



**CITY COUNCIL MEETING AGENDA**  
**Monday, May 6, 2013, at 7 p.m.**  
**Camas City Hall, 616 NE 4<sup>th</sup> Avenue**

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**I. CALL TO ORDER**

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

**IV. PUBLIC COMMENTS**

**V. CONSENT AGENDA**

- A. Approve the minutes of the April 15, 2013, Camas City Council Meeting, the work session minutes of April 15, 2013, and the Special Meeting Minutes of April 8, 2013.
- B. Approve claim checks as approved by the Finance Committee
- C. Declare eight expired ballistic vests as surplus property. This will allow the police department to dispose of the expired vests, which have no value in the United States, by gifting them to the Mazatlan Police Department in Mexico. This information was presented at the April 15, 2013, City Council Workshop. (submitted by Mitch Lackey)
- D. Authorize the Mayor to sign an amendment to the J.D. Walsh and Associates Agreement. The amendment is for additional professional services related to permit requirements and revised site plan for the construction of the Lacamas Lake Lodge. The amendment is for \$16,659 which is an increase of \$3,000 from what was presented during the April 15<sup>th</sup> Council Workshop due to the need to incorporate egress walkways. (submitted by Jerry Acheson)
- E. Approve Pay Estimate No. 3 for Project WS-713 Wastewater Treatment Facilities (WWTF) Improvements, Phase 2B, to Contractors Northwest, Inc., in the amount of \$149,382.05. The pay estimate is for work completed through April 15, 2013. This project is budgeted and fully funded. (submitted by James Hodges)
- F. Approve Pay Estimate No. 5 (final) for Project P-874A Louis Bloch Park Restroom Improvements to Michael Green Construction, Inc., in the amount of \$22,316.10 and accept the project as complete. This pay estimate is for work completed through April 15, 2013. This project is budgeted and fully funded by a Community Development Block Grant (CDBG). (submitted by James Hodges)
- G. Authorize the Engineering Manager to sign the Professional Services Contract Supplemental Agreement No. 1 with Harper/Houf/Peterson/Righellis, Inc., for engineering, environmental, and right-of-way acquisition work on Project S-566 NW Friberg/Strunk and Goodwin Road Street Improvements, in an amount not to exceed a

grand total of \$755,970. The initial scope for this project was for work through the 30% design phase. This contract amendment extends the scope of work through the 100% design phase and includes right-of-way acquisition and delivery of the final plans, specifications, and estimate for the bidding package. This project is fully funded by federal and state grants, Public Works Trust Fund loans, and developer contributions. The local agency agreement between the City of Camas and the Washington State Department of Transportation (WSDOT) for Federal Highway Administration (FHWA) grant projects specifies that consultant agreements must be signed by the Public Works Director or the Engineering Manager. (submitted by James Carothers)

- H. Authorize the Mayor to sign Change Order No. 1 for Project S-545 NW 38<sup>th</sup> Avenue/SE 20<sup>th</sup> Street Extension Street Improvements, Phase 1, to Tapani, Inc., in the amount of \$3,355.00. (submitted by Anita Ashton)
- I. Authorize Release of Retainage for Project WS-720 2012 STEP/STEF Tank Pumping in the amount of \$1,873.26 to AAA Septic Service. All required City and State project documentation has been received and verified. This project is budgeted and fully funded. (submitted by Steven Durspek)

NOTE: Any item on the Consent Agenda may be removed from the Consent Agenda for general discussion or action.

## **VI. NON-AGENDA ITEMS**

- A. Staff
- B. Council

## **VII. MAYOR**

- A. Announcements
- B. Buddy Poppy Proclamation
- C. Mental Health Month Proclamation

## **VIII. COMMUNITY DEVELOPMENT**

- A. Final Plat for Summit at Columbia Vista, Phase 2 (file #FP13-02)
  - 1. Details: The Summit at Columbia Vista is a 122 lot subdivision that is approved with four phases. Phase 1 included 50 lots and received final plat approval in 2007. The current request is for final plat approval of Phase 2 for 34 lots. Phase 3 includes 26 lots and Phase 4 includes 12 lots. The property is generally located north of NW 16<sup>th</sup> Avenue and NW Klickitat Street along the western flank of Prune Hill.  
Department/Presenter: Phil Bourquin, Community Development Director  
Recommended Action: Approve the final plat for Summit at Columbia Vista, Phase 2

## **IX. ADJOURNMENT**

NOTE: The City of Camas welcomes and encourages the participation of all of its citizens in the public meeting process. A special effort will be made to ensure that a person with special needs has the opportunity to participate. For more information, please call 360.834.6864.



**SPECIAL CITY COUNCIL MEETING MINUTES - Draft  
Monday, April 08, 2013 at 4:30 p.m.  
Washougal City Hall, 1701 C Street, Washougal**

This special joint meeting between the Camas and Washougal City Councils was held in the Washougal City Hall Council Chambers.

The attached minutes for the special joint meeting were composed by the City of Washougal.

[Special Meeting Minutes of April 8, 2013](#) 

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Mayor

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City Clerk



**CITY OF WASHOUGAL  
CITY COUNCIL WORKSHOP**

**April 8, 2013**

**4:30 pm**

- CALL TO ORDER:** Mayor Sean Guard called the meeting to order at 4:30 p.m.
- ROLL CALL:**
- Washougal:** Mayor Sean Guard  
**Councilmembers:** Caryn Plinski, Joyce Lindsay, Paul Greenlee, Dave Shoemaker, and Connie Jo Freeman. Brent Boger entered at 4:34. Jennifer McDaniel entered 4:36.
- Camas:** Mayor Scott Higgins  
**Councilmembers:** Greg Anderson, Steve Hogan, Linda Dietzman, Shannon Turk, Don Chaney, and Melissa Smith excused herself at 6:01.
- Absent:** Councilmember Tim Hazen / excused
- STAFF:** David Scott, Washougal City Administrator  
Mitch Lackey, Camas Police Chief  
Ron Mitchell, Washougal Police Chief  
Jennifer Forsberg, Finance Director  
Mitch Kneipp, Community Development Director  
Ron Schumacher, Camas-Washougal Fire Marshal  
Nick Swinhart, Camas-Washougal Fire Chief  
Rose Jewell, Assistant to the City Administrator & Mayor
- GUESTS:** Judge John Hagensen
- AUDIENCE:** John Wagoner Mike Briggs Joe Leveque  
Others in attendance; names not noted on sign in sheet.
- PUBLIC COMMENT(S):** None
- UPDATES:** **Camas-Washougal Municipal Court - Camas Police Chief Mitch Lackey and Judge John Hagensen presented the following:**
- The history of the Municipal Court
  - The options explored over the past two years
  - Proposed plan to maintain existing relationship with Clark County District Court
  - Camas-Washougal stand alone court
  - Judge assignments
  - Financial impacts

- Customer service
- Cost savings
- Penalty and probation options
- Separation of duties and powers
- Recommended action

**Animal Control Services – David Scott, City Administrator and Ron Mitchell, Washougal Police Chief presented the following:**

- Partnerships
- History of animal control
- Containing costs
- Call Reports for 2011 and 2012
- Service enhancements
- Program options and revenue
- Fees and expenses
- No kill criteria
- Alignment of Camas and Washougal municipal codes
- Interlocal agreement(s)
- Preferred animal shelter

**Fire Consolidation – David Scott, City Administrator and Nick Swinhart, Camas-Washougal Fire Chief presented the following:**

- Regional Fire Authority (RFA) Committee's recommendation to no longer pursue a RFA
- Continuing of the functioning consolidation
- Level of service
- Consensus on direction from this point forward
- Interlocal agreement options
- Next Steps

**PUBLIC COMMENT:** Kevin Bergstrom commented on the fire consolidation and the status of current labor agreements.

**ADJOURNMENT:** Meeting adjourned 6:30 p.m.

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**Mayor Guard**

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**City Clerk**



**CITY COUNCIL WORKSHOP MEETING MINUTES - Draft**  
**Monday, April 15, 2013 at 4:30 p.m.**  
**Camas City Hall, 616 NE 4<sup>th</sup> Avenue**

**I. CALL TO ORDER**

Mayor Scott Higgins called the meeting to order at 4:30 p.m.

**II. ROLL CALL**

Present: Greg Anderson, Don Chaney, Linda Dietzman, Tim Hazen, Steve Hogan (arrived at 5:30 p.m.), Melissa Smith, and Shannon Turk

Staff: Phil Bourquin, James Carothers, Leisha Copsey, Sherry Coulter, Jennifer Gorsuch, Mitch Lackey, Eric Levison, Denis Ryan and Nick Swinhart

Press: Heather Acheson, Camas-Washougal Post Record

**III. PUBLIC COMMENTS**

There were no comments from the public.

**IV. SPECIAL PRESENTATIONS**

**A. Update from Washougal Councilmember Connie Jo Freeman, Camas-Washougal Joint Representative to the C-TRAN Board**

Details: Washougal Councilmember Connie Jo Freeman is the representative of both Camas and Washougal on the C-TRAN Board. She attended the Workshop to discuss recent and upcoming decisions the C-TRAN Board has made or will be making, and to discuss with the Council the role of a "joint" representative.

Department/Presenter: Washougal Councilmember Connie Jo Freeman

[Interlocal Agreement](#) 

[C-TRAN 1st Quarter Update \(attachment added April 15, 2013\)](#) 

Freeman invited Council to provide her with their feedback regarding the Columbia River Crossing (CRC) Project in preparation for the special meeting that she will be attending on April 30, 2013.

Freeman stated that she will be available to attend the May 6, 2013, Council Workshop to give Council another update if necessary.



**B. Downtown Camas Association (DCA) Update**

Details: There was an update given on the activities and status of the DCA.

Department/Presenter: Carolyn Mercury, DCA Board President

**V. PUBLIC WORKS DEPARTMENT**

**A. Pavement Management Program Presentation**

Details: Joel Condor and Paul Wigowsky with Capital Assets presented the findings of a recent visual inspection and program development for the Camas street system.

Department/Presenter: Eric Levison, Public Works Director; Joel Condor and Paul Wigowsky of Capital Assets

[Draft Executive Summary](#) 

[Pavement Management Presentation](#) 

[Pavement Management Presentation \(PDF version\)](#) 

Discussion followed the presentation.

**B. Waste Water Treatment Plant (WWTP) Professional Services Contract**

Details: Staff recommended performing this study to update the current operations manual to reflect the new treatment systems installed last year and to provide staff with new standard operating procedures to follow for emergency response. This contract will also provide training to staff and will resolve any outstanding issues on the operations of the plant. This is a non-budgeted item. Staff recommended that a portion of the scheduled \$250,000 pump station maintenance budget be deferred to offset the cost of the study. Staff estimates \$25,000 for the cost of the study. Staff is also recommending a third party consultant to formulate recommendations based on discussions with the WWTP staff, Ecology and Gray and Osborne (Design Engineer).

Department/Presenter: Eric Levison, Public Works Director

A professional services contract will be submitted in May for Council's consideration.

**C. Scout Hall at Crown Park**

Details: During an inspection of the floor damage at Scout Hall, located in Crown Park, suspected asbestos material was discovered. The hall was closed for use and the material was tested. The test came back positive for asbestos containing material. A bid to abate the material was opened Monday, April 15th.



The staff estimate is \$3,000. Upon removal, staff will repair the flooring system estimated in the range of \$2,000 to \$5,000, dependent on structural inspection. Costs associated with this project are covered under the Real Estate Excise Tax (REET) 2 Growth Management Act (GMA) budget of \$50,000 for general parks.

Department/Presenter: Eric Levison, Public Works Director

Staff requested that the bid be awarded to the lowest responsive bidder during the Regular Council Meeting. Staff is expediting the process to reopen Scout Hall for use as soon as possible.

**D. [Amendment to J.D. Walsh and Associates Agreement](#)**

Details: The amendment is for additional professional services related to permit requirements and revised site plan in the amount of \$13,659 for the construction of the Lacamas Lake Lodge.

Department/Presenter: Eric Levison, Public Works Director

**[J.D. Walsh Amendment](#)** 

An amendment for professional services will be placed on the May 6, 2013, Consent Agenda for Council's consideration.

**E. Miscellaneous and Updates**

Details: Updates on miscellaneous or emergent items

Department/Presenter: Eric Levison, Public Works Director

There were no miscellaneous or emergent items.

**VI. POLICE DEPARTMENT**

**A. [Surplus Property](#)**

Details: The police department purchases ballistic vests for police officers. Each ballistic vest has a stated five year life from the manufacture and is replaced when it reaches the end of that useful life. Expired ballistic vests have no commercial value. The department currently has eight old (expired) ballistic vests that we would like declared surplus property. Although the expired ballistic vests have no value in the United States, they are highly desired items in police agencies in Mexico. Due to economic conditions in Mexico, police departments do not normally provide ballistic vests to their officers. For years, Camas Police have been arranging to ship our old, expired ballistic vests to the Mazatlan Police Department, where they are welcomed. There is absolutely no cost to the City of Camas to participate in this program. We ask that the eight expired ballistic vests be declared surplus property so that they may be provided to the Mazatlan Police Department in Mexico.

Department/Presenter: Mitch Lackey, Police Chief

This item will be placed on the May 6, 2013, Consent Agenda for Council's consideration.

## **VII. COMMUNITY DEVELOPMENT DEPARTMENT**

### **A. Project S-565 NW 38th Avenue Phase 2 Fuel Tax Agreement**

Details: This agreement with the Washington State Transportation Improvement Board (TIB) provides the terms for which the City will receive grant funding in the amount of \$1.72 million. This grant funding is for the construction of phase 2 of the NW 38th Avenue Street Improvements from SE Armstrong Street east to NW Parker Street. Upon receipt of an updated cost estimate from the City's engineering consultant, staff will insert the updated information requested on the attached "Project Funding Status Form." This project is fully funded by federal and state grants, a Public Works Trust Fund (PWTF) loan, and developer contributions to Transportation Impact Fees.

Department/Presenter: James Carothers, Engineering Manager

[Fuel Tax Agreement](#) 

Staff anticipates having this agreement on the May 6th council agenda for approval.

### **B. Change Order No. 1 for Project S-545 NW 38th Avenue/SE 20th Street Improvements, Phase 1**

Details: Change Order No. 1 for the project consists of (5) separate items, A through E, totaling \$3,355.00. Item A) is for placement of the portable message sign in the amount of \$1,200; item B) is for the removal of a storage shed not shown on the plans in the amount of \$800; item C) is to change the method of measurement of Bid Item A99 from cubic yards to lump sum; item D) is to change the method of measurement of Bid Item A14 from cubic yards to ton with a corresponding change in the unit cost; and item E) is for installation of the soil filter for the sanitary sewer air relief valve in the amount of \$1,200.00 plus applicable sales tax. The project is budgeted and is fully funded by a federal grant, TIB grant, and PWTF Loan.

Department/Presenter: James Carothers, Engineering Manager

[S-545 Change Order](#) 

This item is proposed to be a consent item on the May 6, 2013, Council Agenda.

### **C. Project S-566 NW Friberg/Strunk Consultant Contract Amendment**

Details: The initial scope for this project was for work through the 30% design phase. This contract amendment extends the scope of work through the 100%



design phase and includes right-of-way acquisition and delivery of the final plans, specifications, and estimate for the bidding package. Staff is still working with the consultant to determine the necessary hours and cost to complete the amended scope. Attached is a draft of the proposed scope amendment. The final scope and contract amendment will be submitted in its entirety in the May 6th Council packet. This project is fully funded by federal and state grants, PWTF loans, and developer contributions.

Department/Presenter: James Carothers, Engineering Manager

[Scope Amendment Draft](#) 

The scope and contract amendment will be placed on the May 6th consent agenda for Council's consideration.

#### **D. Final Plat - Summit at Columbia Vista Phase 2**

Details: The Summit at Columbia Vista is a 122 lot subdivision preliminarily approved with four phases. Phase 1 included 50 lots and received final plat approval in 2007. The current request is for final plat approval of Phase 2 to include 34 lots. The property is generally located north of NW 16th Avenue and NW Klickitat Street along the western flank of Prune Hill.

Department/Presenter: Phil Bourquin, Community Development Director

[Plat Maps](#) 

This item will be placed on the May 6, 2013, Regular Agenda for Council consideration of the final plat.

#### **E. City Property Encroachment**

Details: The City requires a public hearing be held prior to the conveyance of City owned property. In this instance an encroachment into City of Camas owned open space within the Lakeridge Subdivision has occurred from the property located at 807 NW 35th Avenue (Lot 61). The encroachment includes a water feature and landscaping. The owner of the property has communicated to the City a desire to resolve this matter in a manner that would avoid having to dismantle the water feature. A potential option for consideration involves a boundary line adjustment between Lot 61 and the City of Camas. This would require consent of the City of Camas by Council through a public hearing.

Department/Presenter: Phil Bourquin, Community Development Director

[Background Material](#) 

Bourquin stated that after further research it was discovered that a boundary line adjustment is not an option for consideration.

This matter will be brought back to Council after additional research has been conducted.

**F. Miscellaneous and Updates**

Details: Updates on miscellaneous or emergent items

Department/Presenter: Phil Bourquin, Community Development Director

There were no miscellaneous or emergent items.

**VIII. CITY ADMINISTRATION**

**A. Miscellaneous and Scheduling**

Details: Updates on miscellaneous or scheduling items

Department/Presenter: Jennifer Gorsuch, Acting City Administrator

There were no miscellaneous or scheduling items.

**IX. COUNCIL COMMENTS AND REPORTS**

Mayor Higgins commented about the special meeting with Washougal City Council that was held on April 8, 2013. He also gave Council an outline of a proposed path forward regarding the fire consolidation.

Council affirmed the Mayor's proposal.

A draft interlocal agreement will be brought back to both Councils for consideration in the future.

Chaney commented about the Camas Cemetery and noted that recent legislation passed that would provide the ability to form a cemetery district with a simple majority vote if that is something that Council wishes to pursue.

Smith attended the Camas-Washougal Chamber Meeting and will be attending the Parks Commission Meeting on April 24th.

Dietzman gave a brief overview of the Library Board of Trustees Meeting that she attended and stated that she will be attending a Sister City Meeting on Thursday.

Hazen will be attending the Parks Commission Meeting on April 24th.

Turk went to the book sale at the Camas Public Library over the weekend and commented about the "hug your library" event that will take place on April 17th.

Mayor commented about House Bill (HB) 1001 and noted that the bill passed the house and senate. He added that the passage of this bill will allow theatres to serve beer and wine in a controlled plan approved by the Liquor Control Board.

**X. PUBLIC COMMENTS**

There were no comments from the public.

**XI. ADJOURNMENT**

The meeting adjourned at 6:07 p.m.

**NOTE: The City of Camas welcomes and encourages the participation of all of its citizens in the public meeting process. A special effort will be made to ensure that a person with special needs has the opportunity to participate. For more information, please call 360.834.6864.**

**Quick Preview of Agenda and Supporting Documents - Posted April 10, 2013**

[Workshop Agenda with Supporting Documents](#) 

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Mayor

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City Clerk





**CITY COUNCIL REGULAR MEETING MINUTES - Draft**  
**Monday, April 15, 2013 at 7:00 p.m.**  
**Camas City Hall, 616 NE 4<sup>th</sup> Avenue**

**I. CALL TO ORDER**

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

**II. PLEDGE OF ALLEGIANCE**

**III. ROLL CALL**

Present: Greg Anderson, Don Chaney, Linda Dietzman, Tim Hazen, Steve Hogan, Melissa Smith, and Shannon Turk

Staff: Phil Bourquin, James Carothers, Leisha Copsey, Sherry Coulter, Jennifer Gorsuch, Eric Levison, Shawn MacPherson, Nick Swinhart and David Zavortink

Press: Heather Acheson, Camas-Washougal Post Record

**IV. PUBLIC COMMENTS**

There were no comments from the public.

**V. CONSENT AGENDA**

**A.** Approve the minutes of the April 1, 2013, Camas City Council Meeting and the work session minutes of April 1, 2013.

[April 1, 2013, City Council Workshop Minutes](#) 

[April 1, 2013, City Council Meeting Minutes](#) 

**B.** Approve claim checks numbered 116781-116930 in the amount of \$987,168.70.

**C.** Authorize the write-off of ambulance billings for March 2013, in the amount of \$63,728.18. This is the monthly uncollectable balance of Medicare and Medicaid accounts that are not collectable after receiving payments from Medicare, Medicaid and secondary insurance. (submitted by Joan Durgin)

**D.** Authorize the write-off of the remaining late fees/turn off fees for three Renaissance Homes irrigation accounts in the amount of \$66.00 each. Renaissance Homes was sent to collection for non-payment of three irrigation



accounts in the Hunter's Ridge Subdivision. They declared bankruptcy in 2009 and conveyed the properties to Columbia River Bank in lieu of foreclosure. All irrigation water charges have been paid for these accounts with the exception of late fees/turn off fees. (submitted by Joan Durgin)

#### Renaissance Homes Write-offs

- E. Authorize Mayor to sign the Community Development Block Grant (CDBG) Agreement Modification No. 1 for Project P-874A Louis Bloch Park Restroom Improvements. Camas and Clark County staffs propose a modification to the current CDBG Agreement. Modification No. 1 will extend the existing contract from March 31, 2013, to July 31, 2013. The extension is required to correspond with our existing construction schedule. Construction of the project was delayed because we rejected the bids for our initial bid. The plans were modified and the project was rebid a second time resulting in a delayed construction schedule. This project is budgeted and fully funded by a CDBG. (submitted by James Hodges)

#### Community Development Block Grant Agreement Modification

- F. Approve and Authorize Mayor to sign the Burlington Northern Sante Fe (BNSF) Pipeline License for steel casing installation for Project WS-714 24" Sanitary Transmission Main. The new 24" Sanitary Transmission Main Pipeline Project will cross the BNSF railroad tracks just north of the intersection of SE 6th Avenue and SE Polk Street. The crossing requires installation of a 36" diameter steel casing below the existing railroad tracks. Installation of the 36" diameter casing and the 24" diameter pipe inside the casing requires Camas to execute a pipeline license agreement with Jones Lang LaSalle Brokerage, Inc., a firm representing BNSF. The one-time fee for acquiring the Pipeline License Agreement will be between \$3,600.00 and \$4,750.00. This project is budgeted and fully funded by a \$3.7 million Public Works Trust Fund Loan. (submitted by James Hodges)

#### Pipeline License Agreement

- G. Authorize Pay Estimate No. 1 for Project S-545 NW 38th Avenue/SE 20th Street Improvements, Phase No. 1 to Tapani, Inc., in the amount of \$396,353.10. The pay estimate is for work completed from March 4, 2013 through March 29, 2013. (submitted by Anita Ashton)


#### Pay Estimate No. 1

- H. Authorize the submittal of the 2013 Transportation Alternatives Program (TAP) Grant Application to the Regional Transportation Council (RTC). The RTC has put out a call for applications for the 2013 TAP grant program which are due April 24, 2013. This item was discussed at the March 4, 2013, Council Workshop. The project would complete a pedestrian link on NW 18th Avenue from NW Beech Street to SE 201st Street on the south side of the roadway. The preliminary estimate for the project is \$250,500. If successful, the City would commit to design in 2013 and construct in 2014. The \$4,800 (2013) grant match requirement can be met with a combination of the \$2500 private commitment

from Knights Pointe Estates Homeowners Association and existing budget authority by redirecting a portion of Storm Utility and Street Budget. The \$50,500 (2014) construction match will need to be budgeted through a combination of Storm Utility, Street Fund and or Real Estate Excise Tax (REET) contributions. The attached document is a rough draft. Additional edits will be added prior to submittal. A change to budget or scope is not anticipated. (submitted by Eric Levison)

[Draft Transportation Alternatives Program Grant Application \(updated attachment added April 15, 2013\)](#) 

[Knights Pointe Estates Homeowners Association Letter \(revised attachment added April 12, 2013\)](#) 

[Vicinity Map \(attachment added April 15, 2013\)](#) 

- I. Authorize Bid Award for Project P-862A1 Lacamas Lake Lodge Fuel Tank Removal to the lowest responsive bidder 3 Kings Environmental in the amount of \$5,251.98. This project will remove an abandoned fuel tank found during the environmental assessment of the Lacamas Lake Lodge property in accordance with state law. (submitted by Eric Levison)

[Fuel Tank Removal Bid Tab](#) 

- J. Authorize Mayor to sign a contract amendment with AKS Engineering for phase 1 of the Forest Management Plan timber sale. This amendment provides for management of the timber sale and reforestation requirements. It also includes additional survey work for the Jones Creek road easement in preparation for phase 2 of the Forest Management Plan. The contract amendment is in the amount of \$49,000. (submitted by Eric Levison)

[AKS Contract Amendment](#) 

- K. Authorize Pay Estimate No. 4 for Project P-874A Louis Bloch Park Restroom Improvements to Michael Green Construction Inc., in the amount of \$17,632.29. The pay estimate is for work completed through April 5, 2013. This project is budgeted and fully funded by a CDBG. (submitted by James Hodges)

[Pay Estimate No. 4](#) 

- L. Authorize Mayor to sign a professional service contract amendment with FCSG in the amount of \$85,330 for a utility rate study. This contract will provide a utility rate analysis for the water, sewer, storm and sanitation utilities. The scope includes a revenue requirement analysis for all four utilities and a cost of service study for the water and sewer utilities. The scope also includes alternative service options for the sanitation utility. The current budget allocates \$60,000 for the study. The remaining \$25,330 of the funding will come from the utility funds by reallocating existing budget authority. (submitted by Eric Levison)

[Rate Study Scope](#) 



## FCSG Contract Amendment

- M.** Authorize Bid Award for Project P-885 Scout Hall Asbestos Abatement to the lowest responsive bidder. Bid tabulations were available Monday, April 15, 2013. During an inspection of the floor damage at Scout Hall, located in Crown Park, suspected asbestos material was discovered. The hall was closed for use and the material was tested. The test came back positive for asbestos containing material. A bid to abate the material was opened Monday the 15th. The staff estimate is \$3,000. Upon removal, staff will repair the flooring system estimated in the range of \$2,000 to \$5,000, dependent on structural inspection. Costs associated with this project are covered under the Real Estate Excise Tax (REET) 2 Growth Management Act (GMA) budget of \$50,000 for general parks. (submitted by Eric Levison)

## Asbestos Bid (attachment added April 15, 2013)

**It was moved by Linda Dietzman, seconded by Steve Hogan to approve the Consent Agenda. The motion carried unanimously.**

**NOTE: Any item on the Consent Agenda may be removed from the Consent Agenda for general discussion or action.**

## **VI. NON-AGENDA ITEMS**

### **A. Staff**

Eric Levison, Public Works Director, recognized Denis Ryan, Operations Supervisor, for his work on the Pavement Management Program.

