



**City of Lake Oswego/City of Tigard Water Supply Partnership  
Summary of Oversight Committee Meeting #46  
Meeting held  
March 23, 2015**

**Present:**

**City of Lake Oswego:**                   **Oversight Committee:** Mayor Studebaker, Councilor Bowerman

**City of Tigard:**                           **Oversight Committee:** Mayor Cook

**Technical Committee Staff:** Joel Komarek, Dennis Koellermeier, Kari Duncan

**LOTWP Staff:**                           Jordan Imlah, Dave Prock, Maurette Tollefsen

**Brown and Caldwell:**               Jon Holland, Program Manager, Mike Prett, Information Manager

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**1. CALL TO ORDER/ROLL CALL**

Oversight Committee Chair **Mayor Studebaker** called the meeting of the Lake Oswego/Tigard Water Partnership Oversight Committee to order at 5:30 p.m. on March 23, 2015, at the Tigard Public Library, Ground Floor Community Room, 13500 SW Hall Blvd, Tigard, OR 97223.

**2. APPROVAL OF MINUTES**

**Mayor Studebaker** asked for a vote to approve the minutes from the February 2, 2015 meeting. **Mayor Cook** motioned to approve, **Councilor Bowerman** seconded the motion. The motion passed unanimously.

**Councilor Bowerman** requested a draft summary of Oversight Committee meetings be posted on the website as soon as it is available as questions from the public regarding prior meetings are frequently submitted. **Mayor Studebaker** agreed. **Joel Komarek** stated that a draft summary could be posted on the website within two to three weeks of an Oversight Committee meeting.

**Councilor Bowerman** requested that detailed attention be paid to Oversight Committee meeting postings on the website to ensure all public meeting details are correct.

**3. PUBLIC COMMENT**

**Mayor Studebaker** invited guests to address the Committee. There were no comments.

**4. OLD BUSINESS**

**Mayor Studebaker** made reference to the prior meetings' discussion regarding post construction home inspections. **Mr. Komarek** reminded the Committee that 8 of 33 properties offered free pre-construction inspections had accepted and those inspections had been performed. The question

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discussed at the prior meeting was whether there was benefit in performing a post-construction inspection.

**Mr. Komarek** informed the Committee that he had discussed the matter with the City's risk management and insurance advisors. **Mr. Komarek** was advised that when a claim is filed a home inspection is conducted. If a pre-construction inspection has been conducted, that report is available as a baseline to note if there has been any change, post construction. **Mr. Komarek** recommended against incurring the expense of post-construction inspections on those 8 homes as it would not reduce claims risks.

**Councilor Bowerman** voiced her concern that this approach may appear as one not necessarily designed to help a homeowner, but to act in defense of the project, which in her opinion was not the best approach. **Councilor Bowerman** stated she would like to see the project act more assertively to assist homeowners who may have experienced damage to their home. A discussion ensued regarding the pre-construction inspection process. **Mayor Studebaker** asked if there would be more construction activity resulting in vibration for neighbors around the water treatment plant. **Mr. Komarek** affirmed there would be. **Mayor Studebaker** suggested offering another inspection to surrounding neighbors since there is more vibration anticipated. The Committee agreed that a second offer of a free pre-construction home inspection should be made to the homeowners who did not accept the first offer.

## 5. NEW BUSINESS

5.1 – Hwy 43 pipeline construction (information)

5.2 – River Intake Pump Station (information)

**Mr. Komarek** suggested items 5.1 and 5.2 be tabled as they would duplicate information to be presented with the Metrics Report.

5.3 – WTP delay, permit revocation request from West Linn Resident

**Mr. Komarek** explained a request to revoke the conditional use permit for the water treatment plant and pipeline had been submitted by a West Linn Resident. He stated it was unclear how the West Linn Council would address the request. **Mayor Cook** requested that an Executive Session of the Oversight Committee be held at a later date when more information on the issue is available.

5.4 Potential Sale of West End Building

**Mr. Komarek** informed the Committee the West End Building could possibly sell in the near future. He noted the city's project team is located there, as well as staff from Brown and Caldwell, City of Tigard, and design firms. **Mr. Komarek** also noted that office space was committed for use by the pipeline construction contractor in the construction bidding documents. He stated it is uncertain if there would be a cost impact from moving everyone currently housed at the WEB to another location, but there would likely be reduced efficiency in communications between the City's project team and the construction contractors. He also noted the contractor is using the WEB parking lot to store materials and equipment.

