



**PUBLIC MEETING  
OAK LODGE WATER SERVICES  
BOARD OF DIRECTORS  
July 14, 2026 at 4:00 PM**

1. Call to Order
2. Call for Public Comment
3. Consent Agenda
  - a. May 2026 Financial Report
  - b. Approval of June 9, 2026 Board Meeting Minutes
4. Items for Presentation
  - a. Presentation on Boardman & Arista Flood Attenuation Project Technical Memo Findings
5. Items for Consideration
  - a. Consideration of Contract with C&R Homes and Construction Services LLC for the Valley View Reservoir Resurfacing Project
  - b. Consideration of Purchase of the Drinking Water Service Truck and Valve Turning Trailer
  - c. Consideration of Task Order with AKS for the Design of the Colina Vista Waterline Replacement Project
  - d. Consideration of Task Order with AKS for Final Design and Construction Support for the Oatfield Waterline Replacement Project
  - e. Consideration of Task Order with AKS for the Design of Influent Lift Station Basin Pipe Rehabilitation
  - f. Consideration of Employee Attendance and Leave Request Policy
6. Business from the Board
7. Department Reports
  - a. Administration
  - b. Finance
  - c. Public Works
  - d. Plant Operations

8. Recess to Executive Session  
Convene an executive session under ORS 192.660(2)(d) to conduct deliberations with persons designated by the governing body to carry on labor negotiations, and 192.660(2)(f) to consider information or records that are exempt by law from public inspection.
9. Adjourn Executive Session  
If necessary, Board may take action on items discussed in Executive Session.
10. Consideration of Resolution No. 2026-0050 Approving the General Manager to Sign the July 1, 2026 Collective Bargaining Agreement with AFSCME Local 350-10
11. Other Items
12. Adjourn Meeting





## **AGENDA ITEM**

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**Title**        Call to Order

**Item No.**   1.

**Date**        July 14, 2026

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### **Summary**

The Chair will call the meeting to order with a quorum of the board at the noticed time.

The Chair may request participation in a nonpartisan acknowledgment of their choosing.

The General Manager will review the meeting protocols before business is discussed.





## **AGENDA ITEM**

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**Title**        Call for Public Comment

**Item No.**   2.

**Date**        July 14, 2026

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### **Summary**

The Board of Directors welcomes comment from members of the public.

There are two basic public comment options: written and verbal.

Written Public Comment may be submitted in person, online, and by email or postal mail. Written comments may not be read out loud or addressed during the meeting, however, all public comments will be entered into the record.

Verbal Public Comment may be given during public meeting's comment period. Commenters must register to speak with the District Recorder before the start of the meeting. The Board of Directors may elect to limit the total time available for public comment or for any single speaker depending on meeting length.





## AGENDA ITEM

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**Title**        Consent Agenda

**Item No.**   3.

**Date**        July 14, 2026

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### Summary

The Board of Directors has a standing item on the regular monthly meeting agenda called "Consent Agenda." This subset of the regular agenda provides for the board to relegate routine business functions not requiring discussion to a consent agenda where all included items can be acted upon by a single act.

The Consent Agenda includes:

- a. **May 2026 Financial Report**
- b. **Approval of June 9, 2026 Board Meeting Minutes**

### Options for Consideration

- 1. Approve the Consent Agenda as listed on the meeting agenda.
- 2. Request one or more items listed on the Consent Agenda be pulled from the Consent Agenda for discussion.

### Recommendation

Staff requests that the Board approve the items listed under the Consent Agenda.

### Suggested Board Motion

"I move to approve the Consent Agenda."

**Approved By** \_\_\_\_\_

**Date** \_\_\_\_\_





## AGENDA ITEM

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|                |                                |
|----------------|--------------------------------|
| <b>To</b>      | Board of Directors             |
| <b>From</b>    | Angie Wilson, Finance Director |
| <b>Title</b>   | May 2026 Financial Report      |
| <b>Item No</b> | 3.a.                           |
| <b>Date</b>    | July 14, 2026                  |

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### Summary

This report summarizes the revenues and expenditure for May 2026. Also incorporated in this report are account balances, including all cash and investment activity as well as checks and withdrawals.

### Cash and Investments

| Account Balances As of:             |               |                  |
|-------------------------------------|---------------|------------------|
| May 31, 2026                        | Interest Rate | Balance          |
| Account                             | -             | -                |
| Wells Fargo Bank Checking-3552      |               | <b>Closed</b>    |
| Wells Fargo Bank Checking-9966      |               | \$ 844,677.23    |
| First Interstate Bank Checking-8944 |               | \$ 596,385.14    |
| LGIP                                | 4.00%         | \$ 14,910,553.48 |
| Total                               |               | \$ 16,351,615.85 |

The OLWS' checks, electronic withdrawals, and bank drafts total \$ 2,797,794 for May 2026.

### Services Revenue

Below is a table identifying OLWS' three principal sources of service charges in each fund with a comparison between annual budget estimates and year-to-date service charges.

| GL Account | Service Charge | Budget Estimate | Period Amount | Year-to-Date Amount | Percentage of Budget |
|------------|----------------|-----------------|---------------|---------------------|----------------------|
| 10-00-4211 | Water sales    | \$6,496,000     | \$485,577     | \$5,740,917         | 88.4%                |

|            |                      |               |              |               |       |
|------------|----------------------|---------------|--------------|---------------|-------|
| 20-00-4212 | Wastewater charges   | 13,727,000    | 1,148,342    | 12,629,780    | 92.0% |
| 30-00-4213 | Watershed protection | 2,066,000     | 172,259      | 1,897,203     | 91.8% |
| Subtotal   |                      | \$ 22,289,000 | \$ 1,806,178 | \$ 20,267,900 | 90.9% |

Revenues are on target for the budget as of Period 11 for all service charges, water sales, wastewater revenues, and watershed protection services.

### Expenses by Budget Category

The table below provides YTD expenditures excluding Debt Service and Transfers. It is 61.8% of the actual YTD budgeted expenditure.

| <b>Expense Category</b> | <b>FY 2025-26<br/>Adopted<br/>Budget</b> | <b>Expense YTD<br/>May 31, 2026</b> | <b>YTD %</b> |
|-------------------------|------------------------------------------|-------------------------------------|--------------|
| Personnel Services      | \$ 6,534,813                             | \$ 5,214,716                        | 79.8%        |
| Materials & Services    | 6,604,100                                | 5,074,083                           | 76.8%        |
| Capital Outlay          | 18,059,000                               | 8,976,702                           | 49.7%        |
|                         | <u>\$ 31,197,913</u>                     | <u>\$ 16,074,663</u>                | <u>61.8%</u> |

### Attachments

None





## **AGENDA ITEM**

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|                |                                                |
|----------------|------------------------------------------------|
| <b>To</b>      | Board of Directors                             |
| <b>From</b>    |                                                |
| <b>Title</b>   | Approval of June 9, 2026 Board Meeting Minutes |
| <b>Item No</b> | 3.b.                                           |
| <b>Date</b>    | July 14, 2026                                  |

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### **Summary**

The Board of Directors reviews and approves the minutes of the body's prior public meetings.

### **Attachments**

1. 2026-06-09 Meeting Minutes





**OAK LODGE WATER SERVICES  
BOARD OF DIRECTORS  
PUBLIC MEETING MINUTES  
JUNE 9, 2026 AT 4:00 PM**

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1. Call to Order

Chair Williams called the meeting to order at 4:00 PM.

2. Call for Public Comment

Chair Williams noted written public comment will be entered into the public record.

3. Consent Agenda

a. April 2026 Financial Report

b. Approval of May 12, 2026 Board Meeting Minutes

Director Van Loo moved to approve the consent agenda. Treasurer Gornick seconded. District Recorder Diaz conducted a roll call vote. Voting Aye: Directors Susan Keil, Kevin Williams, Paul Gornick, Ginny Van Loo, Heidi Bullock. Voting Nay: None. Abstentions: None.

4. Items for Consideration

a. Consideration of Resolution No. 2026-0048 Adopting Fiscal Year 2027 Schedule of Rates, Fees, and Other Charges

General Manager Albert presented on OLWS revenues, expenditures, capital outlay, outside funding and rates that informed the FY 2026-27 budget.

i) Public Hearing: FY 2027 Schedule of Rates, Fees, and Other Charges

Chair Williams stated the purpose and opened the public hearing at 4:05 pm.

Craig Van Valkenburg provided comment regarding capital improvements and rate

increases.

Director Keil recommended future public outreach efforts.

Chair Williams closed the public hearing at 4:52pm.

Treasurer Gornick moved to approve Resolution 2025-0048 adopting Fiscal Year 2027 Schedule of Rates, Fees, and Other Charges to be effective July 1, 2026. Director Van Loo seconded. District Recorder Diaz conducted a roll call vote. Voting Aye: Directors Susan Keil, Kevin Williams, Paul Gornick, Ginny Van Loo, Heidi Bullock. Voting Nay: None. Abstentions: None.

MOTION PASSED.

- b. Consideration of Contract with Jesse Rodriguez Construction LLC for the Construction of the LS 2 Basin I&I Reduction Program Phase 1 Project

Assistant District Engineer Prentice overviewed the bidding selection process for the project.

The board provided comments and asked clarifying questions regarding:

- The project history and main location of Jesse Rodriguez Construction LLC.
- The method OLWS uses to advertise bids.
- Locations of subbasins at the North end of the District.

Director Keil moved to approve the General Manager to sign a Public Improvement Contract with Jesse Rodriguez Construction LLC for the construction of Phase 1 of Lift Station 2 I&I Reduction Program Project for \$1,427,015.00, and an additional contingency amount of \$142,000.00 as a reserve to be used only for unforeseen alterations or changes to the project that exceeds the contract amount. Vice Chair Bullock seconded. District Recorder Michele Diaz conducted a roll call vote. Voting Aye: Directors Susan Keil, Kevin Williams, Paul Gornick, Ginny Van Loo, Heidi Bullock. Voting Nay: None. Abstentions: None.

MOTION PASSED.

- c. Resolution No. 2026-0049 Authorizing Transfers of Budgeted Amounts Between Categories of Various Funds of the Oak Lodge Water Services Adopted Budget, Making Appropriations and Authorizing Expenditures for Fiscal Year Ending June 30, 2026.

Finance Director Wilson provided context on appropriations requested in this Resolution, including:

- Staff overtime costs as a result of responding to after-hours emergencies

- Additional inventory parts needed to respond to emergency main breaks
- Administrative material and service expenditures

Director Van Loo asked clarifying questions regarding the gradual increase in the previous credit card processor's fees.

Finance Director Wilson noted there was a scrivener's error on page 2 of the Resolution reflecting the incorrect date that has been corrected on the version of the Resolution held by the District Recorder.

Treasurer Gornick moved to approve Resolution No. 2026-0049 Authorizing Transfers of Budgeted Amounts Between Categories of Various Funds of the Oak Lodge Water Services Adopted Budget, Making Appropriations and Authorizing Expenditures for Fiscal Year Ending June 30, 2026. Director Van Loo seconded. District Recorder Diaz conducted a roll call vote. Voting Aye: Directors Susan Keil, Kevin Williams, Paul Gornick, Ginny Van Loo, Heidi Bullock. Voting Nay: None. Abstentions: None

## 5. Business from the Board

Director Keil provided a verbal report on the Oak Grove Community Council meeting, which hosted presentations from Clackamas Arts Alliance and Clackamas Parks.

Chair Williams provided a verbal report on the Regional Water Providers Consortium meeting and local water conservation and outreach efforts in the community. Vice Chair Bullock will be serving as a representative on the Executive Committee.

The Board recessed at 5:10pm and reconvened at 5:15pm.

## 6. Department Reports

- a. Administration
- b. Finance
- c. Public Works
- d. Plant Operations

The Management Team provided highlights from their written reports, including:

- The completion of the FY24 and start of the FY25 audits.
- Attendance of the Oak Grove Festival.
- The Utility Rate Relief Program and fee structuring.

- NPDES permit sampling requirements.
- AWIA Risk and Resilience Assessment and Emergency Response Plan.

Public Works Director Janicke asked if the Emergency Response Plan needs to come before the board to review non-substantive changes in Executive Session next month. The board stated no, unless significant updates are found to be necessary.

The board provided comments and asked clarifying questions regarding:

- The impact of drought conditions on revenue and budgeting.
- Non-revenue water expenditures.
- Stormwater facility outreach efforts.

## 7. Other Items

The Board opened the floor for Public Comment an additional time. There were no comments.

## 8. Adjourn Meeting

Chair Williams adjourned the meeting at 5:32 PM



## **AGENDA ITEM**

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**Title**        Items for Presentation

**Item No.**   4.

**Date**        July 14, 2026

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### **Summary**

The Board of Directors receives presentations from staff and partners. These presentations do not include deliberations and/or official actions.







## STAFF REPORT

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|                |                                                                                        |
|----------------|----------------------------------------------------------------------------------------|
| <b>To</b>      | Board of Directors                                                                     |
| <b>From</b>    | Tessie Prentice, Assistant District Engineer                                           |
| <b>Title</b>   | Presentation on Boardman & Arista Flood Attenuation Project<br>Technical Memo Findings |
| <b>Item No</b> | 4.a.                                                                                   |
| <b>Date</b>    | July 14, 2026                                                                          |

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### Summary

Oak Lodge Water Services (OLWS) has an Intergovernmental Agreement (IGA) with Clackamas County for contracted services to review options to reduce flooding in the Boardman Creek area between Naef Road and Boardman Avenue. Waterways Consulting, Inc. (Waterways) was hired on contract to develop an Alternatives Analysis Technical Memorandum to evaluate potential solutions in the area to reduce the flooding.

### Background

The intersection of SE Boardman Ave. and SE Arista Dr. and the surrounding area experiences frequent flooding during rain events. The intersection is bound by residential properties, the Trolley Trail, and a conveyance ditch that flows from southeast to northwest. An existing County-owned culvert conveys flows from the ditch under SE Boardman Ave. An inlet at the low point of SE Arista Dr. collects runoff from the roadway and eventually discharges to the conveyance ditch under SE Boardman Ave. There appears to be extensive beaver and nutria activity in the conveyance ditch as well.

Water levels remain high in Boardman Creek even after storm events have passed. Flooding includes standing water at a low point along Arista Dr., high water levels in parking lots and residential properties upstream and downstream of Boardman Ave. and stormwater flows across Boardman Ave., especially during large events. Per OLWS staff, the existing culvert at Boardman Ave. requires regular maintenance due to buildup of sediment which restricts flow through the culvert. Maintenance typically includes removal of sediment upstream and downstream of the culvert and clearing of debris. Staff indicate that this section of the creek is consistently wet with limited indication of

positive flow.

Waterways collected field data to develop a hydraulic model that was calibrated to December storm data collected during field sampling. Using the calibrated hydraulic model, several scenarios were tested with different elements that included beaver dam management, floodplain grading and wetland enhancement, channel dredging, and crossing improvements.

Three different options were proposed in the final report. All three included various amounts of sediment removal and removal of the current existing beaver dams due to the creek channel being lowered with the sediment removal. Any work would be a temporary solution because sediment will fill back into the creek and the beavers will continue to be in the creek, rebuilding dams. It is difficult to determine how quickly aggradation will occur within the channel but the primary factors that could accelerate future aggradation within the channel that will require a long-term maintenance program are beaver activity and yellow flag iris. All three options are a one-time cost and do not consider long-term monitoring and maintenance.

### **Options**

- Option 1: Sediment removal to lower the creek channel with a cost estimate of \$1,498,500.
- Option 2: Complete the work outlined in Option 1 and replace the Boardman Avenue pipe culvert with a box culvert. This has a cost estimate of \$1,725,000.
- Option 3: Four potential locations were identified for localized channel excavation to create off-channel areas that could enhance the overall wetland functions that occur within the project area. This has an estimate of \$1,401,000 but does include areas of private property that would require additional easements or agreements with the current property owners that are not included in the estimate.

### **Recommendations**

Staff recommends further discussions with Clackamas County staff to develop a scope of work and budget plan for this project.

### **Attachments**

1. Final Waterways Analysis Memo - Boardman Creek

## TECHNICAL MEMORANDUM

**To:** Devin Patterson, Clackamas County – Technical Services Specialist

**From:** Waterways Consulting, Inc.

**Date:** June 30, 2026

**Re:** Upper Boardman Flood Attenuation Project – Alternatives Analysis Memorandum - FINAL

### Introduction

Boardman Creek is a small tributary to the lower Willamette River in the Jennings Lodge and Oak Grove communities of unincorporated Clackamas County. Most of the alignment of Boardman Creek runs parallel to the densely urbanized and commercial McLoughlin Boulevard corridor with much of the flow consisting of stormwater runoff from roads, parking lots and commercial buildings. A low gradient section of Boardman Creek, extending from Boardman Road/Arista Drive to Roethe Road is highly confined between the Trolley Trail and adjacent commercial and residential properties. Channel sedimentation, floodplain encroachment, vegetation, and beaver dams have reduced the conveyance capacity of Boardman Creek causing frequent flooding of roadways, parking lots and structures.

Waterways Consulting, Inc (Waterways) was hired by Clackamas County to evaluate potential solutions in the area to reduce the frequency of flooding. This included data collection, development of a hydrologic and hydraulic model to evaluate existing conditions and assess the benefits of any proposed solution, and identification of potential projects and preliminary cost estimates to address the flooding. The study area extends from upstream of Boardman Road, along Arista Drive at the upstream end to Naef Road on the downstream end (Figure 1).

**Figure 1:** Overview of the project area extending from Boardman Avenue to Naef Road.



This report is being prepared to summarize the results of the assessment including a characterization of existing site conditions, a detailed description of the hydrologic and hydraulic modeling results, identification of flood reduction alternatives, and development of concept level figures and cost estimates. This work was conducted in collaboration with Clackamas County, Oak Lodge Water Services and the North Clackamas Watersheds Council.

## **Existing Site Conditions**

### ***Site Overview***

Boardman Creek has a drainage area of approximately 1,300 acres, with the headwaters originating at the Glen Echo and Boardman Wetlands in Jennings Lodge, Oregon. From the Boardman Wetlands, Boardman Creek flows north through the highly urban and commercial corridor along McLoughlin Boulevard/Highway 99E, crosses McLoughlin/Highway 99E, flows north along the Trolley Trail, through Stringfield Family Park, then flows steeply off a bluff, crosses SE River Road and then flows south along SE Walta Vista Drive before entering the Willamette River.

The primary crossings along Boardman Creek, that in some cases act as hydraulic controls, include culvert crossings at Boardman Avenue, Roethe Road, and Naef Road. In addition, there are culverts on tributary channels that run parallel to Boardman Creek at Arista Drive and along what is referred to as Paradise Ditch at Roethe Road (Figure 1). There are also pedestrian bridges on Boardman Creek at the Trolley Trail and two pedestrian bridges that cross within Stringfield Family Park. The pedestrian bridges are fully spanning structures and do not appear to be hydraulic controls.

The vast majority of the drainage area that enters the project area originates from the Glen Echo and Boardman Wetlands to the north of McLoughlin Blvd. Flow from this area is discharged from a culvert under McLoughlin Blvd and several commercial properties and enters the project reach through a large residential property just downstream of Boardman Road. The portion of Boardman Creek that crosses Boardman Avenue is a relatively small, low gradient drainage area that includes channels that parallel both sides of Arista Drive and join just upstream of Boardman Avenue. The area upstream of Boardman Avenue and along Arista Drive is the area that experiences the most frequent flooding. Homes along the south side of Paradise Ditch, especially downstream of Roethe Road, also experience frequent flooding of their backyards and in some cases inundation of their foundations.

### ***Site Assessment and Survey***

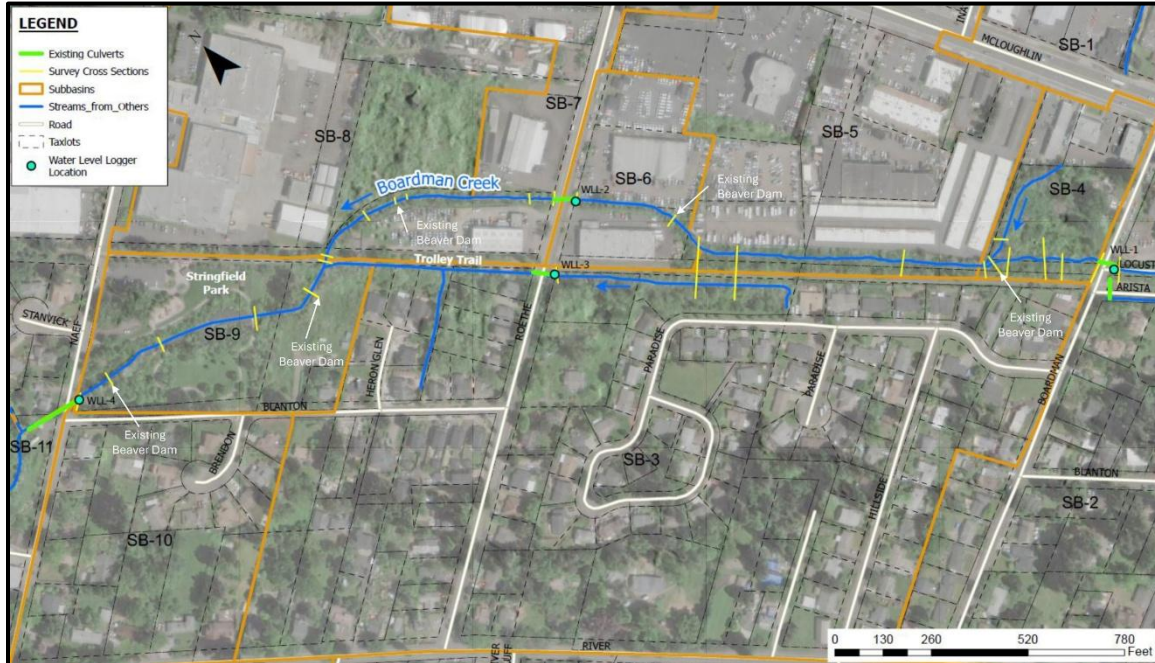
To understand existing site conditions and support development of hydrologic and hydraulic modeling tools to propose and evaluate solutions Waterways conducted a site assessment, collected supplemental topographic data, and installed water level loggers at four locations within the project area to record water surfaces from April 2024 through February 2025.

The primary purpose of the site assessment was to walk the entire channel to identify appropriate cross-section locations where supplemental topographic data should be collected to characterize channel bathymetry. In addition, key areas of interest were identified, along with gaining an understanding of the key hydraulic controls, condition of the channel, and identification of any constraints that might limit proposed solutions to reduce the impact of flooding at the site. A total of twenty cross-section locations



were identified for the supplemental topographic survey effort along Boardman Creek and to parallel channels at Paradise and Arista (Figure 2).

**Figure 2:** Water level logger and cross-section locations throughout the project area.



The project reach is currently dominated by yellow flag iris, an aggressive, rhizomatous invasive that readily colonizes shallow channel margins and low-velocity zones. Yellow flag iris is particularly problematic in the portion of the project reach between Boardman Avenue and Roethe Road where it occurs continuously across the entire channel and limits the definition of a flowpath through this section, limiting flow conveyance, velocities and the ability of higher flows to flush accumulated sediment and debris. The yellow flag iris also likely contributed to the channel aggradation through accumulation of organic debris that builds up over time (Photo 1).



**Photo 1:** Yellow flag iris regrowth in winter 2025.

The site evaluation also identified five active beaver dams at the time of the assessment where cross-sections were also surveyed to characterize these important hydraulic controls (Photo 2). Dam heights and locations were identified during the supplemental topographic survey. It is important to note that the height and location of the beaver dams represent the conditions when the survey was conducted, which occurred on January 22, 23, and 27 in 2025.

All of the modeling represents the condition of the topography and beaver dams on those dates. It is likely that the topography and bathymetry are relatively static over the time horizon of this study but

the beaver dam locations and extents likely change rapidly in response to continued beaver activity and attempts to remove the dams. A comprehensive topographic basemap was prepared representing the site conditions in late January 2025.

To support the hydraulic modeling and better understand the hydraulic impacts of the beaver dams, four water level loggers were installed (Photo 3) at Boardman Avenue (WLL-1) on Boardman Creek, at Roethe Road (WLL-2) on Boardman Creek, at Roethe Road (WLL-3) on Paradise Ditch, and at Naef Road (WLL-4) on Boardman Creek (Figure 2). The water level loggers recorded water depth continuously at 15-minute intervals from April 2024 through February 2025 providing a continuous record of water surfaces on Boardman Creek in response to rainfall events. Water depths were converted to elevations in NAVD88 by determining the elevation of each of the sensors with survey equipment during the late January topographic survey. This allowed water surface elevations to be tied directly to the topographic data to better understand water depths and extent of flooding for discrete rainfall events across the project area. Based on the data that was collected, the largest flood event that occurred during the measurement period was on December 25-26, 2024.



**Photo 2:** Beaver dam located on Boardman Creek between Roethe and the Trolley Trail crossing.



**Photo 3:** Water level logger installed upstream of Boardman Avenue.



## Hydrologic and Hydraulic Modeling

### ***Modeling Approach***

Developing a relatively accurate 2-dimensional hydraulic model that can depict the relationship between rainfall events and flooding depth and extents in the project area is a critical tool to be able to identify projects that will reduce the acute impacts of the flooding but also be able to evaluate the increment of improvement. Unfortunately, no data exists to characterize flow conditions in Boardman Creek.

Furthermore, drainage to Boardman Creek is largely controlled by a complex storm drainage network with the natural drainage difficult to characterize because of the presence of large wetland systems at Glen Echo and Boardman. Accurately depicting the runoff from the watershed would require collection of additional infrastructure data on pipe sizes, inverts, and inlet controls and development of a complex and expensive modeling system that is outside the scope of this project.

Given these limitations an approach was developed that utilized measured data, such as the water surface elevations from the installed network of water level recorders, and rainfall data for 24-hour storm events that overlapped the water level data period, to calibrate a linked hydrologic and hydraulic model system. This allowed a rainfall runoff model system (HEC-HMS) to be used that would model the discharge to Boardman Creek for a known 24-hour storm event recurrence without routing that flow through the actual stormwater network. A calibration event with a known runoff frequency could then be used to evaluate less frequent, higher magnitude events to characterize the degree of improvements achieved through the various project alternatives.

### ***Existing Conditions Hydrologic Model***

An event-based hydrologic model of the Boardman Creek drainage was developed using HEC-HMS, a software package produced by the U.S. Army Corps of Engineers (USACE). HEC-HMS event-based modeling is designed to simulate rainfall–runoff processes for discrete storm events and generate runoff hydrographs for input into hydraulic models. The model incorporates precipitation, basin delineation, land use, and soil characteristics to estimate runoff using methods such as curve numbers, flow routing, and time of concentration. Due to project scope and time constraints, a detailed stormwater conveyance model (e.g., pipe and culvert network) was not incorporated into the hydrologic analysis.

The HEC-HMS model supports the project in two primary ways. First, it was used to simulate runoff volumes and peak timing for the December 2024 storm event, which served as the calibration event. Model outputs were evaluated alongside the hydraulic model, and iterative adjustments were made to both models to match observed water surface elevations at four monitoring locations within the Boardman Creek drainage. Second, the model was used to estimate runoff for a range of synthetic 24-hour design storms (6-month, 1-, 2-, 5-, and 10-year events), allowing evaluation of system performance under conditions exceeding the observed calibration event.

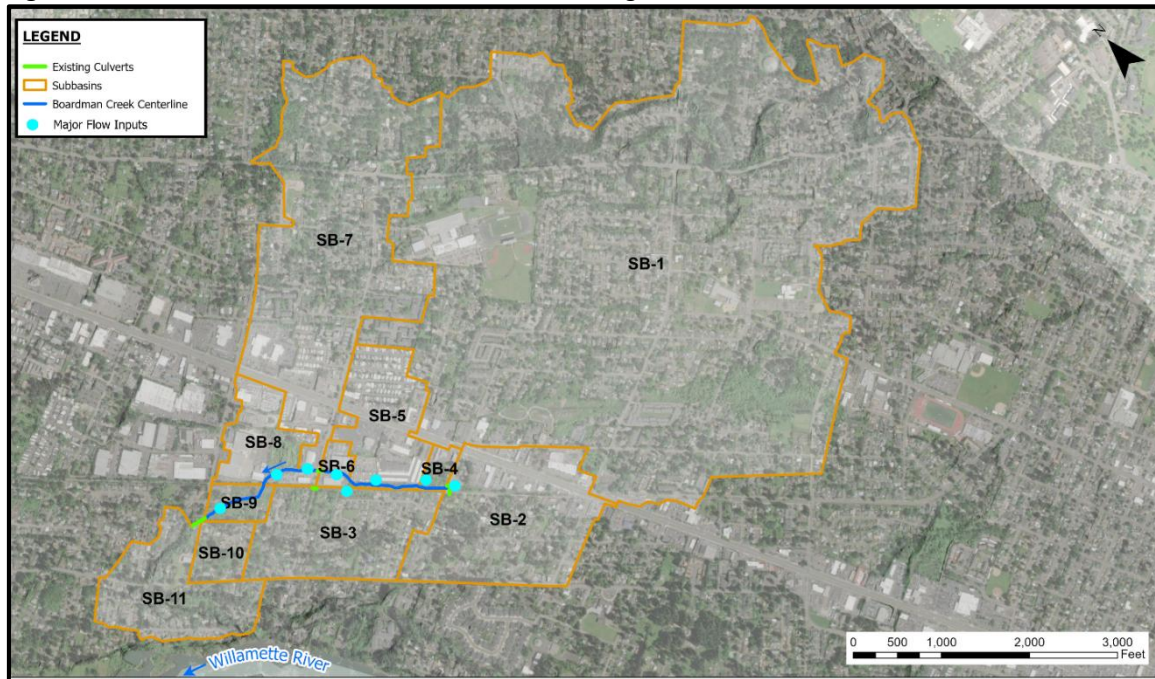
Due to the absence of long-term streamflow gage data within the project area, the modeling approach relies on physically based methods, including the SCS Curve Number method, supported by published literature values, land cover data, soil data, and limited site-specific calibration. This approach is consistent with standard practice for small, ungaged watersheds; however, it introduces uncertainty in predicted runoff magnitude and timing. Accordingly, model results should be considered reasonable planning-level estimates based on the best available data. Additional monitoring and data collection are recommended to improve model confidence for future analyses.