David Zavortink, Library Director, informed Council that this week is National Library Week and commented about upcoming events at the library.

### **B. Council**

Dietzman commented about the library tours that will take place on May 11, 2013.

Smith stated that her thoughts and prayers were with the victims of the Boston Marathon tragedy.

Mayor confirmed that he will be at the library on May 11th to read a story as part of their big celebration.

## VII. MAYOR

### A. Announcements

Mayor announced that the library will be celebrating their 90th birthday this spring. He also read a proclamation declaring April 14-20, 2013, as National Library Week.

### B. Appointment to Planning Commission

Mayor Higgins appointed Jaima Johnson to the Planning Commission to fulfill an unexpired term ending December 31, 2015.

### C. Appointment to Lodging Tax Advisory Committee

Mayor Higgins appointed Brenda Schallberger of the Downtown Camas Association (DCA) to the Lodging Tax Advisory Committee. Schalberger will replace Carrie Schulstad.

**It was moved by Greg Anderson, seconded by Don Chaney to confirm the Mayor's appointments to the Planning Commission and the Lodging Tax Advisory Committee. The motion carried unanimously.**

## VIII. FIRE

### A. Oath of Office for New Firefighter Mitch Marling

Details: New firefighter Mitch Marling took the oath of office from Mayor Higgins.

Department/Presenter: Nick Swinhart, Fire Chief

## IX. LIBRARY

### A. Ordinance No. 2673 Granting Sawtooth Technologies, LLC a Franchise to Operate a Fiber Optic Network

Details: This franchise is beneficial to the library and the city. James Carothers, Engineering Manager, and David Zavortink, Library Director, presented details of this at previous Council workshops. David Zavortink was available to assist with questions.

Department/Presenter: David Zavortink, Library Director

Ordinance No. 2673 

**It was moved by Shannon Turk, seconded by Melissa Smith that Ordinance No. 2673 be read by title only. The motion carried unanimously.**

It was moved by Linda Dietzman, seconded by Melissa Smith that Ordinance No. 2673 be adopted and published according to law. The motion carried unanimously.

**X. EXECUTIVE SESSION**

**A. Labor Relations**

The meeting recessed at 7:24 p.m. for discussion on labor relations for an estimated 20-30 minutes. No further action was taken.

**XI. ADJOURNMENT**

The meeting adjourned at 7:53 p.m.

**NOTE: The City of Camas welcomes and encourages the participation of all of its citizens in the public meeting process. A special effort will be made to ensure that a person with special needs has the opportunity to participate. For more information, please call 360.834.6864.**

**Quick Preview of Agenda and Supporting Documents - Posted April 10, 2013**

[Council Agenda with Supporting Documents](#) 

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Mayor

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City Clerk

**SUPPLEMENTAL AGREEMENT NO. 1**

This Supplemental Agreement modifies the Professional Service Agreement between the City of Camas and J.D Walsh & Associates signed November 5, 2012, for a PROJECT known as Lacamas Lake Lodge.

The following modifications are made to the AGREEMENT and all other terms and conditions remain unchanged:

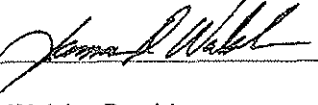
The Scope of Work and Total Contract Amount are modified to include the work as follows: (see scope of work attachment A)

JD Walsh & Associates	\$ 7,770.00
Wallis Engineering	5,381.00
Hagedorn Surveying	2,700.00
Service Fee	<u>808.00</u>
Total Additional Fee	\$16,659.00
Existing Contract Amount	<u>67,913.00</u>
New Contract Amount	\$84,572.00

IN WITNESS WHEREOF this Supplemental Agreement is made and executed this 22<sup>nd</sup> day of April, 2013.

For: J.D. Walsh and Associates

For: City of Camas

By: 

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

Jim Walsh - President  
J.D. Walsh and Associates  
215 W. 4th Street, Suite 203  
Vancouver, Washington 98660



**Attachment A**  
**JD Walsh & Associates**  
**Scope of Work - Addendum 1**  
**Heritage Park Improvements- Phase 1**  
**Lacamas Lake Lodge Project**

**Revise Contract Documents - for change for permit requirements:**

1. Review Meetings with City Staff
2. Consultant Coordination
3. Revise Site Plans for permit requirements (including new building and elevation change).
4. Include new building elevations, grading revisions and walkway additions.

**Permitting:**

1. Prepare and submit revised drawings and support information

**Fees:**

Principal	18 hours @ \$115.00 / hr = \$2,070.00
Staff	76 hours @ \$75.00 / hr = <u>\$5,700.00</u>
Total	\$7,770.00

## EXHIBIT A – SCOPE OF WORK

**City of Camas  
Phase 1 - Civil Out of Scope Services  
March 2013**

The proposed Heritage Park improvements are bounded on the east by Lacamas Lake and by NW Lake Road on the west. Site improvements include revisions to on-site parking and stormwater treatment.

The proposed supplemental scope of work is to address out of scope revisions to the phase 1 improvements. Wallis Engineering scope of work is as follows:

**Task 1 – Phase 1 Out of Scope Work** **\$2,506**

- Addition of sidewalk and stormwater facilities along NW Lake Road
- Revision to Building footprint resulting in redesign of roof drain connections
- Reversal of lane width approval resulting in redesign of NW Lake Road turn lane.
- Addition of lighting conduit to NW Lake road
- Addition of water line design work

PA\13\1326A - 3 Lakes Park\Agreement\1326B\1326B Supp #3\Scope of Work-mar 13.doc

**Attachment B - Fee Estimate**  
**Phase 1 - Out of Scope Services**  
 March 29, 2013

TASK		Wallis Engineering Staff Estimated Hours						Staff Cost	Expenses	Total Cost
		PR	PM	E3	E4	T1	C1			
Task 1	Out of Scope Services									
1.1	Out of Scope Services		4	12	6	1	\$2,506			\$2,506
	TASK 1 SUBTOTAL									\$2,506
	<b>GRAND TOTAL</b>	0	4	12	6	1	\$2,506	\$0		\$2,506

<b>FEE SUMMARY</b>			
Staff	Hours	Rate	Fees
PR - Principal	0	\$160	\$0
PM - Project Mgr	4	\$145	\$580
E3 - Engineer 3	12	\$107	\$1,284
E4 - Engineer 4	6	\$94	\$564
T1 - Technician 1	1	\$78	\$78
C1 - Clerical 1	0	\$66	\$0
<b>Total Fees from Staff</b>			<b>\$2,506</b>
Expenses			Cost
Mileage and printing			\$0
<b>Total Fees from Expenses</b>			<b>\$0</b>
<b>TOTAL BUDGET</b>			<b>\$2,506</b>



**Attachment B - Fee Estimate**  
**Lacamas Lodge Floodplain Services**  
 January 23, 2013

TASK		Wallis Engineering Staff Estimated Hours						Staff Cost	Expenses	Total Cost
		PR	PM	E3	E4	T1	C1			
Task 1	Project Initiation									
1.1	Research, Scope and Fee Estimate			1	3		1	\$455		\$455
	TASK 1 SUBTOTAL									\$455
Task 2	Floodplain Services									
2.1	Floodplain Analysis			1	4	2		\$639		\$639
2.2	Analysis Memo			1	3		1	\$455		\$455
2.3	Earthwork Quantity Calculations		4		8			\$1,332		\$1,332
	TASK 2 SUBTOTAL									\$2,426
	<b>GRAND TOTAL</b>	0	4	3	18	2	2	\$2,881	\$0	\$2,881

FEE SUMMARY			
Staff	Hours	Rate	Fees
PR - Principal	0	\$160	\$0
PM - Project Mgr	4	\$145	\$580
E3 - Engineer 3	3	\$107	\$321
E4 - Engineer 4	18	\$94	\$1,692
T1 - Technician 1	2	\$78	\$156
C1 - Clerical 1	2	\$66	\$132
<b>Total Fees from Staff</b>			<b>\$2,881</b>
Expenses			Cost
Mileage and printing			\$0
<b>Total Fees from Expenses</b>			<b>\$0</b>
<b>TOTAL BUDGET</b>			<b>\$2,881</b>



**HAGEDORN**  
SURVEYING + ENGINEERING

ATTACHMENT-A

*Serving the Pacific Northwest Since 1969*

January 24, 2013

SURVEY ESTIMATE  
FOR  
WALSH & ASSOCIATES

NEW BUILDING AT CITY OF CAMAS MOOSE LODGE SITE


Scope of services:

1. Upon placement of new building slab forms, shoot top of form elevation to ensure elevation meets requirement for construction within FEMA flood plain.
2. Upon completion of building construction, collect field data and prepare FEMA elevation certificate.

ESTIMATED FEE: \$1,540.00

Thank you for selecting Hagedorn, Inc. to provide you with this survey proposal. If you have any questions regarding this proposal, please contact me at (360) 696-4428.

Prepared by:

  
\_\_\_\_\_  
Russell L. Yates, P.L.S.

EST-2013Walsh & Assoc - Camas Moose Lodge FEMA Cert.Only

OREGON • WASHINGTON





## Lake Road / Moose Lodge

Brian Tandy <bpt@hagedornse.com>  
To: james@jdwalsh.net

Mon, Mar 25, 2013 at 11:17 AM

Hi Jim:

In response to our phone conversation on Friday I offer the following survey proposal. Hagedorn, Inc. will tie at least 3 corners of the existing Moose Lodge building foundation to preserve the location and return at the time of construction of the new building to re-stake those corner locations so the new building will be in the same location as the old one. The cost for surveying services would be \$580.00 per trip (2). Subject to your approval of this proposal I have tentatively scheduled a field crew for tomorrow to make the foundation ties. Please let me know if you have any questions.

Regards,

Brian

Brian P. Tandy, PLS  
Senior Project Manager

Hagedorn Surveying & Engineering  
1924 Broadway, Suite B  
Vancouver, WA 98664  
ph (360) 696-4428  
fx (360) 694-8934

James Walsh <james@jdwalsh.net>  
To: Brian Tandy <bpt@hagedornse.com>

Mon, Mar 25, 2013 at 11:40 AM

Hi Brian,  
Please proceed with the additional survey work to locate the corners of the existing building and reestablish these points for the contractor.

**PROGRESS ESTIMATE NO. 3**  
**APRIL 18, 2013**

CITY OF CAMAS  
 CLARK COUNTY  
 WASHINGTON

PROGRESS ESTIMATE PERIOD  
 MARCH 22, 2013 TO APRIL 15, 2013

PROJECT:  
 CITY OF CAMAS  
 WASTEWATER TREATMENT FACILITIES IMPROVEMENTS - PHASE 2B  
 G&O JOB NUMBER #11505.02  
 CITY OF CAMAS PROJECT #WS-713

CONTRACTOR:  
 CONTRACTORS NORTHWEST, INC.  
 P.O. BOX 6300  
 COEUR D'ALENE, ID 83816

BID ITEMS				QUANTITIES		PROJECT COSTS		PERCENT OF CONTRACT QUANTITY
NO.	DESCRIPTION	QUANTITY UNIT	UNIT PRICE	TOTAL THIS PERIOD	TOTAL TO DATE	AMOUNT THIS PERIOD	AMOUNT TO DATE	
1	Bond and Insurance	1 LS	\$51,114.00	0.00%	100.00%	\$0.00	\$51,114.00	100%
2	Mobilization and Demobilization	1 LS	\$95,000.00	15.79%	63.16%	\$15,000.00	\$60,000.00	63%
3	General Requirements	1 LS	\$188,970.00	5.06%	28.59%	\$9,556.97	\$54,021.54	29%
4	Site Work	1 LS	\$676,981.00	1.48%	47.53%	\$10,050.57	\$321,753.93	48%
5	UV Disinfection/Effluent Pump Station	1 LS	\$500,101.00	0.00%	2.76%	\$0.00	\$13,800.00	3%
6	Clarifier No. 3	1 LS	\$695,938.00	13.80%	35.39%	\$96,032.15	\$246,276.65	35%
7	Hydrogen Sulfide Scrubber System	1 LS	\$277,769.00	0.00%	0.00%	\$0.00	\$0.00	0%
8	Electrical	1 LS	\$273,127.00	4.39%	4.39%	\$12,000.00	\$12,000.00	4%
9	Trench Excavation Safety System	1 LS	\$5,703.00	75.00%	75.00%	\$4,277.25	\$4,277.25	75%
10	Dewatering	1 LS	\$6,064.00	0.00%	50.00%	\$0.00	\$3,032.00	50%
11	Unsuitable Excavation	100 CY	\$37.00	0	100	\$0.00	\$3,700.00	100%
12	Rock Excavation	220 CY	\$68.50	0	0	\$0.00	\$0.00	0%
13	Additive Item No. 1 - Dryer Building	1 LS	\$23,600.00	0.00%	0.00%	\$0.00	\$0.00	0%
14	Additive Item No. 5 - Laundry Covers	1 LS	\$45,700.00	0.00%	0.00%	\$0.00	\$0.00	0%
<b>CHANGE ORDERS:</b>								
CO1						\$0.00	\$0.00	
CO2						\$0.00	\$0.00	
CO3						\$0.00	\$0.00	
CO4						\$0.00	\$0.00	

**PROGRESS ESTIMATE NO. 3**  
**APRIL 18, 2013**

CITY OF CAMAS  
 CLARK COUNTY  
 WASHINGTON

PROGRESS ESTIMATE PERIOD  
 MARCH 22, 2013 TO APRIL 15, 2013

PROJECT:  
 CITY OF CAMAS  
 WASTEWATER TREATMENT FACILITIES IMPROVEMENTS - PHASE 2B  
 G&O JOB NUMBER #11505.02  
 CITY OF CAMAS PROJECT #WS-713

CONTRACTOR:  
 CONTRACTORS NORTHWEST, INC.  
 P.O. BOX 6300  
 COEUR D'ALENE, ID 83816

	PROJECT COSTS	
	AMOUNT THIS PERIOD	AMOUNT TO DATE
SUBTOTAL EARNED TO DATE	\$146,916.94	\$769,975.37
SALES TAX	8.40% \$12,341.02	\$64,677.92
MATERIALS ON HAND	(\$2,530.06)	\$51,263.23
TOTAL	\$156,727.90	\$885,916.52
LESS 5% RETAINED (BEFORE TAX)	\$7,345.85	\$38,498.77
<b>TOTAL EARNED TO DATE LESS RETAINAGE</b>		<b>\$847,417.75</b>
<b>LESS AMOUNTS PREVIOUSLY PAID</b>		
PROGRESS ESTIMATE NO. 1		\$337,296.34
PROGRESS ESTIMATE NO. 2		\$360,739.36

**TOTAL PAYMENT NOW DUE: \$149,382.05 \$149,382.05**

ORIGINAL CONTRACT AMOUNT \$2,858,837.00  
 CONTRACT PERCENTAGE TO DATE 27%

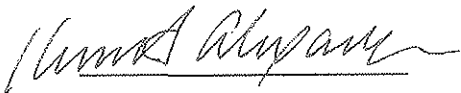
I HEREBY CERTIFY THE ABOVE ESTIMATE IS A TRUE AND CORRECT STATEMENT OF THE WORK PERFORMED UNDER THIS CONTRACT.

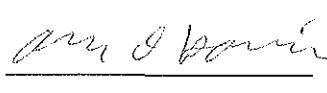
I HEREBY CERTIFY THAT THE WAGES HAVE BEEN PAID IN ACCORDANCE WITH RCW 39.12 (PREVAILING WAGES).

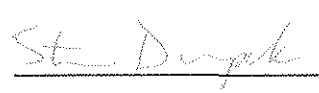
GRAY & OSBORNE, INC.

CONTRACTORS NORTHWEST, INC.

CITY OF CAMAS







**SUMMARY AND DISTRIBUTION OF PAYMENTS**

PAY EST NO.	PROGRESS ESTIMATE PERIOD DATES	TOTAL EARNED PER PERIOD	SALES TAX RATE	SALES TAX AMOUNT	MATERIALS ON HAND	RETAINAGE (%)	TOTAL PAYMENT
1.	JANUARY 15, 2013 TO FEBRUARY 18, 2013	\$205,141.01	8.40%	\$17,231.84	\$125,180.54	\$10,257.05	\$337,296.34
2.	FEBRUARY 19, 2013 TO MARCH 21, 2013	\$417,917.42	8.40%	\$35,105.06	-\$71,387.25	\$20,895.87	\$360,739.36
3.	MARCH 21, 2013 TO APRIL 15, 2013	\$146,916.94	8.40%	\$12,341.02	-\$2,530.06	\$7,345.85	\$149,382.05
<b>TOTAL:</b>		<b>\$769,975.37</b>		<b>\$64,677.92</b>	<b>\$51,263.23</b>	<b>\$38,498.77</b>	<b>\$847,417.75</b>

CITY OF CAMAS PROJECT NO. P-874A Project Name: Louis Bloch Park Restroom CDBG Project			PAY ESTIMATE: PAY PERIOD: Original Contract Amount:		FIVE - FINAL 4/6/2013 Through 4/15/2013 \$149,179.72			Michael Green Construction, Inc. PO Box 142 Washougal, WA 98671 360.518 1476 360.817.9948 fax			
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ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
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SCHEDULE "A" - PARKS												
1	MOBILIZATION	LS	1.00	\$7,000.00	\$7,000.00	1.00	\$7,000.00	0.00	\$0.00	1.00	\$7,000.00	
2	PROJECT TEMPORARY TRAFFIC CONTROL	LS	1.00	\$1,800.00	\$1,800.00	1.00	\$1,800.00	0.00	\$0.00	1.00	\$1,800.00	
3	CLEARING & GRUBBING	LS	1.00	\$1,600.00	\$1,600.00	1.00	\$1,600.00	0.00	\$0.00	1.00	\$1,600.00	
4	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	LS	1.00	\$2,180.00	\$2,180.00	1.00	\$2,180.00	0.00	\$0.00	1.00	\$2,180.00	
5	ROADWAY EXCAVATION INCLUDING HAUL	CY	43.00	\$21.00	\$903.00	43.00	\$903.00	0.00	\$0.00	43.00	\$903.00	
6	CRUSHED SURFACING TOP COURSE	TN	38.00	\$24.20	\$919.60	38.00	\$919.60	0.00	\$0.00	38.00	\$919.60	
7	CRUSHED SURFACING BASE COURSE	TN	22.00	\$24.20	\$532.40	22.00	\$532.40	0.00	\$0.00	22.00	\$532.40	
8	HMA CL. 1/2", PG 64-22	TN	13.00	\$275.00	\$3,575.00	13.34	\$3,668.50	0.00	\$0.00	13.34	\$3,668.50	
9	EROSION CONTROL AND WATER POLLUTION CTRL	LS	1.00	\$2,000.00	\$2,000.00	1.00	\$2,000.00	0.00	\$0.00	1.00	\$2,000.00	
10	ROADSIDE RESTORATION	LS	1.00	\$2,000.00	\$2,000.00	1.00	\$2,000.00	0.00	\$0.00	1.00	\$2,000.00	
11	CEMENT CONCRETE TRAFFIC CURB	LF	67.00	\$18.10	\$1,212.70	64.00	\$1,158.40	0.00	\$0.00	64.00	\$1,158.40	
12	CEMENT CONCRETE PEDESTRIAN CURB	LF	32.00	\$18.10	\$579.20	33.50	\$606.35	0.00	\$0.00	33.50	\$606.35	
13	CEMENT CONCRETE SIDEWALK	SY	73.00	\$54.50	\$3,978.50	73.00	\$3,978.50	0.00	\$0.00	73.00	\$3,978.50	
14	CEMENT CONCRETE SIDEWALK RAMP, TYPE 2	EA	1.00	\$1,800.00	\$1,800.00	1.00	\$1,800.00	0.00	\$0.00	1.00	\$1,800.00	
15	WHEEL STOP	EA	2.00	\$125.00	\$250.00	2.00	\$250.00	0.00	\$0.00	2.00	\$250.00	
16	IRRIGATION SYSTEM	LS	1.00	\$1,250.00	\$1,250.00	1.00	\$1,250.00	0.00	\$0.00	1.00	\$1,250.00	
17	RESTROOM	LS	1.00	\$66,615.00	\$66,615.00	0.98	\$65,282.70	0.02	\$1,332.30	1.00	\$66,615.00	
18	RESTROOM ACCESSORIES	LS	1.00	\$5,000.00	\$5,000.00	0.50	\$2,500.00	0.50	\$2,500.00	1.00	\$5,000.00	
19	ELECTRICAL SYSTEM	LS	1.00	\$16,500.00	\$16,500.00	0.00	\$0.00	1.00	\$16,500.00	1.00	\$16,500.00	
20	PROJECT DOCUMENTATION	LS	1.00	\$5,000.00	\$5,000.00	0.75	\$3,750.00	0.25	\$1,250.00	1.00	\$5,000.00	
Parks Subtotal (Items 1-20):					\$124,695.40		\$103,179.45		\$21,582.30		\$124,761.75	
Sales Tax: (Items 1-20)					Rate: 8.4%	\$10,474.41		\$8,667.07		\$1,812.91		\$10,479.99
Parks Total:					\$135,169.81		\$111,846.52		\$23,395.21		\$135,241.74	

SCHEDULE "B" - WATER												
22	SERVICE CONNECTION, 1 INCH DIA.	EA	1.00	\$4,000.00	\$4,000.00	1.00	\$4,000.00	0.00	\$0.00	1.00	\$4,000.00	
Water Subtotal: (Item 22)					\$4,000.00		\$4,000.00		\$0.00		\$4,000.00	
Sales Tax: (Item 22)					Rate: 8.4%	\$336.00		\$336.00		\$0.00		\$336.00
Water Total:					\$4,336.00		\$4,336.00		\$0.00		\$4,336.00	

SCHEDULE "C" - SEWER												
21	TRENCH SAFETY SYSTEM (MINIMUM BID S1/L F.)	LF	100.00	\$6.00	\$600.00	100.00	\$600.00	0.00	\$0.00	100.00	\$600.00	
23	PVC SANITARY SEWER PIPE, 6 INCH DIA.	LF	57.00	\$56.00	\$3,192.00	57.00	\$3,192.00	0.00	\$0.00	57.00	\$3,192.00	
24	ABS COMPOSITE SEWER PIPE, 4 INCH DIA.	LF	33.00	\$30.12	\$993.96	33.00	\$993.96	0.00	\$0.00	33.00	\$993.96	
25	SEWER CLEANOUT, 4 INCH DIA.	EA	1.00	\$300.00	\$300.00	1.00	\$300.00	0.00	\$0.00	1.00	\$300.00	
26	SEWER CLEANOUT, 6 INCH DIA.	EA	1.00	\$400.00	\$400.00	1.00	\$400.00	0.00	\$0.00	1.00	\$400.00	
27	CONNECTION TO DRAINAGE STRUCTURE	EA	1.00	\$1,500.00	\$1,500.00	1.00	\$1,500.00	0.00	\$0.00	1.00	\$1,500.00	
28	RE-CHANNEL MANHOLE	EA	1.00	\$450.00	\$450.00	1.00	\$450.00	0.00	\$0.00	1.00	\$450.00	
Sewer Subtotal (Items 21, 23-28):					\$7,435.96		\$7,435.96		\$0.00		\$7,435.96	
Sales Tax: (Items 21, 23-28)					Rate: 8.4%	\$624.62		\$624.62		\$0.00		\$624.62
Sewer Total:					\$8,060.58		\$8,060.58		\$0.00		\$8,060.58	

SCHEDULE "D" - STORMWATER											
29	UNDERDRAIN PIPE, 3 INCH DIA.	LF	47.00	\$14.89	\$699.83	47.00	\$699.83	0.00	\$0.00	47.00	\$699.83
30	DRAIN PIPE, 3 INCH DIA.	LF	77.00	\$10.24	\$788.48	77.00	\$788.48	0.00	\$0.00	77.00	\$788.48

CITY OF CAMAS PROJECT NO. P-874A Project Name: Louis Bloch Park Restroom CDBG Project			PAY ESTIMATE: FIVE - FINAL PAY PERIOD: 4/6/2013 Through 4/15/2013  Original Contract Amount: \$149,179.72				Michael Green Construction, Inc. PO Box 142 Washougal, WA 98671 360.518.1476 360.817.9948 fax				
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ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
	Stormwater Subtotal (Items 29-30):				\$1,488.31		\$1,488.31		\$0.00		\$1,488.31
	Sales Tax: (Items 29-30)	Rate:	8.4%		\$125.02		\$125.02		\$0.00		\$125.02
	Stormwater Total:				\$1,613.33		\$1,613.33		\$0.00		\$1,613.33

	ORIGINAL CONTRACT TOTAL	\$137,619.67	TOTAL PREVIOUS	\$116,103.72	TOTAL THIS EST.	\$21,582.30	TOTAL TO DATE	\$137,686.02
	CHANGE ORDERS TO DATE	----		\$0.00		\$0.00		\$0.00
	SUBTOTAL	\$137,619.67		\$116,103.72		\$21,582.30		\$137,686.02
	SALES TAX (8.4%)	\$11,560.05		\$9,752.71		\$1,812.91		\$11,565.63
	TOTAL CONTRACT	\$149,179.72		\$125,856.43		\$23,395.21		\$149,251.65
	LESS 5% RETAINAGE	----		(\$5,805.19)		(\$1,079.12)		(\$6,884.30)
	TOTAL LESS RETAIN.	----		\$120,051.25		\$22,316.10		\$142,367.34

PARKS ACCT. NUMBER: 300-00-594-760-63      THIS PAY EST. LESS RETAINAGE      \$22,316.10  
 WATER ACCT. NUMBER: 424-00-594-340-65      THIS PAY EST. LESS RETAINAGE      \$0.00  
 SEWER ACCT. NUMBER: 424-00-594-350-65      THIS PAY EST. LESS RETAINAGE      \$0.00  
 STORM ACCT. NUMBER: 419-00-594-530-65      THIS PAY EST. LESS RETAINAGE      \$0.00

F.I.   
 Project Engineer      Date 4.17.13

  
 Contractor      Date 4/10/13

  
 Project Manager      Date 4/30/13

<b>Supplemental Agreement Number <u>One (1)</u></b>		Organization and Address	
Original Agreement Number <u>S-566</u>		Harper Houf Peterson Righellis Inc. (HHPR) 1104 Main Street, Suite 100 Vancouver, WA 98660 Phone: (360) 750-1131	
Project Number	Execution Date <u>7/16/2012</u>	Completion Date <u>9/30/2014</u>	
Project Title <u>NW Friberg Street / NE Goodwin Road</u>	New Maximum Amount Payable <b>\$ 755,970.00</b>		
Description of Work This scope of work includes the Project Management, Survey, Engineering and Plan Preparation of 30% through Final PSE, R/W Services, Natural and Cultural Resources Services, Hazardous Materials Assessment Services, Public Involvement Services, and Bidding Assistance Services.			

