the Oregon Worker's Compensation Law and shall comply with ORS 656.017, which requires them to provide workers compensation coverage for all their subject workers, or are employers that are exempt under ORS 656.126.

18. PAYMENT OF MEDICAL CARE ORS 279B.230

CONSULTANT shall promptly, as due, make payment to any person, co-partnership, association or corporation, furnishing medical, surgical and hospital care or other needed care and attention, incident to sickness or injury to the employees of such CONSULTANT, of all sums which the CONSULTANT agrees to pay for such services and all moneys and sums which the CONSULTANT collected or deducted from the wages of employees pursuant to any law, contract or agreement for the purpose of providing or paying for such service.

19. OVERTIME ORS 279B.235.

Employees shall be paid for overtime work performed under this contract in accordance with ORS 279B.235(3) unless excluded under ORS 653.010 to 653.261 (29 U.S.C. sections 201 to 209).

20. BUSINESS LICENSE

Prior to commencing work in the City of Warrenton, CONSULTANT shall obtain a city business license.

21. STANDARD OF CARE

The standard of care applicable to CONSULTANT's services will be the degree of skill and diligence normally employed by CONSULTANTS performing the same or similar services at the time CONSULTANT's services are performed. CONSULTANT will re-perform any services not meeting this standard without additional compensation.

22. NO THIRD-PARTY BENEFICIARIES

This contract gives no rights or benefits to anyone other than the CITY and CONSULTANT and has no third-party beneficiaries.

23. SEVERABILITY AND SURVIVAL

If any of the provisions contained in this Agreement are held illegal, invalid or unenforceable, the enforceability of the remaining provisions shall not be impaired thereby. Limitations of liability shall survive termination of this Agreement for any cause.

24. COMPLETE CONTRACT

This Contract and its referenced attachments constitute the complete contract between CITY and CONSULTANT and supersedes all prior written or oral discussions or agreements. CONSULTANT services are defined solely by this Contract and its attachments and not by any other contract or agreement that may be associated with this Contract.

IN WITNESS WHEREOF, the parties hereto have executed this agreement the day and year first written above.

City of Warrenton, a Municipal Corporation

BY: _____
Henry A. Balensifer, Mayor Date

BY: _____
ATTEST: Hanna Bently, City Recorder Date

CONSULTANT:

By: _____
Printed Name: _____ Date _____
Title: _____



City Commission Agenda Memo

Meeting Date: April 14, 2026
From: Esther Moberg, City Manager
Item Name: Amendment KJ services agreement CM/GC procurement

Summary:

This is a proposed amendment for the CM/GC procurement services. This was added after the original Kennedy Jenks contract. It is an additional amount of \$67,700 to run the CM/GC procurement process (hiring a CM/GC company).

Recommendation/Suggested Motion:

I move to approve the CM/GC amendment to the Kennedy Jenks services contract.

Alternative:

Fiscal Impact:

Additional \$67,700 from the wastewater treatment plant budget.

Attachments:

1. Warrenton WWSIP_Amendment 1

April 6th, 2026

Ms. Esther Moberg
City Manager
City of Warrenton
225 S Main Ave
Warrenton, OR 97146

Subject: Warrenton Wastewater Systems Improvements Project
Kennedy Jenks Project No. 2576010*00
Amendment 1 – CM/GC Contractor Procurement Services

Dear Esther,

Kennedy/Jenks Consultants, Inc. (Kennedy Jenks) is pleased to provide the following Scope of Work to the City of Warrenton (City) for Construction Manager/General Contractor (CM/GC) contractor procurement services. These services will be implemented as Amendment 1 to the Wastewater System Improvements Engineering Services - Phase 1 Contract dated May 27, 2025.

Scope of Work

Task 5: CM/GC Contractor Procurement Services

The City intends to utilize a CM/GC project delivery approach for the completion of the wastewater treatment plant upgrades. Under this delivery approach, Kennedy Jenks will act as the Design Engineer to collaborate with the City and CM/GC Contractor to develop the design. This amendment is for engineering services to support the City during the CM/GC Contractor procurement process.

CM/GC Contractor procurement services will consist of developing a Request for Proposals (RFP) for soliciting CM/GC Contractor proposals, facilitating CM/GC Contractor procurement meetings, supporting the RFP review process, and developing Procurement and Contracting Requirements needed for the City to enter into an Agreement with the selected CM/GC Contractor.

Task 5.1: Project Management

Project management includes internal project updates by KJ, managing the project team, and preparing monthly invoices.