### HYDROLOGIC MODEL DEVELOPMENT

The Boardman Creek watershed was subdivided into eleven subbasins. Subbasin delineation was performed in GIS using a combination of topographic data and stormwater infrastructure mapping (Figure 3). Land use classifications were assigned using the National Land Cover Database (NLCD). The watershed is predominantly composed of low-density residential development, with other contributing areas of commercial, industrial, and medium-density residential land uses. Subbasin 1 is the largest contributing area (approximately 530 acres) and includes a substantial proportion of wetlands, defined as open space by the NLCD (Figure 4).

Soil data were obtained from the Soil Survey Geographic Database (SSURGO), maintained by the U.S. Department of Agriculture (USDA). Soils within the watershed consist primarily of loam and silty loam units. Hydrologic Soil Groups (HSGs) vary across the watershed but are generally indicative of moderately permeable soils (Figure 5). For reference, HSG A soils exhibit the highest infiltration capacity, while HSG D soils exhibit the lowest.

**Figure 3:** Subbasin delineation of Boardman Creek drainage basin.



A composite curve number (CN) was estimated for each drainage basin using published values for land cover type and hydrologic soil group (see Table 1). Good hydrologic conditions and average antecedent moisture conditions (AMC II) were assumed. The composite CN values range from 82 to 94 for the subbasins which is consistent for moderately to highly urbanized watersheds.

To model the December 2024 runoff peak as a calibration event, an overlapping rainfall record was required. Hourly precipitation was acquired from two precipitation gages, part of the Portland Hydra Rainfall network (Harney gage located at 2033 SE Harney Street and Sylvania PCC gage at 12000 SW 49th Avenue). The two gages were selected for their proximity to the project area and data from both stations were averaged to reduce potential bias from localized variability. The maximum 24-hour precipitation total was 1.61 inches, recorded between December 25, 2024 (07:00) and December 26,

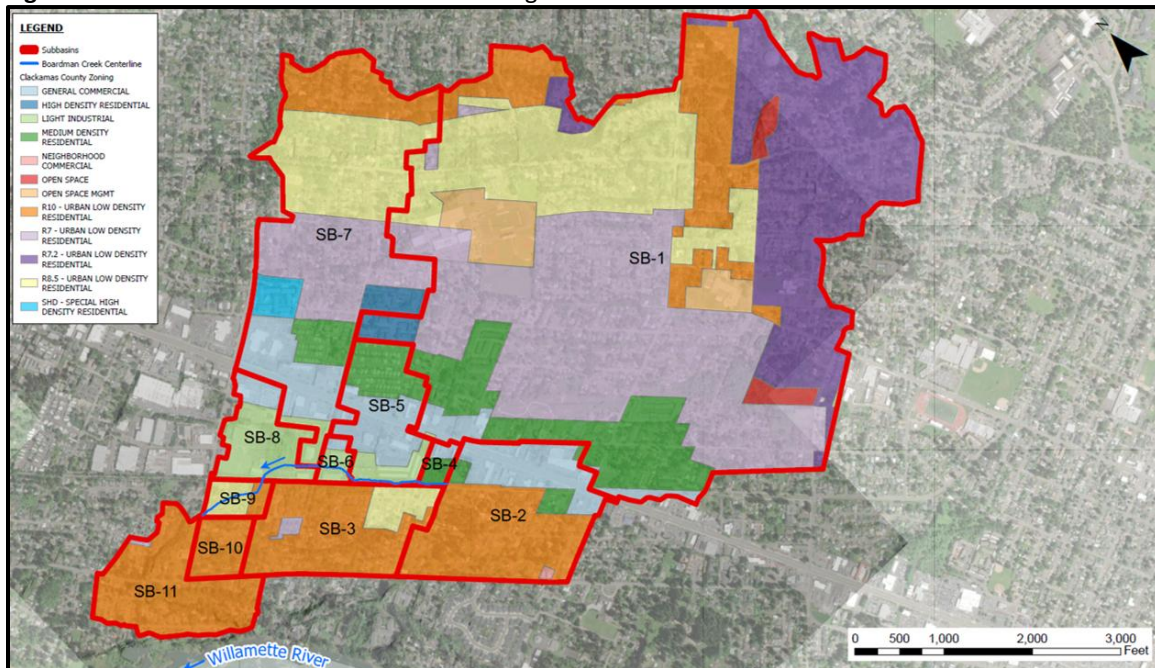


2024 (07:00) (Figure 6). This total is approximately equivalent to a 6-month precipitation return event based on regional precipitation data.

**Table 1:** Curve number values, applied to subbasin surfaces.

| Land Cover Type                 | Hydrologic Soil Group |    |    |    |
|---------------------------------|-----------------------|----|----|----|
|                                 | A                     | B  | C  | D  |
| Commercial                      | -                     | -  | 94 | 95 |
| Industrial                      | -                     | -  | 91 | 93 |
| Medium-High Density Residential | -                     | -  | 90 | 92 |
| Open Space                      | -                     | 69 | 79 | 84 |
| Urban Low Density Residential   | -                     | 75 | 83 | 87 |

**Figure 4:** Land cover for Boardman Creek drainage basin.



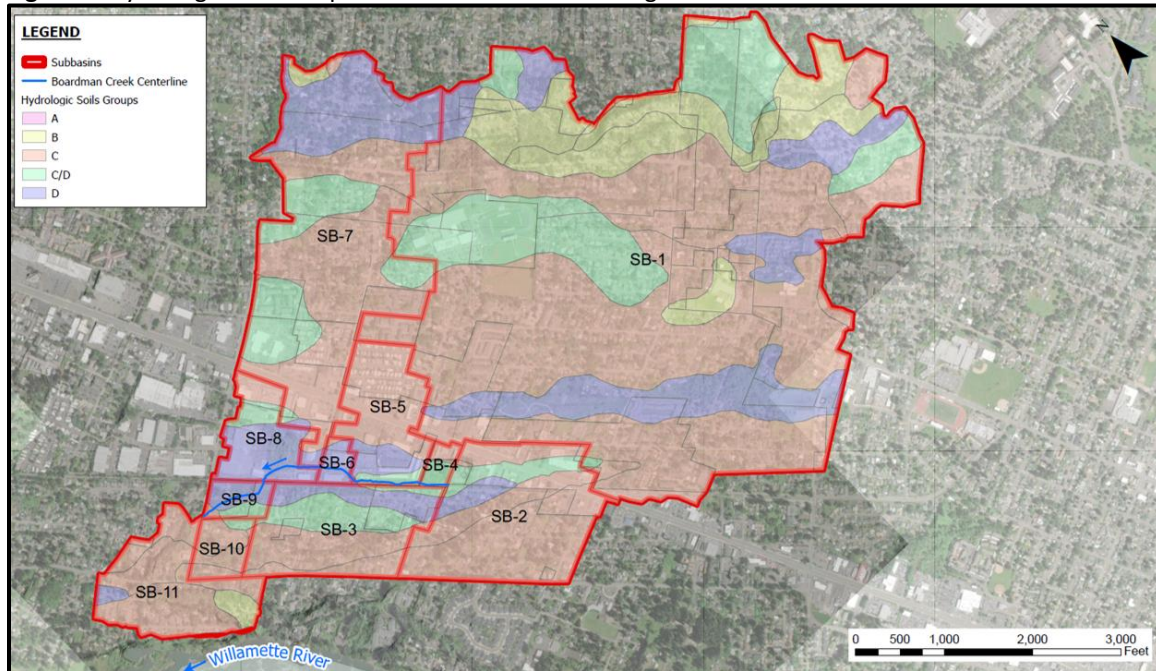
Waterways modeled several synthetic storm events, including the 6-month, 1-, 2-, 5-, and 10-year events. Precipitation depths for the Boardman Creek basin are based on the point precipitation depth acquired from NOAA Atlas 2 gridded precipitation data (

Table 2). Precipitation was temporally distributed using a Type 1A precipitation pattern. A 24-hour SCS Type 1A rainfall distribution was applied to all design storms, consistent with precipitation patterns in western Oregon, which are characterized by relatively low intensity and long duration events. Accumulated precipitation for a 24-hour SCS Type 1A distribution are shown on Figure 7.

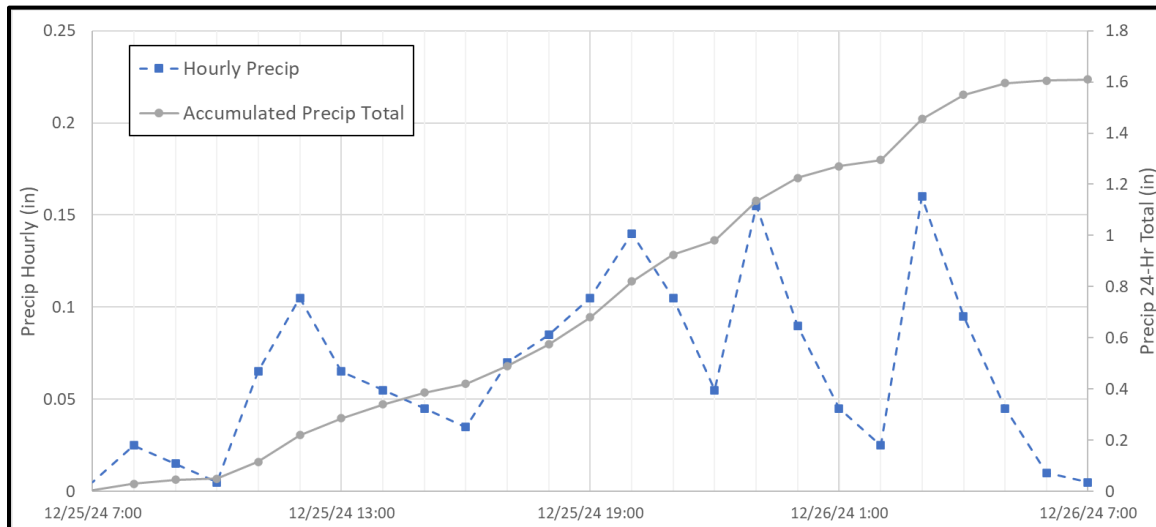
**Table 2.** NOAA Atlas 2 24-hour rainfall depths (in) for Boardman Creek Watershed.

| Return Period | Rainfall Depth (in) |
|---------------|---------------------|
| 6-month       | 1.66                |
| 1-year        | 1.94                |
| 2-year        | 2.35                |
| 5-year        | 2.85                |
| 10-year       | 3.16                |

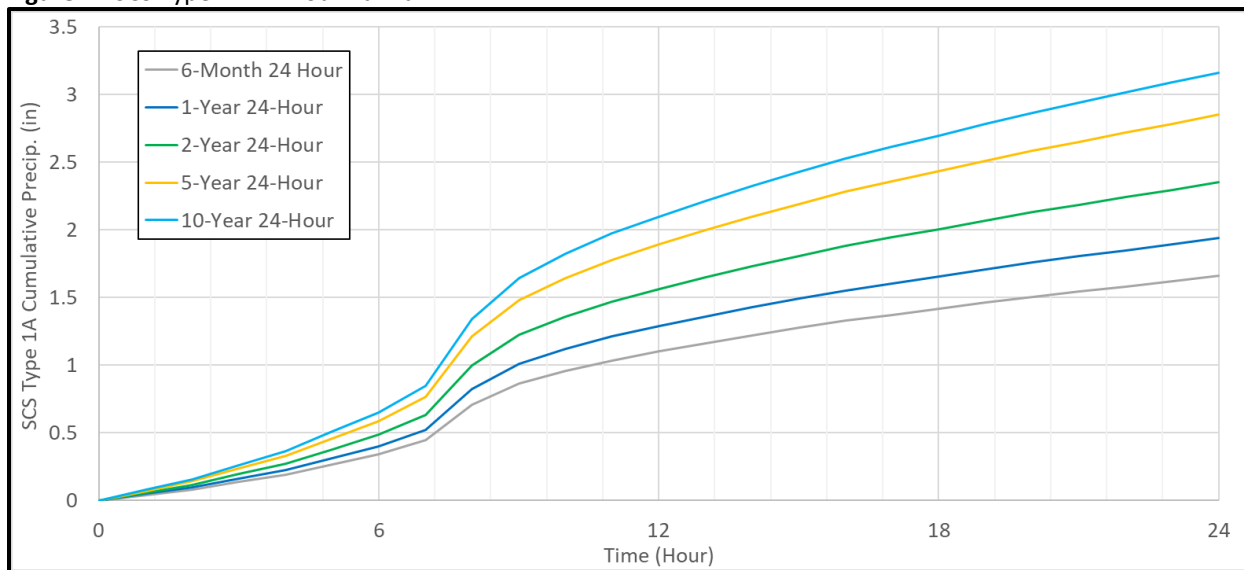
**Figure 5:** Hydrologic Soil Group for Boardman Creek Drainage Basin.



**Figure 6:** Hourly and Cumulative Precipitation Data for the December 2024 Storm Event.



**Figure 7:** SCS Type 1A 24-Hour Rainfall.



### HYDROLOGIC MODEL RESULTS

Table 3 summarizes peak discharge and runoff volumes for the December 2024 calibration event and selected design storms. HEC-HMS outputs were routed to the hydraulic model at designated inflow locations corresponding to subbasin outlets. Overall, results indicate increasing peak discharge and runoff volume with increasing return period, as expected. Subbasin 1 contributes the largest flows due to its size and land cover characteristics, while smaller subbasins produce proportionally lower flows.

**Table 3:** HEC-HMS Event-Based Peak Discharge and Volume.

| Subbasin | Area (acres) | Dec. 2024 Storm | 6-Month | 1-Year | 2-Year |
|----------|--------------|-----------------|---------|--------|--------|
|          |              | Peak Flow (cfs) |         |        |        |
| 1        | 530          | 36              | 22.6    | 29.9   | 42.1   |

| 2        | 64           | 5.1                     | 3.3  | 4.3  | 6    |
|----------|--------------|-------------------------|------|------|------|
| 3        | 44           | 3.2                     | 3.1  | 4.1  | 5.7  |
| 4        | 3.6          | 0.4                     | 0.5  | 0.6  | 0.8  |
| 5        | 31           | 3.4                     | 3.8  | 4.9  | 6.7  |
| 6        | 4.1          | 0.5                     | 0.5  | 0.7  | 0.9  |
| 7        | 139          | 11.4                    | 11.2 | 14.8 | 20.7 |
| 8        | 21           | 2.5                     | 3    | 3.8  | 5.1  |
| 9        | 6.9          | 0.6                     | 0.5  | 0.7  | 1    |
| 10       | 9.6          | 0.7                     | 0.6  | 0.8  | 1.2  |
| 11       | 38           | 2.5                     | 2.4  | 3.1  | 4.4  |
| Subbasin | Area (acres) | Runoff Volume (acre-ft) |      |      |      |
| 1        | 530          | 17.8                    | 18.9 | 24.8 | 34.2 |
| 2        | 64           | 2.5                     | 2.7  | 3.5  | 4.8  |
| 3        | 44           | 1.6                     | 1.7  | 2.2  | 3    |
| 4        | 3.6          | 0.2                     | 0.2  | 0.3  | 0.4  |
| 5        | 31           | 1.8                     | 1.9  | 2.4  | 3.2  |
| 6        | 4.1          | 0.2                     | 0.3  | 0.3  | 0.4  |
| 7        | 139          | 5.7                     | 6    | 7.8  | 10.7 |
| 8        | 21           | 1.4                     | 1.5  | 1.8  | 2.4  |
| 9        | 6.9          | 0.3                     | 0.3  | 0.4  | 0.5  |
| 10       | 9.6          | 0.3                     | 0.3  | 0.5  | 0.6  |
| 11       | 38           | 1.2                     | 1.3  | 1.7  | 2.4  |

## ***Existing Conditions Hydraulic Model***

### **HYDRAULIC MODEL DEVELOPMENT**

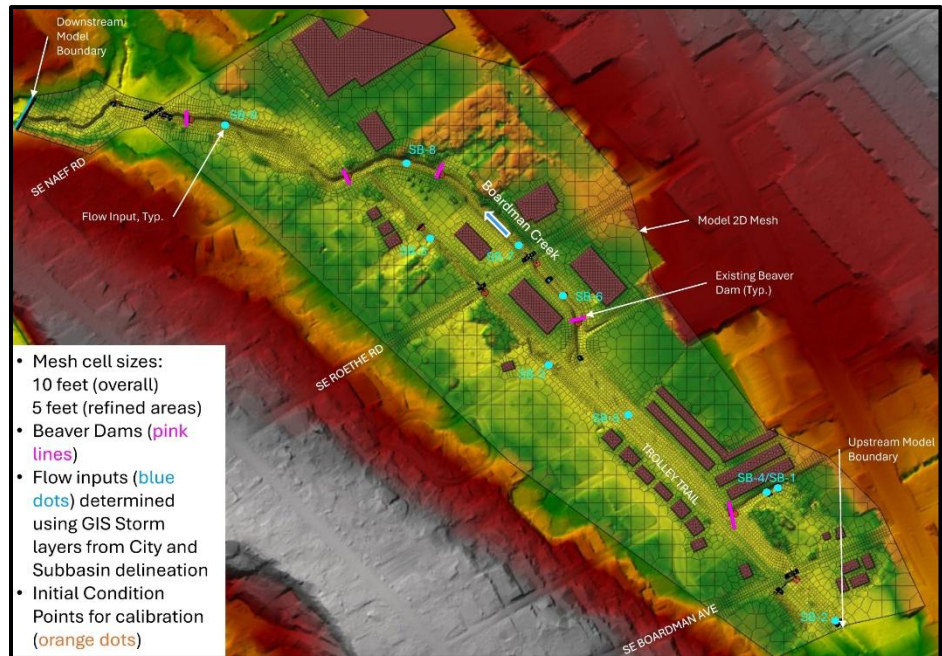
A two-dimensional (2D) hydraulic model was developed using HEC-RAS version 6.6, a software package produced by the U.S. Army Corps of Engineers (USACE) (USACE, 2010). The model simulates existing conditions as of early 2025 and three proposed alternatives. Model outputs include water surface elevations, inundation extents, and channel capacity under a range of flow conditions.

The modeled reach extends approximately 4,000 feet, from approximately 500 feet downstream of Naef Road to 260 feet upstream of Boardman Avenue. The model domain includes the active channel, adjacent floodplain areas, and key backwater zones to capture overbank flooding during higher flow events. The downstream boundary condition was defined using a normal depth assumption with a slope of 0.5 percent, based on the longitudinal profile of Boardman Creek downstream of Naef Road. Flow inputs to the hydraulic model were derived from the eleven HEC-HMS subbasins. Inflow locations were determined based on field observations and analysis of GIS data of the existing stormwater system.



Mesh resolution was spatially varied to accurately capture key topographic and design features and provide sufficient detail within the channel. A 5-foot cell size was applied to the existing and proposed channel areas and adjacent banks. In the overbank floodplain areas, the mesh size was increased to 50 feet to improve computational efficiency where less detailed results were necessary (Figure 8).

The terrain model used in the analysis incorporates data from LiDAR, ground surveys, and proposed grading identified for the different alternatives. The existing conditions



model terrain combined the 2019

**Figure 8:** Model parameters including model mesh distribution and discharge points from the HEC-HMS model.

OLC Metro LiDAR dataset with cross-sectional channel and crossing data acquired by Waterways in January and April of 2025. Key elements captured by Waterways in early 2025 that were included in the existing conditions model were the beaver dam locations, and elevations and road crossing information.

The existing conditions model runs used field conditions from early 2025 as the baseline. Proposed conditions alternatives used the existing conditions model terrain as its basis and then used HEC-RAS tools to modify the channel for sediment removal, replacement of existing culvert crossings, removal of existing beaver dams, and the addition of off-channel flood storage areas. All model elevations are referenced to the NAVD88 vertical datum. Manning's roughness coefficients were selected based on current site conditions and adjusted to reflect anticipated proposed conditions alternatives (Table 4).

**Table 4. 2-D model surface types and roughness values.**

| Surface Type                        | Manning's n* |
|-------------------------------------|--------------|
| Bankfull/Active Channel             | 0.055        |
| Vegetated Channel                   | 0.07 – 0.15  |
| Banks/Vegetated Upland              | 0.1          |
| Park/Grassy Areas                   | 0.07         |
| Road                                | 0.025        |
| Residential/Commercial              | 0.2- 0.3     |
| Culvert (Clear of Sediment)         | 0.02         |
| Dredged Channel (Proposed)          | 0.055        |
| Off-Channel Storage Area (Proposed) | 0.07         |

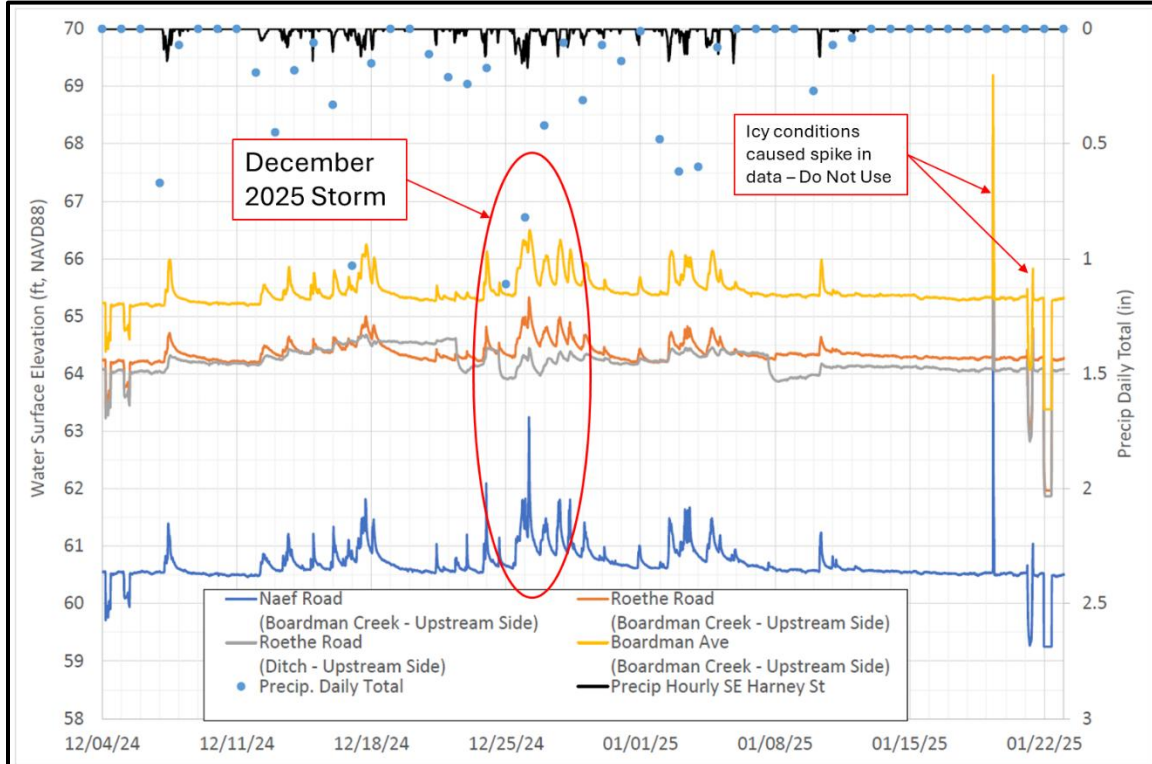
\* Manning's roughness values were referenced from the *Australian Rainfall and Runoff Revision Project 15: Two-Dimensional Modeling in Urban and Rural Floodplains* (Australia, 2012).

### HYDRAULIC MODEL CALIBRATION

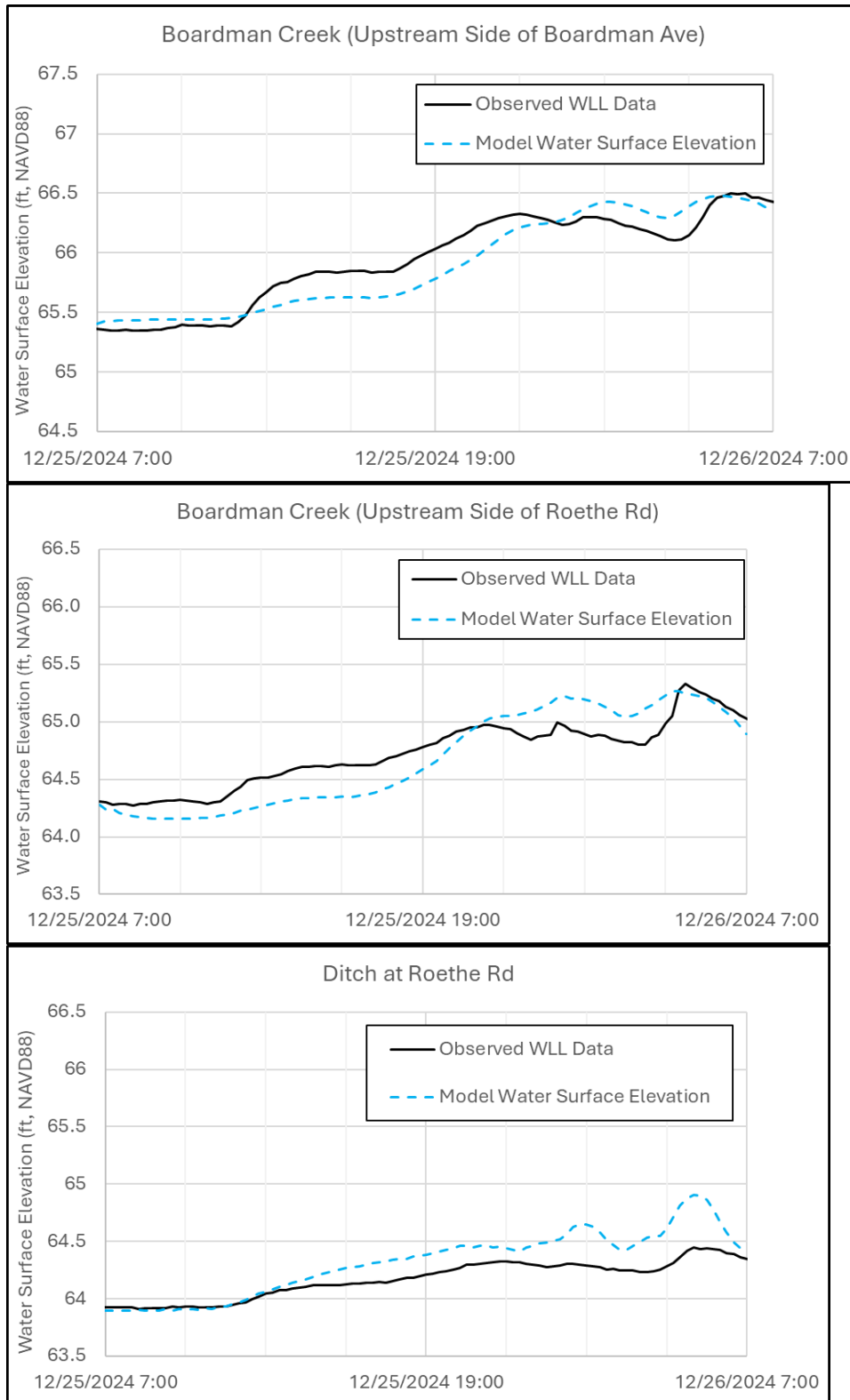
Waterways installed water level loggers in 4 locations within the Boardman Creek project area (Boardman Creek – upstream of Naef Road, Boardman Creek – upstream of Roethe Road, Boardman Creek – upstream of Boardman Avenue, Ditch near Roether Road). Loggers recorded water surface elevations from April 2024 through January 2025. A storm event that occurred on December 25–26, 2024 produced the highest observed water levels and was selected as the calibration event (Figure 9). A 24-hour simulation was performed using the hydrologic model-derived inflows. Simulated water surface elevations were compared to observed data, and iterative adjustments were made to Manning’s roughness coefficients and to road crossings where culverts were sedimented in and unable to be captured during the initial survey.

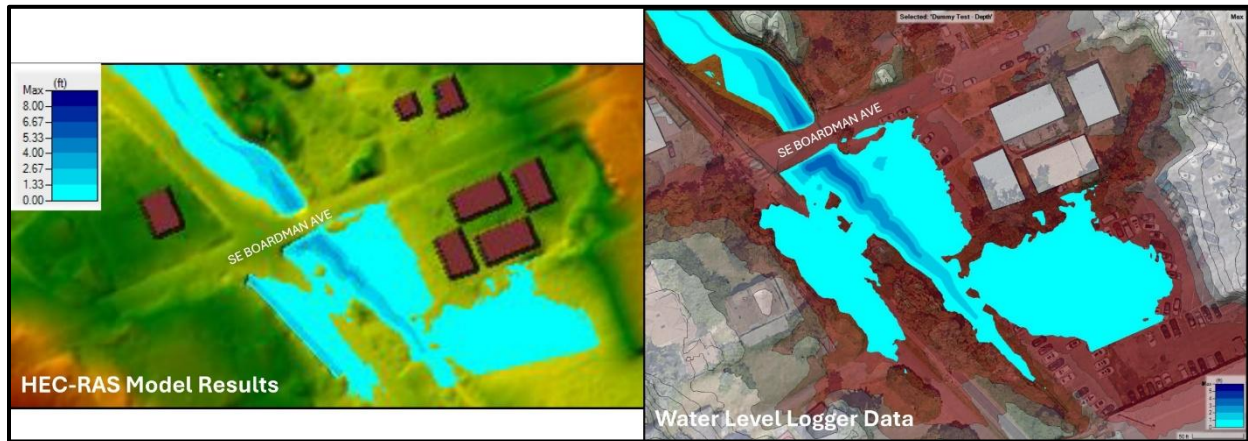
The calibrated model shows reasonable agreement with observed water levels at key locations, particularly near Roethe Road and Boardman Avenue, which are the primary areas of interest (Figure 10). Flood extents are also modeled reasonably well, especially upstream of Boardman Avenue (Figure 11). Performance at the Naef Road location was less reliable and was excluded from calibration targets due to its limited relevance to project objectives. Overall, the model provides a reasonable representation of system behavior during high-flow conditions despite uncertainty in discharge estimates. Additional data collection, particularly during larger storm events, would improve model validation and confidence in the results.