The Local Agency of City of Camas  
desires to supplement the agreement entered into with Harper Houf Peterson Righellis Inc.  
and executed on 07/16/2012 and identified as Agreement No. S-566

All provisions in the basic agreement remain in effect except as expressly modified by this supplement.

The changes to the agreement are described as follows:

**I**

Section 1, SCOPE OF WORK, is hereby changed to read:

Refer to Exhibit "B" attached

**II**

Section IV, TIME FOR BEGINNING AND COMPLETION, is amended to change the number of calendar days for completion of the work to read: No Change

**III**

Section V, PAYMENT, shall be amended as follows:

Refer to Exhibit "A", Exhibit E-1, Exhibit G-1s, G-2s & G-3s for professional service fees

as set forth in the attached Exhibit A, and by this reference made a part of this supplement.

If you concur with this supplement and agree to the changes as stated above, please sign in the appropriate spaces below and return to this office for final action.

By: Charles L. Harper - President (HHPR) By: \_\_\_\_\_

\_\_\_\_\_  
Consultant Signature

\_\_\_\_\_  
Approving Authority Signature

\_\_\_\_\_  
Date

## **EXHIBIT "B"- SCOPE OF WORK**

### **NW FRIBERG STREET / NE GOODWIN ROAD**

#### **PHASED CONTRACT**

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On June 27, 2012, Harper Houf Peterson Righellis Inc. (HHPR) was selected by the City of Camas to perform the consulting services for the NW Friberg Street / NE Goodwin Road project (S-566), pending successful negotiation of a consultant agreement.

The HHPR consultant team held a preliminary scoping meeting with City staff on June 29, 2012. Based on the City's desire to start the project immediately, it was determined that the consultant agreement should be phased. The Phase 1 scope encompassed the majority of the discovery, research, field work, preliminary analysis, completion of the Preliminary Right-of-Way plans (30%) and the completion of the 30% Design Review Report (dated January 21, 2013).

The Phase 2 scope and fee encompasses the remainder of the consultant tasks through the completion of the final project PSE and bidding assistance. Construction Phase services are intended to be covered in a subsequent supplement.

#### **SCOPE OF SERVICES – PHASE 2**

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The City of Camas plans to reconstruct and widen NW Friberg/Strunk Road from NW Lake Road to NE Goodwin Road, and NE Goodwin Road from NW Friberg/Strunk to Camas Meadows Drive. Elements of the project include a 3-lane paved road (two travel lanes with a center left turn lane) with two bike lanes, curbs and sidewalks on both sides, and intersection and signal improvements at the Friberg/Strunk and Goodwin Road intersection. Total project length is approximately 0.83 miles.

The Phase 2 scope of services shall consist of the following main tasks:

- Task 1: Project Management and Administration
- Task 2: Natural Resources
- Task 3: Cultural Resources
- Task 4: Final Roadway Engineering Design and PSE
- Task 5: Final Transportation Engineering Design and PSE
- Task 6: Public Involvement (Open House)
- Task 7: Right-of-Way Services
- Task 8: Hazardous Materials Assessment Services

## **TASK 1: PROJECT MANAGEMENT AND ADMINISTRATION**

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The Consultant shall perform the following tasks involved in the roadway design of the Project.

### **1.1 Project Management**

- The Consultant shall provide management, coordination, and direction to the Project team in order to complete the project on time and within budget. The City fosters a partnership approach of all stakeholders in the project. The Consultant shall integrate this strategy into the overall management approach.
- The Consultant shall schedule and administer project team meetings. This includes progress/coordination meetings, public meetings, an open house, and document review meetings.
- The Consultant shall establish a quality management program, and designate responsibility for review of technical work and other deliverable products.

### **1.2 Project Coordination**

- The Consultant shall organize and hold project meetings with key Project team members, as well as representatives from the City of Camas and other agencies as needed.
- The Consultant shall coordinate Project activities with the City.
- The Consultant shall coordinate with private and public utilities, including power, phone, cable, gas, and other utilities.
- The Consultant shall coordinate with Clark County (Goodwin Road), C-TRAN, WSDOT, Clark Public Utilities (Lacamas Substation), and the Evergreen Public School District (Union High School).
- The Consultant shall coordinate with and provide a public involvement process for property owners adjacent to the project who will be affected by the roadway design. Prior approval from the City's Project manager will be required before any contact with neighborhood associations or private property owners occurs.

### **1.3 Project Scheduling**

- The Consultant shall revise and submit schedule (Microsoft Project) updates to the City as developed with the Phase 1 services.

#### **Task 1 Deliverables:**

- Meeting Minutes
- Project Schedule



## **TASK 2: NATURAL RESOURCES**

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### **2.1 Clean Water Act §404 and §401 Wetland Delineation Report, Functional Assessment, and Conceptual Mitigation Design**

Normandeau would evaluate wetlands/streams at the proposed location of a stormwater outlet across from Union High School.

For this task, Normandeau will:

- Review existing information (e.g., prior wetland mitigation permits) for the proposed stormwater outlet location.
- Complete field work for the proposed stormwater outlet location.
- Walk the proposed stormwater pipe alignment from the road to the creek to make sure there aren't additional wetlands (this scope assumes no wetlands outside of those adjacent to Dwyer Creek).
- Delineate wetlands/OHWM at the proposed outfall in Dwyer Creek.
- Evaluate Dwyer Creek for potential habitat issues (erosion, etc.).
- Write and submit a supplement to the USACE-approved wetland delineation report.
- Site visit with the USACE to confirm wetland supplement jurisdiction.

#### **Assumptions:**

- The City will provide wetland delineation reports and maps for any work submitted by others to the City within or adjacent to the project area.
- Normandeau will prepare for and attend one site visit with USACE and Ecology lasting not more than four hours (including travel).
- Neither the USACE nor Ecology will make adjustments to the wetland delineation boundaries or the functional assessment. Edits to the report will be editorial in nature.
- Wetland services address only wetlands at stream outfall, and assume wetlands do not exist between Friberg Street and Dwyer Creek.

#### **Deliverables:**

- Wetland Delineation Supplement (One draft copy and one final copy to HHPR and the City)

### **2.2 Clean Water Act (CWA) §404 and §401 Wetland Permitting and Compensatory Mitigation Plan**

Normandeau will prepare a Joint Aquatic Resources Permit Application (JARPA) for impacts to wetland, a wetland mitigation report, coordinate with agency and City staff, and submit to USACE for issuance of a permit under the §404 and certification by Ecology under §401.

For this task, Normandeau will:

- Prepare a JARPA for wetland impacts along the corridor.
- Attend a site visit with USACE staff (and Ecology if they elect to attend) to review the wetland impacts and discuss concerns or recommendations agency staff may have regarding issuance of authorizations under CWA.
- Prepare a Compensatory Wetland Mitigation Report that includes the following fundamental components:
  - objectives
  - site selection criteria
  - site protection instruments (e.g., conservation easements)
  - a maintenance plan
  - baseline information (for impact and compensation sites)
  - credit determination methodology
  - a mitigation work plan
  - ecological performance standards
  - monitoring requirements
  - a long-term management plan
  - an adaptive management plan
  - financial assurances

**Assumptions:**

- Engineering drawings, impact acreages and drawings showing same, Best Management Practices, and related design and construction information will be made available by HHPR or the City for use in the JARPA.
- The Grass Valley Park parcel is adequate for wetland mitigation.
- No wetland delineation at the mitigation site will be required. Information on wetland boundaries at the park parcel will be available from the former mitigation consultant or their work.
- Wetland mitigation will be enhancement or rehabilitation and no earthwork or engineering drawings will be needed for the wetland mitigation report.
- Site visit with USACE and Ecology will last not more than four hours (including travel).

- USACE will issue a Nationwide Permit 14 – Linear Transportation Projects for impacts in a timely manner.
- Ecology will review reports and issue a Water Quality Certification for impacts in a timely manner.

**Deliverables:**

- JARPA (One draft copy and one final copy to City, USACE, and Ecology)
- Wetland Mitigation Report (One draft copy and one final copy to City, USACE, and Ecology)

**2.3 Hydraulic Project Approval**

Application for the Hydraulic Project Approval (HPA) from WDFW will be accomplished through the JARPA application completed in task 2.2 of this scope (noted above). For this task Normandeau will provide coordination with the City and WDFW to obtain the HPA.

**Deliverables:**

- General coordination

**2.4 NPDES Review and Comment**

Normandeau will review the NPDES application completed by HHPR and provide comments.

**Deliverables:**

- Comments on the NPDES provided back to HHPR.

**2.5 Endangered Species Act (ESA) Compliance**

The Phase 1 Project Scope for this task has been expanded to include ESA review of the mitigation area assumed to be the Grass Valley Park parcel. *No additional fee for this task is required.*

**2.6 NEPA Compliance** *(Per Phase 1 Scope of Services - no additional scope/fee is proposed)*

**2.7 SEPA Compliance** *(Per Phase 1 Scope of Services - no additional scope/fee is proposed)*

**2.8 City of Camas Critical Area Ordinance (CAO) Permit** *(Per Phase 1 Scope of Services - no additional scope/fee is proposed)*

**2.9 Project Planning and Coordination**

Normandeau will support general project planning with the City and HHPR throughout the project (assumed June 2013 through June 2014) via project team meetings (two assumed) and teleconferences. Task also includes non-technical internal project activities, such as invoicing, throughout the project.

**Deliverables:**

- Attend two City and/or project team meetings
- Assumes a level of effort of 48 hours.

**TASK 3: CULTURAL RESOURCES**

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AINW completed with Phase 1 services the cultural resource survey of the City of Camas' NW Friberg St/NE Goodwin Road Street Improvements project to meet federal, state, and local compliance in January 2013. An area needed for a stormwater pipe outfall to connect with an existing drainage swale has been added to the project (the proposed location of a stormwater outlet across from Union High School). This proposal is to provide a cultural resource survey for the additional area. The development and preparation of the monitoring plan needed prior to construction is also included in this scope.

The study will be done to meet the requirements of Section 106 of the National Historic Preservation Act as the project will be reviewed by the Washington State Department of Transportation (WSDOT). The project also will be done to meet the City of Camas' archaeological ordinance. The survey would follow the standards and guidelines of the Washington Department of Archaeology and Historic Preservation (DAHP). The study will be directed by AINW staff who are professionally qualified and meet the Secretary of the Interior's Standards and Guidelines in Archaeology and Historic Preservation.

Some of the linear area added to the project has been previously included in archaeological surveys. Approximately 400-linear-feet (122-linear- meters) will need an archaeological pedestrian survey and shovel testing as the area has not been previously surveyed and it is near a previously recorded archaeological site. The area of disturbance during construction is assumed to be approximately 30 feet (9 meters) wide. The cultural resource survey would focus on the archaeological potential as no buildings or structures appear to be within the corridor. The archaeological fieldwork will include a pedestrian survey using transects spaced 33 feet (10 meters) apart and shovel testing where the surface visibility is inadequate to determine whether an archaeological site is present.

The tasks would include the following.

- Drafting the *revised* APE submittal.
- Background review of the previous studies in the added area—this information is in-hand.
- A systematic pedestrian archaeological survey of the added area, walking transects spaced 10 meters apart.
- Excavation of up to 8 shovel tests; screening using 1/8-inch hardware cloth. No artifacts would be collected. (Same details as in the original scope.)
- Up to one archaeological site may be documented.

- Preparation of a cultural resource survey report with maps and photographs. Draft and final reports would be submitted. Letters will be prepared for distribution of the report to DAHP and Tribes (13 copies plus for the City and project team) in conformance with the City's archaeological ordinance; the City will send the reports after WSDOT has submitted the reports to DAHP and Tribes.
- The monitoring plan needed for the project where the site 45CL405 is located will be prepared.

#### **TASK 4: FINAL ROADWAY ENGINEERING DESIGN AND PSE**

**(includes R/W documents/staking, Public Involvement & Bidding Services)**

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##### **4.1 Site Investigation, Utility Data Collection, and Coordination**

- The Consultant shall perform necessary site investigation to review existing information and standards to fully understand the issues, challenges, and processes during the design and plan preparation process. The Consultant shall obtain all available utilities' records within the Project boundaries from the individual companies and review them. The Consultant shall work directly with the owners of existing utilities to identify requirements related to their relocation or modification.
- Design plans shall be sent to the utility companies at the completion of 60%, 90%, and final PSE phases.

##### **4.2 Hydraulics, Hydrology, Water Resources, and Water Quality**

- Based on the preferred stormwater design alternative developed with the "30% Design Report", data relating to the drainage and water resources for the project area shall be collected and reviewed from federal, state and local agencies. Existing and proposed drainage features (including "greenstreets") and information on drainage problem areas shall be incorporated into the project plan and profile sheets.
- Based on the preferred stormwater design alternative, the Consultant shall perform hydrologic and hydraulic calculations and analysis as needed to design the project stormwater systems and facilities (flow control and water quality).
- The Consultant shall prepare and submit a preliminary stormwater report (with the 60% documents) and a final stormwater report. All storm water design shall meet State and Local requirements.

##### **4.3 Right-of-Way Plans and Documents**

- The Consultant will prepare Preliminary Right-of-Way plans and submit to the City following the initial property owner meetings.

- The Consultant will prepare Final Right-of-Way Plans and submit to the City at approximately the 60% design phase.
- The Consultant will prepare legal descriptions and exhibits for right-of-way takes, slope easements, and temporary construction easements.
- Stake R/W takes and easements as required to assist with R/W negotiation purposes.

#### **Assumption**

- The City will provide the Consultant with sample Right-of-Way Plans and exhibits to use as guidelines for Right-of-Way Plans and Documents.
- Legal descriptions for TCP are assumed not required and will be shown on the R/W exhibits as noted below.

#### **Deliverables:**

- R/W plan sheets is estimated at nine (9) sheets at 1"=20'.
- R/W property impact exhibits (including TCP call outs) for up to eleven (11) exhibits.
- Legal descriptions and exhibits for eleven (10) property acquisitions.
- Legal descriptions and exhibits for up to eleven (11) slope easements.
- Legal descriptions and exhibits for up to eleven (11) temporary construction easements (TCE).

#### **4.4 Project Roadway Design and Plans**

- The Consultant shall design the roadway improvements per the recommendations of the "30% Design Report", and prepare the necessary project roadway plans for bidding and construction. The project roadway plans shall include the following.

#### **Deliverables:**

- Title Sheet: include an index listing of the plan sheets, and a Project vicinity map showing the project limits.
  - **Assumption:** One (1) title sheet required.
- Roadway Section, Legend and General Notes: include legend and general notes sheet and typical cross sections for the roadway, showing pavement type and thickness, pavement widths, curb and gutters, sidewalk, medians, right-of-way, and typical adjacent slopes.
  - **Assumption:** Number of section/legend/notes sheets is four (4) sheets.

- Right-of-way Plans: Refer to task 4.3 for R/W plan scope of services and deliverables.
- Grading, Preparation/Demolition, and Erosion Control Sheets: include plans for the entire project showing existing and proposed contours, site preparation/demolition, and a layout of the minimum erosion control measures required for construction.
  - **Assumption:** Number of plan/profile sheets is eight (8) sheets at 1"=40'.
- Roadway (w/ Storm) Plan and Profile Sheets: include roadway plan and profile sheets. Storm sewer pipes/detention, inlets, flow control structures, and manholes will be shown on the plan and profile sheets.
  - **Assumption:** Number of plan/profile sheets is sixteen (16) sheets at 1"=20'.
- Private Property Impact Improvement Design and Plans: This item includes all work necessary to complete the analysis, design, and plans for the existing private property elements and improvements impacted by the widening or realignment of the roadway. Anticipated impacts include modifications to driveways, fencing, and minor frontage landscape/yard areas.
  - **Assumption:** Number of plan sheets is four (4) sheets at 1"=20'.
- Water and Sanitary Sewer Design and Plans: This includes water and sewer plan/profile sheets, including detailing necessary for water and sewer service connections and modifications, and hydrant relocations.
  - **Assumption:** Number of plan sheets is eight (8) sheets at 1"=40'.
- Traffic Signal/Lighting/Signing/Striping Plans and Details: Refer to Task 6 Transportation Engineering Design and PSE by DKS Associates, Inc.
- Roadway Landscaping and Irrigation Plans and Details: This includes landscaping design and preparation of plans and details for the roadway landscape strips including water quality, and other specific locations as required.
  - **Assumption:** Number of plan sheets is twelve (12) at 1"=20'; and detail four (4) detail sheets.
- Retaining Wall Plans and Details: This includes plans, profiles, and detailing as necessary for retaining walls.
  - **Assumption:** Number of plan/profile and detail sheets is four (4) sheets, at 1"=20' for profiles sheets.
- Detail Sheets: This includes preparing detail sheets as necessary for project elements, including standard detail sheets.
  - **Assumption:** Number of detail sheets is estimated at eight (8) sheets.

#### **Task 4.4 Assumption:**

- The project roadway plans will be submitted for City review at the 60% and 90% phase, with final plans submitted for bidding.
- Construction Staging and Traffic Control Design and Plans are not required.
- Sound wall design and plans is not anticipated, and therefore not included.
- If required, joint trench plans and miscellaneous utilities plans by Utility Purveyors.

#### **4.5 Specifications and Bid Document**

- The Consultant shall prepare Project Special Provisions and assemble the Contract Bid Documents as required by the design, for bidding purposes. Project Specifications shall comply with the City of Camas Standard Specification format and a first draft shall be turned in with the 90% plans. The Consultant shall be responsible for updating the Amendments and General Special Provisions to current *Washington State Department of Transportation Standard Specifications for Road, Bridge, and Municipal Construction*.

#### **Assumption:**

- Along with the "Bid Proposal", a listing of the Special Provision sections to be submitted at the 60% design stage, with Special Provision and Contract Bid Documents assembled starting with the 90% submittal.
- City to provide "boiler plate" Contract Bid Documents to assist with the completion and assembly of the final Contract Bid Documents.
- Production of the Project Contract Bid Document and Specifications to be by the City.

#### **4.6 Construction Cost Estimate**

- The Consultant shall prepare Construction Cost Estimates at the completion of 60%, 90%, and final design phases. Itemized quantities shall be computed at the 90% stage. The Consultant will prepare a cost analysis using unit prices from the City and WSDOT/APWA bid tabulations for inclusion with the estimates for the Project.

#### **4.7 Bidding**

- Respond to questions and issues arising during bidding.
- Prepare and issue up to one (1) addendum.
- Attend a pre-construction conference.



#### 4.8 NPDES and SWPPP

- Prepare the NPDES Construction Stormwater General Permit application, and submit to City for processing by the City.
- Submit the Notice of Intent (NOI) to the City for processing to DOE by the City.
- Prepare the Storm water Pollution Prevention Plan (SWPPP) for the Project.

#### Assumption:

- City to submit and process the Construction Stormwater General permit application and NOI.

### **TASK 5: FINAL TRANSPORTATION ENGINEERING DESIGN AND PSE**

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#### 5.1 Traffic Signal Design

- DKS will design traffic signal modification at the intersection of NW Friberg Street/NE Goodwin Road. These modifications are necessary due the new roadway alignment and addition of auxiliary lanes. DKS will work closely with the City during the design process. Field reviews will be made to identify utility and other conflicts that may be present and affect the relocation or design of new signal equipment. DKS will also coordinate with Clark Public Utilities to verify power service connections. It is currently understood that no modifications will be required at the NW Friberg Street/NW Lake Road intersection.
- DKS will coordinate with Harper Houf Peterson Righellis in determining location of soil borings needed for determining the appropriate traffic signal mast arm pole foundations.
- DKS has access to the plans developed for the existing traffic signal installation at the intersection and will utilize these plans for the preparation of the traffic signal modification plans. In addition to development of the modification plans, DKS will develop an engineer's cost estimate and Special Provisions for the work. The traffic signal modifications will follow the City of Camas design standards.
- DKS has access to the plans developed for the existing traffic signal installation at the intersection and will utilize these plans for the preparation of the traffic signal modification plans. In addition to development of the modification plans, DKS will develop an engineer's cost estimate and Special Provisions for the work. The traffic signal modifications will follow the City of Camas design standards.
- The following plan sheets will be developed for the NW Friberg Street/NE Goodwin Road traffic signal modification plans:
  - 1 sheet - Traffic Signal Modification Plan - Scale: 1"=20' (22"x34")
  - 1 sheet - Wiring Schematic - NTS
  - 1 sheet - Cabinet Wire Terminations - NTS
  - 1 sheet - Controller Terminations - NTS

- 2 sheets - Traffic Signal Details (Signal Standard Details) – NTS

**Deliverables:**

- Traffic Signal Modification Plans and Details
- Engineer's Cost Estimate
- Special Provisions (section listing at 60% with documents starting with 90% design).

**5.2 Roadway Illumination Design**

- DKS will design roadway illumination for Friberg Street between the intersections of NW Friberg Street/NE Goodwin Road and NW Friberg Street/NW Lake Road. The lighting design will start just north of the Union High School property and will continue north along NW Friberg Street. This lighting will be designed with LED luminaires. In addition, plans will be prepared to replace the existing HPS roadway lighting along the Union High School Frontage from just north of the Union High School Property to the intersection of NW Friberg Street/NW Lake Road with LED luminaires. It is anticipated no existing pole modification will be required as part of the work in this area.
- A lighting analysis will be conducted using state of the art lighting software to determine the appropriate luminaire wattage, pole spacing, and luminaire mounting height to meet City light level requirements. A memorandum documenting the outcome of the lighting analysis including a graphical output of photometric design will be written.
- Additionally, traffic signal interconnect will be designed under this Task. The design will include approximately 3,400 feet of interconnect conduit and junction boxes between the NW Friberg Street/ NE Goodwin Road and NW Friberg Street/NW Lake Road traffic signal control cabinets. No fiber optic cabling or end equipment is included in this design. The interconnect conduit and junction boxes will be shown on the illumination plans.
- The following plan sheets will be developed for the NW Friberg Street roadway illumination plans:
  - 4 sheets – Roadway Illumination & Interconnect Plans – Scale:1"=40' (22" x 34")
  - 1 sheet – Roadway Illumination Details – NTS
  - 1 sheet – Traffic Signal Interconnect Details - NTS

**Deliverables:**

- Draft and Final Roadway Illumination Analysis with Graphical Output
- Roadway Illumination Plans and Details
- Engineer's Cost Estimate
- Special Provisions (section listing at 60% with documents starting with 90% design).