Task 5.2: Request for Proposals

Kennedy Jenks will assist the City in developing a Request for Proposals (RFP) document for soliciting statements of qualifications (SOQs) from CM/GC Contractors to provide pre-construction services for the Project. The RFP will be modified from CM/GC documents previously used by Kennedy Jenks for the specifics of this project for a pre-construction services contract between the CM/GC Contractor and the City. Upon completion of the pre-construction services scope of work, the City will have the ability to amend the contract for construction services based upon the agreed upon guaranteed maximum price (GMP).

Under this task, Kennedy Jenks will assist the City in reviewing and editing the RFP document, developing evaluation criteria for use by the City to select the CM/GC Contractor, and preparing CM/GC Contractor pre-construction services scope of work and Procurement and Contracting Requirement documents.

Task 5.2 Deliverables

- Draft RFP, including Procurement and Contracting Requirement documents, submitted to City for review in electronic (Microsoft Word) format.
- Final RFP, including Procurement and Contracting Requirement documents, in electronic (PDF) format.

Task 5.2 Assumptions

- Kennedy Jenks will attend up to four (4) one-hour virtual meetings with the City to discuss the RFP and procurement process leading up to its release. Meetings will be attended by up to two Kennedy Jenks staff members.
- RFP documents, including evaluation criteria, will be based on documents previously prepared by Kennedy Jenks for selection of CM/GC Contractors.
- Procurement and Contracting Requirements will be based on the Engineers Joint Contract Documents Committee's (EJCDC) standard Agreement and CMAR General Conditions documents.
- Ewing Construction Services, as a subconsultant to Kennedy Jenks and an expert in GMP contract negotiations, will review the draft contract documents and provide suggested improvements intended to optimize the City's position during future price negotiations.
- The City will have CM/GC contracting documents reviewed and approved by the City's legal counsel.

Task 5.3: CM/GC Contractor Procurement Support

Kennedy Jenks will support the City in responding to questions from potential CM/GC Contractors during the solicitation process, evaluating proposals received, assisting the City in conducting interviews with shortlisted proposers, and reviewing the proposed CM/GC Contractor's pre-construction scope of work including schedule and recommended interfaces during the design phase.

Task 5.3 Deliverables

- Agendas and meeting notes in electronic (Microsoft Word) format.
- Addenda, as needed, to the RFP in electronic (PDF) format.
- CM/GC Contractor recommendation for Award in electronic (PDF) format.
- Notice of Intent to Award in electronic (PDF) format.
- Final Notice of Award in electronic (PDF) format.

Task 5.3 Assumptions

- Kennedy Jenks will attend up to three (3), 2-hour meetings to support CM/GC Contractor procurement. These will be as directed by the City but may include: 1) preproposal meeting, 2) proposal evaluation review meeting, and 3) contract negotiations meeting with the selected CM/GC Contractor.
- The preproposal meeting will be in-person at City facilities and additional meetings will be held virtually. Meetings will be attended by two Kennedy Jenks staff members.
- The budget assumes up to three (3) addenda to the RFP will be issued to clarify, correct, or change the RFP documents.
- The City will be responsible for advertising the Project, distributing RFP documents, issuing addenda, issuing notices of intent to award, and issuing final notice of award.
- Solicitation period will be 6 weeks long.
- Interviews with up to three (3) proposers will be conducted at City facilities over two consecutive days. Interviews will be attended by two Kennedy Jenks staff members.
- CM/GC support services past Final Notice of Award and contract negotiations may be added in a future amendment.

Project Budget and Schedule

KJ proposes completing the work for the budget summarized in the table below. The estimated cost was developed based on the effort and assumptions as described in this proposal according to the Schedule of Charges (Attachment 1).

Task	Name	Budget
5.1	Project Management	\$2,496
5.2	Request for Proposals	\$31,494
5.3	CM/GC Contractor Procurement Support	\$30,062
	Contingency Reserve	\$3,648
Total		\$67,700

KJ is prepared to begin work immediately upon receiving Notice-to-Proceed from the City. An estimated schedule is provided on the table below.

Step / Item	Date
Notice to Proceed with Amendment 1	4/14/2026
Draft RFP Submitted to City for Review	5/12/2026
Receive City Comments	5/27/2026
Final RFP Released for Solicitation of CM/GC	6/3/2026
RFP Closing Date	7/13/2026
Finalists Selected	7/17/2026
Interviews (if held)	7/24/2026
Notice of Intent to Award Contract	7/31/2026
Pre-Construction Services Agreement	8/21/2026

Terms and Conditions

This amendment will utilize Kennedy Jenks' Standard Conditions included in our previously signed contract for the Wastewater Systems Improvements Project.