**Figure 9:** Water Level Data Recorded at Boardman Creek Project Area in December 2024 and January 2025.



**Figure 10:** Modeled Water Surface Elevations Compared to Observed Water Surface Elevations for the December 2024 Storm Event.





### EXISTING CONDITIONS HYDRAULIC MODEL RESULTS

The existing conditions model was evaluated using the 6-month storm event, which serves as the baseline for comparison with proposed alternatives. This event was selected to represent typical system performance under a relatively frequent storm condition. For comparison purposes, proposed condition scenarios were evaluated under increasing storm magnitudes (6-month, 1-, 2-, 5-year, and 10-year events) to determine the threshold at which proposed water surface elevations exceed the existing conditions 6-month water surface elevations. Figure 12 presents the modeled inundation extent and longitudinal water surface profile along Boardman Creek. Results indicate that, under the 6-month event, flows are generally contained within the channel, with localized overbank flooding observed upstream of Boardman Avenue. Hydraulic controls occur at Boardman Avenue, Roethe Road, and the three beaver dams between Roethe Road and Naef Road, especially the large beaver dam located downstream of the Trolley Trail crossing near the confluence with Paradise Ditch. Under existing conditions at the 6-month discharge event, the results do not identify Naef Road as a hydraulic constriction, although that may be due to the fact that the upstream beaver dams are controlling water surface elevations.

## **Flood Reduction Opportunities**

The primary purpose of the assessment is to understand the key factors within the project reach that are resulting in frequent flooding of infrastructure and property on Boardman Creek and to identify project opportunities to reduce the frequency of flooding. The first step in that process is to identify a list of individual actions that could potentially achieve the project objectives. The initial list provides a broad range of options that were then presented to the stakeholders to discuss their potential cost, feasibility, likelihood to receive funding, regulatory hurdles, etc. The list of potential actions represents an initial “brainstorm” of options that were then ultimately refined and combined into a set of options or alternatives that were evaluated further with the modeling tools and development of initial cost estimates. The initial flood reduction action, or opportunities, that were identified included the following:

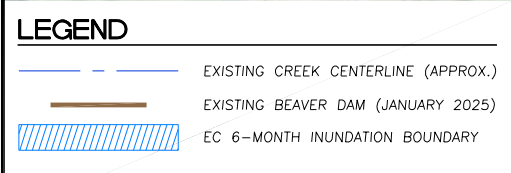
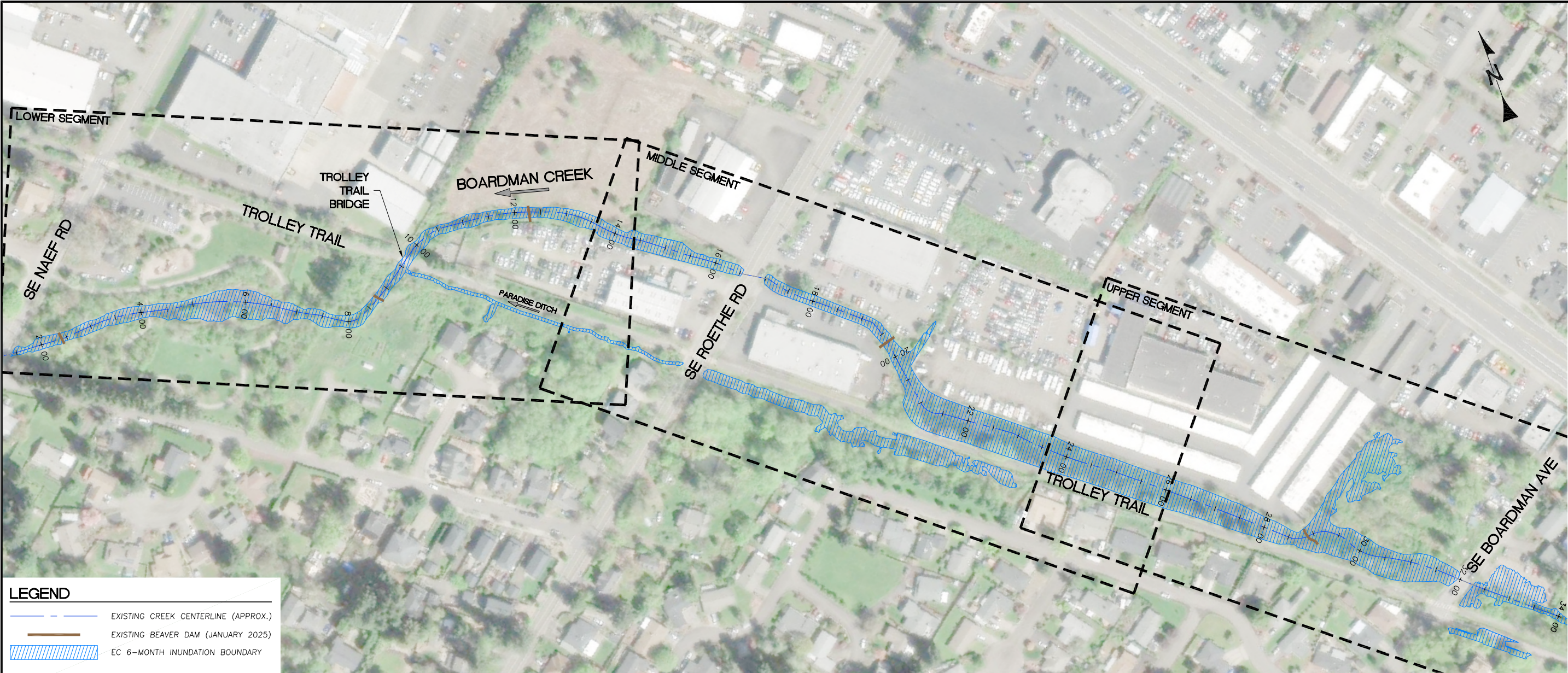
### **Beaver Dam Management**



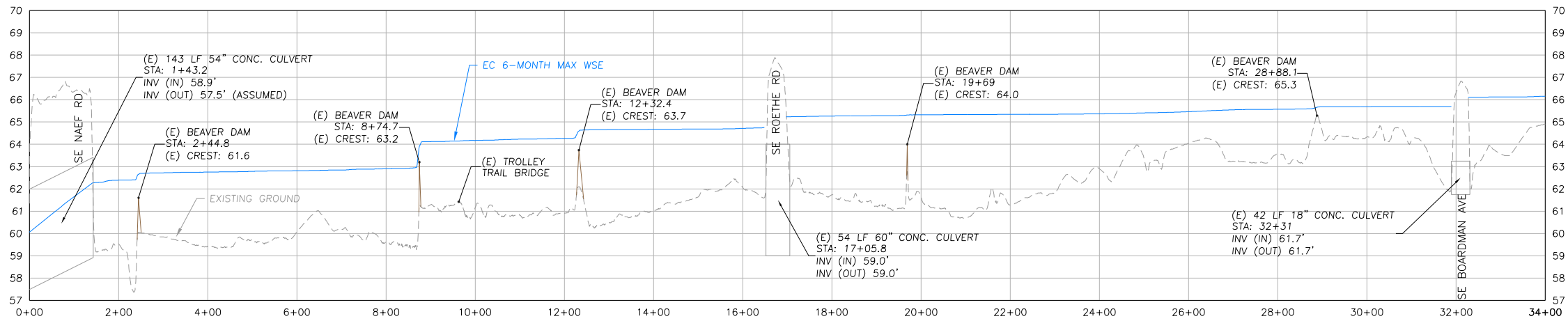
A total of five active beaver dams were identified throughout the project area. Because of the overall low gradient of the channel through the project reach beaver dams, which effectively raise the bed of the channel to the height of crest of the dam, causes a significant increase in the water surface elevation, both locally and for a significant distance upstream. Although Oak Lodge regularly manage the height of several of the key beaver dams that occur within the project area, beaver are industrious animals and can sometimes rebuild a dam overnight. Furthermore, due to poor access to the beaver dam locations, which often occur on private land, much of the management relies on hand labor to lower the height of the dam without wholesale removal of the dam structure, making it more likely that the beaver will reoccupy the site and rebuild the dam.

Instead of complete removal of the beaver dams, this flood reduction action would focus on lowering and maintaining the beaver dam to a specified height, based on the modeling tools developed as part of this project, to limit frequent flooding associated with the dams. This approach would consist of either frequent monitoring and management of the dams, which would require committed funding, long-term, to staff a management program, or potentially infrastructure solutions such as beaver deceivers or pond lowering devices.





**OVERVIEW PLAN**  
SCALE: 1" = 200'



**BOARDMAN CREEK LONG PROFILE**  
SCALE: HORIZ: 1" = 300'; VERT: 1" = 3'

**NOTES:**  
1. PROFILE IS VERTICALLY EXAGGERATED BY 50X.  
2. BEAVER DAM LOCATIONS ARE AS OF JANUARY 2025.



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### **Floodplain Grading and Wetland Enhancement**

The portion of Boardman Creek that flows through the project area is highly confined by adjacent land uses. Historically, this portion of Boardman Creek was likely much broader but road construction and filling of wetlands to accommodate commercial and residential infrastructure has restricted the area that currently conveys water. The parallel channels at Arista and Paradise were part of the Boardman bottomlands before a rail line was constructed, splitting these areas into two, which are now separated by the Trolley Line multi-use path.

To provide more flood storage, and to potentially lower water surface elevations during storm events, this proposed action would identify vacant parcels adjacent to Boardman, Paradise, and Arista that could be graded and restored as wetlands. The amount of excavation required to grade down these properties to an elevation that could provide flood storage would vary by location and would require either purchase of the properties or establishment of a conservation easement. The properties would also need to be managed long-term by one of the local government entities, non-profit organization, or by the private property owner as part of the conservation easement.

### **Channel Dredging**

Due to sedimentation of the channel associated with low velocity conditions, the dense growth of yellow flag iris, and undersized culverts, the conveyance capacity of Boardman Creek is extremely low and water surface elevations, even at baseflow conditions, are at or near the elevation of adjacent residential and commercial properties.

This proposed action would increase conveyance capacity and directly lower water surface elevation by removing accumulated sediment and organic debris within a portion, or all of the Boardman Creek channel within the project area. The extent and magnitude of sediment removal would be a function of the flood control benefits determined through use of the model and the cost of sediment removal. All of the sediment may need to be disposed of at a landfill and likely tested to ensure that the material does not contain toxic substances or heavy metals given the fact that much of the runoff is from an urban landscape and runoff from a dense network of high volume roads. Furthermore, the yellow flag iris would likely need to be removed and managed in such a way as to limit any potential for spreading plant material given that it is highly invasive in stream and wetland environments.

### **Crossing Improvements**

Based on survey data collected for this project, several of the existing road crossing culverts within the project area are undersized and in some cases sit well below the bed elevation of the existing channel, limiting their ability to convey stormwater delivered to the site. For example, the culvert at Boardman Avenue is an 18" circular concrete pipe with an invert elevation at 61.7 feet NAVD88. The elevation of the bed of the channel downstream of the culvert is at approximately 64 feet NAVD88 and the crest of the downstream beaver dam is at elevation 65.3 feet NAVD88.

This flood reduction action would consist of replacing culverts within the project area that restrict flood conveyance because they are either undersized or are too low in elevation relative to channel bed conditions downstream, thereby preventing them from fully reaching their conveyance capacity because they are limited by a downstream hydraulic control.

## **Project Alternatives**

### ***Overview of Alternatives***

The potential restoration actions described above were presented to a Technical Team assembled by Clackamas County and feedback was provided to Waterways to combine different flood reduction actions into three distinct options, or alternatives that would be evaluated with the modeling tools. Preliminary cost estimates would also be developed for each option to assess cost relative to the flood reduction benefit to support the decision-making process.

#### **Option A: Sediment Removal**

Option A consists of removing sediment from Boardman Creek from Boardman Avenue to Naef Road at a profile that roughly matches the invert elevations of the culverts at these two crossings located at the upstream and downstream end of the project area, respectively (Figure 13). This would include removal of sediment for a portion of Paradise Ditch extending from Naef Road downstream to where it enters Boardman Creek just downstream of the Trolley Trail crossing.

Lowering the bed of Boardman Creek to the invert elevations of these culverts would require removal of approximately 8,100 cubic yards of sediment and result in a finished channel gradient of 0.9% through the entire project reach. In some areas it would lower the channel bed up to 3 feet, would require that all of the five identified beaver dams be removed, and would include sediment removal within the culverts at Boardman Avenue and Roethe Road.

#### **Option B: Sediment Removal and Replacement of Boardman Avenue Culvert**

Option B includes all of the project elements described as part of Option A but also includes replacement of the 18" circular concrete pipe at Boardman Avenue with an embedded 4-foot by 4-foot concrete box culvert with an invert set at elevation 60 feet NAVD88 with the top of the culvert extending to elevation 64 feet NAVD88 (Figure 14). Embedding the culvert in natural substrate would be required to allow for aquatic organism movement through the culvert but the exposed portion of the culvert, measuring 2 feet by 4 feet would be appropriately sized to achieve the desired flood conveyance objectives<sup>1</sup>.

#### **Option C: Remove Beaver Dams and Add Off-Channel Flood Storage**

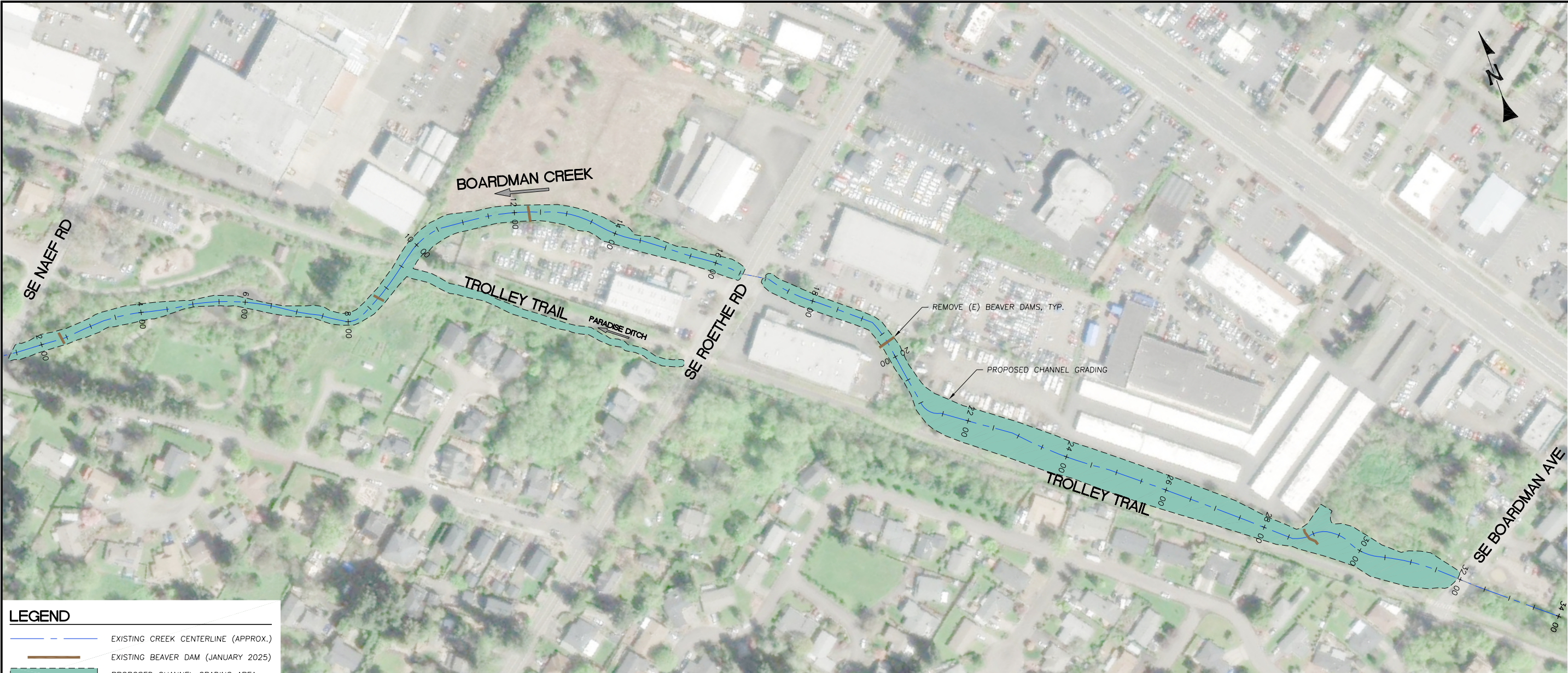
Option C would consist of an approach where there is localized channel excavation but also creation of off-channel areas that could enhance the overall wetland functions that occur within the project area. The channel excavation would occur at, and within the vicinity of, the existing beaver dams to remove high points in the channel associated with the dams (Figure 15). Beaver dam removal and localized channel excavation would occur at the five beaver dams identified in the January 2025 survey.

Off-channel areas would be excavated in four locations, including three on the mainstem of Boardman Creek and one along Paradise Ditch (Figure 15). The off-channel areas would be excavated to an elevation close to the elevation of the bed of the adjacent channel (e.g. – Boardman Creek or Paradise Ditch), to allow wetland development and inundation during storm events. The amount of excavation

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<sup>1</sup> Clackamas County Department of Transportation and Development conducted a preliminary, on-site meeting with Oregon Department of Fish and Wildlife (ODFW) to discuss the project and culvert sizing at Boardman Avenue. ODFW was in preliminary agreement on the proposed sizing of a 4'x4' culvert pending a review of hydraulic modeling that shows that ODFW fish passage criteria are being met.

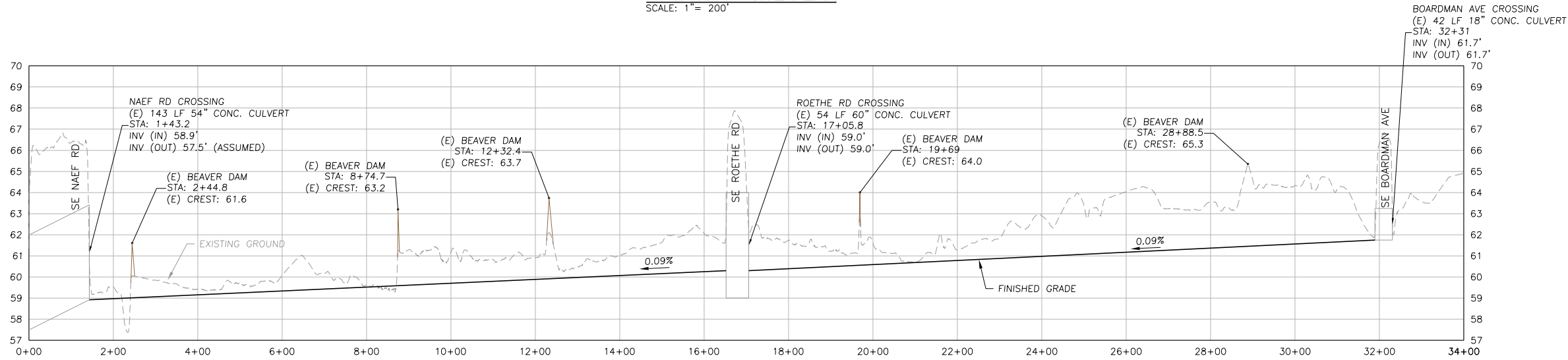




**LEGEND**

- EXISTING CREEK CENTERLINE (APPROX.)
- EXISTING BEAVER DAM (JANUARY 2025)
- PROPOSED CHANNEL GRADING AREA

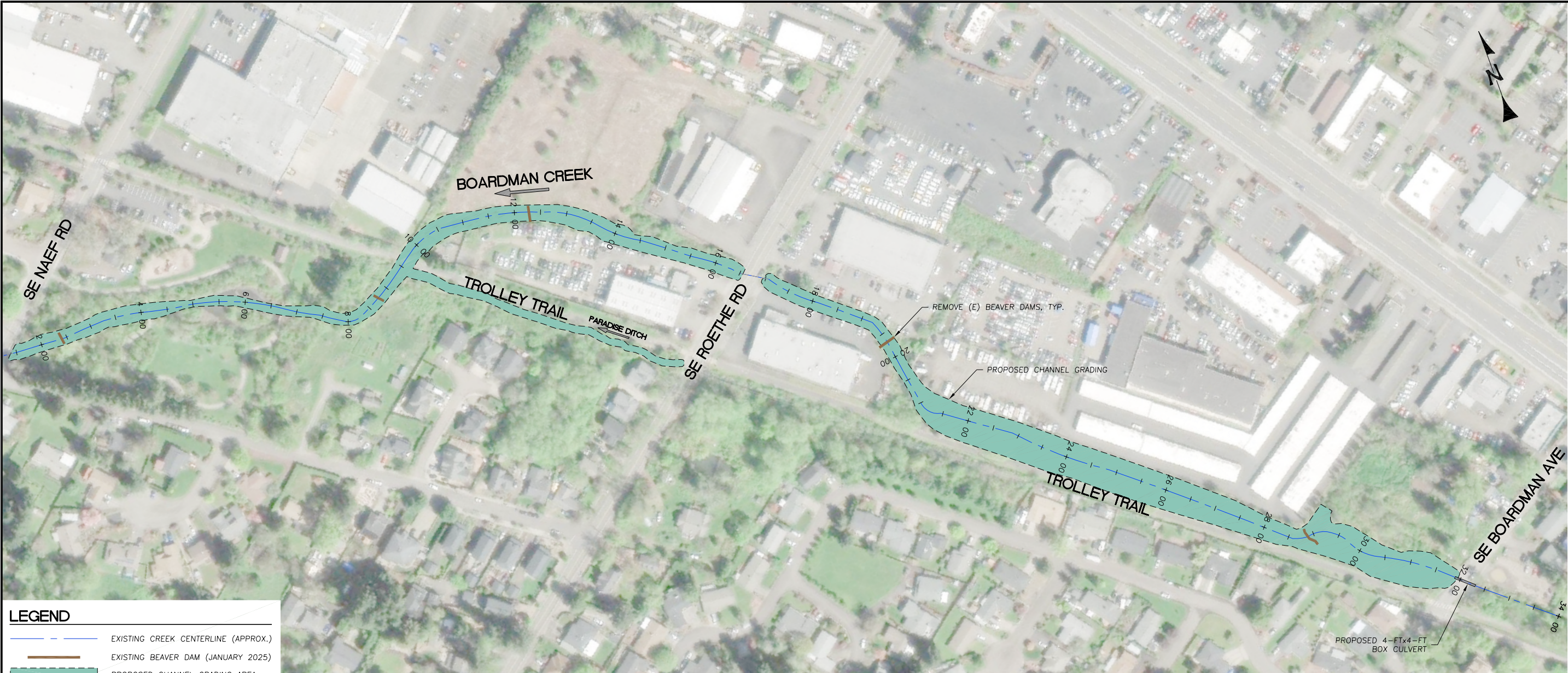
**OPTION A - SITE PLAN**  
SCALE: 1" = 200'



**OPTION A - PROPOSED PROFILE**  
SCALE: HORIZ: 1" = 300'; VERT: 1" = 3'

**NOTES:**  
1. PROFILE IS VERTICALLY EXAGGERATED BY 50X.  
2. EXISTING BEAVER DAM LOCATIONS ARE AS OF JANUARY 2025.





LEGEND

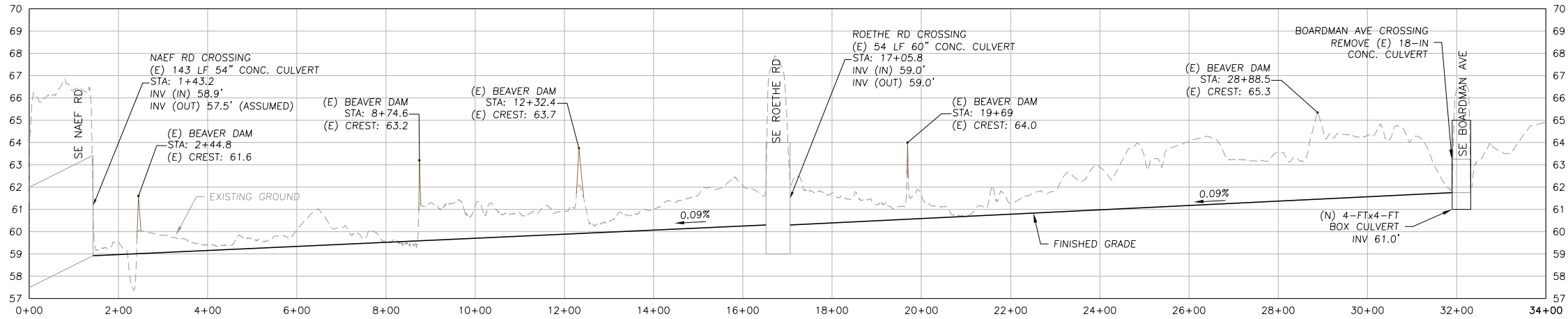
EXISTING CREEK CENTERLINE (APPROX.)

EXISTING BEAVER DAM (JANUARY 2025)

PROPOSED CHANNEL GRADING AREA

PROPOSED PIPE

OPTION B - SITE PLAN  
SCALE: 1" = 200'



OPTION B - PROPOSED PROFILE  
SCALE: HORIZ: 1" = 300'; VERT: 1" = 3'

NOTES:  
1. PROFILE IS VERTICALLY EXAGGERATED BY 50X.  
2. EXISTING BEAVER DAM LOCATIONS ARE AS OF JANUARY 2025.

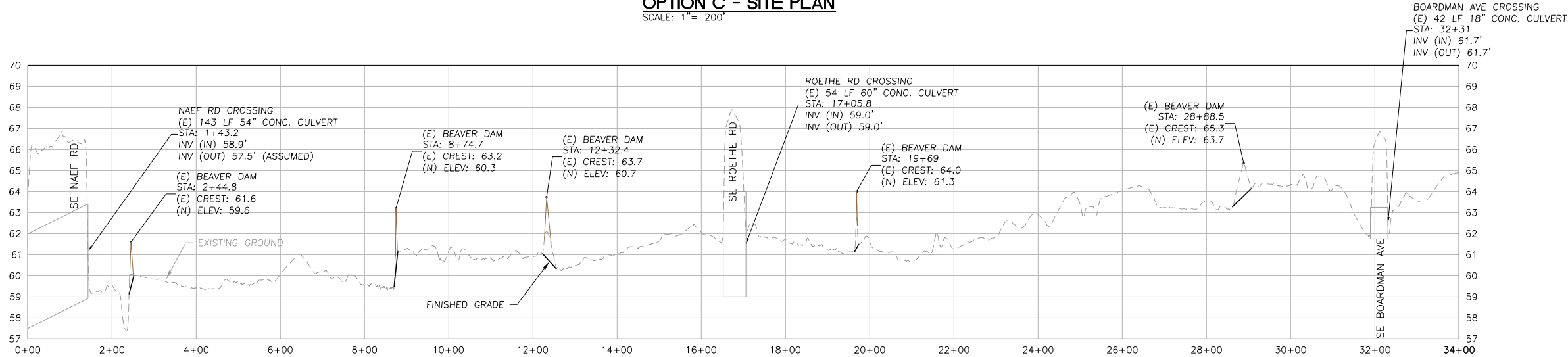




**LEGEND**

- EXISTING CREEK CENTERLINE (APPROX.)
- EXISTING BEAVER DAM (JANUARY 2025)
- ▨ PROPOSED CHANNEL GRADING AREA
- PROPOSED FLOOD STORAGE GRADING

**OPTION C - SITE PLAN**  
SCALE: 1" = 200'



**OPTION C - PROPOSED PROFILE**  
SCALE: HORIZ: 1" = 300'; VERT: 1" = 3'

**NOTES:**  
1. PROFILE IS VERTICALLY EXAGGERATED BY 50X.  
2. EXISTING BEAVER DAM LOCATIONS ARE AS OF JANUARY 2025.



required to fully develop all four off-channel areas was estimated to be 10,900 cubic yards, which would include the material excavated within the vicinity of each of the beaver dams. Monitoring and characterization of existing groundwater elevations would be necessary to further evaluate the impact of local high groundwater levels on flood attenuation potential at each of the sites.

### ***Project Evaluation Approach***

Each of the Options described above were evaluated in the same way, hydraulically, to determine the flood reduction benefit of each potential project independently. The approach consisted of the following steps:

1. Model the existing conditions 6-month storm to identify flood extents and water surface elevations through the project reach.
2. Model the proposed conditions 6-month storm and compare to existing conditions.
3. Ramp up flows (e.g. – 1-year, 2-year, 5-year, and 10-year) to determine at what point the proposed water surfaces exceed the existing water surfaces for the 6-month storm.
4. The incremental benefit of the project, from a flood frequency perspective, can be used as a metric to compare the costs and benefits between each option.

### ***Modeling Results***

#### **OPTION A**

Option A, which is focused primarily on sediment removal, results in an approximate 2-foot reduction in water surface elevations during the 6-month event in the upstream portion of the project area (Figure 18). Under proposed conditions, the 5-year event water surface is generally lower than the existing conditions 6-month water surface, except upstream of Boardman Avenue where the benefit is less. This indicates that the Boardman Avenue culvert functions as a hydraulic constriction and limits the benefits seen elsewhere in the project area.

In the middle section of the project area, proposed condition water surface elevations for the 5-year event remain below the existing conditions 6-month baseline (Figure 17). However, at flows exceeding the 2-year event, the Roethe Road crossing appears to become a controlling constriction.

In the downstream section, existing water surface elevations are largely influenced by beaver dams (Figure 16). The results suggest that sediment removal alone provides limited benefit in this area, and that beaver dam management or removal may be more effective in increasing channel conveyance.