### 5.3 Signing and Striping Design

- DKS will design signing and striping to meet the City of Camas and the Manual on Uniform Traffic Control Devices standards. The signing and striping will include all of NW Friberg Street between the intersections of NW Friberg Street /NE Goodwin Road and NW Friberg Street/NW Lake Road, including the southbound approach to the NW Friberg Street/ NE Goodwin Road intersection. In addition, signing and striping will be designed for NE 13<sup>th</sup> Street and NE Goodwin Avenue within the project area.
- The following plan sheets will be developed for signing and striping:
  - 5 sheets – Signing and Striping Plans – Scale:1”=40’ (22” x 34”)
  - 2 Sheets – Signing Installation and Removal Specification Plans – NTS

#### Deliverables:

- Signing and Striping Plans
- Signing Installation and Removal Specification Plans
- Engineer’s Cost Estimate
- Special Provisions (starting at the 90% design level).

#### Task 5.4 Bid Support

- DKS will provide support for traffic related elements during the bidding process. DKS will provide answers to Contractor questions as requested by the City. All questions will be directed through the City.
- DKS will respond to questions from the Contractor and Suppliers regarding the Plans and Special Provisions that are fielded by the Agency. Response to questions will be in writing and forwarded to the Agency for distribution within 24 hours from the time a question is submitted by a Contractor or Supplier.
- DKS will manage the communications with Contractors and Suppliers in a manner that assures that no Contractor or Supplier is provided with information that could provide a bidding advantage or disadvantage. DKS will prepare written documentation of conversations and questions asked by Contractors or Suppliers and the answers provided to them.
- DKS will prepare an addendum to the bid documents as required during the bidding process. An allowance for supporting one (1) bid addenda is provided for in the estimated budget for this Scope of Work.

**Deliverables:**

- Written correspondence for Contractor questions and answers.
- Up to one (1) addendum to the bid documents.

**Task 5 Assumptions:**

- Base Mapping and Submittals
  - For preparation of the traffic related design plans, base maps showing curbs, sidewalks, right-of-way, existing utilities, and proposed civil improvements will be provided by HHPR. DKS will use the current version of the City of Camas Design Standards in preparing Special Provisions for this project.
  - It is anticipated up to three formal review cycles (60%, 90%, and final) will be required during the design process. For each review cycle, DKS will provide plans, specifications (90% & finals), and engineering cost estimates. Stamped and signed plans will be provided to HHPR for the final submittal.

**TASK 6: PUBLIC INVOLVEMENT**

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**6.1 Project Notice and Mailer**

- Consultant will develop notice of open house to be prepared post card mailer to be sent to project area property owners.

**6.2 Open House**

- The Consultant shall plan, prepare for, and attend one (1) open house for the project. Consultant will prepare an open house plan for review and approval by the City.
- Consultant will develop open house materials including project fact sheet, project schedule, design exhibits, Title VI materials, and project comment form.
- Consultant will provide project team members to set up and attend the open house. Consultant will document input received from open house in a memorandum for project file.

**Assumptions:**

- City to identify and provide consultant with mailing addresses for property owner mailing.
- Consultant to handle production and mailing of post card mailer.
- City to prepare press release for distribution by City. City to secure Affidavits of Publication for project file.
- Consultant to collect applicable Title VI data from Open House and transmit to City. City to address further Title VI reporting requirements.

- Postage and mailing of the for postcard mailer by City.
- Meeting room provided by City.

**Deliverables:**

- Production of post card mailer
- Project strip map(s) for display
- Project fact sheet handout
- Project exhibits of street elements, project issues, sections, roadway visuals, and schedule for display.
- Refreshments for open house (coffee, punch, water, cookies)

**TASK 7: RIGHT-OF-WAY ACQUISITION SERVICES**

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**7.1 Title Reports and Documents**

- HHPR has provided preliminary title reports for the project. Universal will prepare individual deed and easement documents. City to provide document formats, or if needed, Universal Field Services (UFS) will submit examples for review.

**7.2 Property Appraisals**

- Conduct a property appraisal on each take and easement to be acquired for the project. The appraisers will develop value appraisals of takes and easements based on industry standard methodologies and in accordance with applicable regulations. Appraisal Reviews will be required and a qualified review appraiser will complete a review for each appraisal. Universal's Project Manager will check each appraisal for completeness prior to sending to the City for authorization. Where possible, if the anticipated right of way costs are under the approved limit of \$25,000, Universal staff will prepare appraisal waivers in lieu of appraisals.

**Assumption**

- It is assumed that there are 13 tax lots, requiring 10 appraisals (due to common ownership).
- It is assumed that the 10 appraisals will include 9 R/W takes, 10 slope easements, 10 temporary construction easements, and 10 temporary construction permits.

### 7.3 Offer Presentations

- With prior approval from the City, prepare individual property owner offer presentation packages and conduct personal offer presentations. Report and coordinate with the City. Offers to be prepared following the Federal Uniform Act and WSDOT LAG Manual requirements. UFS will work with each property owner to reach satisfactory agreement to both the owner and the City. Administrative settlements above the approved amount will need be to be authorized by the City. UFS will make recommendations and prepare justification letters as needed.

#### Assumption

- It is assumed that there are 11 individual property owners to be presented with offers. This includes the 10 noted under the appraisal task 7.2 above, plus the Union Self Storage parcel owner that has been conditioned to dedicate the R/W and easements for the street improvements.

### 7.4 Legal Reviews/Title Searches/Final Closing Coordination

- Coordinate the final closing, final reviews and details with the title company and City legal counsel, if necessary. Review updated title reports and set up closing at the title company or through the City procedures for payment. Provide the City with a file of all executed documents for each easement.

## **TASK 8: HAZARDOUS MATERIALS ASSESSMENT SERVICES**

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### 8.1 Level 1 Hazardous Materials Assessment

- A Hazardous Materials Assessment of the corridor will be conducted in general accordance with the American Society for Testing and Materials (ASTM) Practice E 1527-05, Standard Practice for Environmental Site Assessments including an environmental database review, tax assessor review, historical aerial photograph review, and historical records review. Property owners will be contacted and interviewed if database review indicates current or past recognized hazardous environmental conditions.
- A Hazardous Materials Technical Memorandum/Report will be prepared for inclusion into the Local Agency Environmental Classification Summary (ECS) document.

#### Assumption

- Hazardous materials investigations beyond the Level 1 assessment are assumed not required and therefore not included.

#### Deliverables:

- Level 1 Hazardous Materials Technical Memorandum/Report

**EXHIBIT "A"**  
**NW Friberg Street / NE Goodwin Road Improvements**

**Supplement Professional Services Estimate**  
**Agreement Number S-566**  
**April 29, 2013**

<i>Phase 2 - Task and Description</i>	<i>Total Per Task</i>
<b>Task 1: Project Management / Coordination</b>	
1.1 Project Management	\$7,965.58
1.2 Project Coordination	\$16,101.50
1.3 Project Scheduling	\$2,443.19
<b>Task 2: Natural Resources</b>	
2.1 Clean Water Act §404 and §401 Wetland Delineation Report, Assess., & Mitigation Des	\$6,783.27
2.2 Clean Water Act §404/401 Wetland Permitting and Compensabry Mitigation Plan	\$11,731.06
2.3 Hydraulic Project Approval	\$1,951.39
2.4 NPDES Review and Comment	\$461.28
2.9 Project Planning and Coordination	\$5,189.92
<b>Task 3: Cultural Resources</b>	
3.0 Cultural Resources	\$8,464.25
<b>Task 4: Final Roadway Engineering Design and PSE (including R/W documents, PI, and Bidding Services)</b>	
4.1 Site Investigation, Utility Data Collection, and Coordination	\$4,049.08
4.2 Hydraulics, Hydrology, Water Resources, and Water Quality	\$14,068.67
4.3 Right of Way Plans and Documents	\$48,644.41
4.4 Roadway Plans (60%, 90% & Finals)	\$145,450.18
4.5 Specifications	\$23,825.64
4.7 Bidding	\$5,677.10
4.8 NPDES	\$3,973.04
<b>Task 5: Final Transportation Engineering Design and PSE</b>	
5.1 Traffic Signal	\$15,363.36
5.2 Roadway Illumination	\$18,638.10
5.3 Signing and Striping	\$14,783.34
5.4 Bidding	\$2,983.22
<b>Task 6: Public Involvement</b>	
6.1 Project Notice/Mailer	\$1,965.47
6.2 Open House Materials, Exhibits and Attendance	\$5,099.42
<b>Task 7: Right-of-Way Acquisition Services</b>	
7.1 Title Reports and Documents	\$2,881.73
7.2 Property Appraisals	\$33,546.93
7.3 Offer Presentation	\$21,234.85
7.4 Legal Reviews/Title Searches/Final Closing Coordination	\$4,555.28
Right of Way Services Expense	\$2,500.00
<b>Task 8: Hazardous Materials Assessment Services</b>	
8.1 Level 1 Hazardous Materials Assessment	\$6,663.29
<b>Phase 2 - Total By Tasks</b>	<b>\$436,994.55</b>

Harper Hour Peterson Righellis Inc. (Managers/Engineering)	\$297,692.60
DKS Associates, Inc. (Traffic Engineering)	\$49,354.46
Normandeau Inc. (Environmental/NEPA-SEPA)	\$24,511.39
Universal Field Services (R/W Services)	\$57,699.00
Archaeological Investigations NW (Cultural Resources)	\$7,737.10
<b>Phase 2 - Total By Consultant</b>	<b>\$436,994.55</b>

**Supplement Summary**

Phase 2 - Professional Services Total	\$436,994.55
Phase 1 - Original Agreement (S-566) Total Contract	\$378,974.00
Phase 1 & 2 - Professional Services Total	\$815,968.55
Phase 1 - Estimated Fee Balance Remaining	(\$59,998.55)
<b>New Maximum Contract Amount</b>	<b>\$755,970.00</b>



**Exhibit E-1**  
**Consultant Fee Determination - Summary Sheet**  
**Harper Houf Peterson Righellis Inc.**

**PROJECT: NW Friberg Street / NE Goodwin Road PHASE 2 (S-566)**

DIRECT SALARY COST (DSC):

<u>Classification</u>	<u>Man Hours</u>	x	<u>Ave. Rate</u>	=	<u>Cost</u>
Project Manager	209.5	x	\$52.33	=	\$10,962.49
Project Engineer	634.5	x	\$49.82	=	\$31,609.08
Civil Engineer	164	x	\$41.13	=	\$6,746.08
Senior Civil Designer	439.5	x	\$36.06	=	\$15,847.36
Civil Designer	4	x	\$30.65	=	\$122.60
CAD Technician	637	x	\$26.77	=	\$17,052.49
Senior Landscape Architect	89	x	\$39.93	=	\$3,554.01
Landscape Architect	182	x	\$33.12	=	\$6,027.00
Public Involvement Manager	18	x	\$38.46	=	\$692.28
Survey Manager	18	x	\$47.83	=	\$860.88
Project Surveyor	83	x	\$39.75	=	\$3,299.25
Survey Technician	83	x	\$27.31	=	\$2,266.81
Survey Crew Chief	48	x	\$25.41	=	\$1,219.68
Instrument Person	48	x	\$19.91	=	\$955.44
Clerical	56.5	x	\$18.17	=	\$1,026.61
TOTAL DSC					= <u>\$102,242.05</u>

OVERHEAD (OH COST - Including Salary Additives):

OH Rate x DSC	of	<u>159.01%</u>	x	<u>\$102,242.05</u>	TOTAL OH = <u>\$162,577.93</u>
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FIXED FEE (FF):

FF Rate x (DSC)	of	<u>30.00%</u>	x	<u>\$102,242.05</u>	TOTAL FF = <u>\$30,672.62</u>
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REIMBURSABLES:

Mileage	800	x	\$0.555	\$444.00
Copies/Printing	1	x	\$1,756	\$1,756.00
TOTAL REIMBURSABLES = <u>\$2,200.00</u>				

SUBCONSULTANTS:

Columbia West Engineering, Inc.	\$0.00
Normandeau Associates Inc.	\$24,511.39
Archaeological Investigations Northwest, Inc.	\$7,737.10
Michael Minor & Associates	\$0.00
DKS Associates	\$49,354.46
Universal Field Services, Inc.	\$57,699.00
TOTAL SUBCONSULTANTS = <u>\$139,301.95</u>	

**GRAND TOTAL**

**TOTAL = \$436,994.55**

PREPARED BY: \_\_\_\_\_

DATE: April 26, 2013 \_\_\_\_\_

**Exhibit G-1**  
**Subconsultant Fee Determination - Summary Sheet**

**Project: NW Friberg Street / NE Goodwin Road - Phase 2**  
**Subconsultant: DKS Associates, Inc.**

	Man Hours	Rate	Cost
Grade 31	8	\$ 61.85	\$ 494.80
Grade 20	106	\$ 43.00	\$ 4,558.00
Grade 13	240	\$ 32.10	\$ 7,704.00
Grade 9	112	\$ 25.40	\$ 2,844.80
Tech L	18	\$ 24.75	\$ 445.50

484

Total DSC = \$ 16,047.10

Overhead (OH Cost - including Salary Additives):

OH Rate x DSC of 176.03% \$ 16,047.10 \$ 28,248.23

Fixed Fee (FF)

FF Rate x DSC of 30% \$ 16,047.10 \$ 4,814.13

Reimbursable

Traffic Counts	\$	-	
Reproduction	\$	-	
Travel	\$	-	\$ 220.00
Courier	\$	-	\$ 25.00
Total Reimbursable			\$ 245.00

Grand Total \$ 49,354.46

**Exhibit G-1  
Subconsultant Fee Determination  
Summary Sheet**

**Project:** Friberg Rd, Camas Washington, Phase 2  
**Task:** Right of Way Appraisal and Acquisition Services  
**Subconsultant:** Universal Field Services

**Direct Salary Cost (DSC):**

<u>Classification</u>	<u>Man Hours</u>				<u>Rate</u>	=	<u>Cost</u>
	Field	Office	Total				
Regional Manager		8	8	X	\$53.50	=	\$428
Project Manager	24	66	90	X	\$41.50	=	\$3,735
Sr. Right of Way Agent	228	100	328	X	\$31.00	=	\$10,168
Admin Assistant		23	23	X	\$16.75	=	\$385
			0	X		=	\$0
			0	X		=	\$0
			0	X		=	\$0
<b>Total DSC</b>						=	<b>\$14,716.00</b>

**Overhead (OH Cost -- Including Salary Additives):**

OH Rate 50.6% X \$14,716.00 = \$7,449.24

**Fixed Fee (FF)**

FF Rate : 30% X \$14,716.00 = \$4,414.80

**Reimbursables:** Mileage, postage, etc.

**Total Reimbursables** = \$2,519.00

**Subconsultants:** Appraisals, Appraisal Reviews

**Total Subconsultant Fees** = \$28,600.00

**Grand Total**

\$57,699.00

Prepared By: Leslie Finnigan Date: April 27, 2013

**Exhibit G-1  
Subconsultant Fee Determination - Summary Sheet**

**PROJECT: NW Friberg Street / NE Goodwin Road (S-566)  
Subconsultant: AINW**

**ARCHAEOLOGICAL INVESTIGATIONS NORTHWEST, INC. (AINW)**

**DIRECT SALARY COST (DSC):**

<u>Classification</u>	<u>Man Hours</u>	<u>x</u>	<u>Rate</u>	<u>=</u>	<u>Cost</u>
PI/PM Senior Archaeologist	14	x	\$52.65	=	\$737.10
Supervising Archaeologist	56	x	\$28.35	=	\$1,587.60
Graphics/GIS	7	x	\$30.50	=	\$213.50
Architectural Historian/Historian	0	x	\$28.40	=	\$0.00
Staff Archaeologist	26	x	\$22.70	=	\$590.20
Archaeological Assistant	0	x	\$18.00	=	\$0.00
Research/Project Assist-Admin.	8	x	\$21.50	=	\$172.00
	111				
				TOTAL DSC =	<u>\$3,300.40</u>

**OVERHEAD (OH COST - Including Salary Additives):**

OH Rate x DSC	of	<u>109.76%</u>	x	<u>\$3,300</u>	TOTAL OH =	<u>\$3,622.52</u>
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**FIXED FEE (FF):**

FF Rate x (DSC + OH)	of	<u>10.00%</u>	x	<u>\$7,098</u>	TOTAL FF =	<u>\$709.80</u>
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**REIMBURSABLES:**

Mileage 2 RT	52	x	0.565		\$29.38
Vehicle	1	x	\$58.00		\$58.00
Fuel for vehicle	1	x	\$17.00		\$17.00
				TOTAL REIMBURSABLES =	<u>\$104.38</u>

TOTAL = \$7,737.10

SUBCONSULTANT:

**GRAND TOTAL** = \$7,737.10

PREPARED BY: Jo Reese

DATE: April 29, 2013

**Exhibit G-1**

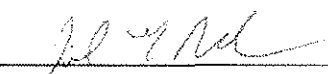
Subconsultant Fee Determination - Summary Sheet

PROJECT: NW Friberg Street/NE Goodwin Road Phase II (S-566)

Subconsultant: Normandeau Associates, Inc.

DIRECT SALARY COST (DSC):

<u>Classification</u>	<u>Man Hours</u>	x	<u>Rate</u>	=	<u>Cost</u>	
Senior Principal Scientist	74	x	47.44	=	3,510.56	
Scientist III	143	x	23.05	=	3,296.15	
Administrative IV	16	x	18.62	=	297.92	
Public Involvement IV	11	x	29.32	=	322.52	
			TOTAL DSC	=	<u>\$7,427.15</u>	
OVERHEAD (OH COST - Including Salary Additives):						
OH Rate x DSC	of	<u>197.20%</u>	x	<u>7,427.15</u>	TOTAL OH = <u>\$14,646.34</u>	
FIXED FEE (ff):						
FF Rate x (DSC)	of	<u>30%</u>	x	<u>7,427.15</u>	TOTAL FF = <u>\$2,228.15</u>	
REIMBURSABLES:						
Mileage	59.75	x	0.565		33.76	
Copies	1	x	176		<u>176.00</u>	
				TOTAL REIMBURSABLES	=	\$209.76
				TOTAL NORMANDEAU	=	\$24,511.39
<b>SUBCONSULTANT:</b>						
<b>GRAND TOTAL</b>					=	<u><u>\$24,511.39</u></u>

Prepared By:   
 John G. MOKAS, CFO/Vice President  
 Normandeau Associates, Inc.

Date: April 29, 2013

**Exhibit G-2**  
**Subconsultant Fee Determination - Summary Sheet**  
 (Specific Rates of Pay)  
 Fee Schedule

**PROJECT: NW Friberg Street / NE Goodwin Road Phase II (S-566)**

**Subconsultant: Normandeau Associates, Inc.**

26-Mar-13

Discipline or Job Title	Hourly Rate	Overhead @ %	Labor + Overhead	Profit @ %	Billing Rate Per Hour
Senior Principal Scientist	\$47.44	197.20%	\$140.99	30.00%	\$155.22
Scientist III	\$23.05	197.20%	\$68.50	30.00%	\$75.42
Administrative IV	\$18.62	197.20%	\$55.34	30.00%	\$60.92
Public Involvement IV	\$29.32	197.20%	\$87.14	30.00%	\$95.94
Communications Specialist III	\$24.77	197.20%	\$73.62	30.00%	\$81.05

**EXHIBIT G-3**  
**Breakdown of Subconsultant's Overhead Costs**

Project: NW Friberg Street/NE Goodwin Road Phase II (S-566)

Subconsultant: Normandeau Associates, Inc.

3/26/13

<u>Account Title</u>	<u>Total Costs</u>	<u>% of Direct Labor</u>
<u>Direct Labor Base</u>	<u>                    </u>	<u>0.00%</u>
<u>Overhead Expenses</u>		
Vacation		
Holiday		
Sick Leave		
Payroll Taxes		
Group Insurance		
Incentive Payments - Bonuses		
Profit Sharing		
Retirement Benefits		
Total Payroll Overhead	<u>          \$0          </u>	<u>          0.00%          </u>
<u>General Overhead Expenses</u>		
Indirect Labor		
Building Rental and Expenses - net		
Utilities		
Travel and Expenses - general		
Employees' Expenses		
Supplies		
Taxes - general		
Depreciation and Amortization		
Subscriptions		
Insurance (including Key Man)		
Office Expense		
Professional Services		
Overhead Re-Allocation		
Bid and Proposal Costs		
Computer Expense		
Other Income/Expense		
Total General Overhead Expenses	<u>          \$0          </u>	<u>                          </u>
Total General Service Office Overhead	<u>          \$0          </u>	<u>          197.20%          </u>

See Attached Overhead Audit



**NORMANDEAU ASSOCIATES, INC.  
AND SUBSIDIARY**

**SCHEDULE OF DIRECT LABOR AND  
ALLOWABLE INDIRECT COSTS**

**JUNE 30, 2012**



NORMANDEAU ASSOCIATES, INC. AND SUBSIDIARY

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Independent Auditors' Report on Internal Control Over Financial Reporting and on Compliance Based on an Audit of the Schedule of Direct Labor and Allowable Indirect Costs Performed in Accordance With <i>Government Auditing Standards</i>	10





**Feeley & Driscoll, P.C.**  
Certified Public Accountants / Business Consultants

To the Stockholder  
Normandeau Associates, Inc. and Subsidiary  
Bedford, New Hampshire

Independent Auditors' Report on Schedule of Direct Labor and Allowable Indirect Costs

We have audited the accompanying Schedule of Direct Labor and Allowable Indirect Costs ("the Schedule") of Normandeau Associates, Inc. and Subsidiary (the "Company") for the fiscal year ended June 30, 2012. The Schedule is the responsibility of the Company's management. Our responsibility is to express an opinion on the Schedule based on our audit.

We conducted our audit in accordance with generally accepted auditing standards and the financial audit standards contained in *Government Auditing Standards*, issued by the Comptroller General of the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the Schedule is free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the Schedule. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall presentation of the Schedule. We believe that our audit provides a reasonable basis for our opinion.

The accompanying overhead schedule was prepared on a basis of accounting practices prescribed by Part 31 of the Federal Acquisition Regulations (FAR) and certain other Federal and state regulations as discussed in Note 2, and is not intended to be a presentation in conformity with generally accepted accounting principles.

In our opinion, the overhead schedule referred to above presents fairly, in all material respects, the direct labor, indirect costs and overhead rate of the Company for the year ended June 30, 2012 on the basis of accounting described in Note 2.

In accordance with *Government Auditing Standards*, we have issued a report dated October 18, 2012 on our consideration of the Company's internal controls and its compliance with laws and regulations. This report is intended solely for the use and information of the Company and government agencies or other customers related to contracts employing the cost principles of the Federal Acquisition Regulation, and should not be used for any other purpose.

*Feeley & Driscoll, P.C.*

October 18, 2012

NORMANDEAU ASSOCIATES, INC. AND SUBSIDIARY

Schedule of Direct Labor and Allowable Indirect Costs

For the year ended June 30, 2012

	FAR Reference	Financial Statement Expense	Unallowable Costs	FAR Adjusted Overhead	Percentage of Direct Labor
Direct Labor		\$ 7,471,470		\$ 7,471,470	100.00%
Indirect labor		\$ 5,025,245		\$ 5,025,245	67.26%
Fringe benefits		3,754,520		3,754,520	50.25%
Payroll taxes		1,208,040		1,208,040	16.17%
Depreciation		734,751		734,751	9.83%
Federal income taxes	31.205-41	620,400	\$ (620,400)	-	0.00%
Rent		461,979		461,979	6.18%
401(k) expense		431,615		431,615	5.78%
Telephone		370,169		370,169	4.95%
Advertising and marketing	31.205-1	332,998	(332,998)	-	0.00%
Professional fees	31.205-27, 30	283,797	(88,893)	194,904	2.61%
Computer expense		274,402		274,402	3.67%
ESOP compensation expense	31.205-6	258,021	(20,482)	237,539	3.18%
Office expense		218,744		218,744	2.93%
Training	31.205-14	209,208	(15,489)	193,719	2.59%
Workers' compensation expense		187,656		187,656	2.51%
Repairs and maintenance		178,491		178,491	2.39%
Utilities		172,320		172,320	2.31%
Auto expense		168,535		168,535	2.26%
State income taxes		161,980		161,980	2.17%
Insurance		150,565		150,565	2.02%
Employee expenses		143,930		143,930	1.93%
Outside services	31.205-33	139,893	(1,915)	137,978	1.85%
Equipment leasing		132,688		132,688	1.78%
Dues and subscriptions		79,672		79,672	1.07%
Amortization expense	31.205-20	67,684	(1,753)	65,931	0.88%
Boat expense		64,408		64,408	0.86%
Research and development		42,223		42,223	0.57%
Shipping expense		39,834		39,834	0.53%
Property taxes		36,063		36,063	0.48%
ESOP administrative expense		29,946		29,946	0.40%
Bank charges		27,160		27,160	0.36%
Contributions	31.205-8	22,536	(22,536)	-	0.00%
Employee morale	31.205-14	22,465	(12,003)	10,462	0.14%
Safety expense		20,151		20,151	0.27%
Other taxes		18,697		18,697	0.25%
Bad debt expense	31.205-3	11,926	(11,926)	-	0.00%
Employment related expenses		4,231		4,231	0.06%
Penalties	31.205-15	126	(126)	-	0.00%
Cost of capital	31.205-10	-	73,605	73,605	0.99%
Equipment usage recovered		(327,008)		(327,008)	-4.38%
Miscellaneous	31.205-22, 3	24,544	(16,046)	8,498	0.10%
Total Indirect Costs & Overhead Rate		\$ 15,804,605	\$ (1,070,962)	\$ 14,733,643	197.20%

See accompanying notes.