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## 5.5 Metrics Report

**Mike Prett** presented the current metrics report. **Mr. Prett** informed the Committee that the project expenditures are currently \$162 million which represents about 64% of the overall program baseline. Spending remains on track and any extensions or delays will be tracked and reported separately. **Mr. Prett** noted that the current total estimate has identified a few hundred thousand dollars in tentative construction changes, mostly relating to pipelines. **Mr. Prett** stated that there is approximately \$2 million in sponsor contingency, which is consistent with the last report and there remains approximately \$6 million in overall contingencies. **Mr. Prett** informed the Committee an annual update to the program cost baseline will occur July 1, the beginning of the new fiscal year, and it is anticipated to track closely to last year's forecast. **Mayor Studebaker** asked if the program is still on budget. **Mr. Prett** responded affirmatively that the baseline of \$254 million will hold. **Mayor Studebaker** asked if it looks like the remaining 36% will track on budget. **Mr. Prett** replied any large changes or impact from plant delays are not included but are on track from original projections. **Mr. Komarek** stated that approximately 50% of the Water Treatment Plant contract, as well as \$9 to \$10 million in pipeline construction is yet to be completed. **Councilor Bowerman** asked if costs from the 9 month delay would come from the construction contingency. **Mr. Komarek** replied that if there were no other revenue source for those costs, i.e. liquidated damages, then those costs could come from the construction contingency to the extent that it's available. **Councilor Bowerman** asked if the current contingency would be sufficient. **Mr. Komarek** noted that as previously reported the extended cost would be about \$2M and there's \$2.5M in contingency reserves. **Mr. Prett** affirmed that the program is tracking to date to accommodate that. **Mr. Komarek** noted that change orders to date, on contracts let, have been relatively small and are under industry average for similar projects. **Mr. Prett** reported that designer cost contingency is now zero as all construction contracts have been let. **Mr. Prett** also reported that there is currently no change regarding the remand with OWRD. **Mr. Komarek** noted partnership representatives are working with the state agencies and they are continuing their review of the remand, but currently there was no information to report. **Mr. Komarek** assured the Committee that he would report back to them once there is information to report.

**Mr. Komarek** informed the Committee that the new river intake pump station is operating and is under the control of water treatment plant operators in West Linn. He explained there is a three month run-in which provides an opportunity to work out any issues with the instrument control and communications systems between the plant and pump station. After the three month term, the existing intake pump station can be demolished.

**Mr. Prett** noted that pipeline projects are progressing as scheduled. **Mr. Komarek** informed the Committee that work has been successfully completed on the Willamette under-crossing and work is progressing on the next major trenchless work in Gladstone, which is a 600 foot long micro-tunnel. He also noted the last stick of pipe had been installed in Highway 43, but there is still testing and disinfection work to be completed, as well as pipeline connections to the existing distribution system and final restoration of the Highway. **Mayor Studebaker** asked for confirmation that the temporary patch on Highway 43 would be replaced by the end of March. **Mr. Komarek** replied that crews are placing permanent patch at approximately 800 feet per night and that will later be milled

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out and overlaid with asphalt. Weather is a condition of that progress but completion of the permanent patch is anticipated by late March to mid-April. **Mayor Studebaker** asked if the final paving would be complete by the September 1. **Mr. Komarek** stated that he anticipated it would be done before then.