#### **OPTION B**

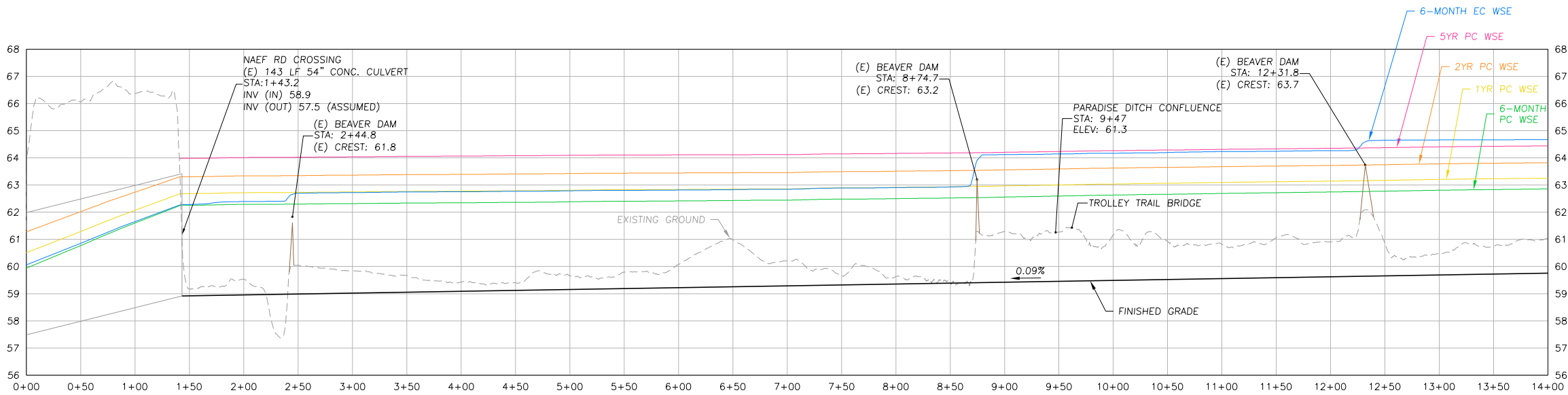
Option B, which includes sediment removal and enlarging the culvert at Boardman Avenue, results in improved hydraulic performance at higher flows (Figure 21). Modeled water surface elevations for the 10-year event under proposed conditions are lower than the existing conditions 6-month event upstream of Boardman Avenue, indicating a substantial reduction in upstream backwater effects. Downstream of Boardman Avenue, proposed condition water surface elevations for the 10-year event slightly exceed the existing conditions 6-month baseline, reflecting increased conveyance through the upgraded crossing and potential hydraulic effects from Roethe Road. Hydraulic performance in the middle and downstream reaches are similar to results for Option A (Figures 19 and 20).

**LEGEND**

- EXISTING CREEK CENTERLINE (APPROX.)
- EXISTING BEAVER DAM (JANUARY 2025)
- EC 6-MONTH INUNDATION BOUNDARY
- PC 6-MONTH INUNDATION BOUNDARY
- PC 1-YEAR INUNDATION BOUNDARY
- PC 2-YEAR INUNDATION BOUNDARY
- PC 5-YEAR INUNDATION BOUNDARY



**OPTION A - PLAN**  
SCALE: 1" = 80'



**OPTION A - PROPOSED PROFILE**  
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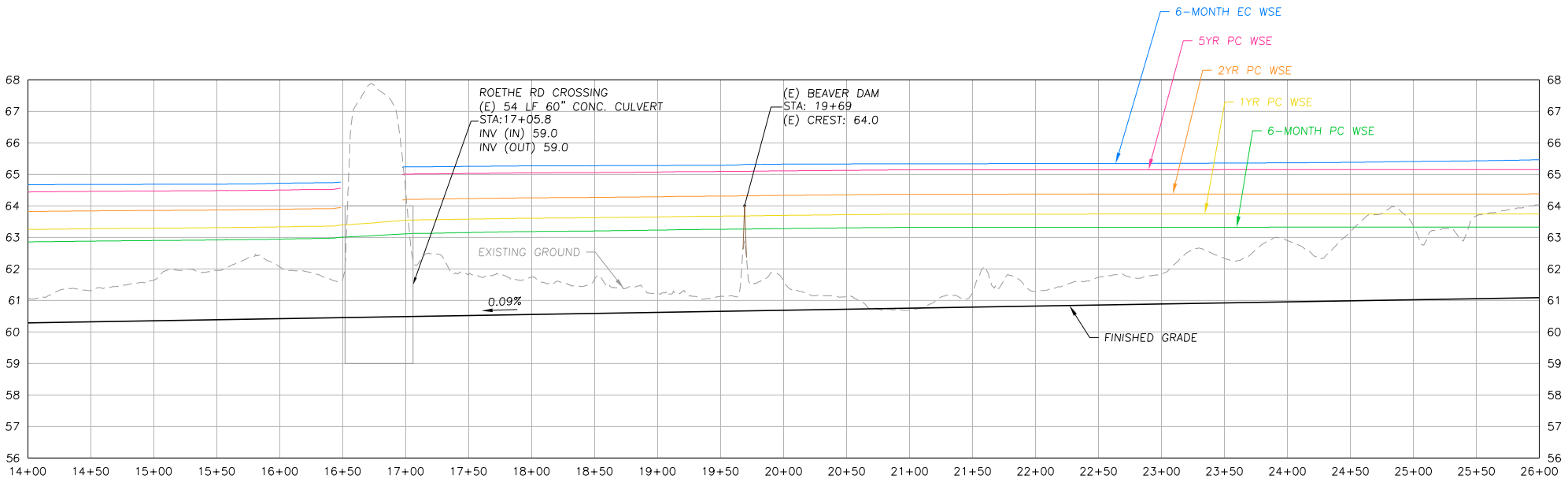
NOTES:  
PROFILE IS VERTICALLY EXAGGERATED BY 25X.





OPTION A - PLAN  
SCALE: 1"= 80'

- LEGEND**
- EXISTING CREEK CENTERLINE (APPROX.)
  - EXISTING BEAVER DAM (JANUARY 2025)
  - EC 6-MONTH INUNDATION BOUNDARY
  - PC 6-MONTH INUNDATION BOUNDARY
  - PC 1-YEAR INUNDATION BOUNDARY
  - PC 2-YEAR INUNDATION BOUNDARY
  - PC 5-YEAR INUNDATION BOUNDARY



OPTION A - PROPOSED PROFILE  
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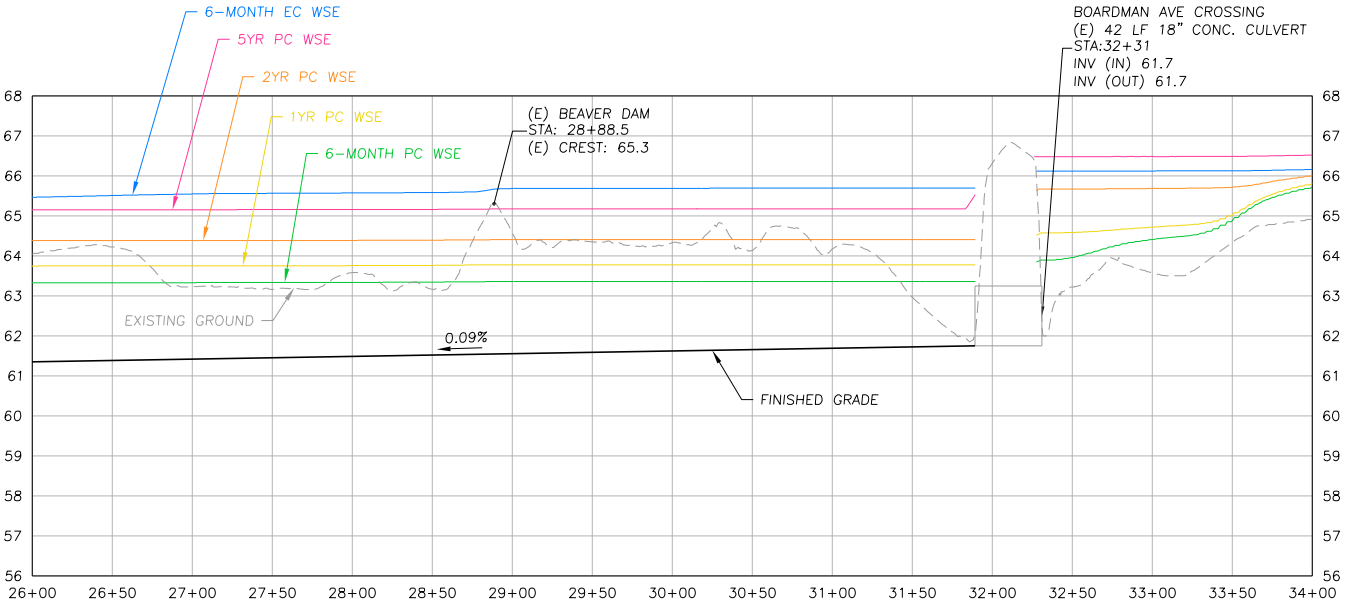
NOTES:  
PROFILE IS VERTICALLY EXAGGERATED BY 25X.





OPTION A - PLAN  
SCALE: 1"= 80'

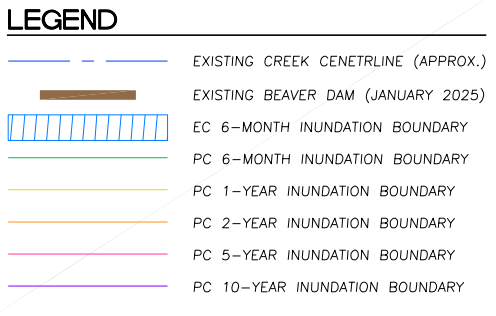
- LEGEND**
- EXISTING CREEK CENTERLINE (APPROX.)
  - EXISTING BEAVER DAM (JANUARY 2025)
  - EC 6-MONTH INUNDATION BOUNDARY
  - PC 6-MONTH INUNDATION BOUNDARY
  - PC 1-YEAR INUNDATION BOUNDARY
  - PC 2-YEAR INUNDATION BOUNDARY
  - PC 5-YEAR INUNDATION BOUNDARY



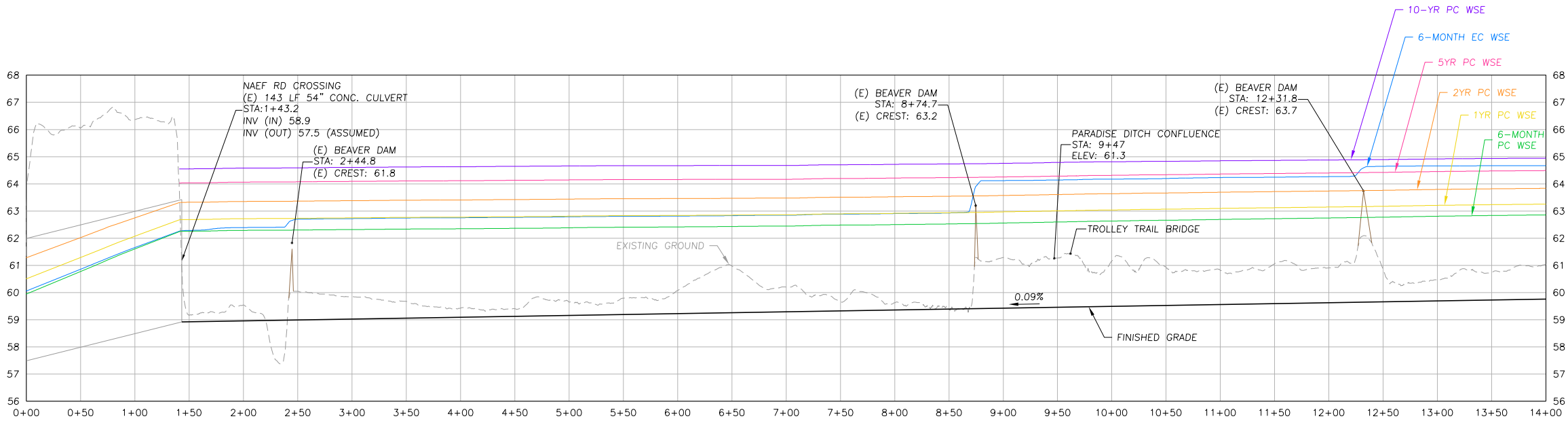
OPTION A - PROPOSED PROFILE  
SCALE: HORIZ: 1"= 120'; VERT: 1"= 2.5'

NOTES:  
PROFILE IS VERTICALLY EXAGGERATED BY 25X.





**OPTION B - PLAN**  
SCALE: 1" = 80'



**OPTION B - PROPOSED PROFILE**  
SCALE: HORIZ: 1" = 120'; VERT: 1" = 2.5'

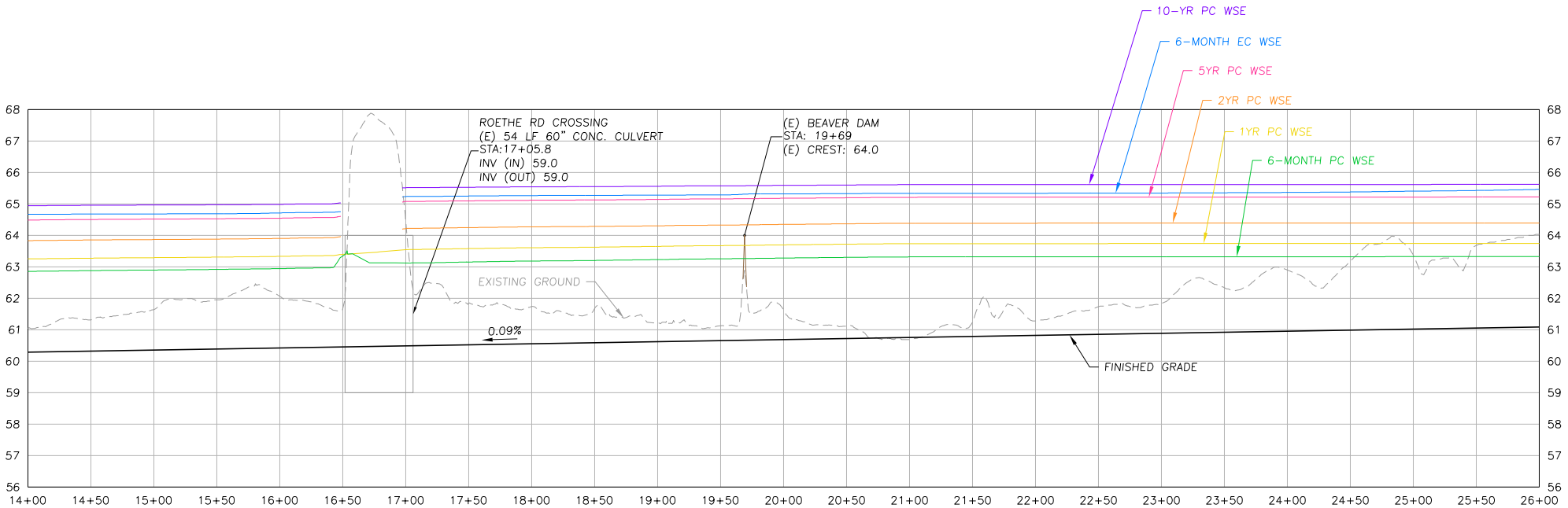
NOTES:  
PROFILE IS VERTICALLY EXAGGERATED BY 25X.





OPTION B - PLAN  
SCALE: 1"= 80'

- LEGEND**
- EXISTING CREEK CENTERLINE (APPROX.)
  - EXISTING BEAVER DAM (JANUARY 2025)
  - EC 6-MONTH INUNDATION BOUNDARY
  - PC 6-MONTH INUNDATION BOUNDARY
  - PC 1-YEAR INUNDATION BOUNDARY
  - PC 2-YEAR INUNDATION BOUNDARY
  - PC 5-YEAR INUNDATION BOUNDARY
  - PC 10-YEAR INUNDATION BOUNDARY



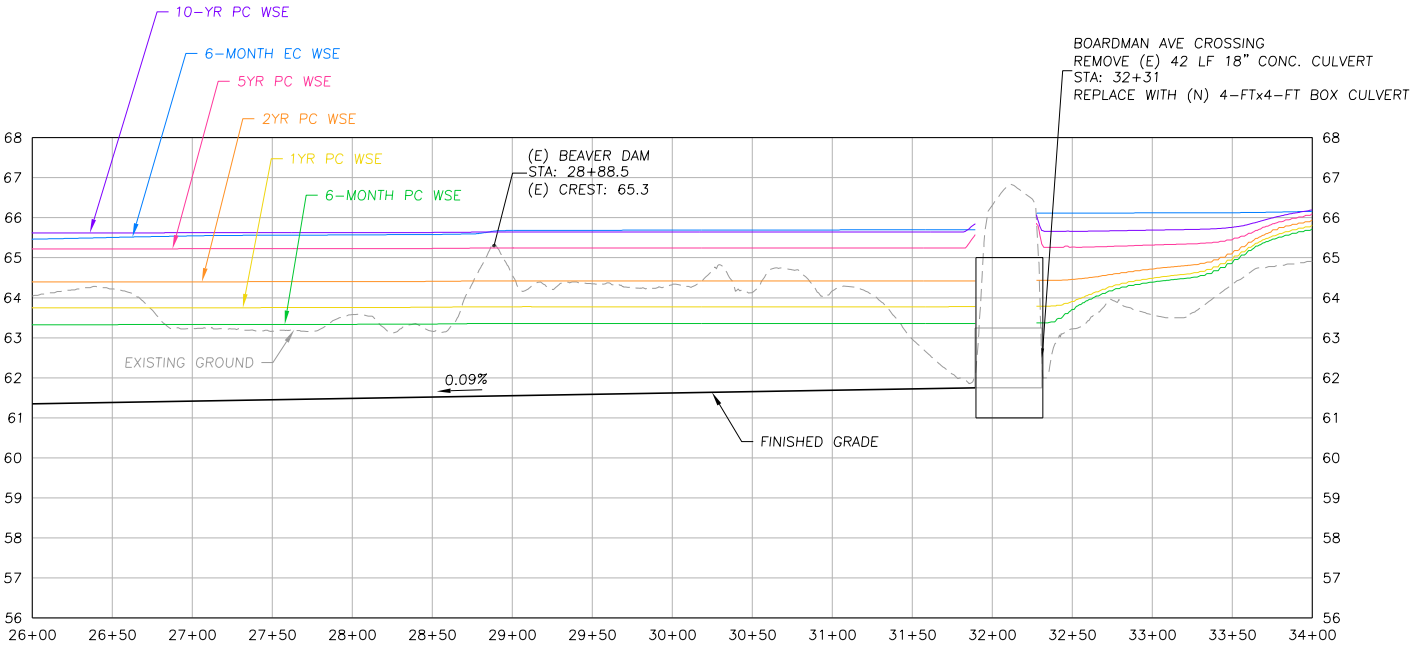
OPTION B - PROPOSED PROFILE  
SCALE: HORIZ: 1"= 120'; VERT: 1"= 2.5'

NOTES:  
PROFILE IS VERTICALLY EXAGGERATED BY 25X.





**OPTION B - PLAN**  
SCALE: 1" = 80'



**OPTION B - PROPOSED PROFILE**  
SCALE: HORIZ: 1" = 120'; VERT: 1" = 2.5'

- LEGEND**
- EXISTING CREEK CENTERLINE (APPROX.)
  - EXISTING BEAVER DAM (JANUARY 2025)
  - ▨ EC 6-MONTH INUNDATION BOUNDARY
  - PC 6-MONTH INUNDATION BOUNDARY
  - PC 1-YEAR INUNDATION BOUNDARY
  - PC 2-YEAR INUNDATION BOUNDARY
  - PC 5-YEAR INUNDATION BOUNDARY
  - PC 10-YEAR INUNDATION BOUNDARY

NOTES:  
PROFILE IS VERTICALLY EXAGGERATED BY 25X.



### OPTION C

Option C includes removal of beaver dams, channel excavation to match downstream invert elevations, and construction of off-channel storage areas. The results for Option C suggest that removal of beaver dams between Roethe Road and Boardman Avenue increases conveyance, resulting in proposed condition water surface elevations approximately equivalent to the 1-year event when compared to the existing conditions 6-month baseline (Figure 24). The cumulative benefit of beaver dam removal improves in the downstream direction. Just upstream of Roethe Road, conveyance improvements correspond to conditions between the 1-year and 2-year events. Between Roethe Road and the Trolley Trail crossing, system capacity increases to between the 2-year and 5-year events, indicating substantial improvement in this reach (Figure 23).

Downstream of the Trolley Trail crossing, water surface elevations appear to be controlled by the Naef Road crossing (Figure 22). Additional survey data at this location is recommended to confirm whether it represents the primary hydraulic constriction and to help refine model accuracy. Proposed conditions modeling indicates flood storage areas will be accessible by events greater than the 6-month storm, but the primary driver of water surface reduction is the removal of the beaver dams and not the increase in off-channel flood storage areas.

### **Estimated Project Costs**

Preliminary cost estimates were developed by Waterways Consulting for each of the three flood reduction options (Tables 5, 6, and 7). These preliminary estimates were then reviewed by Clackamas County Department of Transportation and Development and revised based on those comments. The cost estimates represent preliminary, planning level estimates of probable costs to build the project and do not include engineering design, permitting, or construction phase services. Excavation costs for each of the options assumes that the soil and streambed material is uncontaminated and will not require removal using special techniques or disposal at facilities that can handle contaminated material. Although this assumption may prove wrong there is currently a lack of any information about the type and extent of contamination that may occur within the streambed material and therefore would be difficult to estimate an additional cost associated with removal and disposal. Excavation costs of \$80 per cubic yard for streambed sediments and \$60 per cubic yard for material removed from off-channel floodplain areas are relatively high and account for some of the challenges associated with wet sediments, high groundwater tables and poor access.

Identifying the location and elevation of existing utilities within the project area was outside the scope of this assessment. Consequently, conflicts between the proposed excavation work or replacement of any of the existing crossings is not considered as part of the prepared cost estimates, except in the fact that a large contingency of 50% is included. It is possible that existing utilities would be in conflict with what is being proposed within a particular flood reduction option, making it infeasible as is currently proposed.

### **Long-term Management Considerations**

Given the naturally low gradient condition of the portion of Boardman Creek that flows through the project area, the benefits of the options that include channel excavation will likely decline over time as sediment and organic matter accumulate in the channel, raising the bed of the channel and reducing overall conveyance capacity and increases risks to adjacent landowners. The lifespan of the proposed

channel excavation work is difficult to determine without having additional information about the past condition of the channel but it is likely, given anecdotal evidence regarding when the existing culvert at Boardman Avenue was installed, that the channel may not aggrade to its current condition for 50 years or more. The primary factors that could accelerate future aggradation within the channel that will require a long-term maintenance program are beaver activity and build up of organic material associated with yellow flag iris and other wetland species.

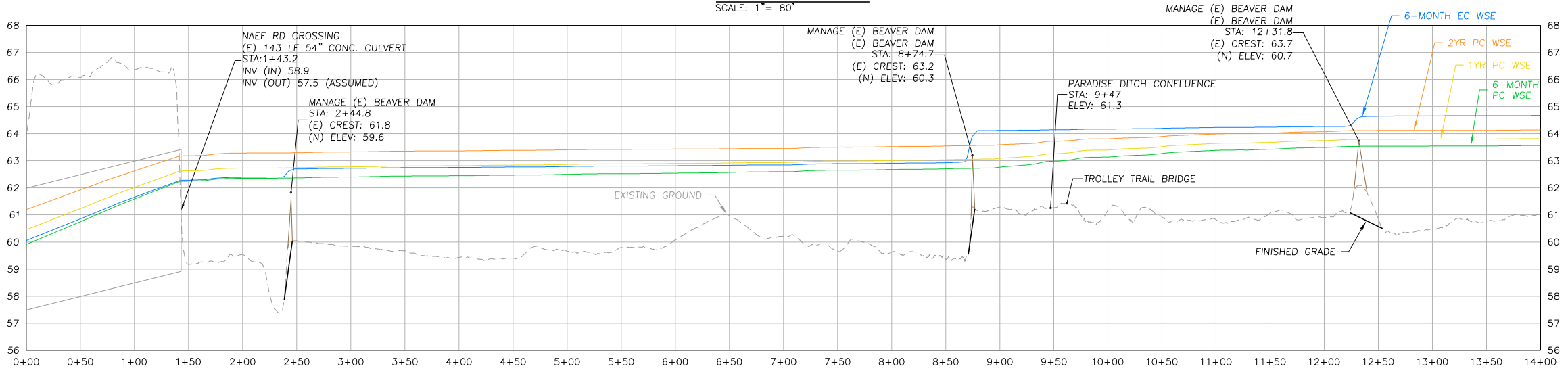


LEGEND

EXISTING CREEK CENTERLINE (APPROX.)

EXISTING BEAVER DAM (JANUARY 2025)

OPTION C - PLAN  
SCALE: 1"= 80'



OPTION C - PROPOSED PROFILE  
SCALE: HORIZ: 1"= 120'; VERT: 1"= 2.5'

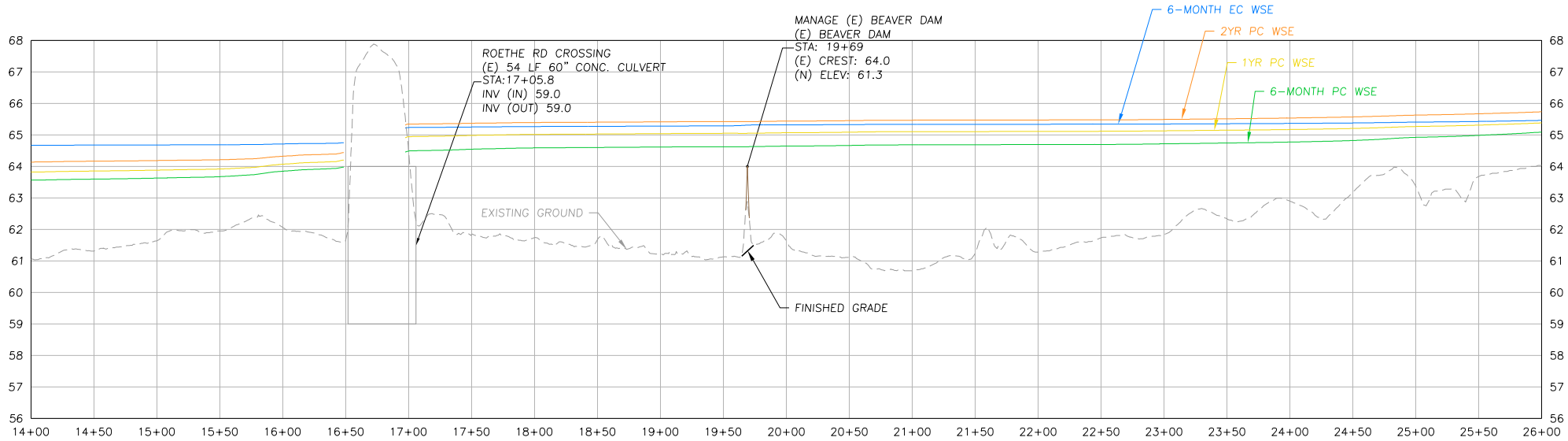
NOTES:  
PROFILE IS VERTICALLY EXAGGERATED BY 25X.





OPTION C - PLAN  
SCALE: 1"= 80'

- LEGEND**
- EXISTING CREEK CENTERLINE (APPROX.)
  - EXISTING BEAVER DAM (JANUARY 2025)
  - EC 6-MONTH INUNDATION BOUNDARY
  - PC 6-MONTH INUNDATION BOUNDARY
  - PC 1-YEAR INUNDATION BOUNDARY
  - PC 2-YEAR INUNDATION BOUNDARY



OPTION C - PROPOSED PROFILE  
SCALE: HORIZ: 1"= 120'; VERT: 1"= 2.5'

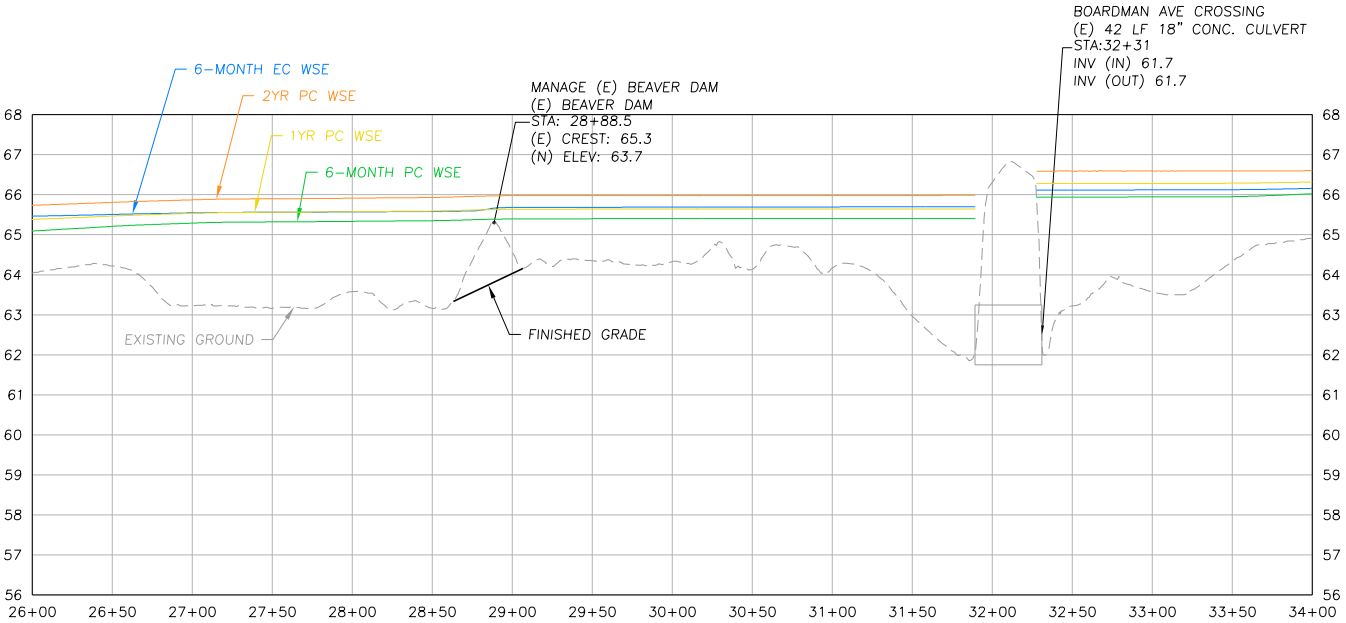
NOTES:  
PROFILE IS VERTICALLY EXAGGERATED BY 25X.