Authorization

If this proposal is satisfactory, please sign and return a copy via email. The signed copy will serve as our authorization. If you have any questions, please contact me at (253) 835-6437 or by email at AndrewDow@kennedyjenks.com.

Very truly yours,

KENNEDY/JENKS CONSULTANTS, INC.



Andrew Dow
Project Manager



Mark Cullington
Vice President

Enclosures: Attachment 1 Schedule of Charges

cc: Kevin Gorman, Public Works Director

AUTHORIZATION:

CITY OF WARRENTON

By: _____
(Signature)

(Print Name)

Title: _____

Date: _____

Proposal Fee Estimate (Amendment 1)

CLIENT Name: City of Warrenton
 PROJECT Description: Wastewater System Improvements Project - Preliminary Design - Amendment 1
 Proposal/Job Number: Project # 2576010*00 Date: 4/3/2026

January 1, 2026 Rates										KJ	KJ	KJ	Sub	KJ	KJ	KJ				
Classification:		Client Service Manager (Cullington) (E8)	Technical Advisor & QA/QC (Seymour) (E8)	Project Manager (Andrew Dow) (E6)	QA/QC (Mesick) (E6)	Project Technical Lead Engineer (Tetzloff) (E4)		Project Assistant	Total	Labor	Escalation	Assoc. Proj. Costs	Ewing Construction Services	Sub-Markup	ODCs	ODCs Markup	Total Labor	Total Subs	Total Expenses	Total Labor + Subs + Expenses
Hourly Rate:		\$300	\$300	\$252	\$252	\$204		\$120	Hours	Fees	0%	\$0.00	Fees	10%	Fees	10%				Fees
Phase 5000 - CM/GC Contractor Procurement Services																				
00 - Contingency Reserve (PM)				8		8			16	\$3,648	\$0	\$0		\$0		\$0	\$3,648	\$0	\$0	\$3,648
01 - Project Management		0	0	8	0	0		4	12	\$2,496	\$0	\$0		\$0	\$0	\$0	\$2,496	\$0	\$0	\$2,496
01 Project invoicing and tracking		0	0	8	0	0		4	12	\$2,496	\$0	\$0		\$0	\$0	\$0	\$2,496	\$0	\$0	\$2,496
02 - Request for Proposals		10	10	36	8	52		8	124	\$28,656	\$0	\$0		\$258	\$0	\$0	\$28,656	\$2,838	\$0	\$31,494
01 City meetings (virtual)		4	0	4	0	4			12	\$3,024	\$0	\$0		\$0		\$0	\$3,024	\$0	\$0	\$3,024
02 Draft RFP		4	8	24	8	40		4	88	\$20,304	\$0	\$0	\$2,580	\$258		\$0	\$20,304	\$2,838	\$0	\$23,142
03 Final RFP		2	2	8	0	8		4	24	\$5,328	\$0	\$0		\$0		\$0	\$5,328	\$0	\$0	\$5,328
03 - CM/GC Contractor Procurement Support		4	4	60	0	48		0	116	\$27,312	\$0	\$0		\$0	\$2,500	\$250	\$27,312	\$0	\$1,650	\$30,062
01 Preproposal meeting (in-person)		0	0	16	0	8			24	\$5,664	\$0	\$0		\$0		\$0	\$5,664	\$0	\$0	\$5,664
02 Respond to questions and issue addenda		0	0	8	0	8			16	\$3,648	\$0	\$0		\$0	\$1,000	\$100	\$3,648	\$0	\$1,100	\$4,748
03 Evaluate proposals and support contract award		4	4	16	0	16			40	\$9,696	\$0	\$0		\$0		\$0	\$9,696	\$0	\$0	\$9,696
04 Proposer interviews		0	0	20	0	16			36	\$8,304	\$0	\$0		\$0	\$1,500	\$150	\$8,304	\$0	\$1,650	\$9,954
														\$0						
5000 - Subtotal		14	14	112	8	108		12	268	\$62,112	\$0	\$0	\$2,580	\$258	\$2,500	\$250	\$62,112	\$2,838	\$2,750	\$67,700
All Phases Total		14	14	112	8	108		12	268	\$62,112	\$0	\$0	\$2,580	\$258	\$2,500	\$250	\$62,112	\$2,838	\$2,750	\$67,700