NORMANDEAU ASSOCIATES, INC. AND SUBSIDIARY

Notes to Schedule of Direct Labor and Allowable Indirect Costs

June 30, 2012

Note 1 - Nature of Business

Normandeau Associates, Inc. is a privately held firm that provides environmental consulting services to public and private sector clients throughout the United States. Staff members have expertise in marine biology, water resources, aquatic biology, fisheries, wetlands and numerous related disciplines. Services are primarily related to environmental permitting and licensing requirements, environmental impact assessment and mitigation/restoration.

The Company was founded in 1970 and currently employs approximately 255 people including 38 temporary employees who are used as needed, at seventeen (17) locations. Revenues are derived from billings for services and reimbursable expenses. Revenues are recognized on these contracts based on the percentage of completion method.

Normandeau Associates, Inc. established a wholly owned subsidiary, ASIS Property Holdings, LLC (ASIS Property), located in New Hampshire to acquire a building and land. ASIS Property rents this property to Normandeau to be used as a part of normal operations. The accompanying Schedule of Direct Labor and Allowable Indirect Costs includes the accounts of all entities. All intercompany transactions have been eliminated.

Note 2 - Basis of Accounting

The Company's policy is to prepare its combined overhead schedules, which support the Schedule of Direct Labor and Allowable Indirect Costs on the basis of accounting prescribed by Part 31 of the Federal Acquisition Regulations (FAR). Accordingly, the above mentioned schedule is not intended to present the results of operations of the Company in conformity with accounting principles generally accepted in the United States of America.

Note 3 - Accounting Policies

The Company maintains its records on the accrual basis, including a fully integrated job-order cost accounting system for recording and accumulation of costs incurred under its contracts. Each project is assigned a job number so that costs may be segregated and accumulated in the Company's job-order cost accounting system. The Company's method of estimating costs for pricing purposes during the proposal process is consistent with the accumulation and reporting of costs under its job-order cost accounting system.

NORMANDEAU ASSOCIATES, INC. AND SUBSIDIARY

Notes to Schedule of Direct Labor and Allowable Indirect Costs - Continued

June 30, 2012

Note 3 - Accounting Policies - Continued

Services are performed under time and materials and fixed price contracts. For time and materials contracts, the Company bills all time, direct project costs and expenses as incurred, and the resulting revenues are recognized at specified contract rates which relate to incurred contract costs. Revenues from fixed price contracts are recognized using the actual cost to date in proportion to total estimated costs for financial reporting purposes. If estimated total costs on any contract indicate a loss, the entire amount of the estimated loss is immediately recognized. Since long-term contracts can extend over one (1) or more fiscal years, revisions in costs and earnings estimated during the course of the work are reflected in the accounting period in which the facts requiring the revision become known.

The Company closes its books on the last Saturday of the month of June. The fiscal period ended June 30, 2012 contained fifty-three (53) weeks.

Note 4 - Overhead Rate Structure

The accompanying Schedule of Direct Labor and Allowable Indirect Costs pertains to Normandeau Associates, Inc. and Subsidiary.

Allocation bases are used to distribute and allocate overhead costs to intermediate or final cost objectives. The Company uses direct labor as the basis for allocation. Direct labor costs are computed by multiplying all direct project labor hours by labor rates. Labor rates are based on actual employee wages paid.

The Company does not use a dual rate structure. The overhead rate in the accompanying schedule is used for both home office and field office projects.

Other direct costs are consistently charged to all projects, and not just projects that reimburse for other direct costs. Costs that are generally charged to projects include subconsultants, mileage and meals.

CAD machine costs are accounted for in the allowable indirect cost pool.

Note 5 - Unallowable Costs

The following amounts represent unallowable costs as prescribed by Part 31 of the Federal Acquisition Regulations.

Federal Income Taxes - This account was reduced by \$620,400 for unallowable income taxes per FAR 31.205-41.

NORMANDEAU ASSOCIATES, INC. AND SUBSIDIARY

Notes to Schedule of Direct Labor and Allowable Indirect Costs - Continued

June 30, 2012

Note 5 - Unallowable Costs - Continued

Advertising and Marketing - This account was reduced by \$332,998 to reflect unallowable public relations and advertising costs per FAR 31.205-1.

Professional Fees - This account was reduced by \$67,556 to reflect unallowable patent costs per FAR 31.205-30. This account was also reduced by \$21,337 to reflect unallowable organizational costs per FAR 31.205-27.

ESOP Compensation Expense - This account was reduced by \$20,482 for unallowable contributions made to an employee stock ownership plan per FAR 31.205-6.

Training - This account was reduced by \$15,489 for unallowable training costs per FAR 31.205-14.

Outside Services - This account was reduced by \$1,915 for unallowable professional services per FAR 31.205-33.

Amortization Expense - This account was reduced by \$1,753 to reflect unallowable amortization expense associated with bank fees per FAR 31.205-20.

Contributions - This account was reduced by \$22,536 for unallowable charitable contributions per FAR 31.205-8.

Employee Morale - This account was reduced by \$12,003 for unallowable entertainment and social activities per FAR 31.205-14.

Bad Debt Expense - This account was reduced by \$11,926 to reflect unallowable bad debt expense per FAR 31.205-3.

Penalties - This account was reduced by \$126 for unallowable penalties per FAR 31.205-15.

Miscellaneous Expense - This account was reduced by \$2,171 for unallowable lobbying expenses per FAR 31.205-22. This account was also reduced by \$13,875 for unallowable inventory obsolescence per FAR 31.205-3.



NORMANDEAU ASSOCIATES, INC. AND SUBSIDIARY

Notes to Schedule of Direct Labor and Allowable Indirect Costs - Continued

June 30, 2012

Note 6 - Cost of Capital

The Company's adjustments include the addition of the facilities capital cost of money in accordance with Federal Acquisition Regulation (FAR) 31.205-10. Facilities include vehicles, boats, field equipment, building, leasehold improvements, office furniture and equipment and land. The Company's audited cost of capital for the year ended June 30, 2012 is as follows:

Net capital assets as of June 25, 2011	<u>\$ 3,340,478</u>
Net capital assets as of June 30, 2012	<u>\$ 3,202,191</u>
Average net book value	<u>\$ 3,271,335</u>
Average U.S. Treasury rate	<u>2.25%</u>
Cost of capital (average x rate)	<u>\$ 73,605</u>
Percentage of Direct Labor	<u>0.99%</u>

Note 7 - Labor Related Costs

Project Labor

The Company charges labor to all projects using actual wage rates times actual hours reported on weekly time sheets.

Variances

As the Company utilizes actual labor costs, no variances are recorded.

Paid Time Off

Regular full-time employees will receive up to thirteen (13) days of sick leave per year. Sick leave is accrued on a weekly basis at a rate of two (2) hours per week. Regular part-time employees will receive sick leave benefits on a prorated basis as determined by the average number of hours worked. Regular full-time and part-time employees are eligible for sick leave benefits at their employment start date and may accumulate and carry over any unused sick leave from one (1) year to the next with a maximum of sixty-five (65) days that may be accumulated. The Company will not pay for any earned but unused sick leave upon termination of employment.

NORMANDEAU ASSOCIATES, INC. AND SUBSIDIARY

Notes to Schedule of Direct Labor and Allowable Indirect Costs - Continued

June 30, 2012

Note 7 - Labor Related Costs - Continued

Vacation time is accrued beginning on the first day of employment and is available for use as soon as it is accrued. All regular full time and part time employees are eligible for paid vacation time. The amount of vacation an employee receives annually is based on the length of continuous service as follows:

<u>Full Year of Continuous Service</u>	<u>Vacation Time</u>
Less than 5 years	10 days (80 hours)
5 but less than 10 years	15 days (120 hours)
10 but less than 20 years	20 days (160 hours)
20 to 30 years	25 days (200 hours)
30 or more years	30 days (240 hours)

Vacation accruals are based on a forty (40) hour work week. For part-time employees, the accrual is prorated accordingly. Carryover of vacation time is limited to that which can be accrued in one year. Upon termination of employment, employees will be paid for unused vacation time that has accrued through the last day of work.

Paid Overtime and Uncompensated Overtime

Overtime costs are incurred in meeting certain deadlines. If an employee is eligible for overtime, salaried employees will receive a cash payment equal to straight time. Hourly employees will receive time and a half for overtime. The overtime amount in excess of straight time is posted to direct labor.

The Company did not pay certain salaried employees for time worked in excess of forty (40) hours per week. Variances are recorded for uncompensated overtime using the salary variance method - standard rate which records the variance from standard rates by posting the number of uncompensated overtime hours times the standard rate as a reduction to the indirect labor already posted at standard rates. The amount of \$413,543, which is included as a reduction of indirect labor, consisted of hours worked in excess of forty (40).

Highly Compensated Employees

The Company did not pay compensation to senior executives in excess of the FAR 31.205-6(p) limit of \$693,951 per person.

NORMANDEAU ASSOCIATES, INC. AND SUBSIDIARY

Notes to Schedule of Direct Labor and Allowable Indirect Costs - Continued

June 30, 2012

Note 7 - Labor Related Costs - Continued

Retirement Plan

The Company established a defined contribution plan under Section 401(k) of the Internal Revenue Code covering substantially all employees, which meets the requirements of FAR 31.205-6(j). Under the terms of the plan, participants may elect to have up to sixty percent (60%) of their salaries (subject to IRC limitations) contributed to fully vested individual retirement accounts in lieu of salary payments. The maximum total contribution to an employee's account, including both the Company's and employees' contributions cannot exceed one hundred percent (100%) of an employee's annual salary, or \$49,000, whichever is less. The Company, at its discretion, matches up to four and one-half percent (4.5%) of the employee's salaries for each dollar deferred. The Company's contribution was \$431,615 for the fiscal year ended June 30, 2012.

Employee Stock Ownership Plan

Effective June 30, 2000, the Company sponsored an Employee Stock Ownership Plan (ESOP) covering all eligible employees, as defined, who have reached the age of twenty-one (21), completed one (1) year of service and completed a one-thousand (1,000) hour requirement. Contributions may be made at the discretion of the Board of Directors up to the maximum amount permitted under the Internal Revenue Code. Total cost for the ESOP compensation expense was \$258,021 for the fiscal year ended June 30, 2012. Allowable cost for ESOP compensation expense under FAR 31.205-6 was \$237,539 for the fiscal year ended June 30, 2012.

Contract Labor

The Company does not utilize contract labor.

Note 8 - Depreciation and Leasing

Certain assets are purchased and depreciated, while other are leased and considered operating leases, and the annual lease costs are included in the overhead pool. The depreciation reflected on the Company's financial statements differs from the acceptable depreciation for Federal income tax purposes. Since the financial statement amounts included in the overhead pool are lower than the amounts used for Federal purposes, the amounts included in the Schedule of Direct Labor and Allowable Indirect Costs are allowable under FAR 31.205-11(e).

Note 9 - Related Party Transactions

Normandeu Associates, Inc. has one (1) wholly-owned subsidiary: ASIS Property Holdings LLC. The accompanying Schedule of Direct Labor and Allowable Indirect Costs includes the accounts of Normandeu Associates, Inc. and ASIS Property Holdings LLC. All intercompany transactions have been eliminated.

NORMANDEAU ASSOCIATES, INC. AND SUBSIDIARY

Notes to Schedule of Direct Labor and Allowable Indirect Costs - Continued

June 30, 2012

Note 10 - List of Direct Cost Accounts

Direct job costs that were billed directly per FAR Section 31.201-6 were \$5,985,099 for the fiscal year ended June 30, 2012. These costs were not included in the Schedule of Direct Labor and Allowable Indirect Costs and include: travel, materials, hazardous waste disposal, equipment maintenance, outside reproduction and subconsultants. Direct costs are consistently charged to all projects, not just projects that reimburse the indirect costs. All employee expense reports are reviewed by the appropriate supervisor. The expense reports are submitted to and reviewed by the Company's accounting department to ensure that the costs have been allocated correctly. All subconsultant invoices are charged to a general ledger account which requires a project number in order to be entered.



**Feeley & Driscoll, P.C.**  
Certified Public Accountants / Business Consultants

Independent Auditors' Report on Internal Control Over  
Financial Reporting and on Compliance Based on an Audit of the Schedule of  
Direct Labor and Allowable Indirect Costs  
Performed in Accordance With *Government Auditing Standards*

To the Stockholder  
Normandeau Associates, Inc. and Subsidiary  
Bedford, New Hampshire

We have audited the Schedule of Direct Labor and Allowable Indirect Costs of Normandeau Associates, Inc and Subsidiary for the fiscal year ended June 30, 2012, and have issued our report thereon dated October 18, 2012. We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States.

Internal Control Over Financial Reporting

In planning and performing our audit, we considered the Company's internal control over financial reporting as a basis for designing our auditing procedures for the purpose of expressing an opinion on the schedule, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control over financial reporting. Accordingly, we do not express an opinion on the effectiveness of the Company's internal control over financial reporting.

The management of the Company is responsible for establishing and maintaining internal control over financial reporting. In fulfilling this responsibility, estimates and judgments by management are required to assess the expected benefits and related costs of internal control over financial reporting. The objectives of internal control over financial reporting are to provide management with reasonable, but not absolute, assurance that assets are safeguarded against loss from unauthorized use or disposition, and that transactions are executed in accordance with Part 31 of the Federal Acquisition Regulation. Because of inherent limitations in any internal control structure, errors or irregularities may nevertheless occur and not be detected. Also, projection of any evaluation of the structure to future periods is subject to the risk that procedures may become inadequate because of changes in conditions or that the effectiveness of the design and operation of policies and procedures may deteriorate.

A deficiency in internal control exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent or detect misstatements on a timely basis. A significant deficiency is a control deficiency, or combination of control deficiencies, that adversely affects the Company's ability to initiate, authorize, record, process, or report financial data reliably in accordance with Part 31 of the Federal Acquisition Regulation such that there is more than a remote likelihood that a misstatement of the Company's overhead schedule that is more than inconsequential will not be prevented or detected by the

Independent Auditors' Report Internal Control Over  
Financial Reporting and on Compliance Based on an Audit of the Schedule of  
Direct Labor and Allowable Indirect Costs  
Performed in Accordance With *Government Auditing Standards* - *Continued*

To the Stockholder  
Normandeau Associates, Inc. and Subsidiary  
Bedford, New Hampshire

Internal Control Over Financial Reporting - Continued

Company's internal control. A material weakness is a significant deficiency, or combination of significant deficiencies, in internal control such that there is a reasonable possibility that a material misstatement of the Company's overhead schedule will not be prevented or detected, and corrected, on a timely basis.

Our consideration of the internal control over financial reporting was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control over financial reporting that might be deficiencies, significant deficiencies, or material weaknesses. We did not identify any deficiencies in internal control over financial reporting that we consider to be material weaknesses, as defined above.

Compliance and Other Matters

As part of obtaining reasonable assurance about whether the Company's overhead schedule is free from material misstatement, we performed tests of the Company's compliance with certain provisions of laws, regulations, contracts, and grant agreements, including provisions of the applicable sections of Part 31 of the Federal Acquisition Regulation, noncompliance with which could have a direct and material effect on the determination of the amounts reported on the overhead schedule. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

This report is intended solely for the use and information of the Company and government agencies or other customers related to contracts employing the cost principles of the Federal Acquisition Regulation. This report should not be used for any other purpose.

October 18, 2012

*Feeley & Driscoll, P.C.*





City of Camas  
Contract Change Order

Order No. 1 Date May 6, 2013  
 Contract for S-545 NW 38<sup>th</sup>/SE 20<sup>th</sup> Roadway Improvements, Ph. 1  
 To Tapani, Inc.  
 (Contractor)

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

Description of Changes (Supplemental Plans and Specifications Attached)	Decrease in Contract Price	Increase in Contract Price
A. <b>CCO #1</b> -City requested installation of Portable/Changeable Message Signs. These were not part of the original contract. Signs were installed from 2/27/13-3/6/13 to inform citizens of upcoming roadway construction.		\$1,200.00
B. <b>CCO #2</b> -City requested removal of 14'x 20' storage shed located within City ROW, to allow for roadway construction. This was not part of the original contract.		\$800.00
C. <b>CCO #3</b> -Request from Contractor to change Bid Item A99 from a cubic yard measurement to a Lump Sum measurement. The Contract Total for this bid item remains the same. There is no increase or decrease in the Contract amount for this item.	\$0.00	\$0.00
D. <b>CCO #4</b> -Request from Contractor that Bid Item A14 Gravel Borrow be measured by tonnage rather than by cubic yard. For measurement & payment the tons in the trucks will be converted to cubic yards. The conversion factor is 1.47 Tons/CY.	\$0.00	\$0.00
E. <b>CCO #5</b> -City requested installation of soil filter at the high point in the sanitary sewer line. Installation is at the request of the sewer department. The soil filter was not part of the original contract.		\$1,250.00
	Total:	\$3,250.00
	Sales Tax is Applicable for Item E Only:	\$105.00
	<b>Net Change in Contract Price:</b>	<b>\$3,355.00</b>

**NOTE:**

- Item A-Approval for work was given by the City (Project Engineer, A. Ashton) on 2/13/13.
- Item B-Approval for work was given by the City (Project Engineer, A. Ashton) on 3/7/13.
- Item C-Approval was given by the City (Project Engineer, A. Ashton) on 2/28/13.
- Item D-Approval was given by the City (Project Engineer, A. Ashton) on 4/15/13.
- Item E-Approval was given by the City (Project Engineer, A. Ashton) on 4/4/13. Sales tax is applicable for Item E only.



The amount of the contract, prior to sales tax, will be (decreased) (**increased**) by the sum of: three thousand two hundred fifty dollars and zero cents (\$3,250.00).

The contract total, including the original contract total, this and previous change orders will be: three million six hundred fifty-four thousand five hundred eighty-six dollars and eighty-two cents (\$3,654,586.33). **Sales tax is included in this total.**

The contract period provided for completion will be (increased) (decreased) (**unchanged**): 0 days.

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

Requested	<u>James Hodas</u> Project Manager	<u>4/29/2013</u> Date
Recommended	<u>James P. Conithron</u> Engineering Manager	<u>4/29/2013</u> Date
Accepted	<u>John Luby</u> Contractor	<u>4/29/2013</u> Date
Approved	_____ Mayor	_____ Date



**CONTRACT CHANGE ORDER (CCO) NO. 1**

**Project Name:** NW 38<sup>th</sup> Ave/SE 20<sup>th</sup> St Extension, S-545

**Date:** February 22, 2013

To: Tapani Inc. PO Box 1900 1904 SE 6 <sup>th</sup> Place Battle Ground, WA. 98604
Attention: Lason McDaniels
<input checked="" type="checkbox"/> Ordered by Engineer under terms of Section 1-04.4 of the Standard Specifications
<input type="checkbox"/> Change proposed by Contractor

**JUSTIFICATION**

In order to minimize traffic delays due to construction activities, it has been determined that the use of two (2) Portable Changeable Message Signs in the initial stage of the project is advantageous. The use of these signs will allow the local traffic to seek alternate routes.

Verbal approval for this Change Order was given by Anita Ashton on February 13, 2013.

**CLARIFICATION / DESCRIPTION OF WORK**

The contractor shall install two (2) Portable Changeable Message Signs at the locations to be determined by the City. These signs shall be installed on the morning of February 27, 2013 and shall remain in operation 24-hours per day until their removal at the end of the day on March 6, 2013. All maintenance and operation of the sign shall be the responsibility of the contractor.

**MEASUREMENT**

The measurement of the Portable Changeable Message Signs shall be by Lump Sum for the period indicated above.

**PAYMENT**

The Lump Sum payment of \$1,200 shall be full compensation for all work involving installation, maintenance and removal of the Portable Changeable Message Signs



**TIME**

Time shall not be impacted by this change order.

ORIGINAL CONTRACT	CURRENT CONTRACT	EST. NET CHANGE THIS CHANGE ORDER	TOTAL CHANGE ORDERS, INCLUDING THIS ONE	EST. CONTRACT AFTER THIS CHANGE ORDER
\$3,651,231.33 *	\$3,651,231.33 *	\$1,200	\$1,200	\$3,652,431.33

\* Amount with applicable sales tax included

All work, materials and measurements to be in accordance with the provisions of the original contract and/or the standard specifications and special provisions for the type of construction involved. The payments and/or additional time specified and agreed to in this order include every claim by the Contractor for any extra payment or extension of time with respect to the work described herein, including delays to the overall project.

APPROVED BY:	SIGNATURE:	DATE:
PROJECT ENGINEER		
CONTRACTOR		3/28/15
CITY OF CAMAS		



# Tapani Inc.

<b>Main Office</b>	<b>Tri-Cities Office</b>
PO Box 1900 •	PO Box 2378 •
1904 SE 6 <sup>th</sup> Place	1153 Columbia Park Trail
Battle Ground, WA 98604	Richland, WA 99352
360.687.1148 • 360.687.7968 FAX	509.783.8993 • 360.702.0687 FAX

## Change Order #1

<b>To:</b> Anita Ashton City Of Camas PO Box 1055 Camas, WA 98607-0055	<b>From:</b> John Cichosz Tapani Inc PO Box 1900 Battle Ground, WA 98604
<b>Phone:</b> 360-817-1560	<b>Phone:</b> 360-687-1148
<b>Fax:</b> 360-834-1535	<b>Fax:</b> 360-687-7968
<b>Email:</b>	<b>Email:</b> johnc@tapani.com
<b>CC:</b>	

Tapani Project #: 13113.  
Project: S-545 NW 38th Ave-20th St Extension

Below is the detail for our proposal to complete the following changes in contract work:

- Pending Change Order: **Portable Changeable Message Sign**
  - **Proposed Scope of Work:**
- The prices below are valid until 03/07/2013

PCO Item	Status	Change (in Days)	Quantity	UM	Unit Price	Amount
1 : Portable Changeable Message Sign	Closed	0	2.000	EA	600.00000	1,200.00

**Total \$1200.00**

Submitted By:

Approved By:

\_\_\_\_\_  
John Cichosz                      02/21/2013  
Date

\_\_\_\_\_  
*Anita Ashton*                      2/20/13  
Anita Ashton, City Of Camas                      Date



**CONTRACT CHANGE ORDER (CCO) NO. 2**

**Project Name:** NW 38<sup>th</sup> Ave/SE 20<sup>th</sup> St Extension, S-545

**Date:** March 13, 2013

To: Tapani Inc. PO Box 1900 1904 SE 6 <sup>th</sup> Place Battle Ground, WA. 98604
Attention: Lason McDaniels
<input checked="" type="checkbox"/> Ordered by Engineer under terms of Section 1-04.4 of the Standard Specifications
<input type="checkbox"/> Change proposed by Contractor

**JUSTIFICATION**

A 14' X 20' storage shed exists at approximate station 18+36, 40 feet left. This shed is partially within City right of way and requires removal to allow roadway construction. All parties have agreed that the storage shed shall be removed by the City's contractor.

Verbal approval for this Change Order was given by Anita Ashton on March 7, 2013.

**CLARIFICATION / DESCRIPTION OF WORK**

The contractor shall remove the storage shed in its entirety including any steps and any foundation or skirting. All components of the storage shed shall become the property of the contractor and removed from the project site.

**MEASUREMENT**

The measurement for the removal of the Storage Shed shall be by Lump Sum.

**PAYMENT**

The Lump Sum payment of \$800 shall be full compensation for all work involving the removal of the shed in its entirety and disposal of all materials.



Time shall not be impacted by this change order.

ORIGINAL CONTRACT	CURRENT CONTRACT	EST. NET CHANGE THIS CHANGE ORDER	TOTAL CHANGE ORDERS, INCLUDING THIS ONE	EST. CONTRACT AFTER THIS CHANGE ORDER
\$3,651,231.33 *	\$3,651,231.33 *	\$800.00	\$2,000	\$3,653,231.33

\* Amount with applicable sales tax included

All work, materials and measurements to be in accordance with the provisions of the original contract and/or the standard specifications and special provisions for the type of construction involved. The payments and/or additional time specified and agreed to in this order include every claim by the Contractor for any extra payment or extension of time with respect to the work described herein, including delays to the overall project.