OPTION C - PLAN  
SCALE: 1"= 80'

- LEGEND
- EXISTING CREEK CENTERLINE (APPROX.)
  - EXISTING BEAVER DAM (JANUARY 2025)
  - EC 6-MONTH INUNDATION BOUNDARY
  - PC 6-MONTH INUNDATION BOUNDARY
  - PC 1-YEAR INUNDATION BOUNDARY
  - PC 2-YEAR INUNDATION BOUNDARY



OPTION C - PROPOSED PROFILE  
SCALE: HORIZ: 1"= 120'; VERT: 1"= 2.5'

NOTES:  
PROFILE IS VERTICALLY EXAGGERATED BY 25X.

**Table 5:** Estimate of probable construction costs for Option A.

| OPTION A - CHANNEL EXCAVATION |                                    |                    |      |           |             |
|-------------------------------|------------------------------------|--------------------|------|-----------|-------------|
| ITEM NO.                      | ITEM                               | ESTIMATED QUANTITY | UNIT | UNIT COST | TOTAL       |
| A.1                           | MOBILIZATION                       | 1                  | LS   | \$91,000  | \$91,000    |
| A.2                           | TEMPORARY EROSION CONTROL AND BMPS | 1                  | LS   | \$60,000  | \$60,000    |
| A.3                           | CLEARING AND GRUBBING              | 3                  | AC   | \$25,000  | \$75,000    |
| A.4                           | TEMPORARY WATER MANAGEMENT         | 1                  | LS   | \$125,000 | \$125,000   |
| A.5                           | EXCAVATION                         | 8,100              | CY   | \$80      | \$648,000   |
| SUBTOTAL                      |                                    |                    |      |           | \$999,000   |
| CONTINGENCY (50%)             |                                    |                    |      |           | \$499,500   |
| TOTAL                         |                                    |                    |      |           | \$1,498,500 |

**Table 6:** Estimate of probable construction costs for Option B.

| OPTION B - CHANNEL EXCAVATION AND BOARDMAN ROAD CULVERT REPLACEMENT |                                    |                    |      |           |             |
|---------------------------------------------------------------------|------------------------------------|--------------------|------|-----------|-------------|
| ITEM NO.                                                            | ITEM                               | ESTIMATED QUANTITY | UNIT | UNIT COST | TOTAL       |
| B.1                                                                 | MOBILIZATION                       | 1                  | LS   | \$98,000  | \$98,000    |
| B.2                                                                 | TEMPORARY EROSION CONTROL AND BMPS | 1                  | LS   | \$70,000  | \$70,000    |
| B.3                                                                 | CLEARING AND GRUBBING              | 3                  | AC   | \$25,000  | \$75,000    |
| B.4                                                                 | TEMPORARY WATER MANAGEMENT         | 1                  | LS   | \$140,000 | \$140,000   |
| B.5                                                                 | EXCAVATION                         | 8,200              | CY   | \$80      | \$656,000   |
| B.6                                                                 | NEW 4' X 4' CONCRETE BOX CULVERT   | 1                  | LS   | \$111,000 | \$111,000   |
| SUBTOTAL                                                            |                                    |                    |      |           | \$1,150,000 |
| CONTINGENCY (50%)                                                   |                                    |                    |      |           | \$575,000   |
| TOTAL                                                               |                                    |                    |      |           | \$1,725,000 |

**Table 7:** Estimate of probable construction costs for Option C.

| OPTION C - BEAVER DAM MANAGEMENT AND FLOOD STORAGE POND GRADING |                                    |                    |       |           |             |
|-----------------------------------------------------------------|------------------------------------|--------------------|-------|-----------|-------------|
| ITEM NO.                                                        | ITEM                               | ESTIMATED QUANTITY | UNIT  | UNIT COST | TOTAL       |
| C.1                                                             | MOBILIZATION                       | 1                  | LS    | \$85,000  | \$85,000    |
| C.2                                                             | TEMPORARY EROSION CONTROL AND BMPS | 1                  | LS    | \$85,000  | \$85,000    |
| C.3                                                             | CLEARING AND GRUBBING              | 2                  | AC    | \$25,000  | \$50,000    |
| C.4                                                             | TEMPORARY WATER MANAGEMENT         | 1                  | LS    | \$60,000  | \$60,000    |
| C.5                                                             | EXCAVATION                         | 10,900             | CY(F) | \$60      | \$654,000   |
| SUBTOTAL                                                        |                                    |                    |       |           | \$934,000   |
| CONTINGENCY (50%)                                               |                                    |                    |       |           | \$467,000   |
| TOTAL                                                           |                                    |                    |       |           | \$1,401,000 |



The project reach is currently dominated by yellow flag iris, an aggressive, rhizomatous invasive that readily colonizes shallow channel margins and low-velocity zones. If left untreated, this species will rapidly reestablish following dredging and sediment disturbance, forming dense monocultures that trap sediment, reduce conveyance capacity, and ultimately re-create some of the same hydraulic constraints the project is intended to address. As such, active removal and control of yellow flag iris should be incorporated as a core component of any selected alternative, rather than treated as a secondary or optional measure. Furthermore, long-term monitoring and removal of yellow flag iris should be incorporated into a long-term plan for Boardman Creek to avoid any future infestations if and when a project is constructed. Without comprehensive treatment, the long-term effectiveness of channel improvements will be significantly diminished, and maintenance needs will increase as the channel becomes re-infested.

To support successful control and prevent downstream spread, dredging activities must include specific best management practices to contain and properly handle plant material. These measures should include isolating the work area to the extent practicable (e.g., working in the dry or using turbidity curtains), carefully excavating and removing entire rhizome masses while minimizing fragmentation, and immediately capturing all plant material—including roots, stems, and seed heads—so that no viable material is transported downstream. All removed vegetation should be placed in a secure upland location, kept out of contact with surface water, and disposed of in a manner that prevents reestablishment (e.g., landfill disposal or complete desiccation). In addition, all equipment used in the channel should be thoroughly cleaned of sediment and plant fragments prior to leaving the site to avoid inadvertent spread to other areas. Implementing these measures will help ensure that dredging achieves lasting improvements in channel function while minimizing the risk of re-infestation and/or off-site impacts.

Long-term monitoring and maintenance of beaver will also be required. It is recommended that the County work with Oregon Department of Fish and Wildlife, and other organizations such as USDA-APHIS: Wildlife Services, to develop a management plan that identifies management elements such as maximum dam height thresholds, allowable techniques for removing of constructed dams, and lays out clear access points for people and equipment to ensure long-term access to Boardman Creek to respond to defined management thresholds.

## References

- City of Portland Bureau of Environmental Services. *HYDRA Rainfall Network Data*. Retrieved from the City of Portland HYDRA data portal: <https://www.portlandoregon.gov/bes/hydra/>
- National Oceanic and Atmospheric Administration (NOAA), National Weather Service (NWS), Office of Hydrologic Development, Hydrometeorological Design Studies Center (HDSC).  
*NOAA Atlas 2 – Precipitation-Frequency Atlas for the Western United States (All-Season Series)*. Silver Spring, MD: NOAA/NWS, 2001.
- Scharffenberg, W.A. Hydrologic Modeling System HEC-HMS – User’s Manual (Ver. 4.0). US Army Corps of Engineers. Davis, CA. 2013.
- U.S. Army Corps of Engineers. 2010, Hydrologic Engineering Center. Computer Program HEC-RAS Version 6.6. Davis, California.
- United States Department of Agriculture (USDA). Urban Hydrology for Small Watersheds. Technical Release No. 55 (TR-55). Washington, DC. 198.



## **AGENDA ITEM**

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**Title**        Items for Consideration

**Item No.**   5.

**Date**        July 14, 2026

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### **Summary**

The Board of Directors deliberates and authorizes official actions by roll call vote. These items for consideration are presented by staff.







## STAFF REPORT

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**To** Board of Directors  
**From** Tessie Prentice, Assistant District Engineer  
**Title** Consideration of Contract with C&R Homes and Construction Services LLC for the Valley View Reservoir Resurfacing Project  
**Item No** 5.a.  
**Date** July 14, 2026

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### Summary

Staff seeks approval to contract with C&R Homes and Construction Services LLC for construction of the Valley View Reservoir Resurfacing Project.

### Background

The Valley View Reservoir Resurfacing Project, was identified in the 2020 Water System Master Plan Update. The project consists of exterior concrete roof and exterior wall preparation and application of a roof coating on one (1) 5-million-gallon potable water reservoir as the base bid with an alternative option to complete the second 5-million-gallon potable water reservoir as part of the same project. The roof area for each reservoir is roughly 21,362 square feet, totaling 43,728 square feet for both reservoirs. Work includes cleaning and surface preparation of the concrete roof, repair of cracks and concrete deficiencies that may contain or allow the intrusion of contaminants, and application of Sherwin Williams Loxon Acrylic in accordance with manufacturer recommendations and applicable standards. This project went through a competitive bid process in accordance with the Authority's Public Contracting Rules. The project was advertised in the Daily Journal of Commerce (DJC) on June 8th and June 10th of 2026. Staff received 8 bids before the July 2, 2026, 2:00 pm deadline. The following table is a summary of those bids along with the engineer's estimate:

| Bidder's Name                           | Total Bid Amount |
|-----------------------------------------|------------------|
| C&R Homes and Construction Services LLC | \$166,500.00     |

|                              |                     |
|------------------------------|---------------------|
| F.D. Thomas, Inc.            | \$199,900.00        |
| Coatings Unlimited           | \$226,600.00        |
| Long Painting Company        | \$231,250.00        |
| MJE Industrial               | \$247,818.00        |
| Columbia Industrial Coatings | \$264,936.00        |
| Purcell Painting & Coating   | \$278,188.00        |
| Scott Coatings LLC           | \$305,164.00        |
| <i>Engineer's Estimate</i>   | <i>\$327,000.00</i> |

C&R Homes and Construction Services LLC was the lowest responsive and responsible bidder, meeting all the requirements set forth in the Bid Documents.

### **Budget**

The Valley View Reservoir Resurfacing Project was identified in the 2026-2027 Capital Improvement Plan as Project Number C-7 with a budget of \$210,000.

### **Recommendation**

Staff recommends the Board move to approve the General Manager to sign a Public Improvement Contract with C&R Homes and Construction Services LLC for the construction of the Valley View Reservoir Resurfacing Project for \$166,500.00, and an additional contingency amount of \$21,000 as a reserve to be used only for unforeseen alterations or changes to the project that exceeds the contract amount.

### **Suggested Board Motion**

*"I move to approve the General Manager to sign a Public Improvement Contract with C&R Homes and Construction Services LLC for the construction of the Valley View Reservoir Resurfacing Project for \$166,500.00, and an additional contingency amount of \$21,000 as a reserve to be used only for unforeseen alterations or changes to the*



*project that exceeds the contract amount."*

## **Attachments**

1. Public Improvement Contract\_2026-DW01\_Valley View Roof Coating\_draft





**PUBLIC IMPROVEMENT CONTRACT  
VALLEY VIEW RESERVOIR ROOF COATING PROJECT**

This Public Improvement Contract for the Valley View Reservoir Roof Coating Project (the "Agreement"), is made and entered into by and between Oak Lodge Water Services Authority, a joint water and sanitary authority organized under ORS Chapter 450 ("OLWS"), and C&R Homes and Construction Services LLC, an Oregon business corporation ("Contractor").

**RECITALS**

**WHEREAS**, OLWS requires contractor services for reservoir roof coating. The project consists of exterior concrete roof and exterior wall preparation and application of a roof coating on two (2) 5-million-gallon potable water reservoir. The roof area for each is roughly 21,362 square feet and 1 ft vertical band around exterior in the 16711 SE Valley View Rd (the "Services" or the "Work");

**WHEREAS**, OLWS selected Contractor to provide the Services needed through a competitive bid process;

**WHEREAS**, Contractor is willing, qualified, and duly authorized to perform the requested Services in Oregon; and

**WHEREAS**, time is of the essence in this Agreement, and all Work shall be completed within the time period stated in the Contractor Bid dated July 2, 2026 (the "Bid");

**NOW, THEREFORE**, in consideration of the promises and covenants contained herein, the Parties agree as follows:

**1. Contract Documents and Scope of Services**

This Agreement consists of the following documents:

- a.** Invitation to Bid for the Valley View Reservoir Roof Coating Project (CIP 2026-DW01), issued by OLWS on June 4, 2026, including all addenda (the "ITB").
- b.** All detailed specifications and requirements, drawings, and special conditions and modifications in conditions issued by OLWS to Contractor for this project.
- c.** The Bid submitted by Contractor on July 2, 2026.
- d.** This Agreement, including all exhibits.
- e.** Notice to Proceed issued by OLWS to Contractor.
- f.** Authorized Change Orders issued by OLWs under this Agreement.

The terms of this Agreement shall control over any conflict in terms with the Bid. Contractor shall perform the Work in accordance with the terms and conditions set forth herein, and as provided in the ITB and the Bid. Contractor is required to furnish all materials, labor, tools, power, equipment, transportation, and resources needed to complete the Work. Contractor warrants that its Work will be performed in accordance with



generally accepted professional practices and standards and all requirements of the applicable state, federal, and local laws.

OLWS may, at any time and without notice, issue a written Change Order requiring additional Work of Contractor within the general Scope of Services, or any amendment thereto, or directing the omission of or variation in the Work. If such Change Order results in a material change in the amount or character of the Work, an equitable adjustment in the price and other provisions of this Agreement as may be affected may be made. Any claim by Contractor for an adjustment under this Section shall be asserted in writing within thirty (30) days from the date of receipt by Contractor of the notification of change or the claim will not be allowed. Whether made pursuant to this section or by mutual agreement, no change shall be binding upon OLWS until a Change Order is executed by an authorized OLWS Representative and expressly states that it constitutes a Change Order to this Agreement. The issuance of information, advice, approvals, or instructions by OLWS's Representative or other OLWS personnel shall not constitute an authorized change pursuant to this Section. Nothing contained in this Section shall excuse the Contractor from proceeding with the performance of the Work in accordance with the Agreement, as changed pursuant to this Section.

## **2. Effective Date and Duration**

This Agreement shall become effective when signed by both Parties and Contractor has submitted the required certificates of insurance and satisfactory performance and payment bonds required, which shall be in the full amount of the value of the Agreement (the "Effective Date"). This Agreement shall remain in effect until the Work has been completed, OLWS has accepted the Work, and the warranty period has expired. The termination of this Agreement shall have no effect on any right of the Parties that arose prior to termination. Contractor shall begin the Work when date indicated in the Notice to Proceed issued by OLWS to Contractor under this Agreement. The Work must be completed by October 15, 2026.

## **3. Compensation and Payment Terms**

- a. **Payments:** OLWS agrees to pay Contractor One Hundred Sixty-six thousand, five hundred dollars (\$166,500.00) for the satisfactory performance of the Services, which payment shall be based upon the following applicable terms:

Payment shall be based upon the schedules and unit prices bid by the Contractor as identified in **Exhibit B**, attached hereto and incorporated herein by this reference. Contractor shall prepare and submit each month to the OLWS Representative, 14611 SE River Road, Oak Grove, Oregon 97267, a Statement of Services rendered, indicating the description of each Service performed or used in the bid and the dollar amount of each Service completed through the stated date, together with a request for payment duly verified by the Contractor's Representative.

Payment by OLWS shall release OLWS from any further obligation for payment to Contractor for Services performed or expenses incurred as of the date of the statement

of services. Payment of installments shall not be considered acceptance or approval of any Work or waiver of any defects therein. OLWS certifies that sufficient funds are available and authorized for expenditure to finance costs of this Contract.

Contractor shall include proof of payment to all subcontractors and suppliers with each statement submitted to OLWS. OLWS shall retain the right to withhold payments if required proof of payment to subcontractor and suppliers is not included with a statement, in addition to any other authorized withholding of retainage.

In no event shall the fees incurred by OLWS under this Agreement exceed USD\$166,500.00 without the prior written consent of OLWS.

- b. Timing of Payments:** OLWS shall make progress payments, less a five percent retainage as authorized by ORS 279C.555 and ORS 701.420, to Contractor within thirty (30) days of the OLWS receipt of the statement of Services.
- c. Liquidated Damages:** Contractor and OLWS agree that OLWS will suffer significant damages each day that the Work remains uncompleted after the specified Final Completion date of October 15, 2026, and that the amounts of those damages are difficult to calculate. Contractor and OLWS agree that a reasonable amount of damages for delays in completion is 0.5% of the total contract amount (USD\$166,500.00) per calendar day of delay past the designated Final Completion date, and Contractor agrees to pay such amounts as liquidated damages if the Work is not completed by the date of Final Completion. Contractor agrees that the liquidated damages specified herein is a fair way of ascertaining damages to OLWS and is not a penalty for late completion. OLWS shall deduct the amount of liquidated damages from any amounts due, and the Contractor and its Surety shall be liable for any excess. If the Agreement is terminated due to default by Contractor or public convenience, and the Work has not by other persons or means been completed before the Final Completion date, liquidated damages shall be assessed against the Contractor for the duration of the time reasonably required to complete the Work.
- d. Final Payment:** Contractor shall notify OLWS in writing when the Contractor considers the Work to be complete, and OLWS shall, within 15 days after receiving the written notice, either accept the Work or notify the Contractor of Work yet to be performed under the Contract.

If accepted by OLWS, the remaining balance due to the Contractor, including the retained percentage, shall be paid to the Contractor by OLWS. OLWS shall not make final payment unless the prevailing wage rate certifications are received.

OLWS shall pay to Contractor interest at the rate of one and one-half percent per month on the final payment due the Contractor, to commence 30 days after the Work has been completed and accepted and all verifications and certifications have been received by OLWS, and to run until the date when final payment is tendered to the Contractor. If OLWS does not, within 15 days after receiving written notice of completion, notify the Contractor of Work yet to be performed to fulfill contractual obligations, the interest

provided by this subsection shall commence to run 30 days after the end of the 15-day period and shall be suspended if OLWS thereafter notifies Contractor of the remaining obligations.

As a condition of final acceptance, OLWS may require Contractor to submit evidence, satisfactory to the OLWS Representative, that all payrolls, material bills, and other indebtedness connected with the project have been paid. If any indebtedness or liens are in dispute, the Contractor may submit a surety bond satisfactory to OLWS guaranteeing payment of all such disputed amounts if such payment has not already been guaranteed by surety bond.

- g. Contractor agrees that no person shall be employed for more than ten (10) hours in any one day, or forty (40) hours in any one week, except in cases of necessity, emergency, or when public policy absolutely requires it, and in such cases the laborer shall be paid at least time and a half pay for all overtime in excess of eight (8) hours in any one day or forty (40) hours in any one week when the workweek is five consecutive days, Monday through Friday, or ten (10) hours in any one day and or forty (40) hours in any one week when the workweek is four consecutive days, Monday through Friday and for all work performed on Saturday and on any legal holiday as specified in ORS 279C.540. No OLWS employee shall be required to work overtime or on a Saturday, Sunday, or holiday in the fulfillment of this Agreement, except where the Contractor agrees to reimburse OLWS in the amount of money paid the employee for such work as determined by state law, OLWS's personnel rules, or union agreement. The Contractor shall require every Subcontractor to comply with this requirement.

#### **4. Prevailing Wages.**

- a. Contractor and subcontractors shall comply with all provisions required under ORS 279C.800 through 279C.875 regarding prevailing wage rates and fringe benefits. Contractors and subcontractors shall pay to all workers the current, applicable state prevailing rate of wage as established by the Oregon State Bureau of Labor and Industries ("BOLI"). Contractor and subcontractors must comply with all laws and regulations relating to prevailing wages, whether or not set out in this contract. Further information regarding prevailing wages is available by contacting BOLI at 971-673-0839 or at the BOLI web site: <https://www.oregon.gov/boli/employers/Pages/prevailing-wage.aspx>.
- b. Before starting Work on the project, Contractor must have a public works bond filed with the Oregon Construction Contractors Board with a corporate surety authorized to do business in the State of Oregon, in the amount of \$30,000.
- c. Contractor and subcontractors shall prepare weekly certified payroll reports and statements and submit them to OLWS by the fifth business day of each month. Reports shall be submitted to OLWS, Attention: Ben Green, Project Manager, on a form prescribed by the Commissioner of the Bureau of Labor, certifying: (a) the hourly rate of wage paid each worker who the Contractor or the subcontractor has employed to do the Work under this Agreement; and (b) that no worker has been paid less than the prevailing



rate of wage or less than the minimum hourly rate of wage specified in their contract. OLWS shall retain five percent of any amount earned by Contractor until the Contractor has complied with this provision. OLWS shall not make final payment unless the prevailing wage rate certifications have been received.

- d. Contractor shall allow BOLI to enter the office or business establishment of Contractor at any reasonable time to determine whether the prevailing rate of wage is actually being paid and shall make payment records available to BOLI on request. Contractor shall require subcontractors to provide the same right of entry and inspection.

## **5. Public Improvement Contract Requirements**

- a. Contractor shall faithfully complete and perform all of its obligations under this Agreement, and shall make payment promptly as due to all subcontractors and to all persons supplying to the Contractor or his or her subcontractors equipment, supplies, labor, or materials for the performance of the Work provided for in this Agreement and any party thereof; and shall demonstrate that an employee drug testing program is in place; and shall pay all contributions or amounts due the State Industrial Accident Fund and the State Unemployment Compensation Trust Fund from the Contractor or subcontractors incurred in the performance of this Agreement; and shall pay all sums of money withheld from the employees of said Contractor and payable to the Department of Revenue pursuant to ORS 279C.505; and shall not permit any lien or claim to be filed or prosecuted against OLWS on account of any labor or material furnished.
- b. If the Contractor fails, neglects, or refuses to pay promptly a person's claim for labor or services that the person provides to the Contractor or a subcontractor in connection with this Agreement as the claim becomes due, OLWS may pay the amount of the claim to the person that provides the labor or services and charge the amount of the payment against funds due or to become due to the Contractor under this Agreement.
- c. If the Contractor or a first-tier subcontractor fails, neglects, or refuses to pay a person that provides labor or materials in connection with this Agreement within 30 days after receiving payment from OLWS or the Contractor (as applicable), the Contractor or first-tier subcontractor owes the person the amount due plus interest charges, which begin at the end of the 10-day period within which payment is due under ORS 279C.580 and which ends upon final payment, unless payment is subject to a good faith dispute as defined in ORS 279C.580(5)(b). The rate of interest on the amount due is nine percent per annum and may not be waived.
- d. If the Contractor or a subcontractor fails, neglects, or refuses to pay a person that provides labor or materials in connection with this Agreement, the person may file a complaint with the Construction Contractors Board, unless payment is subject to a good faith dispute as defined in ORS 279C.580(5)(b).
- e. Contractor shall comply with all federal, state, and local laws, regulations, executive orders, and ordinances applicable to the Work under this Agreement, including without limitation, ORS 279C.520 (labor hours).

- f. Contractor shall promptly, as due, make payment to any person, co-partnership, association, or corporation furnishing medical, surgical, and hospital care or other needed care and attention incident to sickness or injury to the employees of Contractor, of all sums that Contractor has agreed to pay for such services and all monies and sums that Contractor collected or deducted from the wages of his or her employees pursuant to any law, contract, or agreement for the purpose of providing or paying for such service, pursuant to 279C.530.

**6. Ownership of Documents: Records**

- A. OLWS shall be furnished, at no cost to OLWS, copies of all draft and final documents related to the Work. OLWS shall have unlimited authority to use final materials received from Contractor in any way OLWS deems necessary.
- B. Upon request by Contractor, OLWS shall make copies of OLWS records pertinent to the Work to be performed by Contractor pursuant to this Agreement, for use by Contractor and without cost to Contractor.
- C. All Work performed by Contractor under this Agreement shall be the property of OLWS.

**7. Subcontracts; Assignment; Delegation**

Contractor shall submit a list of Subcontractors for approval by OLWS, and Contractor shall be fully responsible for the acts or omissions of any Subcontractors and of all persons employed by them, and neither the approval by OLWS of any Subcontractor nor anything contained herein shall be deemed to create any contractual relationship between any Subcontractor and OLWS.

This Agreement, and all of the covenants and conditions hereof, shall inure to the benefit of and be binding upon OLWS and the Contractor respectively and their legal representatives. Contractor shall not assign any rights nor delegate any duties incurred by this Agreement, or any part hereof without the written consent of OLWS, which shall be in OLWS's sole discretion, and any assignment or delegation in violation hereof shall be void. If OLWS agrees to assignment of Work to a subcontract, Contractor shall remain fully responsible for the negligent acts or omissions of any subcontractors and of all persons employed by them.

**8. Contractor is an Independent Contractor**

- A. OLWS shall be entitled to provide input to Contractor with respect to the Work, but Contractor is not subject to the direction and control of OLWS. Contractor is an independent contractor for all purposes and shall be entitled to no compensation other than the compensation provided for under Section 3 of this Agreement.
- B. Contractor is not an employee of OLWS. Contractor acknowledges Contractor's status as an independent contractor and acknowledges that Contractor is not an employee of OLWS for purposes of any law. All persons retained by Contractor to provide Services under this Agreement are employees or agents of Contractor and not of OLWS.

Contractor acknowledges that it is not entitled to benefits of any kind to which a OLWS employee is entitled, and that it shall be solely responsible for workers compensation coverage for its employees and all other payments and taxes required by law. Furthermore, in the event that Contractor is found by a court of law or an administrative agency to be an employee of OLWS for any purpose, OLWS shall be entitled to offset compensation due, or to demand repayment of any amounts paid to Contractor under the terms of the Agreement, to the full extent of any benefits or other remuneration Contractor receives (from OLWS or third party) as a result of said finding, and to the full extent of any payments that OLWS is required to make (to Contractor or to a third party) as a result of said finding.

- C. Contractor hereby represents that no employee of OLWS or any partnership or corporation in which an OLWS employee has an interest, has or will receive any remuneration of any type from Contractor, either directly or indirectly, in connection with the performance of this Agreement, except as specifically declared in writing.
- D. Contractor and its employees, if any, are not active members of the Oregon Public Employees Retirement System, and are not employed for a total of 600 hours or more in the calendar year by any public employer participating in the Retirement System.
- E. Contractor certifies that it currently has an appropriate business license or will obtain one prior to delivering Services under this Agreement.
- F. Contractor is not an officer, employee, or agent of OLWS as those terms are used in ORS 30.265.

## **9. Indemnity**

- A. OLWS has relied upon the professional ability and training of the Contractor as a material inducement to enter into this Agreement. Contractor represents to OLWS that the Services under this Agreement will be performed in accordance with the professional standards of skill and care ordinarily exercised by members of the Contractor's profession under similar conditions and circumstances, as well as the requirements of applicable federal, state, and local laws. Acceptance of Contractor's Work by OLWS shall not operate as a waiver or release of any right or remedy that may be available by OLWS under law. Acceptance of documents by OLWS does not relieve Contractor of any responsibility for negligent or wrongful design, replacement, and/or repair deficiencies, errors, or omissions.
- B. Contractor shall fully defend, indemnify, and hold harmless OLWS, its employees, board members, officers, volunteers, and agents, from any and all claims, lawsuits, demands, causes of action, liability, loss, damage, equitable relief, personal injury and/or wrongful death, whether brought by an individual or any other entity, or imposed by a court of law or by administrative action of any federal, state, or local governmental body or agency, arising out of, in any way whatsoever, this Agreement, including any acts, omissions, negligence, or willful misconduct on the part of the Contractor, its employees, subcontractors, board members, volunteers, or agents. This



indemnification applies to and includes, without limitation, the payment of all penalties, fines, judgements, awards, decrees, attorney's fees, and related costs and expenses, and any reimbursements to OLWS for any and all legal fees, expenses, and costs incurred by OLWS in connection therewith.

# **10. Insurance**

Contractor and its subcontractors shall maintain insurance acceptable to OLWS in full force and effect throughout the term of this contract. Such insurance shall cover all risks arising directly or indirectly out of Contractor's activities or work hereunder, including the operations of its subcontractors of any tier. Such insurance shall include provisions that such insurance is primary insurance with respect to the interests of OLWS and that any other insurance maintained by OLWS is excess and not contributory insurance with the insurance required hereunder. The policy or policies of insurance maintained by the Contractor and its subcontractors shall provide at least the following limits and coverages:

- A. Commercial General Liability Insurance:** Contractor and its subcontractors shall obtain, at contractor's or subcontractor's expense, and keep in effect during the term of this contract, Commercial General Liability Insurance including all Liability including all major divisions of coverage, including, but not limited to, Premises/Operations, Completed Operations, Independent Contractors' Protective, Products-Completed Operations, Contractual Liability (including coverage for the Contractor's indemnity obligations and other contractual indemnity obligations assumed by the Contractor), Personal Injury, and Broad Form Property Damage (including coverage for Explosion, Collapse, and Underground Hazards). The following insurance will be carried:

## **Employer's Liability Insurance**

|                 |                       |
|-----------------|-----------------------|
| \$ 2,000,000.00 | Each Occurrence       |
| \$ 2,000,000.00 | Disease Each Employee |
| \$ 2,000,000.00 | Disease – Policy      |

## **Commercial General Liability insurance**

|                 |                                                 |
|-----------------|-------------------------------------------------|
| \$ 2,000,000.00 | Each Occurrence Limit                           |
| \$ 3,000,000.00 | General Aggregate                               |
| \$ 3,000,000.00 | Products/Completed Operations Aggregate         |
| \$ 3,000,000.00 | Personal and Advertising Injury                 |
| \$ 2,000,000.00 | Limited Job Site Pollution Occurrence Sub-Limit |

## **Comprehensive Automobile Liability Insurance including coverage for all owned, hired and non-owned vehicles**

|                 |                                                |
|-----------------|------------------------------------------------|
| \$ 2,000,000.00 | Each Occurrence Combined Single Limit          |
| \$ 3,000,000.00 | Aggregate Bodily Injury & Property Damage      |
|                 | or                                             |
| \$ 2,000,000.00 | Each Person Bodily Injury                      |
| \$ 2,000,000.00 | Each Occurrence Bodily Injury                  |
| \$ 2,000,000.00 | Each Occurrence Property Damage                |
| \$ 2,000,000.00 | Each Occurrence Pollution Occurrence Sub-Limit |

“All risk” Builder's Risk Insurance (including earthquake and flood) covering the real and personal property of others in the care, custody, and control of the contractor. Coverage shall include theft and damage to building interiors, exterior, in transit and offsite storage. The minimum amount of coverage to be carried shall be equal to the full amount of this Agreement. Contractor shall be financially responsible for any deductible applied to loss. This insurance shall include Owner, the contractor and its sub-contractors as their interests may appear and may not be cancelled or terminated until such time as OLWS’s final acceptance of the project.