**Mr. Komarek** reported the Water Treatment Plant is operating on new processes, specifically the solids dewatering process which is the filtering of fine sediments and organic matter out of the water. The water is backwashed through a progression of three processes; first a gravity thickener, then to a solids holding/storage building and then the solids are pumped to the dewatering building where water is taken from the solids, producing a semi-dry cake which then drops into a dumpster. When the dumpster is full, a truck hauls it away. Previously, the sediment was partially dried in the lagoons, scooped out with a front loader and spread out over a dirt area at the plant where it could dry more, then scooped up by a front loader into a dump truck and then hauled away. The old process is being replaced by two machines that cannot be heard while running. The dewatering process uses an advanced technology as opposed to centrifuges that operate at high speeds and create more noise and are more energy intensive. **Mayor Studebaker** asked what ultimately happens with the dry cake sludge produced. **Mr. Komarek** stated it is currently hauled to a landfill, but that options are being investigated for agriculture or soil amendment but a market has not yet been identified. **Mr. Prett** informed the Committee that Bonita Pump Station and Waluga Reservoir 2 work is progressing as planned. **Mayor Studebaker** asked when the Waluga Reservoir is anticipated to be complete. **Jon Holland** replied that Waluga 2 is within a couple months of coming on line, then Waluga Reservoir 1 will be able to be drained and crews can get inside to inspect and determine the extent of repair necessary. All Reservoir work is scheduled to be complete October 2015.

## 6. COMMUNICATIONS

**Jordan Imlah** reported the following:

- Regular construction activity updates are being sent out to neighbors and stakeholders.
- Milestones continue to be shared as often as possible through social media.
- Contact has been made with volunteers at Mary S. Young Park for work to be conducted there. **Mr. Komarek** reminded the Committee that part of the contribution to West Linn was \$90,000 to be used for restoration and enhancements at Mary S. Young Park. Substantial improvements have been made, including the replacement of an asphalt pathway which had severely degraded.
- **Mr. Imlah** reported that the team continues to work with Gladstone, Lake Oswego and Tigard to publish regular articles in their newsletters. Recently an article was published in Hello LO and Tigard City Scope about Schedule 6 and Bonita Pump Station.
- **Mr. Imlah** reported on the continued use of social media and noted appreciation to West Linn and Tigard for re-tweeting and sharing articles.
- The City is signed up to start tabling at Farmers' Markets in Gladstone, Lake Oswego, and Tigard.

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- Canvassing materials are being prepared for Schedule 4. These will be distributed in May, just before construction begins.
  - The Cultural Resources Committee has concluded their meeting schedule. They approved a piece of art by the Grand Ronde Tribe which will be unveiled in George Rogers Park in a dedication ceremony this summer. It is anticipated that tribal members will arrive by canoe for the dedication.
  - The outreach team is in the process of updating flyers for outreach to B Avenue businesses. A survey was conducted to determine whether there has been effective communication. Overall satisfaction rate was high and businesses were appreciative of maintaining access during stormwater construction. No loss of business was reported.
  - There has been outreach to businesses along Bonita, Schedule 6 pipeline alignment, to determine their requirements and to explain night construction. This was appreciated, particularly the night construction aspect, as the majority of the businesses operate during the day.
  - Tours of the Water Treatment Plant and the Mapleton pipeline alignment were conducted recently with Councilors Tan and Perry from West Linn. The Councilors have also been attending the Burgerville meetings to stay informed.
  - There will be a 'meet the contractor' meeting soon, prior to starting construction on Mapleton Drive.
  - A business insert was included in a recent edition of the Tidings promoting Hwy 43 businesses. Bi-weekly black and white ads continue, as well.
  - Business outreach was conducted along Hwy 43. Feedback was mostly positive, with some comments about road conditions. There were no reports of construction interfering with access to business and they were appreciative of the advertising being offered during construction. The Manager at Wal-Mart said he was initially very concerned about the impact construction would have on their business but reported that it's been great and they've been handing out the shop local bags provided by the Partnership.
  - There has been media coverage in the Lake Oswego Review, West Linn Tidings and Tigard Times, covering the delay at the Water Treatment Plant, water rights, and Highway 43 road conditions.

## 7. FUTURE ADGENDA ITEMS

**Mr. Komarek** noted a potential Executive Session, the date and time to be determined. Committee members will be polled regarding a potential date.

**Mayor Studebaker** requested updates regarding the water rights issue be communicated to the Committee, particularly any progress toward agency staff recognizing the urgency of the issue. He also offered assistance from himself and other Council members if necessary.

8. The next Oversight Committee Meeting will be held May 11, at the West End Building, Lake Oswego.

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**9. ADJOURN**

**Chair Mayor Studebaker** adjourned the meeting at 6:20 p.m.

Respectfully Submitted,  
Susie Shinn, Administrative Assistant

Approved by the Oversight Committee:

On May 11, 2015