APPROVED BY:	SIGNATURE:	DATE:
CONTRACTOR		3/28/13



# Tapani Inc.

**Main Office**  
 PO Box 1900 •  
 1904 SE 6<sup>th</sup> Place  
 Battle Ground, WA 98604  
 360.687.1148 • 360.687.7968 FAX

**Tri-Cities Office**  
 PO Box 2378 •  
 1153 Columbia Park Trail  
 Richland, WA 99352  
 509.783.8993 • 360.702.0687 FAX

## Proposal #2

**To:** Anita Ashton  
 City Of Camas  
 PO Box 1055  
 Camas, WA 98607-0055  
**Phone:** 360-817-1560  
**Fax:** 360-834-1535  
**Email:**  
**CC:**

**From:** John Cichosz  
 Tapani Inc  
 PO Box 1900  
 Battle Ground, WA 98604  
**Phone:** 360-687-1148  
**Fax:** 360-687-7968  
**Email:** johnc@tapani.com

Tapani Project #: 13113.  
**Project: NW 38th Ave-20th St Extension**

Below is the detail for our proposal to complete the following changes in contract work:

- Pending Change Order: **Remove Shed @ Bybee & 38th**
- **Proposed Scope of Work:**
- The prices below are valid until 03/21/2013

PCO Item	Status	Change (in Days)	Quantity	UM	Unit Price	Amount
1 : Shed @ Bybee & 38th	Pending	0	1.000	LSU	800.00000	800.00

**Total \$800.00**

Submitted By:

Approved By:

03/07/2013

3/7/13

John Cichosz

Date

Anita Ashton, City Of Camas

Date



**CONTRACT CHANGE ORDER (CCO) NO. 3**

Project Name: NW 38<sup>th</sup> Ave/SE 20<sup>th</sup> St Extension, S-545

Date: March 15, 2013

To: Tapani Inc. PO Box 1900 1904 SE 6 <sup>th</sup> Place Battle Ground, WA. 98604
Attention: Lason McDaniels
<input type="checkbox"/> Ordered by Engineer under terms of Section 1-04.4 of the Standard Specifications
<input checked="" type="checkbox"/> Change proposed by Contractor

**JUSTIFICATION**

Due to lack of scales to weigh the trucks and recognizing the small quantity of materials for Bid Item 99 (Recycled Asphalt Concrete 1-1/4") the Contractor has requested the Contract Bid Price (\$9.00/TN @ 670 Tons for a total of \$6,030.00) be a lump sum payment of \$6,030 for this material. This is with the understanding that the Lump Sum price will be for all work involving the construction of the pond access roads.

Verbal approval for this Change Order was given by Anita Ashton on February 28, 2013. See RFI #4 response.

**CLARIFICATION / DESCRIPTION OF WORK**

The contractor shall construct the pond access roads in accordance with the information shown on plan sheets C7.0 and C7.2.

**MEASUREMENT**

The adjusted measurement for the Recycled Asphalt Concrete 1-1/4" shall be by Lump Sum.

**PAYMENT**

The Lump Sum payment of \$6,030.00 shall be full compensation for all work involving the construction access roads.





**TIME**

Time shall not be impacted by this change order.

ORIGINAL CONTRACT	CURRENT CONTRACT	EST. NET CHANGE THIS CHANGE ORDER	TOTAL CHANGE ORDERS, INCLUDING THIS ONE	EST. CONTRACT AFTER THIS CHANGE ORDER
\$3,651,231.33 *	\$3,651,231.33 *	\$0 Net Change	\$2,000	\$3,653,231.33

\* Amount with applicable sales tax Included

All work, materials and measurements to be in accordance with the provisions of the original contract and/or the standard specifications and special provisions for the type of construction involved. The payments and/or additional time specified and agreed to in this order include every claim by the Contractor for any extra payment or extension of time with respect to the work described herein, including delays to the overall project.

APPROVED BY:	SIGNATURE:	DATE:
CONTRACTOR		3/15/13



# Tapani Inc.

Main Office  
PO Box 1900 •  
1904 SE 6<sup>th</sup> Place  
Battle Ground, WA 98604  
360.687.1148 • 360.687.7968 FAX

Tri-Cities Office  
PO Box 2378 •  
1153 Columbie Park Trail  
Richland, WA 99352  
509.783.8993 • 360.702.0687 FAX

## Request for Information #4

NW 38th Ave-20th St Extension

Contract #: S-545

Tapani Inc. Project #: 13113.

TO: Bill Pierce  
Exeltech Consultants, Inc

FROM: John Cichosz  
Tapani Inc

PHONE: 206-623-9646  
FAX: 206-623-9658  
EMAIL: bpierce@xltech.com  
CC:

PHONE: 360-687-1148  
FAX:  
EMAIL:

Subject: Bid Item A99 Recycled Asphalt Concrete  
Date Sent: 02/18/2013  
Date Required: 03/04/2013  
Question

Drawing #: C7.0,C7.2  
Spec Section: 4-04

Special Provisions section 4-04.4 for Bid Item A99 - Recycled Asphalt Concrete Aggregate states that it shall be measured per ton. Since the recycled asphalt will be going straight to the access road for the pond, Tapani suggests that the City of Camas and Tapani agree on the lump sum amount of \$6,030.00 for this item as it is not practical to set up scales for this minor amount of material movement.

Schedule impact: contract days

SUGGESTION:

Response

Date Answered:

The City agrees to the lump sum cost of \$6,030.00 for Bid Item #99 with the understanding that the LS price is for the full quantity of recycled asphalt concrete required for completion construction of the pond access roads.

2/28/13 AA



**CONTRACT CHANGE ORDER (CCO) NO. 4**

Project Name: NW 38<sup>th</sup> Ave/SE 20<sup>th</sup> St Extension, S-545

Date: April 8, 2013

To: Tapani Inc. PO Box 1900 1904 SE 6 <sup>th</sup> Place Battle Ground, WA. 98604  Attention: Lason McDaniels
<input type="checkbox"/> Ordered by Engineer under terms of Section 1-04.4 of the Standard Specifications  <input checked="" type="checkbox"/> Change proposed by Contractor

**JUSTIFICATION**

Tapani Inc. has requested that the Bid Item A14, Gravel Borrow, Incl. Haul be measured by the tonnage rather than cubic yards as determined by truck measurements per the 2012 Standard Specifications. It is mutually agreed that this will give a more accurate determination of the actual quantity delivered to the job site. Two truck and trailers were weighed, measured empty and full to determine an appropriate conversion factor. Tapani Inc. agrees to supply Scale Certifications for any scale being used to transport the Gravel Borrow.

**CLARIFICATION / DESCRIPTION OF WORK**

The tonnage delivered to the job site as determined by weigh tickets from a certified scale will be converted to cubic yards using a factor of 1.47 Tons per Cubic Yard.

**MEASUREMENT**

Gravel borrow Incl. Haul will be measured in Tons in the trucks and converted to cubic yards to determine the payment quantity.

**PAYMENT**

The unit cost of \$20.00 per Cubic Yards for Item A14, Gravel Borrow Incl. Haul remain unchanged and shall continue to be full compensation for all work and materials involved in performing the work.



TIME

Time shall not be impacted by this change order.

ORIGINAL CONTRACT	CURRENT CONTRACT	EST. NET CHANGE THIS CHANGE ORDER	TOTAL CHANGE ORDERS, INCLUDING THIS ONE	EST. CONTRACT AFTER THIS CHANGE ORDER
\$3,651,231.33 *	\$3,651,231.33 *	\$0 Net Change	\$2,000	\$3,653,231.33

\* Amount with applicable sales tax included

All work, materials and measurements to be in accordance with the provisions of the original contract and/or the standard specifications and special provisions for the type of construction involved. The payments and/or additional time specified and agreed to in this order include every claim by the Contractor for any extra payment or extension of time with respect to the work described herein, including delays to the overall project.

APPROVED BY:	SIGNATURE:	DATE:
CONTRACTOR	<i>[Handwritten Signature]</i>	04/15/13



## CONTRACT CHANGE ORDER (CCO) NO. 5

**Project Name:** NW 38<sup>th</sup> Ave/SE 20<sup>th</sup> St Extension, S-545

**Date:** March 28, 2013

To: Tapani Inc.  
PO Box 1900  
1904 SE 6<sup>th</sup> Place  
Battle Ground, WA. 98604

Attention: Lason McDaniels

Ordered by Engineer under terms of Section  
1-04.4 of the Standard Specifications

Change proposed by Contractor

### JUSTIFICATION

The STEP Soil Filter as shown on City of Camas Sanitary Detail SP8 (copy attached) was not included in the contract plans along with the 3" PVC Vent Line to the filter as shown on City of Camas Detail SP7 (Copy attached). The City Water/Sewer Department requests that the STEP Filter Unit and PVC Vent Line pipe be installed along with the STEP AARV that is included in the contract plans.

### CLARIFICATION / DESCRIPTION OF WORK

The Contractor shall install the STEP Soil Filter as shown on Sanitary Detail SP8 in the vicinity of 20+96.64 between the back of sidewalk and the right-of way or as otherwise directed by the engineer. The 3" PVC vent line as shown on Sanitary Detail SP7 and SP8 shall be installed to connect the AARV to the STEP Soil Filter. All materials shall be as noted on the applicable detail sheets. The contractor shall submit the necessary Request for Approval of Materials (RAM's) for the work involved for approval.

### MEASUREMENT

Supplying and installation of the STEP Soil Filter and associated 3" PVC Vent Line shall be by the lump sum price of \$1,250.00.



**PAYMENT**

The lump sum price of \$1,250.00 shall be full compensation for all work and materials involved in performing the installation of the STEP Soil Filter and the 3" PVC vent line. This work is taxable under Schedule B. Sales tax is 8.4% = \$105.00

**TIME**

Time shall not be impacted by this change order.

ORIGINAL CONTRACT	CURRENT CONTRACT	EST. NET CHANGE THIS CHANGE ORDER	TOTAL CHANGE ORDERS, INCLUDING THIS ONE	EST. CONTRACT AFTER THIS CHANGE ORDER
\$3,651,231.33 *	\$3,653,231.33*	\$1,355.00 *	\$3,355.00	\$3,654,586.33

\* Amount with applicable sales tax included

All work, materials and measurements to be in accordance with the provisions of the original contract and/or the standard specifications and special provisions for the type of construction involved. The payments and/or additional time specified and agreed to in this order include every claim by the Contractor for any extra payment or extension of time with respect to the work described herein, including delays to the overall project.

APPROVED BY:	SIGNATURE:	DATE:
CONTRACTOR		4/9/13



# Tapani Inc.

**Main Office**  
 PO Box 1900 •  
 1904 SE 6<sup>th</sup> Place  
 Battle Ground, WA 98604  
 360.687.1148 • 360.687.7968 FAX

**Tri-Cities Office**  
 PO Box 2378 •  
 1153 Columbia Park Trail  
 Richland, WA 99352  
 509.783.8993 • 360.702.0687 FAX

## Proposal #3

**To:** Anita Ashton  
 City Of Camas  
 PO Box 1055  
 Camas, WA 98607-0055  
**Phone:** 360-817-1560  
**Fax:** 360-834-1535  
**Email:**  
**CC:**

**From:** John Cichosz  
 Tapani Inc  
 PO Box 1900  
 Battle Ground, WA 98604  
**Phone:** 360-687-1148  
**Fax:** 360-687-7968  
**Email:** johnc@tapani.com

Tapani Project #: 13113.  
 Project: S-545 NW 38th Ave-20th St Extension

Below is the detail for our proposal to complete the following changes in contract work:

- Pending Change Order: Sewer AARV Soil Filter -- Camas Detail SP8
- The prices below are valid until 04/08/2013

PCO Item	Status	Change (in Days)	Quantity	UM	Unit Price	Amount
1 : Sewer AARV Soil Filter	Pending	0	1.000	LSU	1,250.000 00	1,250.00

**Total \$1250.00**

Submitted By:  
 \_\_\_\_\_  
 John Cichosz  
 03/25/2013  
 Date

Approved By:  
 \_\_\_\_\_  
 Anita Ashton, City Of Camas  
 4/3/13  
 Date

CITY OF CAMAS PROJECT NO. WS-720 2012 STEP/STEF Tank Pumping			PAY ESTIMATE: SEVEN - <del>FINAL</del> PAY PERIOD: 10/1/12 through 2/9/13				AAA Septic Service PO Box 1668 Brush Prairie, WA 98606 (360) 687-8960				
			ORIGINAL CONTRACT AMOUNT: \$43,042.27 *								

ITEM NO.	DESCRIPTION	UNIT	ORIGINAL QUANTITY	UNIT PRICE	CONTRACT TOTAL	QUANTITY PREVIOUS	TOTAL PREVIOUS	QUANTITY THIS EST.	TOTAL THIS EST.	QUANTITY TO DATE	TOTAL TO DATE
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**SANITARY SEWER**

1	Commercial STEP & STEF Tank Pumping	1000 GAL	15.00	\$94.49	\$1,417.35	23.50	\$2,220.52	6.00	\$566.94	29.50	\$2,787.46
2	Residential STEP & STEF Tank Pumping	EA	406.00	\$94.49	\$38,362.94	367.00	\$34,677.83	0.00	\$0.00	367.00	\$34,677.83

SUBTOTAL:					\$39,780.29		\$36,898.35		\$566.94		\$37,465.29
Sanitary Sales Tax (8.4%):					\$3,341.54		\$3,099.46		\$47.62		\$3,147.08
Total:					\$43,121.83		\$39,997.81		\$614.56		\$40,611.91

	CONTRACT TOTAL	TOTAL PREVIOUS	TOTAL THIS EST.	TOTAL TO DATE
ORIGINAL CONTRACT TOTAL	\$39,780.29	\$36,898.35	\$566.94	\$37,465.29
ADDITIONS / DELETIONS	\$0.00	\$0.00	\$0.00	\$0.00
SUBTOTAL	\$39,780.29	\$36,898.35	\$566.94	\$37,465.29
SALES TAX (8.4%)	\$3,341.54	\$3,099.46	\$47.62	\$3,147.08
TOTAL CONTRACT	\$43,121.83	\$39,997.81	\$614.56	\$40,612.37
LESS 5% RETAINAGE		(\$1,844.92)	(\$28.35)	(\$1,873.26)
TOTAL LESS RETAIN.		\$38,152.89	\$586.22	\$38,739.10

\* Original Contract Amount includes sales tax at 8.2%, but has been corrected where indicated.

SAN. ACT. NUMBER: 424.00.535.811.48

SAN. THIS PAY EST: \$586.22

F.I.

Steve Durspek  
Project Engineer

2/11/13  
Date

[Signature]  
Contractor

2/12/13  
Date

James Hagan  
Project Manager

2/12/13  
Date

RFC  
ENTERED  
2/12/13



*PROCLAMATION*

WHEREAS, The annual sale of Buddy Poppies by the Veterans of Foreign Wars of the United States has been officially recognized and endorsed by governmental leaders since 1922; and

WHEREAS, VFW Buddy Poppies are assembled by disabled veterans, and the proceeds of this worthy fund-raising campaign are used exclusively for the benefit of disabled and needy veterans, and the widows and orphans of deceased veterans; and

WHEREAS, the basic purpose of the annual sale of Buddy Poppies by the Veterans of Foreign Wars is eloquently reflected in the desire to “Honor the Dead by Helping the Living”;

THEREFORE, I, Scott Higgins, Mayor of the City of Camas, do hereby urge the citizens of this community to recognize the merits of this cause by contributing generously to its support through the purchase of Buddy Poppies on May 17, 2013, and during Camas Days on July 26<sup>th</sup> and 27<sup>th</sup>, 2013, the days set aside for the distribution of these symbols of appreciation for the sacrifices of our honored dead.

I urge all patriotic citizens to wear a Buddy Poppy as mute evidence of our gratitude to the men and woman of this country who have risked their lives in defense of the freedoms which we continue to enjoy as American citizens.

In witness whereof, I have set my hand and caused the seal of the City of Camas to be affixed this 6th day of May, 2013.

\_\_\_\_\_  
Scott Higgins, Mayor



## ~P R O C L A M A T I O N~

*Whereas*, the U.S. Surgeon General confirms that mental illness affects 54 million Americans every year, regardless of age, gender, race, ethnicity, religion or economic status; and

*Whereas*, the U.S. Surgeon General has found that a range of effective treatments exists for most mental disorders; and

*Whereas*, the City of Camas, Washington has made a commitment to a recovery-oriented community-based system of mental health care that helps all residents with mental illness reach their individual potential and maximize productive community living; and

*Whereas*, the City of Camas, Washington recognizes that individuals living with mental illness can recover, live full and productive lives, and contribute to enhancing the fabric of our society; and

*Whereas*, the National Mental Health Association, the National Council for Community Behavioral Healthcare and their national partners observe Mental Health Month in May of each year in order to raise awareness and understanding of mental health and recovery.

*Therefore*, I, Scott Higgins, Mayor of the City of Camas, do hereby proclaim May, 2013 as

### ~Mental Health Month~

in Clark County, Washington and call upon all citizens, government agencies, public and private institutions, to recommit our community to increasing awareness and understanding of mental health recovery and to support the ability of all citizens to participate in and contribute to our community.



In witness whereof, I have set my hand and caused the seal of the City of Camas to be affixed this 6th day of May, 2013.

\_\_\_\_\_  
Scott Higgins, Mayor



**Staff Report**

**Final Plat of Summit at Columbia Vista Phase 2**

(File No. FP13-02, Related Files: SUB04-06, MajMod07-01, MinMod12-02, and FP07-03 Phase 1)

April 30, 2013

TO: Mayor Higgins  
City Council

LOCATION: Phase 2 is generally located east of the intersection of NW 24th Avenue and NW Maryland Street. The legal description of the site is tax lot 125403-000 and Southwest quarter of Section 4 and the Northwest quarter of Section 9, Township 1 North, Range 3 East, Willamette Meridian, City of Camas, Clark County, Washington.

OWNER: Terry Wollam  
Summit at Columbia Vista, LLC  
15209 SE Evergreen Hwy  
Vancouver, WA 98683

APPLICABLE LAW: Camas Municipal Code Chapters (CMC): Section 17.21 Procedures for Public Improvements, Chapter 18.55–Procedure, and Revised Code of Washington Chapter 58.17

**BACKGROUND INFORMATION**

Proposed Lots:

- 34 Single-family Lots

Acreages/Areas:

- Total: 9.94 acres
- Recreational open space: 0.8 acres

The Summit at Columbia Vista is a 122 lot subdivision that is approved with four phases. Phase 1 included 50 lots and received final plat approval in 2007. The current request is for final plat approval of Phase 2 for 34 lots. Phase 3 includes 26 lots and Phase 4 includes 12 lots. The property is generally located north of NW 16<sup>th</sup> Avenue and NW Klickitat Street along the western flank of Prune Hill.

**This staff report addresses the requirements for final plat approval of Phase 2.** There are several conditions from the preliminary plat approval that specify particular lots or tracts that have been renumbered through subsequent decisions. Where this occurs, staff made note of the change.

Conditions of Approval (Min Mod 12-02)	Findings
1. The applicant may develop the Summit at Columbia Vista in four phases.	Phased drawings were approved and are on file.
2. The rear setback of Phase 3 Lot 21 may be no less than 22-½ feet from the property line. This condition shall be included on the final plat.	Condition applies to Phase 3

Conditions of Approval (Mtn Mod 12-02)	Findings
3. The final grade of Tract "M" shall be contoured with the adjacent development's open space at Tract "A" of Columbia Summit Estates II.	Condition applicable to Phase 3
4. The applicant shall provide landscape details for continuous, uniform fencing and vegetation (e.g. shrubs and trees) along the portion of the T-5 trail that lies within Tract "E" to separate vehicular and pedestrian movement. The detailed planting plan and fencing design shall be submitted for city approval prior to Final Plat Approval of Phase II.	Landscape plans (recd. 2/27/13) for Tracts "I" and "E" are approved and on file.
5. The approved fencing and landscaping of Tract "E" shall be installed prior to Final Acceptance of Phase III.	Condition applies to Phase 3
6. Consistent with CMC 18.09.060(D), Lot 31 shall be reduced from over 12,700 sq. ft. down to approximately 9,000 sq. ft. The square footage reduction to Lot 31 will provide additional increase of approximately 3,739 sq. ft. of open space to the project to be located added to Tract "I". The setback from Maryland to the Stormwater Facility shall be increased from 30 feet to at least 40 feet of enhanced landscaping. A park bench of a design acceptable to the City shall be placed at the top of the stairs in Tract "G" and near the T-5 trail. A second park bench will be provided fronting NW Maryland and with Tract "I" as part of an enhanced and useable landscape design. The landscaping and benches shall be installed prior to final acceptance of Phase II.	<ul style="list-style-type: none"> <li>• Lot 31 complies at 9,000 sq. ft.</li> <li>• Tract "I" complies at 20,864 sq. ft.</li> <li>• Landscape plans for Tracts "G" and "I" comply.</li> </ul>

Conditions of Approval (SU004-06)	Findings
<b>SEPA Conditions</b>	
1. Erosion control measures shall be implemented in accordance with the practices identified in the checklist, and shall be detailed and submitted in an Erosion Control Plan consistent with City requirements. Erosion control measures shall be in place prior to clearing or grading.	In compliance for Phase 2
2. Fugitive emissions associated with construction must be controlled at the excavation site, during transportation of excavated material, and at any disposal site.	In compliance for Phase 2
3. Surface water treatment and conveyance systems shall be designed in accordance with the 1992 Puget Sound Stormwater Manual or as revised. Stormwater runoff shall be treated for quality and controlled in quantity prior to discharge.	Tract "I" complies with standard
4. Storm water treatment and control facilities shall be designed in accordance with the 1992 Puget Sound Storm Water Manual design guidelines (or as revised). Final storm water calculations shall be submitted at the time of final construction plan submittal.	Tract "I" complies with standard
5. The applicant shall secure all required local, state, or federal permits prior to final plat approval.	In compliance for Phase 2
6. To help minimize noise impacts to the adjacent residential neighborhoods, equipment shall be properly muffled and construction regarding site	In compliance for Phase 2

Conditions of Approval (SDBD-16)	Findings
improvements shall be confined from 7:00 a.m. to 7:00 p.m., Monday through Saturday.	
7. The applicant shall comply with the Parks and Open Space Comprehensive Plan, adopted January, 2000. The site is located within an area where a regional trail (T-5) is identified.	In compliance for Phase 2
<ul style="list-style-type: none"> <li>The T-5 trail shall be constructed by the applicant prior to final plat approval. An exception to trail construction within the wetland buffer may be authorized by the City when approved pervious trail surfaces are used and avoidance of the buffer is not practicable. The T-5 trail costs are park/open space impact fee credit eligible.</li> </ul>	In compliance for Phase 2
<ul style="list-style-type: none"> <li>The constructed T-5 trail shall be shown on the final plat.</li> </ul>	Constructed as shown on Phase 2 plat drawings.
8. The applicant shall install traffic calming improvements, acceptable to the City, along Maryland Street and Street 'B'. The traffic calming improvements shall be submitted to the Engineering Department for review and approval.	In compliance for Phase 2
<ul style="list-style-type: none"> <li>Due to lot access and potential impacts to the City-owned parcel to the west, Maryland Street improvements will necessitate the execution of a developer agreement. Said developer agreement shall address specific improvements to Maryland Street and potentially a boundary lot adjustment.</li> </ul>	Agreement not executed due to lack of park funding.
<b>Planning</b>	
1. The applicant shall construct and install prior to final plat approval, a wall of acceptable height and materials (6-foot block or concrete) or a combination of fencing and landscaping acceptable to the City, along NW 16 <sup>th</sup> Avenue, to generally provide privacy and security to lot.	Condition satisfied with Phase 1
2. All lots on the final plat shall include building envelopes with setbacks as follows: 1) Front Setback: <b>20 feet</b> ; 2) Minimum side yard and corner lot rear yard: <b>5 feet</b> ; 3) Minimum side yard Flanking a street: <b>20 feet</b> ; 4) Minimum rear yard: <b>25 feet</b> ; 5) Minimum lot frontage on a cul-de-sac or curve: <b>30 feet</b> . <i>The side yard, along E Street on the south end of Lot 53 may be reduced from 20 feet to 10 feet.</i>	Condition modified by MinMod 12-02 for Lot 21 of Phase 3, otherwise all lots comply with said standard.
3. The phasing plan submitted on February 14, 2005 and recommended for approval by both staff and the Planning Commission is recognized as an approved phasing plan.	Condition modified by MinMod 12-02.
4. Street trees and landscaping of storm drainage facilities shall be installed in compliance with CMC 17.19.030 (F). Landscape plans demonstrating compliance will be required to be submitted for review and approval with the final construction plans.	In compliance for Phase 2