The policy shall be endorsed to have the General Aggregate apply to this project only.

- B. Insurance Carrier Rating:** Coverage provided by the Contractor must be underwritten by an insurance company deemed acceptable by OLWS. OLWS reserves the right to reject all or any insurance carrier(s) with an unacceptable financial rating.
- C. Certificates of Insurance:** As evidence of the insurance coverage required by the contract, the contractor shall furnish a Certificate of Insurance to OLWS. No contract shall be effective until the required certificates have been received and approved by OLWS. The certificate will specify and document all provisions within this contract. A renewal certificate will be sent to the above address 10 days prior to coverage expiration. Certificates of Insurance should read “Insurance certificate pertaining to the Agreement for Valley View Reservoir Roof Coating Project”. OLWS, its officers, directors, and employees shall be added as additional insurers with respects to this contract. All Liability Insurance policies will be endorsed to show this additional coverage. Insured coverage must be noted as primary in the description portion of the certificate.
- D. Primary Coverage Clarification:** All parties to this contract hereby agree that the contractor's coverage will be primary in the event of a loss.
- E. Cross-Liability Clause:** A cross-liability clause or separation of insureds clause will be included in general liability, policy.  
Contractor's insurance policy shall contain provisions that such policies shall not be canceled or their limits of liability reduced without thirty (30) days prior notice to OLWS. A copy of each insurance policy, certified as a true copy by an authorized representative of the issuing insurance company, or at the discretion of OLWS, in lieu thereof, a certificate in form satisfactory to OLWS certifying to the issuance of such insurance shall be forwarded to:

OLWS

Attn: Ben Green

14611 SE River Road

Oak Grove, Oregon 97267

Business Phone: 971 415 4953

Business Email: ben.green@olws.org

Such policies or certificates must be delivered prior to commencement of the Work. Ten days cancellation notice shall be provided OLWS by certified mail to the name at the address listed above in event of cancellation or non-renewal of the insurance. The

procuring of such required insurance shall not be construed to limit contractor's liability hereunder. Notwithstanding said insurance, Contractor shall be obligated for the total amount of any damage, injury, or loss caused by negligence or neglect connected with this Agreement.

#### **11. Termination Without Cause**

- a. Termination for Public Convenience. At any time, OLWS shall have the right, in its sole discretion, to terminate this Agreement, in whole or in part, if OLWS determines that termination is in the best interest of the public. If OLWS terminates the Agreement pursuant to this paragraph, it shall pay Contractor for Services rendered through the effective date of termination. Payment shall be prorated to and include the day of termination and shall be in full satisfaction of all claims by Contractor against OLWS under this Agreement. OLWS shall provide the Contractor and Contractor's Surety seven calendar days' written notice of termination for public convenience. On the termination date stated in the notice, Contractor shall provide to OLWS immediate and peaceful possession of the project area, and of all of the materials and equipment to be incorporated into the Work for which Contractor received progress payments, regardless of the location of the materials and equipment at the time of termination.
- b. Termination by Mutual Agreement. This Agreement may be terminated without cause prior to the expiration of the agreed upon term by the mutual written consent of both parties. In such event, payment of Contractor shall be as provided by ORS 279C.660 and shall be prorated to and include the day of termination and shall be in full satisfaction of all claims by Contractor against OLWS under this Agreement.
- c. Other Termination without Cause. This Agreement may be terminated if the Work under this Agreement is suspended by an order of a public agency for any reason considered to be in the public interest other than by a labor dispute or by reason of any third party judicial proceeding relating to the Work other than a suit or action filed in regard to a labor dispute; or if the circumstances or conditions are such that it is impracticable within a reasonable time to proceed with a substantial portion of the Agreement. In such event, payment of Contractor shall be as provided by ORS 279C.660 and shall be prorated to and include the day of termination and shall be in full satisfaction of all claims by Contractor against OLWS under this Agreement.
- d. Termination under any provision of this Section 11 shall not affect any right, obligation, or liability of Contractor or OLWS which accrued prior to such termination.

#### **12. Termination for Cause**

- a. OLWS may terminate this Agreement effective upon delivery of written notice to Contractor, or at such later date as may be established by OLWS, under any of the following conditions:
  - i If OLWS funding from federal, state, local, or other sources is not obtained and continued at levels sufficient to allow for the purchase of the indicated quantity of Services. This Agreement may also be modified to accommodate a reduction in funds;



- ii If Federal or State regulations or guidelines are modified, changed, or interpreted in such a way that the Services are no longer allowable or appropriate for purchase under this Agreement;
- iii If any license or certificate required by law or regulation to be held by Contractor, its subcontractors, agents, and employees to provide the Services required by this Agreement is for any reason denied, revoked, or not renewed;
- iv If Contractor becomes insolvent, if voluntary, or if an involuntary petition in bankruptcy is filed by or against Contractor, if a receiver or trustee is appointed for Contractor, or if there is an assignment for the benefit of creditors of Contractor; or
- v If Contractor fails to maintain reasonable relations with the public. Verbal abuse, threats, or other inappropriate behavior toward members of the public constitute grounds for termination.

Any such termination of this Agreement under this Section shall be without prejudice to any obligations or liabilities of either Party already accrued prior to such termination.

b. OLWS, by written notice of default (including breach of contract) to Contractor, may terminate the whole or any part of this Agreement:

- i If Contractor fails to provide the Services called for by this Agreement within the time specified herein or any extension thereof; or
- ii If Contractor fails to perform any of the other provisions of this Agreement, or so fails to pursue the Work as to endanger performance of this Agreement in accordance with its terms, and after receipt of written notice from OLWS, fails to correct such failures within ten (10) days or such other period as OLWS may authorize.

The rights and remedies of OLWS provided in the above clause related to defaults (including breach of contract) by Contractor shall not be exclusive and are in addition to any other rights and remedies provided by law or under this Agreement.

If OLWS terminates this Agreement under this Section, Contractor shall be entitled to receive as full payment for all Services satisfactorily rendered and expenses incurred, an amount which bears the same ratio to the total fees specified in this Agreement as the Services satisfactorily rendered by Contractor bear to the total services otherwise required to be performed for such total fee; provided, that there shall be deducted from such amount the amount of damages, if any, sustained by OLWS due to breach of contract by Contractor. Damages for breach of contract shall be those allowed by Oregon law, reasonable and necessary attorney fees, and other costs of litigation at trial and upon appeal.

### **13. Breach and Remedy**

Upon breach of this Agreement, the parties shall have all rights and remedies provided by law or under this Agreement. In addition, in the event of a breach of this Agreement by Contractor, OLWS may complete the work or remedy the issue either itself, by agreement with another

contractor, or by a combination thereof. OLWS may deduct the cost of completing the work or remedying the issue identified in the notice of breach from the remaining unpaid balance of the fee(s) owed to Contractor under this or other Agreements, if any.

#### **14. Non-Waiver**

The failure of either party to insist upon or enforce strict performance by the other party of any of the terms of this Agreement, or to exercise any rights hereunder, shall not be construed as a waiver or relinquishment of its rights to assert or rely upon such terms or rights on a future occasion.

#### **15. Method and Place of Giving Notice, Submitting Bills, and Making Payments**

All notices, bills, and payments shall be made in writing and may be given by personal delivery, mail, or email. Payments may be made by personal delivery, mail, or electronic transfer. The following addresses shall be used to transmit notices, bills, payments, and other information:

| <b>OLWS</b>                                    | <b>C&amp;R Homes and Construction Services LLC</b>              |
|------------------------------------------------|-----------------------------------------------------------------|
| Attn: Ben Green, Associate Engineer            | Attn: Nicholas A. Chaney                                        |
| 14496 SE River Road<br>Oak Grove, Oregon 97267 | Address: 714 S 72 <sup>nd</sup> Street<br>Springfield, OR 97478 |
| Phone: 971 415 4953                            | Phone: 541-222-9481                                             |
| Email Address: ben.green@olws.org              | Email Address:<br>nicholasachaney@gmail.com                     |

and when so addressed, shall be deemed given upon deposit in the United States mail, postage prepaid, or when emailed, shall be deemed given upon receipt by the recipient's servers. In all other instances, notices, bills, and payments shall be deemed given at the time of actual delivery. Changes may be made in the names and addresses of the person to whom notices, bills, and payments are to be given, by giving written notice pursuant to this paragraph.

#### **16. Merger**

This writing is intended both as a final expression of the Agreement between the parties with respect to the included terms, and as a complete and exclusive statement of the terms of the Agreement. There are no understandings, agreements, or representations, oral or written, that are not specified herein regarding this Agreement. No modification of this Agreement shall be effective unless and until it is made in writing and signed by an authorized representative of both parties.

#### **17. Force Majeure**

Neither OLWS nor Contractor shall be considered in default because of any delays in completion and responsibilities hereunder due to causes beyond the control and without fault or negligence on the part of the parties so disabled, including but not restricted to, an act of God or of a public enemy, civil unrest, volcano, earthquake, fire, flood, epidemic, quarantine

restriction, area-wide strike, freight embargo, unusually severe weather, or delay of subcontractor or supplies due to such cause; provided that the parties so disabled shall within ten days from the beginning of such delay, notify the other party in writing of the cause of delay and its probable extent. Such notification shall not be the basis for a claim for additional compensation. Each party shall, however, make all reasonable efforts to remove or eliminate such a cause of delay or default and shall, upon cessation of the cause, diligently pursue performance of its obligations under the Agreement.

**18. Non-Discrimination**

Contractor agrees to comply with all applicable requirements of federal and state civil rights and rehabilitation statutes, rules, and regulations. Contractor also shall comply with the Americans with Disabilities Act of 1990, as amended, ORS 659A.142, and all regulations and administrative rules established pursuant to those laws.

**19. Errors**

If requested by OLWS, Contractor shall perform such additional work as may be deemed necessary by OLWS, to correct errors in the Work required under this Agreement, without undue delays and without additional cost.

**20. Hazardous Materials and Waste**

If, as part of the performance of this Agreement, Contractor generates or uses any hazardous wastes, hazardous substances, or hazardous materials, Contractor shall be responsible for the disposal of such wastes, substances, and materials in compliance with all applicable federal and state requirements. Contractors shall provide OLWS with documentation, including all required manifests, surveys, and material safety data sheets, demonstrating proper transportation, control, and disposal of hazardous wastes, substances, and materials. Contractor shall defend, indemnify, and hold harmless OLWS for any and all claims related in any way to the disposal, control, or storage of hazardous wastes, substances, or materials generated, transported, or disposed of pursuant to this Agreement, and in any way related to any release or discharge of hazardous wastes, substances, or materials.

**21. Governing Law**

The provisions of this Agreement shall be construed in accordance with the provisions of the laws of the State of Oregon. Any action or suits involving any question arising under this Agreement must be brought in the appropriate court of the State of Oregon.

**22. Conflict Between Terms**

Should there be a conflict between the terms of this Agreement and any bid submitted by Contractor in connection with this Agreement, the terms of this Agreement shall control and nothing herein shall be considered as an acceptance of the terms of any conflicting bid.

**23. Nonwaiver**

The failure of OLWS to insist upon or enforce strict performance by Contractor of any of the terms of this Agreement, or to exercise any rights hereunder, shall not be construed as a waiver or relinquishment to any extent of its right to assert or rely upon such terms or rights in the future.

**24. Access to Records**

OLWS shall have access to such books, documents, papers, and records of Contractor that are pertinent to this Agreement for the purpose of making an audit, examination, copies, excerpts, and transcripts.

**25. Audit**

Contractor shall maintain records to help ensure conformance with the terms and conditions of this Agreement, and to help ensure adequate performance and accurate expenditures within the contract period. Contractor agrees to permit OLWS, the State of Oregon, the federal government, and their duly authorized representatives, to audit all records pertaining to this Agreement for such purpose.

**26. Warranties**

All Work shall be guaranteed by the Contractor for a period of one year after the date of final acceptance of the Work by OLWS. Contractor warrants that all practices and procedures, workmanship, and materials shall be the best available unless otherwise specified in the profession. Neither acceptance of the Work nor payment therefore by OLWS shall relieve Contractor from liability under warranties contained in or implied in this Agreement

**27. Attorneys Fees.**

In the event an action, suit of proceeding, including appeal, is brought for failure to observe any of the terms of this Agreement, the parties agree that the losing party shall pay such sums as the Court may adjudge reasonable attorney's fees and court costs, including attorney's fees and court costs upon appeal. The provisions of this Agreement shall be construed in accordance with the provisions of the laws of the State of Oregon. All disputes relating to the Agreement, the Work under this Agreement, or the interpretation of any contract document not resolved by negotiation or mediation may be brought only in the Clackamas County Circuit Court.

**28. Severability**

In the event any provision or portion of this Agreement is held to be unenforceable or invalid by a court of competent jurisdiction, the validity of the remaining terms and provisions of the Agreement shall not be affected, and the remaining terms and provisions of the Agreement shall be in full force and effect.

**29. Complete Agreement**

This Agreement and the attached exhibits constitute the entire Agreement between the parties. No waiver, consent, modification, or change of terms of this Agreement shall bind either party, unless in writing and signed by both parties. Such waiver, consent, modification, or change, if made, shall be effective only in the specific instances and for the specific purpose given. There are no other understandings, agreements, or representations, oral or written, regarding the subject matter of this Agreement. Contractor, by the signature of its authorized representative, hereby acknowledges that Contractor has read this Agreement, understands it, and agrees to be bound by its terms and conditions.



Contract No. \_\_\_\_\_

**IN WITNESS WHEREOF**, the parties have caused this Agreement to be executed by the undersigned duly authorized representatives of each party, effective as of the Effective Date.

**OAK LODGE WATER SERVICES  
AUTHORITY**

**C&R HOMES AND CONSTRUCTION  
SERVICES LLC**

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Print Name & Title

\_\_\_\_\_  
Print Name & Title

\_\_\_\_\_  
Date

\_\_\_\_\_  
Date



**BID ITEM DESCRIPTIONS**

Valley View Reservoir Roof Coating  
2026-DW01

Item 1 – Mobilization

Description:

The work under this bid item consists of operations and preparatory work necessary to become ready to perform roof sealant preparation and application – this includes demobilization and cleanup of the project site after work is complete.

General Requirements:

Refer to Section 1 of Oak Lodge Water Services (OLWS) Design and Construction Standards and Section 00210 of the Oregon Standard Specifications for Construction for the description, material and construction requirements for this bid item.

Additional information:

Private Property Access – The contractor will confine operations to project site and property owned by Oak Lodge Water Services. Refer to Section 1.2.4.08 of OLWS Design and Construction Standards for protection of property requirements.

Unit of Measurement:

Lump Sum, no measurement of quantities will be made for work performed under this bid item.

Payment:

Mobilization payment will be made at the contract lump sum amount. Partial payment for mobilization can be made.

No separate or additional payment will be made for:

- Obtaining all bonds, insurance, licenses, and permits
- Moving all personnel, equipment, supplies, and incidentals to the project site
- Providing all required light, power and water
  - Water spigot and electricity onsite – noted on plan set
- Demobilizing, including removal of all facilities and clean up
- Performing all other work necessary to complete the project which is not covered in other bid items.

Item 2 – Exterior Roof Coating Preparation for Reservoir 1

Description:

The work under this bid consists of concrete surface preparation for Sherwin Williams Loxon Self-Cleaning Acrylic coating including crack and concrete repairs.

General Requirements:

- Contractor shall adhere to manufactures specifications for surface preparation.
- Toe board below safety railing and standing platform should be disassembled enough to clean surface and apply coating.
- Concrete roof and exterior to be pressure washed removing contaminants including but not limited to oil grease, dust, dirt, and efflorescence.
- Exposed rebar and damaged concrete on exterior surface dome shall be cleaned and fixed with repair mortar or alternative method approved by Oak Lodge Water Services
- Construction crew and construction activities shall adhere to Occupational Safety and Health Administration (OSHA) guidelines/standards.
- Contractor is responsible for material clean up during and after coating preparation

Unit of Measurement:

Lump sum, no measurement of quantities will be made from work performed under this bid item.

Payment:

Payment for this bid item shall be full payment for furnishing all materials, labor, tools, and equipment necessary to perform the work as specified.

Item 3 – Exterior Roof Coating Application for Reservoir 1

Description:

The work under consists of application of Sherwin Williams Loxon Self-Cleaning Acrylic or approved equal coating onto concrete reservoir roof and parapet.

General Requirements:

- Contractor shall adhere to manufactures specifications for coating application.
- Coating shall be Sherwin Williams LOXON Self-Cleaning Acrylic Coating or approved equal
  - Tint/color shall match existing and be approved by Oak Lodge Water Services
  - Apply 2 coats
- Contractor is responsible for material clean up during and after coating

Additional information:

Unit of Measurement:

Lump sum, no measurement of quantities will be made from work performed under this bid item.

Payment:



Payment for this bid item shall be made after final inspection for furnishing all materials, labor, tools, and equipment necessary to perform the work as specified.

#### Item A-4 – Exterior Roof Coating Preparation for Reservoir 2

##### Description:

This bid item is identical in scope to Bid Item 2, “Exterior Roof Coating Preparation for Reservoir 1,” but applies to the reservoir 2. OLWS intends to award the Base Bid, plus alternate, as funding allows. If the alternate is selected, the lowest bidder will be determined based on the sum of the Base Bid and the alternate price. Award of alternate is at OLWS’s discretion based solely on available funding. Bidders shall have no claim for additional compensation if additive alternates are not awarded.

#### Item A-5 – Exterior Roof Coating Application for Reservoir 2

##### Description:

This bid item is identical in scope to Bid Item 3, “Exterior Roof Coating Application for Reservoir 1,” but applies to the reservoir 2. OLWS intends to award the Base Bid, plus alternate, as funding allows. If the alternate is selected, the lowest bidder will be determined based on the sum of the Base Bid and the alternate price. Award of alternate is at OLWS’s discretion based solely on available funding. Bidders shall have no claim for additional compensation if additive alternates are not awarded.





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## Valley View Reservoir Roof Coating Project

# Contract Documents Addendum #1

CIP 2026-DW01

June 22, 2025

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This addendum is hereby made a part of the Contract Documents to the same extent as though it was originally included therein.

Bidders must acknowledge receipt of all addenda as part of the Bid Submission Packet, on the Bid Form page (Page 14 of 29). Bids that fail to acknowledge all addenda may be considered non-responsive and may be rejected.

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This addendum to the Contract Documents consists of the following items:

1. This addendum changes the Bid Closing date and time to **Thursday July 2, 2026 at 2:00 PM Pacific Time**. Deadline for substitution, clarification, and change requests will be June 25, 2026.
2. Contractors who attended the mandatory pre-bid onsite conference are welcome to schedule another site visit. Contact Ben Green at [ben.green@olws.org](mailto:ben.green@olws.org) or 971 415 4953 (cell) to schedule visit.
3. Bid Item 2 – Exterior Rood Coating Preparation for Reservoir 1

Attached specification provided by Sherwin Willaims shall be incorporated into the project. Specifications detail surface preparation for removing dirt, dust, grease, laitance, and biological growths. Requirements for patching and repairing gouges as well as exposed rebar repair. These changes also apply to Bid Item A-4. See revised plan set.

4. Bid Item 3 – Exterior Roof Coating Application for Reservoir 1

Attached specification provided by Sherwin Willaims shall be incorporated into the project. Prior to coating roof Uniflex One Flash should be installed around caulking joint perimeter of reservoir 2. Loxon Self-cleaning Acrylic coating will be installed at the peak of reservoir roof and transition to Uniflex Silicone 3 feet before the domed roof transitions flat. One Flash will be used to transition between Loxon Self-Cleaning Acrylic

and Uniflex Silicone and should be applied underneath both. The remainder of the roof will be coated with Uniflex silicone and will terminate at the edge of reservoir. These changes apply to Bid No. A-5 See revised plan set.

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**Technical or Contract Related Questions:**

**Submit Bids through Bid Locker**

Ben Green  
Oak Lodge Water Services District  
Phone: 971 415 4953  
Email: [ben.green@olws.org](mailto:ben.green@olws.org)

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## Valley View Reservoir Roof Coating System

### 1. Products

- Sherwin-Williams Loxon Self-Cleaning Acrylic Coating
- Sherwin-Williams Macropoxy 646 FC Epoxy
- Sherwin-Williams Uniflex One Flash
- Sherwin-Williams Uniflex Silicone 44
- Sherwin Williams Steel Seam 910

### 2. Surface Preparation

#### General Preparation

Clean all surfaces to remove dirt, dust, grease, laitance, biological growth, and all contaminants in accordance with SSPC-SP1 with a minimum 4000psi pressure washer with oscillating tip.

#### Perimeter Joint Preparation

Clean the joint around the entire perimeter edge. Remove all loose or deteriorated caulking. Ensure the joint is clean, dry, and sound.

#### Concrete and Rebar Repairs

Remove concrete around exposed rebar to reach the backside. Clean reinforcing steel of rust and debris per SSPC-SP11 Power Tool Cleaning to White Metal. Prepare surrounding substrate to a sound condition.

#### Surface Repairs

Resurface repair areas and all voids or holes deeper than 1/4 inch with Cemtec Thin Patch or Steel Seam 910. Allow to cure per manufacturer recommendations.

### 3. Coating Application

#### Rebar Protection

Apply Macropoxy 646 FC to prepared reinforcing steel in accordance with the data sheet.

#### Joint Treatment

Apply Uniflex One Flash to the entire perimeter joint, including the floor and wall transition up to 3 inches.



### Silicone Roof System

Apply Uniflex Silicone 44 to the channel and extend 3 feet onto the tank dome roof. Come up the parapet and extend coating to the top outside corner. Refer to owner on desired look for termination point.

### Roof Coating

Apply two coats of Loxon Self-Cleaning to the entire tank roof per manufacturers recommendations.

### Transition Detailing

At the transition between Loxon and Uniflex, seal the seam with One Flash. Overlap each coating 3 inches to transition point.

**Loxon®****Self-Cleaning Acrylic Coating - Satin**

LX14-50 Series

**SHERWIN  
WILLIAMS.****CHARACTERISTICS**

**Loxon Self-Cleaning Acrylic Coating** is specifically engineered for exterior, above grade, masonry surfaces requiring a clean and attractive look while providing high performance protection with enhanced water shedding and dirt pick-up resistant properties. This may be applied to a surface with a pH of 6 to 13.

**Loxon Self-Cleaning Acrylic Coating** is formulated to be self-cleaning by shedding dirt upon rain or water contact.

**Key Attributes and Benefits:**

- Excellent dirt pick up resistance
- Excellent water shedding
- Resistant to wind driven rain
- Hydrophobic characteristics
- Adhesion to many concrete surfaces, wood and EIFS
- Highly alkali and efflorescence resistant
- Apply directly to fresh concrete (at least 7 days old)
- Can be applied down to 35°F

**Finish:** 10-20 units @ 60°  
**Color:** many Colors

**Coverage:**

Wet mils: 5-7  
Dry mils: 2.0-2.8  
Coverage: 220-320 sq. ft. per gallon  
Coverage on porous & rough stucco 125 square feet per gallon.

**Drying Schedule @ 50% RH:** Drying and recoat times are temperature, humidity, and film thickness dependent.

**To touch** 4 hours  
**To recoat** 24 hours  
No maximum recoat time.

**Tinting with CCE only:**

| Base         | oz. per gallon | Strength  |
|--------------|----------------|-----------|
| Extra White  | 0-7            | SherColor |
| Deep Base    | 4-12           | SherColor |
| Ultra Deep   | 10-12          | SherColor |
| Light Yellow | 0-12           | SherColor |

**Extra White LX14W0051**

(may vary by color)

**V.O.C. (less exempt solvents):**

less than 50 grams per litre; 0.42 lbs. per gallon

As per 40 CFR 59.406

**Volume Solids:** 38 ±2%  
**Weight Solids:** 50 ±2%  
**Weight per Gallon:** 10.18 lbs  
**Flash Point:** N.A.  
**Vehicle Type:** 100% Acrylic  
**Shelf Life:** 36 months, unopened  
**Mildew Resistant:**

This coating contains agents which inhibit the growth of mildew on the surface of this coating film. Passes ASTM D3273/D3274

**COMPLIANCE**

As of 08/10/2022, Complies with:

|                                      |     |
|--------------------------------------|-----|
| <b>OTC</b>                           | Yes |
| <b>OTC Phase II</b>                  | Yes |
| <b>S.C.A.Q.M.D.</b>                  | Yes |
| <b>CARB</b>                          | Yes |
| <b>CARB SCM 2007</b>                 | Yes |
| <b>CARB SCM 2020</b>                 | Yes |
| <b>Canada</b>                        | Yes |
| <b>LEED® v4 &amp; v4.1 Emissions</b> | N/A |
| <b>LEED® v4 &amp; v4.1 V.O.C.</b>    | Yes |
| <b>EPD-NSF® Certified</b>            | No  |
| <b>MIR-Manufacturer Inventory</b>    | No  |
| <b>MPI®</b>                          | Yes |

**APPLICATION****Temperature:**

minimum 35°F

The following is a guide. Changes in pressures and tip sizes may be needed for proper spray characteristics. Always purge spray equipment before use with listed reducer. Any reduction must be compatible with the existing environmental and application conditions.

**Reducer:** No reduction necessary**Airless Spray:**

Pressure 2000 p.s.i.

Tip .017-.021 inch

**Brush:** nylon-polyester

Purdy Pro-Extra

Purdy Marathon

**Roller Cover:** 1/2-3/4 inch nap synthetic

Spray and back roll on porous & rough stucco to achieve required film build and a pin-hole free surface.

For porous block, a coat of Loxon Acrylic Block Surfer is required to achieve a pinhole free surface.

Apply at temperatures above 35°F. When the air temperature is at 35°F, substrates may be colder; prior to painting, check to be sure the air, surface, and material temperature are above 35°F and at least 5°F above the dew point. Avoid using if rain or snow is expected within 2-3 hours.

Do not apply at air or surface temperatures below 35°F or when air or surface temperatures may drop below 35°F within 48 hours.

For best performance results, avoid painting in direct sun or painting substrates with elevated surface temperatures.

Use high bond exterior painter's tape such as ShurTape® FROGTape® High Bond Exterior Painter's Tape™ (SMIS 651259798) when coated surface requires masking. Allow coating to dry 24 hours prior to applying to surface.

Do not reduce.

**APPLICATION TIPS****Sealing and Patching:**

After cleaning the surface thoroughly, prime the concrete surface with Loxon Self-Cleaning Acrylic Coating, apply an elastomeric patch or sealant if needed, allow to dry, then topcoat.

To improve the performance, consider:

Use caution when preparing the substrate to create a uniform surface.

Cracks, crevices, and through-wall openings must be patched with an elastomeric patch or sealant.

Fill voids and openings around window and doors with an elastomeric patch or sealant.

Stripe coat all inside and outside corners and edges with 1 coat of Loxon Self-Cleaning Coating.

**Caulking:**

Gaps between windows, doors, trim, and other through-wall openings can be filled with the appropriate caulk after priming the surface.

**RECOMMENDED SYSTEMS****Concrete, Masonry, Stucco, EIFS:**

Self-Prime using 2 coats of Loxon Self-Cleaning  
or

1 coat Loxon Concrete & Masonry Primer  
(if needed)

or  
1 coat Loxon Conditioner (if needed)  
2 coats Loxon Self-Cleaning

**CMU, Block, Split-face Block:**

1 coat Loxon Acrylic Block Surfer

or

1 coat Pro Industrial™ Heavy Duty Block Filler  
2 coats Loxon Self-Cleaning

**Wood:**

1 coat Exterior Latex Primer  
2 coats Loxon Self-Cleaner

**Metal:**

1 coat Pro Industrial™ Pro-Cryl® Primer  
2 coats Loxon Self-Cleaner

**Previously Coated in good condition:**

After power washing, apply 1-2 coats of Loxon Self-Cleaning over the surface.

# Loxon®

## Self-Cleaning Acrylic Coating - Satin

### SURFACE PREPARATION

**WARNING!** If you scrape, sand or remove old paint, you may release lead dust. **LEAD IS TOXIC. EXPOSURE TO LEAD DUST CAN CAUSE SERIOUS ILLNESS, SUCH AS BRAIN DAMAGE, ESPECIALLY IN CHILDREN. PREGNANT WOMEN SHOULD ALSO AVOID EXPOSURE.** Wear a NIOSH-approved respirator to control lead exposure. Clean up carefully with a HEPA vacuum and a wet mop. Before you start, find out how to protect yourself and your family by contacting: **US - National Lead Information Hotline at 1-800-424-LEAD or log on to [www.epa.gov/lead](http://www.epa.gov/lead); Canada - your local health authority.**

Remove all surface contamination by washing with an appropriate cleaner, rinse thoroughly and allow to dry. Existing peeled or checked paint should be scraped and sanded to a sound surface. Glossy surfaces should be sanded dull. Stains from water, smoke, ink, pencil, grease, etc. should be sealed with the appropriate primer-sealer. Recognize that any surface preparation short of total removal of the old coating may compromise the service length of the system.

#### **Masonry, Concrete, CMU:**

Remove all dirt, dust, mildew, loose particles, laitance, foreign material, peeling and defective coatings, chalk, form release agents, moisture curing membranes, etc.

On tilt-up and poured-in-place concrete, commercial detergents and sandblasting may be necessary to remove sealers, release compounds, and to provide an anchor pattern.

Allow the surface to dry thoroughly.

Concrete and mortar must be cured at least 7 days at 75°F to apply this product directly. Fill bugholes, air pockets, cracks, and other voids with an elastomeric patch or sealant. Rough and porous block can be filled using Loxon Acrylic Block Surfer to provide a smooth surface.

#### **Cement Composition Siding-Panels:**

Remove all dirt, dust, grease, oil, loose particles, laitance, foreign material, and peeling or defective coatings. Allow the surface to dry thoroughly. Concrete and masonry must be cured at least 7 days at 75°F. Fill bug holes, air pockets, cracks, and other voids with an elastomeric patch or sealant. Rough surfaces can be filled to provide a smooth surface.

#### **Incidental Metal:**

Wash to remove any oil, grease, or other surface contamination. All corrosion must be removed with sandpaper, wire brush, or other abrading method. Primer required.

#### **Wood:**

Sand any exposed wood to a fresh surface. Patch all holes and imperfections with a wood filler or putty and sand smooth. All patched areas must be primed. Primer required.

### SURFACE PREPARATION

**Mildew** - Prior to attempting to remove mildew, it is always recommended to test any cleaner on a small, inconspicuous area prior to use. Bleach and bleaching type cleaners may damage or discolor existing paint films. Bleach alternative cleaning solutions may be advised.

Mildew may be removed before painting by washing with a solution of 1 part liquid bleach and 3 parts clean water. Apply the solution and scrub the mildewed area. Allow the solution to remain on the surface for 10 minutes. Rinse thoroughly with clean water and allow the surface to dry before painting. Wear protective eyewear, waterproof gloves, and protective clothing. Quickly wash off any of the mixture that comes in contact with your skin. Do not add detergents or ammonia to the bleach-water solution.

### PHYSICAL PROPERTIES

Do not paint on wet surfaces.

#### **LX14W0051**

#### **Wind-Driven Rain Test:**

Method: ASTM D6904-13  
Result: Pass  
2 coats Loxon Self-Cleaning @ 4.2- mils d.f.t. total

#### **Water Vapor Permeance:**

Method: ASTM D1653  
Result: 26.1 perms  
1 coat Loxon Self-Cleaning @ 4.3-mils d.f.t.  
14 day cure @ 77°F & 50% RH

#### **Elongation:**

Method: ASTM D2370  
Result: 159%  
1 coat Loxon Self-Cleaning @ 4.8-mils d.f.t.  
14 day cure @ 77°F & 50% RH, 1 inch per minute

#### **Tensile Strength:**

Method: ASTM D2370  
Result: 224 p.s.i.  
1 coat Loxon Self-Cleaning @ 4.8-mils d.f.t.  
14 day cure @ 77°F & 50% RH, 1 inch per minute

#### **Flexibility:**

Method: ASTM D522  
Result: method B, 180° bend, 1/8 inch mandrel Pass

#### **Alkali Resistance:**

Method: ASTM D1308  
Result: Pass

#### **Mildew Resistance:**

Method: ASTM D3273/D3274  
Result: Pass

#### **Efflorescence:**

Method: ASTM D7072-04  
Result: Pass (None)

#### **Adhesion to Concrete:**

Method: ASTM D3359  
Result: 5B

### SAFETY PRECAUTIONS

For exterior use only.

Protect from freezing.

Non-photochemically reactive.

Not for use on horizontal surfaces (floors, roofs, decks, etc.) where water will collect.

Not for use below grade. Will not withstand hydrostatic pressure.

Before using, carefully read **CAUTIONS** on label.

**ZINC** Use only with adequate ventilation. To avoid overexposure, open windows and doors or use other means to ensure fresh air entry during application and drying. If you experience eye watering, headaches, or dizziness, increase fresh air, or wear respiratory protection (NIOSH approved) or leave the area. Avoid contact with eyes and skin. Wash hands after using. Keep container closed when not in use. Do not transfer contents to other containers for storage. **FIRST AID:** In case of eye contact, flush thoroughly with large amounts of water. Get medical attention if irritation persists. If swallowed, call Poison Control Center, hospital emergency room, or physician immediately. **WARNING:** This product contains chemicals known to the State of California to cause cancer and birth defects or other reproductive harm. **DO NOT TAKE INTERNALLY. KEEP OUT OF THE REACH OF CHILDREN.**

HOTW 08/03/2022 LX14W0051 06 36  
FRC, SP

### CLEANUP INFORMATION

Clean spills, spatters, hands and tools immediately after use with soap and warm clean water. After cleaning, flush spray equipment with compliant cleanup solvent to prevent rusting of the equipment. Follow manufacturer's safety recommendations when using solvents.





# Protective & Marine Coatings

# STEEL-SEAM FT910 EPOXY PATCHING AND SURFACING COMPOUND

PART A B58W910 RESIN (WHITE)  
PART B B58V910 HARDENER (BLACK)

Revised: June 6, 2024

## PRODUCT INFORMATION

TRM.67

### PRODUCT DESCRIPTION

**STEEL-SEAM FT910 EPOXY PATCHING AND SURFACING COMPOUND** is a 100% solids epoxy surfacing compound for steel or patching compound for concrete. It is formulated for ease of application with squeegee, trowel, or airless spray on horizontal, vertical or overhead applications. Cures down to 35°F/1.7°C.

- 100% solids
- Tolerates moisture during cure
- Outstanding workability
- Easy to use
- May be applied from 5 mils to 1/2" wft/dft vertically
- May be applied up to 1" thick with aggregate addition
- Cured down to 35°F/1.7°C
- Reduced or low gaps HAPS

### PRODUCT CHARACTERISTICS

**Color:** Gray

**Volume Solids:** 100%, mixed

**VOC (calculated):** <100 g/l; 1.67 lb/gal, mixed

**Mix Ratio:** 3:1 by volume

#### Recommended Spreading Rate:

**Coverage:** 1" cove ~ 38 lf/gal  
3" cove ~ 10 lf/gal  
1 mil wft/dft ~ 1604 sf/gal

#### Drying Schedule @ 40.0 mils wet (1000 microns):

|                   | @ 35°F/1.7°C | @ 73°F/23°C<br>50% RH |
|-------------------|--------------|-----------------------|
| <b>To touch:</b>  | 6 hours      | 4 hours               |
| <b>To recoat:</b> |              |                       |
| <b>minimum:</b>   | 12 hours     | 6 hours               |
| <b>maximum:</b>   | 4 days       | 2 days                |
| <b>To cure:</b>   | 7 days       | 7 days                |

*If maximum recoat time is exceeded, abrade surface before recoating. Maximum recoat time is shorter when using polyurea topcoat, refer to topcoat data page.*

*Hardening time is temperature, humidity, and film thickness dependent.*

**Pot Life\*:** 50 minutes 30 minutes

\*@ 90°F/32°C, Pot Life is 20 minutes

**Sweat-in-Time:** None

**Shelf Life:** 36 months, unopened  
Store indoors at 40°F (4.5°C) to 100°F (38°C)

**Reduction:** Not recommended

**Clean Up:** Reducer R7K54

### RECOMMENDED USES

May be used as a versatile filler/surfer for uneven surfaces found in formed, open or corroded concrete and masonry surfaces. May also be used as a fairing compound for weld seams, riveted connections, lap seams and chine angles in steel tanks prior to epoxy coating and lining applications.

#### Concrete Uses:

- To smooth rough concrete
- To fill bugholes, tie rod holes, cavities, honeycombs and other surface defects on horizontal, vertical, or overhead surfaces
- To form transition coves at vertical and horizontal coves

#### Steel Uses:

- To smooth riveted, lapped or welded seams
- To fill corrosion pits on steel surfaces
- To form chine coves and fill sharp angles

Acceptable for use in Canadian Food Processing facilities (Confirm acceptance of specific part numbers/rexes with your SW Sales Representative).

### PERFORMANCE CHARACTERISTICS

| Test Name                  | Test Method                             | Results                                                             |
|----------------------------|-----------------------------------------|---------------------------------------------------------------------|
| <b>Abrasion Resistance</b> | ASTM D4060                              | 69 mg lost                                                          |
| <b>Adhesion</b>            | Concrete, ASTM D4541; Steel, ASTM D1002 | 350 psi, 100% concrete failure (ASTM D4541); 1,400 psi (ASTM D1002) |
| <b>Elongation</b>          | ASTM D412                               | 17.9%                                                               |
| <b>Flammability</b>        | ASTM D635                               | Self-extinguishing                                                  |
| <b>Hardness, Shore D</b>   | ASTM D2240                              | 55-60                                                               |
| <b>Tensile Strength</b>    | ASTM D412                               | 2,672 psi                                                           |
| <b>Thermal Cycling</b>     | ASTM C884, 5 cycles                     | No cracking                                                         |



# Protective & Marine Coatings

# STEEL-SEAM FT910 EPOXY PATCHING AND SURFACING COMPOUND

PART A B58W910 RESIN (WHITE)  
PART B B58V910 HARDENER (BLACK)

Revised: June 6, 2024

## PRODUCT INFORMATION

TRM.67

### RECOMMENDED SYSTEMS

May be applied directly to prepared concrete or steel.

May be applied over 100% solids primers to include:

- Cor-Cote HCR
- Corobond 100
- Dura-Plate UHS Primer
- Macropoxy 920 PrePrime
- EnviroLastic LT

Maybe applied over solvented primers, after the minimum recoat has been obtained. Primers to include:

- Macropoxy 5000
- Epo-Phen FF
- Macropoxy 646
- Dura-Plate 235
- Phenicon HS
- Tank Clad HS

May be topcoated with a variety of coatings to include:

- Acrolon 218 HS
- Cor-Cote HCR, HCR FF
- Cor-Cote E.N. 7000
- Cor-Cote HP
- Dura-Plate 235
- Dura-Plate UHS Laminate
- Dura-Plate UHS
- EnviroLastic Polyurea
- Macropoxy 646
- Phenicon HS
- SherFlex

The systems listed above are representative of the product's use, other systems may be appropriate.

### SURFACE PREPARATION

Surface must be clean, dry, and in sound condition. Remove all oil, dust, grease, dirt, loose rust, and other foreign material to ensure adequate adhesion.

Refer to product Application Bulletin for detailed surface preparation information.

Minimum recommended surface preparation:

Iron & Steel: SSPC SP-10/NACE2, 3 mils  
(75 microns) profile  
Concrete & Masonry: SSPC-SP13/NACE 6, or ICRI  
No. 310.2R, CSP 4-6

#### Surface Preparation Standards

| Condition of Surface | ISO 8501-1<br>BS7079:A1 | Swedish Std.<br>SIS055900 | SSPC  | NACE |
|----------------------|-------------------------|---------------------------|-------|------|
| White Metal          | Sa 3                    | Sa 3                      | SP 5  | 1    |
| Near White Metal     | Sa 2.5                  | Sa 2.5                    | SP 10 | 2    |
| Commercial Blast     | Sa 2                    | Sa 2                      | SP 6  | 3    |
| Brush-Off Blast      | Sa 1                    | Sa 1                      | SP 7  | 4    |
| Hand Tool Cleaning   | C St 2                  | C St 2                    | SP 2  | -    |
| Rusted               | D St 2                  | D St 2                    | SP 3  | -    |
| Pitted & Rusted      | D St 3                  | D St 3                    | SP 3  | -    |
| Power Tool Cleaning  | D St 3                  | D St 3                    | SP 3  | -    |

### TINTING

Do not tint.

### APPLICATION CONDITIONS

Temperature:

Air and Surface: 35°F (1.7°C) minimum, 120°F (49°C) maximum

Material: 50°F (10°C) minimum, 95°F (35°C) maximum  
At least 5°F (2.8°C) above dew point

Relative humidity: 85% maximum

Refer to product Application Bulletin for detailed application information.

### ORDERING INFORMATION

Packaging:

Part A: 11.2 lb / 1.3 Kg/L  
(~1.5 gal / 5.6L) in a 3 gallon (11.3L) pail  
Part B: 4.4 lb / 0.53 Kg/L  
(~.5 gal / 1.9L) in a 1 gallon (3.78L) pail

Weight per mixed unit: 15.6 lbs. ; 1.9 Kg/L  
(462 cu. in.)

### SAFETY PRECAUTIONS

Refer to the SDS sheet before use.

Published technical data and instructions are subject to change without notice. Contact your Sherwin-Williams representative for additional technical data and instructions.

### WARRANTY

The Sherwin-Williams Company warrants our products to be free of manufacturing defects in accord with applicable Sherwin-Williams quality control procedures. Liability for products proven defective, if any, is limited to replacement of the defective product or the refund of the purchase price paid for the defective product as determined by Sherwin-Williams. NO OTHER WARRANTY OR GUARANTEE OF ANY KIND IS MADE BY SHERWIN-WILLIAMS, EXPRESSED OR IMPLIED, STATUTORY, BY OPERATION OF LAW OR OTHERWISE, INCLUDING MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.

### DISCLAIMER

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# Protective & Marine Coatings

# STEEL-SEAM FT910 EPOXY PATCHING AND SURFACING COMPOUND

PART A      B58W910      RESIN (WHITE)  
PART B      B58V910      HARDENER (BLACK)

Revised: June 6, 2024

## APPLICATION BULLETIN

TRM.67

### SURFACE PREPARATIONS

Surface must be clean, dry, and in sound condition. Remove all oil, dust, grease, dirt, loose rust, and other foreign material to ensure adequate adhesion.

#### Iron & Steel, Immersion Service:

Remove all oil and grease from surface by Solvent Cleaning per SSPC-SP1. Minimum surface preparation is Near White Metal Blast Cleaning per SSPC-SP10/NACE 2. Blast clean all surfaces using a sharp, angular abrasive for optimum surface profile (3 mils / 75 microns). Remove all weld spatter and round all sharp edges by grinding. Prime any bare steel the same day as it is cleaned or before flash rusting occurs.

#### Iron & Steel, Atmospheric Service:

Remove all oil and grease from surface by Solvent Cleaning per SSPC-SP1. Minimum surface preparation is Near White Metal Blast Cleaning per SSPC-SP10/NACE 2. Blast clean all surfaces using a sharp, angular abrasive for optimum surface profile (2 mils / 50 microns). Prime any bare steel the same day as it is cleaned or before flash rusting occurs.

#### Concrete & Masonry, Atmospheric & Immersion Service:

For surface preparation, refer to SSPC-SP13/NACE 6, or ICRI No. 310.2R, CSP 4-6. Surfaces should be thoroughly clean and dry. Concrete and mortar must be cured at least 28 days @ 75°F (24°C). Remove all loose mortar and foreign material. Surface must be free of laitance, concrete dust, dirt, form release agents, moisture curing membranes, loose cement and hardeners. Fill bug holes, air pockets and other voids with Steel-Seam FT910.

#### Follow the standard methods listed below when applicable:

ASTM D4258 Standard Practice for Cleaning Concrete.  
ASTM D4259 Standard Practice for Abrading Concrete.  
ASTM D4260 Standard Practice for Etching Concrete.  
ASTM F1869 Standard Test Method for Measuring Moisture Vapor Emission Rate of Concrete.  
SSPC-SP 13/Nace 6 Surface Preparation of Concrete.  
ICRI No. 310.2R Concrete Surface Preparation.

| Surface Preparation Standards |                         |                           |        |      |   |
|-------------------------------|-------------------------|---------------------------|--------|------|---|
| Condition of Surface          | ISO 8501-1<br>BS7079:A1 | Swedish Std.<br>SIS055900 | SSPC   | NACE |   |
| White Metal                   | Sa 3                    | Sa 3                      | SP 5   | 1    |   |
| Near White Metal              | Sa 2.5                  | Sa 2.5                    | SP 10  | 2    |   |
| Commercial Blast              | Sa 2                    | Sa 2                      | SP 6   | 3    |   |
| Brush-Off Blast               | Sa 1                    | Sa 1                      | SP 7   | 4    |   |
| Hand Tool Cleaning            | C St 2                  | C St 2                    | SP 2   | -    |   |
| Pitted & Rusty                | D St 2                  | D St 2                    | SP 2   | -    |   |
| Rusty                         | C St 3                  | C St 3                    | SP 3   | -    |   |
| Power Tool Cleaning           | Pitted & Rusty          | D St 3                    | D St 3 | SP 3 | - |

### APPLICATION CONDITIONS

Temperature:  
Air and Surface: 35°F (1.7°C) minimum, 120°F (49°C) maximum  
Material: 50°F (10°C) minimum, 95°F (35°C) maximum  
At least 5°F (2.8°C) above dew point  
Relative humidity: 85% maximum

### APPLICATION EQUIPMENT

The following is a guide. Changes in pressures and tip sizes may be needed for proper spray characteristics. Always purge spray equipment before use with listed reducer. Any reduction must be compliant with existing VOC regulations and compatible with the existing environmental and application conditions.

Reduction .....Not recommended

Cleanup .....Reducer R7K54

Squeegee:  
Squeegee.....Flat

Trowel:  
Trowel .....Flat blade  
For applications over severely damaged or eroded concrete, use a rubber faced grout float trowel.

Putty Knife .....Acceptable

Airless Spray  
Pump .....45:1 (minimum) with gravity feed  
hopper connected to a high volume  
lower unit (minimum 220 cc/cycle)  
Pressure .....2400-3000 psi  
Hose .....3/8" ID, with 1/4" whip hose  
acceptable  
Tip......019 - .031  
Gun.....Graco Silver Plus, XTR, or Pistol  
Grip Mastic  
Filter(s) .....remove  
Reduction .....not recommended

Have material agitated with lids open to ensure rapid mixing. Multiple passes will allow film thickness up to 250 mils. An orange peel appearance is normal. If a smoother finished is desired, 1-2 hours after application use a 1/8" nap roller dampened with R7K54 to smooth the surface. Use a large spatula to continually wipe the material down into the hopper.

If specific application equipment is not listed above, equivalent equipment may be substituted.



# Protective & Marine Coatings

# STEEL-SEAM FT910 EPOXY PATCHING AND SURFACING COMPOUND

PART A B58W910 RESIN (WHITE)  
PART B B58V910 HARDENER (BLACK)

Revised: June 6, 2024

## APPLICATION BULLETIN

TRM.67

### APPLICATION PROCEDURES

Surface preparation must be completed as indicated.

**Mixing Instructions:** Stir each component with low speed power agitation prior to mixing. Mix 3 parts Part A (white) to 1 part Part B (black) by volume. Mix with low speed drill and Jiffy Mixer for approximately three minutes until uniform gray with no white or black streaks.

#### Temperature:

Do not apply product when ambient or surface temperatures are below 35°F (1.7°C). Surface temperature must be at least 5°F (2.8°C) above dew point.

Apply paint at the recommended film thickness and spreading rate as indicated below:

#### Recommended Spreading Rate:

|           |                             |
|-----------|-----------------------------|
| Coverage: | 1" cove ~ 38 lf/gal         |
|           | 3" cove ~ 10 lf/gal         |
|           | 1 mil wft/dft ~ 1604 sf/gal |

#### Drying Schedule @ 40.0 mils wet (1000 microns):

|            | @ 35°F/1.7°C | @ 73°F/23°C<br>50% RH |
|------------|--------------|-----------------------|
| To touch:  | 6 hours      | 4 hours               |
| To recoat: |              |                       |
| minimum:   | 12 hours     | 6 hours               |
| maximum:   | 4 days       | 2 days                |
| To cure:   | 7 days       | 7 days                |

If maximum recoat time is exceeded, abrade surface before recoating. Maximum recoat time is shorter when using polyurea topcoat, refer to topcoat data page.

Hardening time is temperature, humidity, and film thickness dependent.

**Pot Life\*:** 50 minutes 30 minutes

\*@ 90°F/32°C, Pot Life is 20 minutes

**Sweat-in-Time:** None

Application of coating above maximum or below minimum recommended spreading rate may adversely affect coating performance.

### CLEAN UP INSTRUCTIONS

Clean spills and spatters immediately with Reducer R7K54. Clean tools immediately after use with Reducer R7K54. Follow manufacturer's safety recommendations when using any solvent.

### DISCLAIMER

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### PERFORMANCE TIPS

Spreading rates are calculated on volume solids and do not include an application loss factor due to surface profile, roughness or porosity of the surface, skill and technique of the applicator, method of application, various surface irregularities, material lost during mixing, spillage, overthinning, climatic conditions, and excessive film build.

No reduction of material is recommended as it can affect film build, appearance, and adhesion.

Do not mix previously catalyzed material with new.

Do not apply the material beyond recommended pot life.

Check surfaces of primer, FT910, and subsequent coats for amine blush (oily film). If detected, remove before applying the next layer or coat.

For filling larger defects in concrete, one to four quarts of 30 to 100 mesh aggregate may be added per gallon of mixed FT910, depending on the size of hole and slump required.

Ambient air cured FT910 is acceptable for use on interior of potable water storage tanks and reservoirs when overcoated with an ANSI / NSF Std. 61 certified Sherwin-Williams coating.

Refer to Product Information sheet for additional performance characteristics and properties.

### SAFETY PRECAUTIONS

Refer to the SDS sheet before use.

Published technical data and instructions are subject to change without notice. Contact your Sherwin-Williams representative for additional technical data and instructions.

### WARRANTY

The Sherwin-Williams Company warrants our products to be free of manufacturing defects in accord with applicable Sherwin-Williams quality control procedures. Liability for products proven defective, if any, is limited to replacement of the defective product or the refund of the purchase price paid for the defective product as determined by Sherwin-Williams. NO OTHER WARRANTY OR GUARANTEE OF ANY KIND IS MADE BY SHERWIN-WILLIAMS, EXPRESSED OR IMPLIED, STATUTORY, BY OPERATION OF LAW OR OTHERWISE, INCLUDING MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE.





## Protective & Marine Coatings

### PRODUCT DATA SHEET



# MACROPOXY® 646

## FAST CURE EPOXY MASTIC

Revised: September 10, 2024

### PRODUCT DESCRIPTION

**MACROPOXY 646** Fast Cure Epoxy Mastic is a high solids, high build, fast drying, polyamide epoxy designed to protect steel and concrete in industrial exposures. Ideal for maintenance painting and fabrication shop applications. The high solids content ensures adequate protection of sharp edges, corners, and welds. This product can be applied directly to marginally prepared steel surfaces.

### INTENDED USES

- Recommended for marine applications, refineries, offshore platforms, fabrication shops, chemical plants, tank exteriors, power plants, water treatment plants, and mining and minerals industry
- Factory ground formulas are available for subsea/immersion service. For a full list of shades please consult Sherwin-Williams

### PRODUCT DATA

|                           |                                                                        |
|---------------------------|------------------------------------------------------------------------|
| <b>Finish:</b>            | Semi-Gloss                                                             |
| <b>Colors:</b>            | Mill White, Black and a wide range of colors available through tinting |
| <b>Volume Solids:</b>     | 72% ± 2%, mixed, Mill White                                            |
| <b>VOC (mixed):</b>       | <250 g/L; 2.08 lb/gal                                                  |
| <b>Mix Ratio:</b>         | 1:1 by volume                                                          |
| <b>Typical Thickness:</b> |                                                                        |

#### Recommended Spreading Rate per coat:

|                                              | Minimum           | Maximum           |
|----------------------------------------------|-------------------|-------------------|
| <b>Wet mils (microns)</b>                    | <b>7.0</b> (175)  | <b>13.5</b> (338) |
| <b>Dry mils (microns)</b>                    | <b>5.0*</b> (125) | <b>10.0</b> (250) |
| <b>~Coverage sq ft/gal (m<sup>2</sup>/L)</b> | <b>115</b> (2.9)  | <b>230</b> (5.8)  |

Theoretical coverage **sq ft/gal (m<sup>2</sup>/L) @ 1 mil / 25 microns dft** **1152** (28.2)

\*May be applied at 3.0-10.0 mils (75-250 microns) dft as an intermediate in a multicoat system.

*NOTE: Brush or roll application may require multiple coats to achieve maximum film thickness and uniformity of appearance.*

**Shelf Life:** 36 months, unopened  
Store indoors at 40°F (4.5°C) to 110°F (43°C).

**Flash Point:** 91°F (33°C), TCC, mixed

**Reducer/Clean Up<sup>1</sup>:** VOC Restricted Areas (<250 g/L): use Reducer #111 or Oxsol 100

**Weight:** 12.9 ± 0.2 lb/gal ; 1.55 Kg/L, mixed, may vary by color

<sup>1</sup>Other areas (<340 g/L): use Reducer #111, Oxsol 100, Reducer #15, Reducer #58, or MEK up to 10%. Choose a reducer that is compliant in your area. Confirm compliance with state and local air quality rules before use.

#### **Average Drying Times @ 7.0 mils (175 microns) wet:**

|                | 35°F (1.7°C)  | 77°F (25°C)   | 100°F (38°C)  |
|----------------|---------------|---------------|---------------|
|                | <b>50% RH</b> | <b>50% RH</b> | <b>50% RH</b> |
| <b>Touch:</b>  | 4-5 hours     | 2 hours       | 1.5 hours     |
| <b>Handle:</b> | 48 hours      | 8 hours       | 4.5 hours     |

|                 |          |         |           |
|-----------------|----------|---------|-----------|
| <b>Recoat:</b>  |          |         |           |
| <b>minimum:</b> | 48 hours | 8 hours | 4.5 hours |
| <b>maximum:</b> | 1 year   | 1 year  | 1 year    |

#### **Cure to service:**

|                     |         |        |        |
|---------------------|---------|--------|--------|
| <b>atmospheric:</b> | 10 days | 7 days | 4 days |
| <b>immersion:</b>   | 14 days | 7 days | 4 days |

#### **Average Drying Times as intermediate @ 5.0 mils (125 microns) wet:**

|                |          |         |         |
|----------------|----------|---------|---------|
| <b>Touch:</b>  | 3 hours  | 1 hour  | 1 hour  |
| <b>Handle:</b> | 48 hours | 4 hours | 2 hours |

|                 |          |         |         |
|-----------------|----------|---------|---------|
| <b>Recoat:</b>  |          |         |         |
| <b>minimum:</b> | 16 hours | 4 hours | 2 hours |
| <b>maximum:</b> | 1 year   | 1 year  | 1 year  |

*If maximum recoat time is exceeded, abrade surface before recoating.*

*Drying time is temperature, humidity, and film thickness dependent.*

*Paint temperature must be 40°F (4.5°C) minimum.*

|                       |            |            |            |
|-----------------------|------------|------------|------------|
| <b>Pot Life:</b>      | 10 hours   | 4 hours    | 2 hours    |
| <b>Sweat-in-time:</b> | 30 minutes | 30 minutes | 15 minutes |

### SURFACE PREPARATION

Surface must be clean, dry, and in sound condition. Remove all oil, dust, grease, dirt, loose rust, and other foreign material to ensure adequate adhesion.