Conditions of Approval (SERA 92-1b)	Findings
5. All existing significant trees within Tracts "G", "F", "L", and "K" shall be left undisturbed unless otherwise authorized by the City. The final grading and engineering plans will be required to identify the significant trees consistent with the existing conditions plan (08-11-04) and provide necessary measures to ensure preservation of these trees.	Mitigation plan (dated 1/31/13) for loss of nine significant trees was approved.
6. All grading shall take place outside the drip line of those significant trees to be retained except that the City Engineer may approve grading within the drip line if it can be demonstrated that such grading can occur without damaging the tree or trees.	Mitigation plan (dated 1/31/13) for loss of nine significant trees was approved.
7. A revised Wildlife Habitat Buffer Mitigation plan shall be submitted, reviewed and approved by the City, addressing the cumulative impacts resulting from the filling, altering of the water courses, and removal of vegetation within the buffer areas of the northern and southern streams based on the final lot layout. The City may impose additional conditions as necessary to ensure appropriate implementation of an approved plan.	Submitted with Phase 2 and approved.
8. The Boundary Line adjustment submitted has been tentatively approved with this decision and shall be recorded and finalized with the final plat.	Condition satisfied with Phase 1
<b>Fire</b>	
1. Fire apparatus access shall be provided to within 150 feet of all portions of the exterior of the first story of all structures, as measured by an approved route around the exterior of the structure. UFC 902.2.1	In compliance for Phase 2
2. Structures in excess of 3,600 total square feet shall be reviewed by the Fire Department for fire flow requirements, and water supply availability, prior to issuing a building permit. UFC 903.3	REFER TO EXHIBIT 1
3. Five fire hydrants required. Hydrant locations and street names will be determined at the time of application for final plat.	In compliance for Phase 2
<b>Engineering</b>	
1. Prior to final plat approval the applicant shall provide additional geotechnical analysis that addresses the feasibility of Lots 35, 40-44, 95-98, 103-105, 110 and 111 per the geotechnical report recommendations, reduce the slopes and or cut/fill depths, or eliminated from these lots from the final plat.	Applicant revised site grading plan (e.g. highest walls are now less than 12-feet)
2. The final engineering grading plans shall show slopes on Tracts C, D, and H that conform to the requirements of the geotechnical report for maximum slope.	Applicant revised site grading plan to conform to requirements.
3. All proposed retaining walls over 4 feet in height and all cut or fills over 20 feet will require structural engineering design submittals from a Washington State licensed geotechnical engineer. The proposed retaining walls shall not be located within the proposed public right-of-way. Maintenance of the proposed retaining walls will be the responsibility of the HOA.	In compliance for Phase 2

Conditions of Approval (SUB04-06)	Findings
4. The proposed grading plan shows an access easement or flag stem for lots 40, 68, and 69. The proposed slope of this access is over the 15% allowable by code. Through the final plat and grading plan, the applicant shall comply with the requirements of CMC 17.19.030(D)(5) which requires a maximum of 15% slope, or eliminate the proposed lots.	Former lot #40 was modified with MajMod 07—01 and is within Phase 3. Former lots #68 and #69 were modified with MinMod 12-02 and are generally lots # 30 and 31 of Phase II. Flag lot grading is in compliance for Phase 2.
5. No construction spoils shall be placed on building lots. Any fill material placed on lots must be engineered structural fill, unless placed in the front or rear setback to a maximum of 6 inches in total depth.	In compliance for Phase 2
6. The development shall comply with Camas Municipal Code (CMC) 15.32 for any land disturbing activity. The applicant shall submit an erosion prevention/sediment control plan in accordance with CMC 15.32 for any land disturbing activity that disturbs an acre or more or adds 5000 square feet or more of impervious surface. In accordance with CMC 17.21.030 the applicant shall be required to furnish to the City an approved form of security (e.g. Erosion Control Bond). The bond is to be in the amount of 200% of the engineer's estimated cost of the erosion prevention/sediment control measures, including associated labor. The City reserves the right to tap the bond to recover costs associated with enforcing, removing or rectifying any unauthorized dumping, filling or grading.	Applicant in compliance during Phase 2 earthwork.
7. The project is located within the Fisher Basin Stormwater Area and as such the applicant shall pay the required applicable fee per developed acre prior to final plat signatures in accordance with CMC 13.88.	The application is subject to a revision of CMC 13.88 that requires this fee to be collected at the time of building permit issuance.
8. The proposed grading plan shows grading on Tax Lot 5 owned by Ronald M.Wade. The applicant shall submit written authorization from Mr. Wade to allow this encroachment or revise the proposed plan to prevent this encroachment.	The applicant purchased this property and it was a main reason for MajMod 07-01 request and approval.
9. The applicant shall provide final stormwater engineering analysis that addresses handling the storm water from the site on site <i>unless otherwise approved by City Council</i> .	Stormwater treatment is handled on site per requirements of code.
10. The final engineering plans shall show NW 16 <sup>th</sup> Avenue frontage improvements including a left turn lane, sidewalk, curb and gutter, landscaping, street lighting, a wall or fencing and the T-5 trail crossing.	Condition satisfied with Phase 1

Conditions of Approval (MajMod 07-01)	Findings
1. The applicant shall be subject to all pertinent conditions of approval of the original decision for The Summit at Columbia Vista (SUB04-06) as well as the following conditions.	See findings throughout this report
<b>Planning Department</b>	
2. The approved phasing plan of this development is dated April 4, 2007, which supersedes previously approved phasing plans.	Condition was superseded by MinMod 12-02

Item No.	Condition	Priority
3.	Pursuant to SEPA, the applicant shall install continuous fencing along the boundary of the natural open space tracts (Tracts F and G) to better protect the natural open space areas. The portion of required fencing and signage that is adjacent to lots within each phase shall be installed prior to final plat approval of each phase.	Through MinMod 12-02, Tracts F and G were slightly reconfigured, with Phase 2 Lot #27 is adjacent to Tract G and fencing is installed as required. Phase 3 Lots 12 and 13 are adjacent to the open space tracts.
4.	Prior to final plat, the applicant shall provide a landscape plan to be approved by the Planning Department for the stormwater tract (Tract I) and fencing or walls along the property lines of flag lots adjacent to Columbia Summit Estates. At a minimum the landscaping plan shall include: (1) 6-0" high continuous, sight-obscuring fencing along the property line of flag lots abutting Columbia Summit Estates; (2) landscaping and fencing within the stormwater tract (Tract I).	Completed for Phase 2
5.	The applicant shall provide trees in the front yards or planter strip of the right-of-way for every new lot in Phases 2 and 3, except for flag lots. Trees shall be installed prior to substantial completion of each phase. Prior to final platting, the applicants shall provide financial surety in the amount of 105% for replacement costs of said trees to ensure 100% survival rate until issuance of occupancy permits for each lot.	In compliance for Phase 2
6.	Prior to final plat, the applicant shall provide financial surety acceptable to the City in the amount of 105% of a landscape engineer's estimated costs of materials and installation for landscaping and fencing/walls. §17.19.030 (D5). Fencing, walls and landscaping shall be installed prior to final acceptance.	In compliance for Phase 2
<b>Engineering Department</b>		
7.	The applicant shall meet the requirements of CMC 12.36 for gated entries and provide unobstructed pedestrian ingress and egress through the gated entry. Additionally, the following note shall be added to the face of the final plat: "The T-5 Neighborhood Loop Trail traverses over across and through the gated portion of this development. This trail system is a public trail and is open to the public in accordance with City trail and parks use regulations." The applicant shall install a sign that clearly identifies the sidewalk abutting the private street as a section of the regional public trail system that is open to the public in accordance with City trail regulations. The design, content and location of the sign shall be subject to approval of the planning manager.	Condition applies to Phase 3
8.	Building permits shall not be issued until this subdivision is deemed substantially complete and the final plat is recorded and approved by the Planning, Engineering, Building and Fire Departments.	Will comply as required.
9.	In the event that any item of archaeological interest is uncovered during the course of a permitted ground disturbing action or activity, all ground disturbing activities shall immediately cease and the applicant shall notify the Public Works Department and OAHP.	Will comply as required.
10.	The applicant shall clean all mud and debris from streets, stormwater ponds, swales, basins, laterals, manholes, mains, and other related appurtenances at the end of the two-year warranty period.	Will comply as required.
11.	A 3% construction plan review and inspection fee shall be required for this development. The fee will be based on an engineer's estimate or construction bid. The specific estimate will be submitted to the City for review and approval. The fee will be paid prior to the construction plans being signed and released to the applicant. Under no circumstances will the applicant be allowed to begin construction prior to approval of the	In compliance for Phase 2



Commitment to Applicant (MajMod07-01)	Findings
construction plans.	
12. All homes constructed within Phase 3 shall have automatic fire sprinkler systems designed and installed in accordance with NFPA 13D.	Condition was modified with MinMod12-02.
13. The applicant shall install a sidewalk along the frontage of proposed Tract H prior to substantial completion of Phase 3.	Condition applies to "Tract N" as revised through subsequent decisions and completed with this Phase.
14. The applicant shall provide a pedestrian path in a tract or easement between proposed Lots 21 and 30 to provide a pedestrian connection between the T-5 trail and NW Larkspur Street.	Interior pathways were modified through MinMod 12-02. There is not a path between Lots 21 and 30.
15. The applicant shall form a homeowners association for this development to provide for the maintenance of private storm water facilities, shared driveway tracts, private streets and open space tracts retained by the Homeowners Association or Developer. The applicant shall submit C.C. & R.'s to the City for review and approval. The C.C. & R.'s shall address the specific requirements for maintenance of the private stormwater facilities and any other private amenities provided by the applicant.	C.C. & R.'s as submitted for Phase 2 comply with this requirement.
<b>Plat Notes</b>	
16. A right of entry is hereby granted to the City of Camas for the repair and maintenance of the STEF sewer system.	Plat note #4
17. All costs associated with the installation of the STEF systems for individual lots will be the responsibility of said individual lot owners.	Plat note #5
18. No further short platting or subdividing will be permitted once the final plat has been recorded.	Plat note #6
19. A final occupancy permit will not be issued by the Building Department until all subdivision improvements are completed and accepted by the City.	Plat note #7
20. The lots in this subdivision are subject to traffic impact fees, school impact fees, and park/open space impact fees. Each new dwelling will be subject to the payment of appropriate impact fees at the time of building permit issuance. A park/open space impact fee credit of _____ will be applied to all lots.	Plat note #8
21. The lots in this subdivision are subject to payment of the Fisher Basin Stormwater Fee at the time of building permit issuance.	Plat note #9
22. The T-5 Neighborhood Loop Trail traverses over across and through the gated portion of this development. This trail system is a public trail and is open to the public in accordance with City trail regulations.	Plat note #10
23. Automatic fire sprinkler systems designed and installed in accordance with NFPA 13D are required in all structures accessing off of all 52' wide right-of-ways, flag lots, private streets or access easements.	Plat note 11
24. In the event that any item of archaeological interest is uncovered during the course of a permitted ground disturbing action or activity, all ground disturbing activities shall immediately cease and the applicant shall notify the Public Works Department and OAHP.	Plat note 12
25. Maximum building lot coverage is 40%.	Plat note 13
26. The city is not responsible for construction, maintenance or snow removal of private streets.	Plat note 14
<b>SEPA MITIGATION CONDITIONS for MajMod07-01</b>	
1. Erosion control measures shall be implemented in accordance with the	In compliance for Phase 2

Condition of Approval (A/E/C Modified)	Findings
practices identified in the checklist, and shall be detailed and submitted in an Erosion Control Plan consistent with City requirements. Erosion control measures shall be in place prior to clearing or grading.	
2. Given that the entire short plat parcel contains slopes steeper than fifteen percent, the applicant shall comply with CMC 16.90 in addition to the recommendations provided by Columbia West, the geotechnical engineer. CMC16.90 requires that grading and all other earthwork be restricted to occur during dry summer months for slopes steeper than fifteen percent. The applicant shall also provide lot specific engineering as recommended on page 3 of the Supplemental Geotechnical Site Investigation (February 27, 2007).	Applicant modified grading plan and Phase 2 is in compliance with standards.
3. Fugitive emissions associated with construction must be controlled at the excavation site, during transportation of excavated material, and at any disposal site.	In compliance for Phase 2
4. During dry weather months, the contractor shall provide a plan acceptable to the city for controlling dust control (i.e.: the use of watering trucks). On windy days and/or where dust is impacting adjacent properties, the project will be shut down until proper mitigation is in place. The contractor will be responsible for all off site impacts resulting from the dust control.	In compliance for Phase 2
5. Surface water treatment and conveyance systems shall be designed in accordance with the 1992 Puget Sound Stormwater Manual or as revised. Stormwater runoff shall be treated for quality and controlled in quantity prior to discharge.	In compliance for Phase 2
6. Storm water treatment and control facilities shall be designed in accordance with the 1992 Puget Sound Storm Water Manual design guidelines (or as revised). Final storm water calculations shall be submitted at the time of final construction plan submittal.	In compliance for Phase 2
7. The applicant shall submit a revised Wildlife Habitat Buffer mitigation plan during engineering review of Phase 2 (or any phase subsequent to Phase 1). The mitigation plan shall be approved by the community development and installed prior to approval of any final plat phase after Phase 1.	Mitigation Plan & Report (dated 1/31/13) was approved. Condition is satisfied for Phase 2.
8. The approved mitigation plan shall provide the following items: a. The applicant shall be required to install temporary fencing around the sensitive areas prior to earthwork;	In compliance for Phase 2
b. Permanent signage shall be installed that reads "Sensitive area buffer – Please leave in a natural state." Signs shall be posted every 100 feet or at least one per lot, whichever is less; and	In compliance for Phase 2
c. Permanent and continuous fencing shall be installed along the rear and sides of lots adjoining sensitive areas.	In compliance for Phase 2
d. The mitigation plan shall require financial surety of 105% of the total cost of the initial installation, in a form acceptable to the City, to ensure success of the mitigation plan. The monitoring and financial surety program will run a period of 10 years.	In compliance for Phase 2
e. The applicant shall secure all required local, state, or federal permits prior to construction of improvements.	In compliance for Phase 2
9. To help minimize noise impacts to the adjacent residential neighborhoods, equipment shall be properly muffled and construction regarding site improvements shall be confined from 7:00 a.m. to 7:00 p.m., Monday through Saturday.	In compliance for Phase 2

Conditions of Approval (CMC 17.21.060-C)	Findings
10. The applicant shall comply with the Parks and Open Space Comprehensive Plan, adopted January, 2000. The site is located within an area where a regional trail (T-5) is identified. The T-5 trail shall be constructed by the applicant prior to final plat approval. An exception to trail construction within the wetland buffer may be authorized by the City when approved pervious trail surfaces are used and avoidance of the buffer is not practicable. The T-5 trail costs are park/open space impact fee credit eligible.	In compliance for Phase 2
11. The entire length of the constructed T-5 trail shall be shown on the final plat and a notation to this effect shall be adjacent to the depicted trail.	Noted on final plat as required.

**Final Plat Criteria for Approval (CMC 17.21.060-C)**

1. That the proposed final plat bears the required certificates and statements of approval;
2. That the title insurance report furnished by the developer/owner confirms the title of the land, and the proposed subdivision is vested in the name of the owner(s) whose signature(s) appears on the plat certificate;
3. That the facilities and improvements required to be provided by the developer/owner have been completed or, alternatively, that the developer/owner has submitted with the proposed final plat an improvement bond or other security in conformance with CMC 17.21.040;
4. That the plat is certified as accurate by the land surveyor responsible for the plat;
5. That the plat is in substantial conformance with the approved preliminary plat; and
6. That the plat meets the requirements of Chapter 58.17 RCW and other applicable state and local laws which were in effect at the time of preliminary plat approval.

**Findings:** The submitted plat meets the requirements of CMC 17.21.060-C, is consistent with the applicable conditions of approval as amended by Deputy Fire Marshal (See Exhibit I attached to this report), and with the applicable state and local regulations.

**STAFF RECOMMENDATION**

**APPROVE** the final plat of Summit at Columbia Vista Phase 2 (file #FP13-02) as submitted and as amended by Deputy Fire Marshal (Exhibit 1).



CITY OF CAMAS

1100 Broadview North Avenue  
P.O. Box 1000  
Camas, Washington 98607  
PH: 360-834-2800 • FAX: 360-834-1540  
http://www.ci.camas.wa.us

April 25, 2013

Memo to the Camas Building Department and to the Planning File for Summit at Columbia Vista.

This documentation is in regards to the Summit at Columbia Vista Subdivision and the requirement of all new homes to have residential fire sprinklers and the waiver of hydrant flow testing.

As a matter of policy the Fire Marshal's office has documented since 2002 the option for a developer of a residential subdivision to stipulate all new homes in that subdivision to have as a requirement residential fire sprinklers in lieu of Hydrant flow testing. Providing fire sprinklers in lieu of hiring a WA State Licensed Contractor to provide flow tests that follow NFPA guidelines is a clear life safety advantage to our citizens and a financial incentive that developers have benefited from. Once the developer agrees to the incentive of a fully sprinklered subdivision in order to waive the flow test requirement, any future flow test results would not affect whether or not residential fire sprinklers are needed in a residence in that subdivision.

Per my phone conversation with the Camas Building Official, Bob Cunningham, which occurred on Tuesday April 24th at 1052 AM, it was confirmed that an email from Jerry Wolam stating sprinklers required in lieu of flow testing would suffice for the documentation that the building department needed. The attached email provides this documentation for Summit at Columbia Vista.

This alternative method as allowed for in IFC 104.9 was clearly approved and practiced by the previous fire Marshal Allen Work since 2002 and has continued to be consistently applied and approved by Deputy Fire Marshal Randy Miller since 2004 when he assumed the role of acting fire marshal.

Respectfully Submitted

Randy Miller  
Deputy Fire Marshal  
City of Camas

Human Resources 360-834-1545	Community Development 360-834-1532	Finance 360-834-2800	Fire 360-834-2800	Library 360-834-4392	Police 360-834-4311	Public Works 360-834-1560	Parks & Recreation 360-834-1582
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**Randy Miller - Summit At Columbia Vista Phase 2**

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**From:** "Terry Wollam" <terry@terrywollam.com>  
**To:** "Randy Miller" <rmiller@cityofcamas.us>  
**Date:** Wednesday, April 24, 2013 11:32 AM  
**Subject:** Summit At Columbia Vista Phase 2

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For Waiver of CMC required NFPA Hydrant Flow Testing, All new homes in Summit at Columbia Vista are to have Life Safety Residential Fire Sprinklers installed.

Terry Wollam  
RE/MAX equity group  
Mobile: 360-798-5820  
[www.TerryWollam.com](http://www.TerryWollam.com)  
*Clark County Association of Realtors Past President & Realtor of the Year*

PREPARED BY:  
HOSKIN AND GLAESER  
SURVEYING, INC.  
2700 F. FERRELL BLVD  
VANDUVER, WA, 99084  
(509) 694-3313

**NOTES:**

- 1) THIS PLAT IS SUBJECT TO CONDITIONS SET FORTH IN THE CITY OF CAMAS ORDINANCES FOR THIS SUBDIVISION (CITY FILE: SHJ 04-06; RECORD 07-01; MONROE 12-00).
- 2) NO BUILDING PERMITS FOR HOUSES SMALLER THAN 1000 SQ. FT. THIS SUBDIVISION IS GRANTED FINAL ACCEPTANCE IN ACCORDANCE WITH CMC 17.01.020.
- 3) A HOMEOWNERS ASSOCIATION WILL BE REQUIRED FOR THIS DEVELOPMENT. COPIES OF THE C.C. & R.'S SHALL BE SUBMITTED AND OFFERED TO THE CITY OF CAMAS.
- 4) A RIGHT OF ENTRY IS HEREBY GRANTED TO THE CITY OF CAMAS FOR THE REPAIR AND MAINTENANCE OF THE CITY SEWER SYSTEM.
- 5) ALL COSTS ASSOCIATED WITH THE INSTALLATION OF THE STEEP SYSTEMS FOR INDIVIDUAL LOTS WILL BE THE RESPONSIBILITY OF SAID INDIVIDUAL LOT OWNERS.
- 6) NO FURTHER SHORT PLATING OR SUBDIVISION WILL BE PERMITTED ONCE THE FINAL PLAT HAS BEEN RECORDED.
- 7) A FINAL OCCUPANCY PERMIT WILL NOT BE ISSUED BY THE BUILDING DEPARTMENT UNTIL ALL SUBDIVISION IMPROVEMENTS ARE COMPLETED AND ACCEPTED BY THE CITY.
- 8) THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO TRAFFIC IMPACT FEES, SOUND IMPACT FEES, FIRE IMPACT FEES AND PARK/OPEN SPACE IMPACT FEES. EACH NEW DWELLING WILL BE SUBJECT TO THE PAYMENT OF APPROPRIATE IMPACT FEES AT THE TIME OF BUILDING PERMIT ISSUANCE.
- 9) THE LOTS IN THIS SUBDIVISION ARE SUBJECT TO PAYMENT OF THE FISHER BANK STORMWATER FEE AT THE TIME OF BUILDING PERMIT ISSUANCE.
- 10) THE 1-5 NEIGHBORHOOD LOOP TRAIL TRAVERSES OVER ADDRESS AND THROUGH THE GATED PORTION OF THIS DEVELOPMENT. THIS TRAIL SYSTEM IS A PUBLIC TRAIL AND IS OPEN TO THE PUBLIC IN ACCORDANCE WITH CITY TRAIL REGULATIONS.
- 11) AUTOMATIC FIRE SPRINKLER SYSTEMS DESIGNED AND INSTALLED IN ACCORDANCE WITH NFPA 130 ARE REQUIRED IN ALL STRUCTURES ACCESSING OFF OF ALE 5<sup>TH</sup> WIDE RIGHT-OF-WAYS, FLAG LOTS, PRIVATE STREETS OR ACCESS EASEMENTS.
- 12) IN THE EVENT THAT ANY ITEM OF ARCHAEOLOGICAL INTEREST IS DISCOVERED DURING THE COURSE OF A PERMITTED GROUND DISTURBING ACTIVITY OR ACTIVITY, ALL GROUND DISTURBING ACTIVITY SHALL IMMEDIATELY CEASE AND THE APPROPRIATE STATE, COUNTY, PRIVATE WORKS DEPARTMENT AND OWNER.
- 13) MAXIMUM BUILDING LOT COVERAGE IS 40%.
- 14) THE CITY IS NOT RESPONSIBLE FOR CONSTRUCTION, MAINTENANCE OR SNOW REMOVAL OF PRIVATE STREETS.

**SURVEY REFERENCES:**

- 1) DEER CREEK PHASE 1<sup>ST</sup> BOOK 310, PAGE 619
- 2) OLSON SURVEY BOOK 9, PAGE 83
- 3) THOMAS ESTATES 2<sup>ND</sup> BOOK 311, PAGE 221
- 4) DEER CREEK PHASE 1<sup>ST</sup> BOOK 310, PAGE 586
- 5) AMENDED PLAT OF COLUMBIA SUMMIT ESTATES B PHASE 1<sup>ST</sup> BOOK H, PAGE 819
- 6) COLUMBIA SUMMIT ESTATES B PHASE 1<sup>ST</sup> BOOK H, PAGE 846
- 7) COLUMBIA RIDGE BOOK C, PAGE 283
- 8) GREENWOOD UNRECORDED SURVEY BOOK C, PAGE 60
- 9) UNRECORDED SURVEY BOOK C, PAGE 59
- 10) UNRECORDED SURVEY BOOK H, PAGE 17
- 11) OLSON SURVEY BOOK 30, PAGE 182
- 12) OLSON SURVEY BOOK 23, PAGE 14
- 13) THOMAS ESTATES BOOK 311, PAGE 60
- 14) OLSON SURVEY BOOK 20, PAGE 56
- 15) REPLAT OF THE MASTERLY SHOW PLAT (3-457) (BOOK 3), PAGE 468
- 16) SUMMIT AT COLUMBIA VISTA PHASE 1<sup>ST</sup> BOOK 311, PAGE 510
- 17) CARSON ESTATES BOOK 311, PAGE 382

**DEED REFERENCE:**

GRANTOR: THE SUMMIT AT COLUMBIA VISTA-I, INC  
GRANTEE: T5IN, LLC  
AT NO: 8547231  
DATE: 03-15-2010

**PERIMETER DESCRIPTION:**

THAT PORTION OF LAND LOCATED IN A PORTION OF THE NORTH-EAST QUARTER AND THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 1 NORTH, RANGE 3 EAST, WILLAMETTE MERIDIAN, CLARK COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE QUARTER CORNER COMMON TO SAID SECTIONS 4 AND 9, SAID POINT ALSO BEING ON THE SOUTH LINE OF AMENDMENT TO COLUMBIA SUMMIT ESTATES 1<sup>ST</sup> PHASE 1<sup>ST</sup> ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 310 OF PLATS AT PAGE 616, RECORDS OF CLARK COUNTY, WASHINGTON;

THENCE NORTH 07°23' WEST, 50.84 FEET TO THE SOUTHWEST CORNER OF SAID AMENDMENT TO COLUMBIA SUMMIT ESTATES 1<sup>ST</sup> PHASE 1<sup>ST</sup>;

THENCE NORTH 01°00' EAST, ALONG THE WEST LINE OF SAID AMENDMENT TO COLUMBIA SUMMIT ESTATES 1<sup>ST</sup> PHASE 1<sup>ST</sup>, 13.40 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING NORTH 07°23' EAST ALONG THE WEST LINE OF SAID AMENDMENT TO COLUMBIA SUMMIT ESTATES 1<sup>ST</sup> PHASE 1<sup>ST</sup> AND THE EXTENSION THEREOF, 22.43 FEET TO THE SOUTHWEST CORNER OF CARSON ESTATES ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 311, OF PLATS AT PAGE 382, RECORDS OF CLARK COUNTY, WASHINGTON;

THENCE NORTH 88°42' WEST, ALONG THE SOUTH LINE OF SAID CARSON ESTATES AND THE EXTENSION THEREOF, 226.34 FEET TO A POINT ON THE CENTERLINE OF NW MARSHLAND STREET SAID POINT ALSO BEING ON THE EAST LINE OF THOMAS ESTATES ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 311 OF PLATS AT PAGE 606, RECORDS OF CLARK COUNTY, WASHINGTON;

THENCE SOUTH 01°00' WEST, ALONG THE CENTERLINE OF SAID NW MARSHLAND STREET AND THE EAST LINE OF SAID THOMAS ESTATES, 438.79 FEET TO THE SOUTHWEST CORNER OF SAID THOMAS ESTATES;

THENCE SOUTH 88°04' EAST, 28.82 FEET  
THENCE SOUTH 88°26' EAST, 34.40 FEET  
THENCE SOUTH 86°51' EAST, 97.48 FEET  
THENCE SOUTH 07°20' WEST, 100.00 FEET  
THENCE SOUTH 08°03' WEST, 110.78 FEET  
THENCE SOUTH 01°00' WEST, 202.50 FEET  
THENCE SOUTH 02°36' EAST, 72.20 FEET  
THENCE SOUTH 07°30' WEST, 72.20 FEET TO THE NORTH LINE OF SUMMIT AT COLUMBIA VISTA PHASE 1<sup>ST</sup> ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 311 OF PLATS AT PAGE 510, RECORDS OF CLARK COUNTY, WASHINGTON.

THENCE ALONG THE NORTH LINE OF SAID SUMMIT AT COLUMBIA VISTA PHASE 1<sup>ST</sup> THE FOLLOWING COURSES AND DISTANCES:

THENCE SOUTH 86°58' EAST, 86.57 FEET  
THENCE SOUTH 87°34' EAST, 63.37 FEET  
THENCE SOUTH 89°32' EAST, 79.32 FEET  
THENCE LEAVING THE NORTH LINE OF SAID SUMMIT AT COLUMBIA VISTA PHASE 1<sup>ST</sup> NORTH 03°30' EAST, 79.25 FEET  
THENCE NORTH 10°48' EAST, 136.00 FEET  
THENCE NORTH 07°23' EAST, 66.63 FEET  
THENCE NORTH 77°12' WEST, 166.98 FEET  
THENCE NORTH 01°40' EAST, 67.10 FEET  
THENCE SOUTH 86°31' EAST, 62.77 FEET  
THENCE NORTH 68°07' EAST, 73.48 FEET  
THENCE NORTH 07°20' EAST, 70.00 FEET  
THENCE NORTH 05°21' EAST, 162.44 FEET  
THENCE NORTH 01°40' EAST, 227.91 FEET  
THENCE NORTH 10°28' EAST, 24.28 FEET  
THENCE NORTH 43°27' EAST, 209.83 FEET  
THENCE NORTH 01°14' WEST, 63.34 FEET

THENCE ALONG THE ARC OF A 470.00 FOOT RADIUS NON-TANGENT TO THE WEST, THE LONG CHORD OF WHICH BEARS NORTH 70°31' EAST, FOR A CHORD DISTANCE OF 27.50 FEET THROUGH A CENTRAL ANGLE OF 37°07', FOR AN ARC DISTANCE OF 10.18 FEET.

THENCE SOUTH 87°39' EAST, 44.81 FEET  
THENCE SOUTH 40°21' EAST, 7.65 FEET  
THENCE SOUTH 81°47' EAST, 27.26 FEET  
THENCE SOUTH 65°39' EAST, 47.05 FEET  
THENCE SOUTH 63°50' EAST, 27.38 FEET  
THENCE SOUTH 76°18' EAST, 120.87 FEET  
THENCE SOUTH 86°57' EAST, 87.26 FEET  
THENCE SOUTH 07°47' EAST, 10.14 FEET  
THENCE SOUTH 50°57' EAST, 20.08 FEET TO THE TRUE POINT OF BEGINNING;  
CONTAINING 431,059 SQUARE FEET OR 9.84 ACRES, MORE OR LESS  
ALSO TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS APPEARING ON OR REFLECTED

LOT NO.	SQ. FT.	ACRES
1	19,772	0.452
2	5,942	0.136
3	3,642	0.083
4	7,384	0.169
5	7,992	0.182
6	7,992	0.182
7	7,992	0.182
8	7,992	0.182
9	7,992	0.182
10	6,392	0.147
11	6,392	0.147
12	6,392	0.147
13	6,392	0.147
14	6,392	0.147
15	6,392	0.147
16	6,392	0.147
17	6,392	0.147
18	6,392	0.147
19	6,392	0.147
20	6,392	0.147
21	6,392	0.147
22	7,992	0.182
23	7,992	0.182
24	7,992	0.182
25	7,992	0.182
26	7,992	0.182
27	7,992	0.182
28	7,992	0.182
29	7,992	0.182
30	7,992	0.182
31	7,992	0.182
32	7,992	0.182

TRACT NO.	SQ. FEET
1	24,662
2	24,662
3	24,662
4	24,662

**LAND INVENTORY:**

A) TOTAL ACREAGE	9.94 AC
B) TOTAL DEVELOPED ACREAGE	9.14 AC
C) TOTAL LOT AREA	6.17 AC
D) TOTAL INFRASTRUCTURE ACREAGE (RIGHT-OF-WAY AND TRACT "Y")	2.74 AC
E) TOTAL TRACT AREA (TRACT "X")	0.24 AC
F) TOTAL ACREAGE OF CRITICAL AREAS (TRACT "G", "H")	NONE
G) TOTAL ACREAGE OF RECREATIONAL OPEN SPACES (TRACT "G", "H")	0.80 AC
H) TOTAL ACREAGE OF OPEN SPACES (TRACT "G", "H")	0.73 AC
I) 1-5 TRAIL AS CONSTRUCTED	0.65 AC
J) LOCAL CONNECTION TRAIL AS CONSTRUCTED	0.62 AC

**THE SUMMIT AT COLUMBIA VISTA**

**PHASE 2**

A SUBDIVISION OF A PORTION OF THE JOHN HICKS D.L.C. IN A PORTION OF THE SE 1/4 AND NE 1/4 OF THE SW 1/4 OF SECTION 4 T. 1 N., R. 3 E., W.M. CITY OF CAMAS CLARK COUNTY, WASHINGTON

JOB NO: 03-106  
DATE: APRIL 18, 2015

SHEET 1 OF 3

**CITY OF CAMAS MAYOR:**

APPROVED: CITY OF CAMAS MAYOR DATE \_\_\_\_\_

ATTEST BY: CITY OF CAMAS FINANCE DIRECTOR DATE \_\_\_\_\_

**CITY OF CAMAS COMMUNITY DEVELOPMENT DEPARTMENT:**

APPROVED: CITY OF CAMAS COMMUNITY DEVELOPMENT DIRECTOR, OR DESIGNEE DATE \_\_\_\_\_

**CITY OF CAMAS ENGINEER:**

APPROVED: CITY OF CAMAS ENGINEER DATE \_\_\_\_\_

**FIRE CHIEF:**

APPROVED: FIRE CHIEF, OR DESIGNEE DATE \_\_\_\_\_

**CLARK COUNTY ASSESSOR:**  
THIS PLAT MEETS THE REQUIREMENTS OF RCW 89.17.120, LAWS OF WASHINGTON, TO BE KNOWN AS THE SUMMIT AT COLUMBIA VISTA PHASE 2, PLAT NO. \_\_\_\_\_ IN THE COUNTY OF CLATSOP, STATE OF WASHINGTON.

COUNTY ASSESSOR \_\_\_\_\_ DATE \_\_\_\_\_

**CLARK COUNTY AUDITOR:**  
FILED FOR RECORD THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ 2015  
AT THE REQUEST OF \_\_\_\_\_ OF PLATS, AT PAGE \_\_\_\_\_  
AUDITOR'S RECEIVING NO. \_\_\_\_\_

DEPUTY/COUNTY AUDITOR \_\_\_\_\_



**SURVEYOR'S CERTIFICATE:**  
I HEREBY CERTIFY THAT THIS PLAT IS A TRUE RETURN FROM THE FIELD AND THAT THE DEDINATIONS IS CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DANIEL A. RENTON, PROFESSIONAL LAND SURVEYOR  
PLS NO. 37555 DATE \_\_\_\_\_

**UTILITY AND SIDEWALK EASEMENT:**  
AN EASEMENT IS HEREBY RESERVED UNDER AND UPON THE EXTERIOR SIX (6) FEET AT THE FRONT BOUNDARY LINES OF ALL LOTS FOR THE INSTALLATION, CONSTRUCTION, RENOVATION, OPERATING AND MAINTAINING ELECTRIC, TELEPHONE, TV CABLE, WATER AND SANITARY SEWER SERVICES, ALSO A SIDEWALK EASEMENT AS NECESSARY TO COMPLY WITH ADA SLOPE REQUIREMENTS UPON THE EXTERIOR SIX (6) FEET ALONG THE FRONT BOUNDARY LINES OF ALL LOTS ADJACENT TO PUBLIC STREETS.

HOSKIN AND GLAESER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNBARRIERS TITLE, SURVEY AS ADDRESS POSSESSION, ACCURACY, ETC.  
A FIELD TRAVERSE WAS PERFORMED USING A TRINITE SECOND TOTAL STATION THE FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN PACE 332-130-020 ALL CORNERS WERE AS FOUND WERE VISITED IN AUGUST 2012.

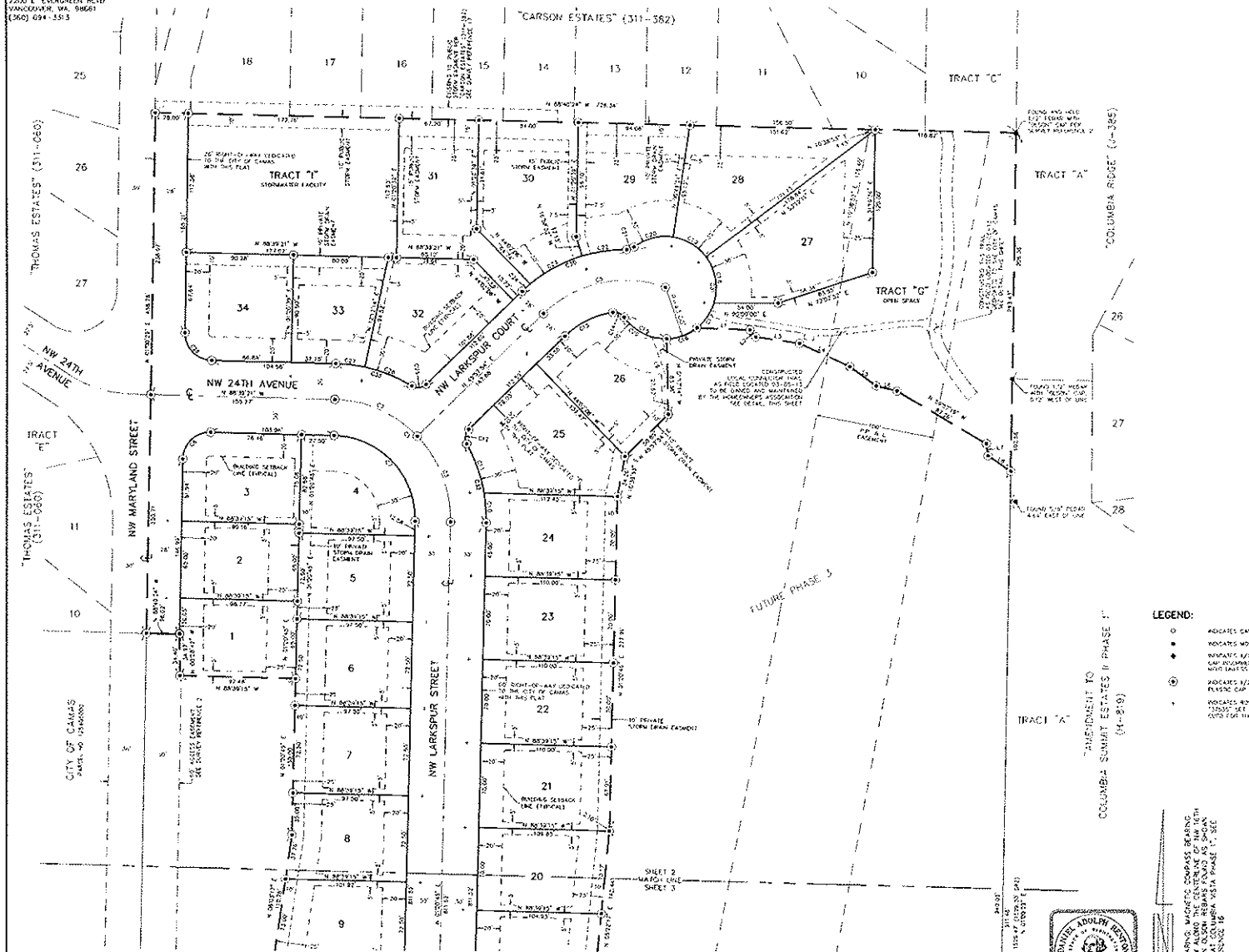
ENC. FILE 99188-07602 DRAWN BY: CRF 9900 WGS 046

PREPARED BY  
WHISTLER AND GLASSER  
SURVEYING, INC.  
7200 E. EVERGREEN BLVD  
VANDERVOER, WA 98681  
(360) 694-3353

**THE SUMMIT AT COLUMBIA VISTA  
PHASE 2**  
A SUBDIVISION OF A PORTION OF THE  
JOHN HICKS D.L.C.  
IN A PORTION OF THE  
SE 1/4 AND NE 1/4 OF THE SW 1/4  
OF SECTION 4  
T. 1 N., R. 3 E., W.M.  
CITY OF CAMAS  
CLARK COUNTY, WASHINGTON  
JOB NO: 05-185 APRIL 18, 2013

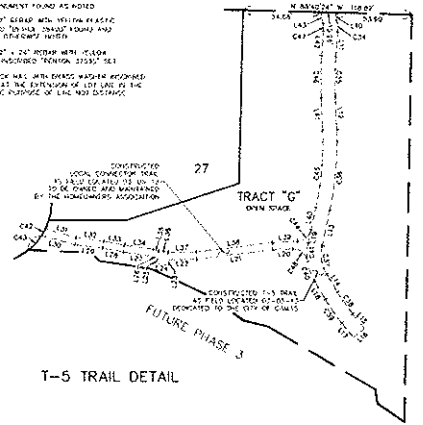
SHEET 2 OF 3

LINE TABLE			CURVE TABLE		
LINE NO.	STARTING POINT	ENDING POINT	STATION	CHORD BEARING	CHORD DISTANCE
1	100.000	100.000	100.000		
2	100.000	100.000	100.000		
3	100.000	100.000	100.000		
4	100.000	100.000	100.000		
5	100.000	100.000	100.000		
6	100.000	100.000	100.000		
7	100.000	100.000	100.000		
8	100.000	100.000	100.000		
9	100.000	100.000	100.000		
10	100.000	100.000	100.000		
11	100.000	100.000	100.000		
12	100.000	100.000	100.000		
13	100.000	100.000	100.000		
14	100.000	100.000	100.000		
15	100.000	100.000	100.000		
16	100.000	100.000	100.000		
17	100.000	100.000	100.000		
18	100.000	100.000	100.000		
19	100.000	100.000	100.000		
20	100.000	100.000	100.000		
21	100.000	100.000	100.000		
22	100.000	100.000	100.000		
23	100.000	100.000	100.000		
24	100.000	100.000	100.000		
25	100.000	100.000	100.000		
26	100.000	100.000	100.000		
27	100.000	100.000	100.000		
28	100.000	100.000	100.000		
29	100.000	100.000	100.000		
30	100.000	100.000	100.000		
31	100.000	100.000	100.000		
32	100.000	100.000	100.000		
33	100.000	100.000	100.000		
34	100.000	100.000	100.000		
35	100.000	100.000	100.000		
36	100.000	100.000	100.000		
37	100.000	100.000	100.000		
38	100.000	100.000	100.000		
39	100.000	100.000	100.000		
40	100.000	100.000	100.000		
41	100.000	100.000	100.000		
42	100.000	100.000	100.000		
43	100.000	100.000	100.000		
44	100.000	100.000	100.000		
45	100.000	100.000	100.000		
46	100.000	100.000	100.000		
47	100.000	100.000	100.000		
48	100.000	100.000	100.000		
49	100.000	100.000	100.000		
50	100.000	100.000	100.000		
51	100.000	100.000	100.000		
52	100.000	100.000	100.000		
53	100.000	100.000	100.000		
54	100.000	100.000	100.000		
55	100.000	100.000	100.000		
56	100.000	100.000	100.000		
57	100.000	100.000	100.000		
58	100.000	100.000	100.000		
59	100.000	100.000	100.000		
60	100.000	100.000	100.000		
61	100.000	100.000	100.000		
62	100.000	100.000	100.000		
63	100.000	100.000	100.000		
64	100.000	100.000	100.000		
65	100.000	100.000	100.000		
66	100.000	100.000	100.000		
67	100.000	100.000	100.000		
68	100.000	100.000	100.000		
69	100.000	100.000	100.000		
70	100.000	100.000	100.000		
71	100.000	100.000	100.000		
72	100.000	100.000	100.000		
73	100.000	100.000	100.000		
74	100.000	100.000	100.000		
75	100.000	100.000	100.000		
76	100.000	100.000	100.000		
77	100.000	100.000	100.000		
78	100.000	100.000	100.000		
79	100.000	100.000	100.000		
80	100.000	100.000	100.000		



**LEGEND:**

- INDICATES CALCULATED POSITION
- INDICATES MONUMENT FOUND OR SET
- ◐ INDICATES LOT BOUNDARY WITH MONUMENT FOUND OR SET AND MONUMENT IS BEING MAINTAINED
- ◑ INDICATES LOT BOUNDARY WITH MONUMENT FOUND OR SET AND MONUMENT IS BEING MAINTAINED BY THE HOMEOWNERS ASSOCIATION
- ◒ INDICATES MONUMENT FOUND OR SET AND MONUMENT IS BEING MAINTAINED BY THE HOMEOWNERS ASSOCIATION



SCALE 1" = 40 FEET

WHISTLER AND GLASSER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN RULE SUCH AS ADVERSE POSSESSION, ACQUESCENCE, ESTOPPEL, ETC.  
A FIELD TRAVERSE WAS PERFORMED USING A THREE STATION TOTAL STATION. THE FIELD TRAVERSE MET THE KNOWN STANDARDS FOR SURVEYS AS DESCRIBED IN RAC 132-133-020. ALL CORNERS NOTICED AS FOUND WERE VISITED IN AUGUST, 2012.

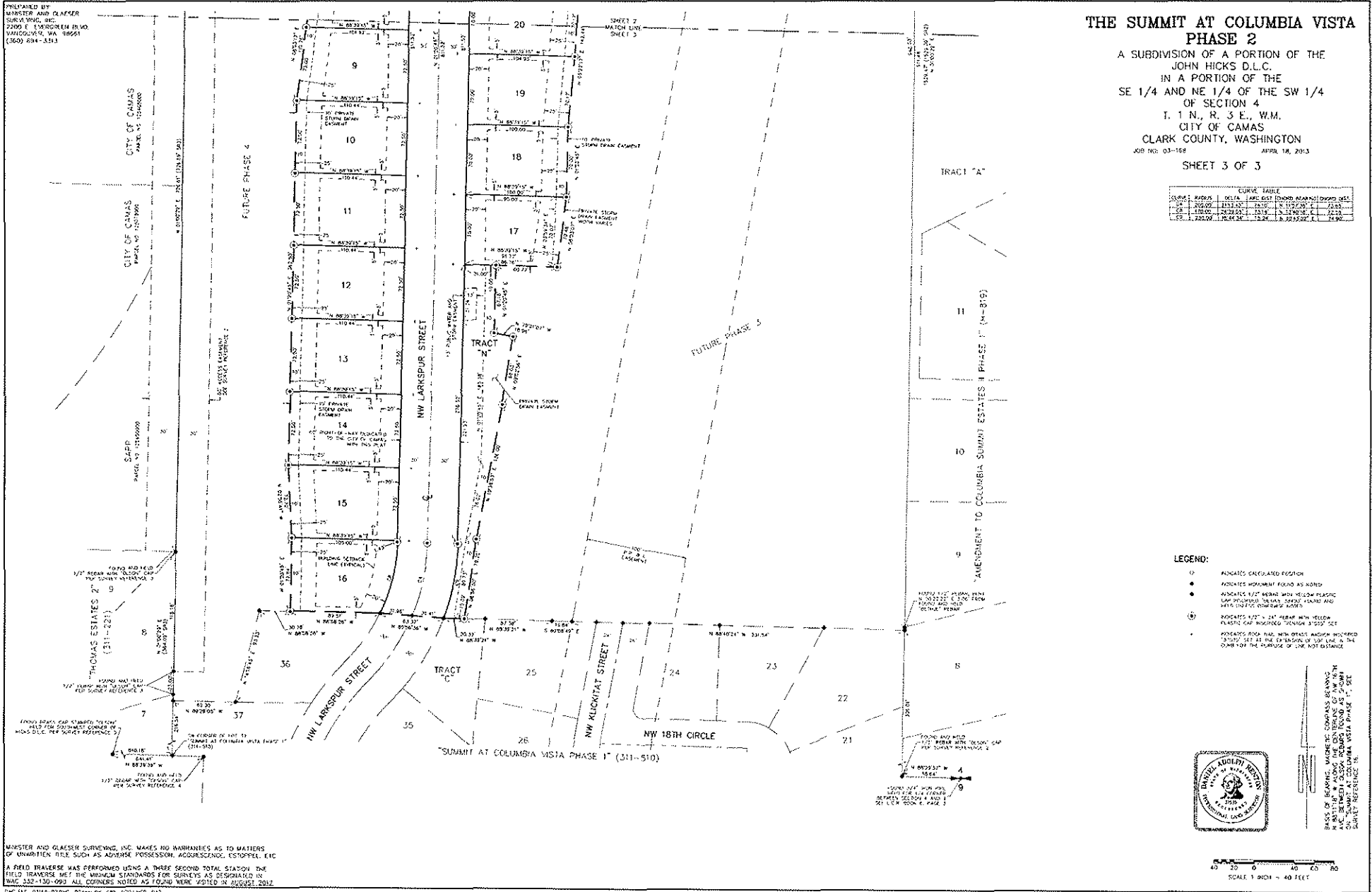
PREPARED BY  
 MONSTER AND GLASER  
 SURVEYING, INC.  
 2200 E EVERGREEN BLVD  
 VANCOUVER, WA 98661  
 (360) 898-1111

# THE SUMMIT AT COLUMBIA VISTA PHASE 2

A SUBDIVISION OF A PORTION OF THE  
 JOHN HICKS D.L.C.  
 IN A PORTION OF THE  
 SE 1/4 AND NE 1/4 OF THE SW 1/4  
 OF SECTION 4  
 T. 1 N., R. 3 E., W.M.  
 CITY OF CAMAS  
 CLARK COUNTY, WASHINGTON  
 JOB NO: 03-158 APRIL 18, 2013

SHEET 3 OF 3

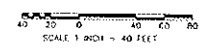
CURVE TABLE					
CHORD	ARC LENGTH	DELTA	TANGENT	EXTERNAL	PIECEWISE CHORD DIST.
100.00	111.12	18.43	17.36	11.46	111.12
200.00	222.24	36.87	34.73	22.92	222.24
300.00	333.36	55.30	52.09	34.38	333.36
400.00	444.48	73.74	68.82	45.84	444.48
500.00	555.60	92.17	85.29	57.30	555.60



- LEGEND:**
- INDICATES CROWNED POSITION
  - INDICATES UNCROWNED POINT AS SHOWN
  - INDICATES 1/2" BENCH WITH YELLOW PLASTIC CAP INSPECTION UNLESS NOTED OTHERWISE
  - ⊙ INDICATES 1/2" x 24" BENCH WITH YELLOW PLASTIC CAP INSPECTION UNLESS NOTED OTHERWISE
  - ⊙ INDICATES 1/2" BENCH WITH ORANGE INSPECTION "2000" SET AT THE CORNER OR 1/2" LINE IN THE CORNER FOR THE PURPOSE OF LINE NOT ESTABLISH



BASED ON BEARING, MAGNETIC COMPASS BEARING  
 HAS BEEN CORRECTED TO TRUE BEARING  
 ALL DISTANCES AND ANGLES FOUND AS SHOWN  
 ON THIS PLAN ARE THE RESULT OF A SURVEY  
 CONDUCTED AT COLUMBIA VISTA PHASE 1. SEE  
 SURVEY REFERENCE 15.



MONSTER AND GLASER SURVEYING, INC. MAKES NO WARRANTIES AS TO MATTERS  
 OF UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ADVERSE CLAIM, ETC.  
 A FIELD TRAVERSE WAS PERFORMED USING A THREE SECOND TOTAL STATION. THE  
 FIELD TRAVERSE MET THE MINIMUM STANDARDS FOR SURVEYS AS DESIGNATED IN  
 WAC 232-130-093. ALL CORNERS NOTED AS FOUND WERE VISITED IN AUGUST 2012.

DWG FILE: 0314-P202.DWG DRAWN BY: CTR 12/04/2012