#### **Minimum recommended surface preparation:**

|                                    |                                                                                                                                                                                                               |
|------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Iron &amp; Steel:</b>           | Atmospheric: SSPC-SP2/3/ ISO8501-1:2007 St 2 or SSPC-SP WJ-3 / NACE WJ-3L<br>Immersion: SSPC-SP10 / NACE 2/ ISO8501-1:2007 Sa 2.5, 2-3 mil (50-75 micron) profile or SSPC-SP WJ-2/NACE WJ-2L                  |
| <b>Stainless Steel:</b>            | Atmospheric: SSPC-SP16, 1 mil (25 micron) profile                                                                                                                                                             |
| <b>Aluminum &amp; Galvanizing:</b> | SSPC-SP1. If surface has not be weathered for more than 6 months, follow SSPC-SP1 then SSPC-SP16. For fire proofing projects, consult a Sherwin-Williams representative for surface preparation requirements. |
| <b>Concrete &amp; Masonry:</b>     | Atmospheric: SSPC-SP13/NACE 6, or ICRI No. 310.2R CSP 1-3<br>Immersion: SSPC-SP13/NACE 6-4.3.1                                                                                                                |
| <b>Ductile Iron Pipe:</b>          | Atmospheric: NAPF 500-03-03 Power Tool Cleaning<br>Buried & Immersion: NAPF 500-03-04 Abrasive Blast Cleaning<br>Cast Ductile Iron Fittings: NAPF 500-03-05 Abrasive Blast Cleaning                           |



## Protective & Marine Coatings

### PRODUCT DATA SHEET



# MACROPOXY® 646

## FAST CURE EPOXY MASTIC

| APPLICATION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |          |           | APPLICATION CONDITIONS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------|-----------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>Airless Spray*</b><br>Pump ..... 30:1<br>Pressure ..... 2800-3000 psi (193-206 bar)<br>Hose ..... 1/4" ID (6.3 mm)<br>Tip ..... 0.17"-0.23" (0.43-0.58 mm)<br>Filter ..... 60 mesh<br>Reduction ..... As needed up to 10% by volume                                                                                                                                                                                                                                                                                                                                             |          |           | <b>Temperature:</b><br>Air: 35°F (1.7°C) minimum, 120°F (49°C) maximum<br>Surface: 35°F (1.7°C) minimum, 250°F (120°C) maximum<br>Material: 40°F (4.5°C) minimum<br>At least 5°F (2.8°C) above dew point<br><br>Relative humidity: 85% maximum                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| <b>Conventional Spray*</b><br>Gun ..... DeVilbiss MBC-510<br>Fluid Tip ..... E<br>Air Nozzle ..... 704<br>Atomization Pressure ..... 60-65 psi (4.1-4.5 bar)<br>Fluid Pressure ..... 10-20 psi (0.7-1.4 bar)                                                                                                                                                                                                                                                                                                                                                                       |          |           | *Application to surfaces above 120°F (49°C) is not recommended in VOC Restricted Areas (≤250 g/L). When spraying a surface above 120°F (49°C) in other areas (>250 g/L), please consult with your Sherwin-Williams representative.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| <b>Brush*</b><br>Brush ..... Nylon/Polyester or Natural Bristle                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |          |           | <b>APPROVALS</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |  |
| <b>Roller*</b><br>Cover ..... 3/8" woven with solvent resistant core                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |          |           | <ul style="list-style-type: none"><li>Suitable for use in USDA inspected facilities</li><li>Acceptable for use in Canadian Food Processing facilities, categories: D1, D2, D3 (Confirm acceptance of specific part numbers/rexes with your SW Sales Representative)</li><li>Conforms to AWWA D102 OCS #5</li><li>Conforms to MPI # 108</li><li>This product meets specific design requirements for non-safety related nuclear plant applications in Level II, III and Balance of Plant, and DOE nuclear facilities</li><li>Meets Class A requirements for Slip Coefficient, 0.36 @ 6 mils / 150 microns dft (Mill White only)</li><li>Approved intermediate for NEPCOAT System B</li><li>Approved to Norsok M501 system 7B (limited colors)</li><li>ISO 12944:2018 approved for C2 to CX</li></ul> |  |
| <b>Plural Component Spray</b> ..... Acceptable                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |          |           | <b>ADDITIONAL NOTES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |  |
| *Reduction <sup>1</sup> ..... VOC Restricted Areas (<250 g/L): use Reducer #111 or Oxsol 100                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |          |           | Tint Part A with GIC colorants at 150% strength. Five minutes minimum mixing on a mechanical shaker is required for complete mixing of color.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| <sup>1</sup> Other areas (<340 g/L): use Reducer #111, Oxsol 100, or Reducer #15 up to 10%. Choose a reducer that is compliant in your area. Confirm compliance with state and local air quality rules before use.                                                                                                                                                                                                                                                                                                                                                                 |          |           | Tinting is not recommended for immersion service.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| If specific application equipment is not listed above, equivalent equipment may be substituted.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |          |           | Can be used as a metalizing sealer. Consult your Sherwin-Williams Representative regarding Product Bulletin: "Sealers for Thermal Spray Metalizing".                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |  |
| RECOMMENDED SYSTEMS                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |          |           | Quick-Kick Epoxy Accelerator is acceptable for use. See data page for details.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| Dry Film Thickness / ct.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |          |           | Acceptable for concrete floors.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |          |           | Application to surfaces above 120°F (49°C) is not recommended in VOC Restricted Areas (≤250 g/L). When spraying a surface above 120°F (49°C) in other areas (>250 g/L), please consult with your Sherwin-Williams representative. Spray apply only. Product will produce an orange peel appearance when applied at elevated temperatures.                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |          |           | Topcoating: It is recommended to apply a thinned-down, low wet film thickness mist coat over zinc rich primers to help avoid outgassing. Allow it to tack up and seal the surface. Then apply a full wet film thickness coat as directed.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |  |
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |          |           | Mix contents of each component thoroughly with low speed power agitation. Make certain no pigment remains on the bottom of the can. Then combine one part by volume of Part A with one part by volume of Part B. Thoroughly agitate the mixture with power agitation. Allow the material to sweat-in as indicated prior to application. Re-stir before using.                                                                                                                                                                                                                                                                                                                                                                                                                                      |  |
| Steel & Ductile Iron, Immersion & Atmospheric                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |          |           | <b>HEALTH AND SAFETY</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |  |
| 2 Cts. Macropoxy 646                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 5.0-10.0 | (125-250) | Refer to the SDS sheet before use.<br>Published technical data and instructions are subject to change without notice. Contact your Sherwin-Williams representative for additional technical data and instructions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| Steel, Organic Zinc Primer, Atmospheric                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |          |           | <b>DISCLAIMER</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |  |
| 1 Ct. Zinc Clad IV (85)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 3.0-5.0  | (75-125)  | The information and recommendations set forth in this Product Data Sheet are based upon tests conducted by or on behalf of The Sherwin-Williams Company. Such information and recommendations set forth herein are subject to change and pertain to the product offered at the time of publication. Consult your Sherwin-Williams representative to obtain the most recent Product Data Sheet.                                                                                                                                                                                                                                                                                                                                                                                                     |  |
| 1 Ct. Macropoxy 646                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 5.0-10.0 | (125-250) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| Steel, Inorganic Zinc Primer, Atmospheric                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |          |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| 1 Ct. Zinc Clad II (85)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 2.0-4.0  | (50-100)  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| 1 Ct. Macropoxy 646                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 5.0-10.0 | (125-250) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| Steel, Organic Zinc/Epoxy/Urethane Topcoat                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                         |          |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| 1 Ct. Zinc Clad IV (85)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 3.0-5.0  | (75-125)  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| 1 Ct. Macropoxy 646                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 3.0-10.0 | (75-250)  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| 1 Ct. Acrolon 7300                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 2.0-4.0  | (50-100)  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| Steel, Inorganic Zinc/Epoxy/Urethane Topcoat                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |          |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| 1 Ct. Zinc Clad II (85)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 2.0-4.0  | (50-100)  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| 1 Ct. Macropoxy 646                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 3.0-10.0 | (75-250)  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| 1 Ct. Acrolon 7300                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 | 2.0-4.0  | (50-100)  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| Steel, Organic Zinc/Epoxy/Polysiloxane Topcoat, Atmospheric                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |          |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| 1 Ct. Zinc Clad IV (85)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | 3.0-5.0  | (75-125)  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| 1 Ct. Macropoxy 646                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | 3.0-10.0 | (75-250)  |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| 1-2 Cts. Sher-Loxane 800                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | 4.0-6.0  | (100-150) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| Steel: Norsok M501 System 7B/Subsea                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |          |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| 2 Cts. Macropoxy 646                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 7.0      | (175)     |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| Concrete/Masonry, Smooth, Immersion & Atmospheric                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |          |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| 2 Cts. Macropoxy 646                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               | 5.0-10.0 | (125-250) |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| The systems listed above are representative of the product's use, other systems may be appropriate.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |          |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| WARRANTY                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |          |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |
| The Sherwin-Williams Company warrants our products to be free of manufacturing defects in accord with applicable Sherwin-Williams quality control procedures. Liability for products proven defective, if any, is limited to replacement of the defective product or the refund of the purchase price paid for the defective product as determined by Sherwin-Williams. NO OTHER WARRANTY OR GUARANTEE OF ANY KIND IS MADE BY SHERWIN-WILLIAMS, EXPRESSED OR IMPLIED, STATUTORY, BY OPERATION OF LAW OR OTHERWISE, INCLUDING MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. |          |           |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |  |



# ONE FLASH ROOF REPAIR SEALANT KST051920 GRAY KST051921 WHITE

## PRODUCT DESCRIPTION

Uniflex® One Flash Roof Repair Sealant is a premium flashing grade, UV stable sealant that is flexible. It is a durable, weather resistant seal that provides excellent adhesion to a variety of substrates. Uniflex One Flash can be used as seam sealer when applied in accordance with the conditions and application instructions below. Available in White or Gray colors.

## GENERAL USES

Adheres to EPDM, aged TPO, PVC, metal, concrete, modified bitumen, asphalt, most silicone and acrylic coatings, most silicones and other common roof substrates. A pull test is recommended prior to application for all substrates.

General uses include perimeter sealing, through-roof projections, termination points, flashings, fasteners, side and end laps of metal building panels, scrim edges, seams, etc. Can be topcoated with most silicone or acrylic elastomeric roof coating. Not compatible with Uniflex or other solvent-based roof coatings. Minimum application @ 60 mils wet film thickness (WFT).

In areas where water collection or ponding water occurs, Uniflex silicone topcoat is required.

## PACKAGING INFORMATION

| SKU          | SIZE                  |
|--------------|-----------------------|
| KST051920-43 | 20 oz. sausage, gray  |
| KST051920-17 | 2-gallon, gray        |
| KST051920-20 | 5-gallon, gray - MTO  |
| KST051921-17 | 2-gallon, white       |
| KST051921-43 | 20 oz. sausage, white |
| KST051921-20 | 5-gallon, white - MTO |

## APPLICATION CONDITIONS

All surfaces must be clean, dry, sound and frost free.

Apply when surface and air temperatures are between 30 °F and 140 °F. Service temperatures are between -40 °F and 200 °F. Do not apply to roofs when surface temperatures exceed 140 °F. Surface must be completely dry prior to application.

**KEEP PRODUCT FROM FREEZING**

## PRODUCT CHARACTERISTICS

|                                                                           |                                   |
|---------------------------------------------------------------------------|-----------------------------------|
| Colors                                                                    | Gray and White                    |
| Vehicle Base                                                              | Hybrid                            |
| Dry Time:                                                                 |                                   |
| Skin Time                                                                 | 30-60 min.                        |
| Full Cure/Re-coat Time                                                    | 24 hours                          |
| <i>Drying Time is temperature, humidity and film thickness dependent.</i> |                                   |
| Viscosity                                                                 | 72 (Brookfield);<br>33,800 (Rheo) |
| Weight Per Gallon                                                         | 13.7 lb/gallon                    |
| Shelf life                                                                | 1 year                            |
| Cleanup                                                                   | 100% Virgin Mineral Spirits       |

## PERFORMANCE CHARACTERISTICS

|                                      |                 |
|--------------------------------------|-----------------|
| Application Temperature              | 30 °F to 140 °F |
| Low Temp Flexibility                 | Pass @ -15 °F   |
| Tensile Strength (ASTM D 412)        | 115 psi         |
| Elongation at Break (%) (ASTM D 412) | 732%            |
| Type "A" Hardness                    | 25              |
| Flash Point                          | 499 °F          |

## DRY MIL COVERAGE @ 60 MILS

| SAUSAGES                                                                        | GALLONS                   |
|---------------------------------------------------------------------------------|---------------------------|
| Per 20 oz. sausage =<br>4 sq. ft.<br><br>Per case (16 sausages) =<br>64 sq. ft. | Per Gallon = 25.6 sq. ft. |



# ONE FLASH ROOF REPAIR SEALANT KST051920 GRAY KST051921 WHITE

## THEORETICAL YIELD FOR SEAMS @ 60 MILS

| PER SAUSAGE                       | PER GALLON                         |
|-----------------------------------|------------------------------------|
| 25 lineal ft. @ 60 mils x 2" wide | 160 lineal ft. @ 60 mils x 2" wide |
| 17 lineal ft. @ 60 mils x 3" wide | 108 lineal ft. @ 60 mils x 3" wide |
| 13 lineal ft. @ 60 mils x 4" wide | 83 lineal ft. @ 60 mils x 4" wide  |

## PROCEDURES

For best results, remove dust, dirt and contaminants. Surfaces should be clean and dry.

Extrusion instructions: To extrude Uniflex One Flash, the gun is either removed or fitted with a wand without a tip (with or without a flanged end) to deliver a bead 3/4" to 1" wide.

### GENERAL INSTALLATION AND TOOLING

**PROCEDURE:** Cut a hole at the top of sausage and dispense or place sausage in caulking gun, squeeze trigger to start flow of sealant and apply with steady pressure. Work sealant into joint. Smooth sealant with knife, spatula or chip brush ensuring good contact between the sealant and the substrate, proper joint width-to-depth ratios and a final, finished appearance. Tooling time: 4-8 minutes.

**If Uniflex One Flash is not topcoated, it must be applied @ 60 mils WFT. Kynar must be primed with KST036520 Uniflex Acrylic Rust Inhibitive Primer before applying One Flash.**

### METAL LAP/SEAM DETAIL AND FLASHING APPLICATION:

**IMPORTANT:** Ensure all seams are tight and loose fasteners are snugged down or replaced prior to the application of sealant to lap and seam details. Where excessive roof movement or gaps larger than 1/8" exist,

Apply sealant as described above. Once applied, use a stiff bristle brush or other suitable tool to spread the sealant into a 3"-4" wide strip centered over horizontal laps and seams and around base flashing area to achieve a film thickness of 60 mils. Where excessive roof movement around penetrations, seams, fasteners or gaps larger than 1/8" exist, shall be fastened together in accordance with Metal Roof manufacture published literature at spacing and rate required to ensure an uninterrupted substrate, eliminating gaps

## WARRANTY

Uniflex and The Sherwin-Williams Company warrants Uniflex One Flash Permanent Roof Repair Sealant to be free from defects in materials and manufacturing. Under this warranty, we will provide, at no charge, a quantity of One Flash sufficient to replace any One Flash Permanent Roof Repair Sealant is proven to be defective when applied according to our written instructions and in applications recommended by us as suitable for the product. **THIS WARRANTY IS THE BUYER'S SOLE AND EXCLUSIVE REMEDY AGAINST UNIFLEX AND THE SHERWIN-WILLIAMS COMPANY REGARDING THE PRODUCT. IN NO EVENT SHALL UNIFLEX OR THE SHERWIN-WILLIAMS COMPANY BE LIABLE FOR ANY CONSEQUENTIAL, SPECIAL, INCIDENTAL, INDIRECT, PUNITIVE OR OTHER DAMAGES ARISING FROM THE USE OR PERFORMANCE OF THE PRODUCT.**

Since methods of application and on-site conditions can affect performance, **UNIFLEX AND THE SHERWIN-WILLIAMS COMPANY MAKE NO OTHER WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE REGARDING THE PRODUCT, AND UNIFLEX AND THE SHERWIN-WILLIAMS COMPANY HEREBY DISCLAIM ALL SUCH OTHER WARRANTIES.**

## DISCLAIMER

The information and recommendations set forth in this Product Data Sheet are based upon tests conducted by or on behalf of KST Coatings- A Business Unit of the Sherwin-Williams Company. Such information and recommendations set forth herein are subject to change and pertain to the product offered at the time of the publication. Consult your Uniflex Technical Representative to obtain the most recent Product Data Information.

If further information is needed, contact Uniflex Technical Service at 1-888-321-3539.





## RUBBERIZED SILICONE ROOF COATING 44-300 WHITE



Title 24  
compliant



### PRODUCT DESCRIPTION

Uniflex® Silicone44™ Rubberized Silicone White Roof Coating is a premium silicone rubber roof coating ideal for ponding water.

### GENERAL USES

Metal, single ply, smooth BUR, APP, SBS, modified bitumen, polyurethane foam, cured concrete, existing asphaltic and elastomeric roof coatings and other approved surfaces.

NOT for use on roof shingles.

Substrates should be aged a minimum of 6 months prior to applying coatings.

An adhesion peel test must be performed to ensure proper adhesion prior to application. EPDM may require use of Bond-it rinse primer. All corrosion should be primed with Uniflex Rust Inhibitive primer. Asphaltic substrates may require Uniflex Bleed Block Primer

### PACKAGING INFORMATION

#### SKU

KST044300-27  
KST044300-20

55-gallon drum  
5-gallon pail

### PRODUCT CHARACTERISTICS

|                                                                          |                                  |
|--------------------------------------------------------------------------|----------------------------------|
| Color                                                                    | White                            |
| Vehicle Base                                                             | 100% Silicone                    |
| Weight per Gallon                                                        | 11.05 +/- .5 lbs                 |
| Solid by Weight                                                          | 98% +/-                          |
| Solid by Volume                                                          | 98% +/-                          |
| Viscosity (ASTM D 562)                                                   | 7,098 cps                        |
| Dry Film Thickness (@ 5 Gallons<br>250 sq./ft.)                          | 30 mils                          |
| Dry Time                                                                 |                                  |
| Rain Safe                                                                | 60 minutes                       |
| Exposure                                                                 | 4-6 hours                        |
| Between coats                                                            | 6 hours minimum                  |
| Full cure @ 70° F, 50% relative<br>humidity                              | 72 hours                         |
| <i>Drying Time is temperature, humidity and film thickness dependent</i> |                                  |
| VOC                                                                      | < 10 g/L                         |
| pH @ 77° F                                                               | 8.0                              |
| Flash Point                                                              | >290° F                          |
| Clean Up                                                                 | Virgin Mineral Spirits or Naptha |

### PERFORMANCE CHARACTERISTICS

|                                    |            |
|------------------------------------|------------|
| Elongation                         | 425%       |
| Tensile Strength                   | 275 psi    |
| Tear Resistance (ASTM D 624)       | 37 lbf/in  |
| Permeance (ASTM E 96 Procedure BW) | 4 US perms |
| Solar Reflectance Index            | 110        |
| Reflectivity                       | 0.90       |
| Thermal Emissivity                 | 0.90       |

### SURFACE PREPARATION

All surfaces should be clean and dry. Application to a wet or damp surface will compromise adhesion. Treat rust with proper primer. If mildew is present, surfaces should be cleaned with a proper bleach solution (one part bleach to 2 parts water). It is necessary to pressure wash all surfaces (using a wide spray tip, minimum 2000 p si) before applying this roof coating. A pull test sample should be done on all roofs to verify proper long term adhesion. Asphalt-bleed blocking primer is recommended over asphalt substrates to limit staining and discoloration. Repair cracks and damaged areas with Uniflex SILICONE44 Rubberized Silicone Roof and Flashing Sealant. Allow all sealants and primers to fully cure per manufacturer directions prior to top coating.

**PRECAUTIONS:** For exterior use only. Protect building inlets from product vapors or fumes. DO NOT allow product to freeze. Protective clothing, gloves and eye-wear should be used during application of these products. When transporting this product, ensure that lid is tight and pail secure and upright. DO NOT allow pail to tumble as this may cause lid to loosen and leakage to occur. Do not transport on passenger seats or inside the passenger compartment of any vehicle. Store product in the cargo area of vehicle, and secure over protective clothes to prevent damage due to accidental spills. For longest life, store in controlled environment, 45°F- 80°F. Avoid continual storage in direct sunlight or at temperatures above 99°F. Seal container when not in use. Do not walk on coating until fully cured. The contents of this container are reactive with moisture in the air. Curing starts immediately upon opening and opened product cannot be returned. Use all contents within one day of opening. DO NOT reuse empty containers.

Ponding water creates excessive weight on roofs and may compromise structural integrity leading to a potential collapse hazard. Always follow the National Roofing Contractors Association guidelines to remove ponding water from roof surfaces. **SLIP WARNING:** Use extreme caution when walking or working on silicone coated surfaces, and apply traction promoting particles in coating if needed for walkway areas. If there will be foot traffic on roof after installation (and cured), embed 40 - 60 lbs. of #11 ceramic granules per 100 sq ft into top layer of coating to create a non-skid finish. Surfaces without granules are slippery when damp or wet. Use OSHA approved fall protection when on roof surfaces



## RUBBERIZED SILICONE ROOF COATING 44-300 WHITE

### APPLICATION CONDITIONS

Ideal application is when surface and air temperatures are between 45°F and 99°F. Do not apply to roofs when air temperatures exceed 120°F. Surface must be completely dry including dew before applying. Apply on a clear, dry day with a max humidity level of 70%. DO NOT apply if heavy dew or rain is expected within 2 to 4 hours. KEEP FROM FREEZING.

FOR EXTERIOR USE ONLY. DO NOT THIN.

### APPLICATION

NOTE: Material may experience separation while in storage with clear material surfacing to the top. Recommend a thorough manual stir and mix of the product prior to application. Power agitation may entrain air into the product if not performed at a slow speed. DO NOT machine shake. Pour product onto roof surface and spread using a roof brush or notched squeegee to achieve a dry film thickness of 30 mils. Backroll with a 3/4" nap roller to fill voids and create a uniform finish. Avoid excessive rolling. If using an airless sprayer, a hydraulic pump with 5,000 - 7,000 psi and a .531" tip is required. If using airless sprayer, clean sprayer using virgin mineral spirits. Coating application options: If one coat application is desired, apply 1 coat at 50 sq/ft per gallon. If applying in 2 coats, apply each coat in 1 gallon per 100 sq/ft. Finished coverage will be the same, at covering 250 sq/ft of roof surface per 5 gallon bucket. DO NOT apply if heavy dew or rain is expected within 2 to 4 hours. Refer to UNIFLEX Fluid Applied Roofing Systems Specifications as application rate and technique may vary with substrate type.

### WARRANTY

Uniflex and The Sherwin-Williams Company warrants Silicone44™ Rubberized Silicone Roof Coating to be free from defects in materials and manufacturing. Under this warranty, we will provide, at no charge, a quantity of Silicone44™ Rubberized Silicone Roof Coating sufficient to replace any Silicone44™ Rubberized Silicone Roof Coating proven to be defective when applied according to our written instructions and in applications recommended by us as suitable for the product. THIS LIMITED WARRANTY IS THE BUYER'S SOLE AND EXCLUSIVE REMEDY AGAINST UNIFLEX AND THE SHERWIN-WILLIAMS COMPANY REGARDING THE PRODUCT. IN NO EVENT SHALL UNIFLEX OR THE SHERWIN-WILLIAMS COMPANY BE LIABLE FOR ANY CONSEQUENTIAL, SPECIAL, INCIDENTAL, INDIRECT, PUNITIVE OR OTHER DAMAGES ARISING FROM THE USE OR PERFORMANCE OF THE PRODUCT.

Since methods of application and on site conditions can affect performance, UNIFLEX AND THE SHERWIN-WILLIAMS COMPANY MAKE NO OTHER WARRANTY OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE REGARDING THE PRODUCT, AND UNIFLEX AND THE SHERWIN-WILLIAMS COMPANY HEREBY DISCLAIM ALL SUCH OTHER WARRANTIES.

### DISCLAIMER

The information and recommendations set forth in this Product Data Sheet are based upon tests conducted by or on behalf of KST Coatings- A Business Unit of the Sherwin-Williams Company. Such information and recommendations set forth herein are subject to change and pertain to the product offered at the time of the publication. Consult your Uniflex Technical Representative to obtain the most recent Product Data Information.

If further information is needed, contact Uniflex Technical Service at  
1-888-321-3539

Revised 02.2025

**Exhibit B**

C&amp;R Homes and Construction Services LLC

| Item No | Item                                                 | Quantity | Unit of Measure | Item Cost   | Item Subtotal |
|---------|------------------------------------------------------|----------|-----------------|-------------|---------------|
| 1       | Mobilization                                         | 1        | LS              | \$3,500.00  | \$3,500.00    |
| 2       | Exterior Roof Coating Preparation<br>for Reservoir 1 | 1        | LS              | \$48,000.00 | \$48,000.00   |
| 3       | Exterior Roof Coating Application<br>for Reservoir 1 | 1        | LS              | \$35,000.00 | \$35,000.00   |
| A-4     | Exterior Roof Coating Preparation<br>for Reservoir 2 | 1        | LS              | \$35,000.00 | \$35,000.00   |
| A-5     | Exterior Roof Coating Application<br>for Reservoir 2 | 1        | LS              | \$45,000.00 | \$45,000.00   |
| Total:  |                                                      |          |                 |             | \$166,500.00  |







## STAFF REPORT

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|                |                                                                                         |
|----------------|-----------------------------------------------------------------------------------------|
| <b>To</b>      | Board of Directors                                                                      |
| <b>From</b>    | Aaron Janicke, Public Works Director                                                    |
| <b>Title</b>   | Consideration of Purchase of the Drinking Water Service Truck and Valve Turning Trailer |
| <b>Item No</b> | 5.b.                                                                                    |
| <b>Date</b>    | July 14, 2026                                                                           |

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### Summary

The District is requesting Board approval for the purchase of a valve turning trailer and a crane truck to replace aging and non-functional equipment currently used by field crews.

### Background

Each year, Oak Lodge staff assesses current fleet requirements and looks to replace any equipment that is no longer reliable or creates undue maintenance burden. The aim is to replace vehicles at a steady and consistent rate to ensure our fleet remains reliable while avoiding large fluctuations in fiscal needs year-to-year. For FY27, staff have identified two fleet vehicles in need of purchasing — a replacement crane truck and a valve-turning trailer.

The proposed crane truck will replace an existing crane truck that is approximately 21 years old and equipped with a crane that is no longer compliant for continued use. Due to the age and condition of the existing truck, replacement is necessary to ensure crews have safe, reliable, and compliant equipment for field operations. The new crane truck will also include an onboard air compressor, which will replace the District's existing trailer-mounted air compressor that is old and no longer reliable. Incorporating the air compressor directly onto the crane truck will improve efficiency by eliminating the need for crews to tow a separate compressor trailer to job sites.

The proposed valve turning trailer will replace the District's existing trailer-mounted vacuum excavator and will include a powered valve-turning mechanism. This equipment will assist crews with exercising large-diameter valves in the District's system. The valve turning equipment will allow crews to exercise large valves more efficiently and

consistently. This will improve the District's ability to maintain critical valves, support system reliability, reduce the risk of valve damage from over-torquing, and improve overall crew safety and productivity.

Together, these purchases will replace outdated and non-compliant equipment and support the District's ability to maintain critical water system infrastructure.

### **Past Board Actions**

Both vehicles were included in the FY27 Capital Improvement Plan as a part of the FY27 approved budget.

### **Budget**

Funds for the equipment replacement come from Fund 71-20-7200 Drinking Water Capital Equipment. Staff budgeted \$100,000 for the valve-turning trailer and \$225,000 for the crane truck. Pricing for the crane truck has increased since the budget was drafted due to increases in freight costs, parts, and availability. Staff will work with Finance to reallocate funding from within the Drinking Water fund for the \$28,000 overage for the crane truck purchase.

### **Recommendation**

Staff recommends the board approve the General Manager to purchase the crane truck for \$253,006 and the valve-turning trailer for \$99,995.27.

### **Suggested Board Motion**

*"I move to approve the General Manager to purchase the crane truck for \$253,006 and the valve-turning trailer for \$99,995.27."*

### **Attachments**

1. Crane Truck Complete Quote
2. Valve Turning Trailer Quote

CUST# 355989

DEAL# 51831

**MOTOR VEHICLE PURCHASE AGREEMENT**

(INCLUDES TERMS ON BACK OF PAGE)

EXPECTED  
DELIVERY DATE **06/16/2026**TODAY'S  
DATE **06/16/2026**

|                                                     |                          |                       |                           |  |
|-----------------------------------------------------|--------------------------|-----------------------|---------------------------|--|
| PURCHASER'S NAME<br><b>OAK LODGE WATER SERVICES</b> |                          | RES<br>BUS <b>N/A</b> | STOCK NO.<br><b>ORDER</b> |  |
| ADDRESS<br><b>14496 SE RIVER ROAD</b>               | CITY<br><b>OAK GROVE</b> | STATE<br><b>OR</b>    | ZIP<br><b>97267</b>       |  |

Subject to the terms and conditions set forth below and on reverse side, Purchaser agrees to purchase from Dealer the vehicle described below (the Vehicle). Delivery is to be made on the expected delivery date shown above or as soon thereafter as possible. HOWEVER, PURCHASER AGREES THAT NEITHER THE DEALER NOR THE MANUFACTURER WILL BE LIABLE FOR FAILURE TO EFFECT DELIVERY.

|                              |                     |                    |                                            |           |                      |                                      |
|------------------------------|---------------------|--------------------|--------------------------------------------|-----------|----------------------|--------------------------------------|
| NEW OR USED<br><b>NEW</b>    | YEAR<br><b>2027</b> | # CYL.<br><b>4</b> | MAKE<br><b>FORD</b>                        | BODY TYPE | MODEL                | VEHICLE IDENTIFICATION NUMBER (VIN.) |
| COLOR<br><b>OXFORD WHITE</b> | MILEAGE<br><b>1</b> | LICENSE            | SALES REPRESENTATIVE<br><b>TYLER CHANG</b> |           | SUPER DUTY F-550 DRW |                                      |

**ALL DEPOSITS TAKEN ON NEW VEHICLE ORDERS ARE NON-REFUNDABLE EARNEST MONIES**

| DESCRIPTION OF TRADE-IN    |      |           |       |
|----------------------------|------|-----------|-------|
| YEAR                       | MAKE | BODY TYPE | MODEL |
| VEHICLE IDENTIFICATION NO. |      |           |       |

|                            |  |  |  |
|----------------------------|--|--|--|
| VEHICLE IDENTIFICATION NO. |  |  |  |
|----------------------------|--|--|--|

**IMPORTANT WARRANTY INFORMATION**

Unless Dealer furnishes Purchaser with a separate written warranty or service contract made by Dealer on its own behalf, DEALER HEREBY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE ON ALL GOODS AND SERVICES SOLD BY DEALER. ALL USED VEHICLES ARE SOLD AS IS. Any warranty on any new vehicle or used vehicle still subject to a Manufacturer's warranty is that made by the Manufacturer only. All warranties, if any, by Manufacturers and suppliers are theirs, not Dealer's, and only the Manufacturers and suppliers shall be liable for performance under such warranties.

**LIMITATION OF DAMAGES.** PURCHASER SHALL NOT BE ENTITLED TO RECOVER FROM DEALER ANY DAMAGES FOR LOSS TO PROPERTY OR PERSONS OR DAMAGES FOR LOSS OF USE, LOSS OF TIME, LOSS OF PROFITS, LOSS OF INCOME, OR ANY OTHER CONSEQUENTIAL OR INCIDENTAL DAMAGES.

**BINDING ARBITRATION**

Purchaser acknowledges that Dealer and/or Purchaser shall have the right to require that any claim, controversy, or dispute between the parties, including but not limited to those arising out of or relating to the Agreement, the interpretation thereof, or the vehicle, shall be resolved in binding arbitration in accordance with paragraph 11 on the backside of the Agreement. **Both parties are waiving their right to a jury trial.**

PURCHASER ☒ \_\_\_\_\_**ELECTRONIC FILING FEE**

This dealership can electronically file your DMV forms and your vehicle will be immediately registered with the state. Standard Oregon license plates, registration and ownership documents will be expedited and arrive more quickly. Electronic filing is optional and not required by law. If you do not want to file your DMV forms electronically, you will receive your documents and plates in DMV's standard processing time.

ACCEPTS ☒ \_\_\_\_\_ (INITIAL) DECLINES ☒ **N/A** \_\_\_\_\_ (INITIAL)**USED CAR BUYERS GUIDE**

A Buyers Guide has been posted on the window of each used vehicle. The information on the Buyers Guide for this Vehicle is part of and overrides any contrary provisions in this Agreement. [La información que aparece en la ventanilla de este vehículo forma parte de este contrato. La información contenida en el formulario de la ventanilla anula cualquier provision que establezca lo contrario y que aparezca en el contrato de venta.] Purchaser acknowledges receipt of Buyers Guide.

PURCHASER ☒ **N/A** \_\_\_\_\_

PURCHASER HAS READ ALL THE PROVISIONS PRINTED ON THE FRONT SIDE AND BACK SIDE OF THIS PAGE AND AGREES THAT THEY FORM A PART OF THIS CONTRACT.

PURCHASER SIGNATURE ☒ \_\_\_\_\_CO-PURCHASER **N/A**  
SIGNATURE \_\_\_\_\_DEALER **DICK'S CANBY FORD**

Purchaser agrees to obtain physical damage and liability insurance on the Vehicle. Delivery of the Vehicle to Purchaser is subject to credit approved by a financial institution of Dealer's choice (Lender). If Purchaser's credit is not approved by Lender, Purchaser will immediately return the Vehicle to Dealer. THE FRONT AND BACK OF THIS AGREEMENT COMPRISE THE ENTIRE AGREEMENT PERTAINING TO THIS TRANSACTION AND IT MAY ONLY BE AMENDED BY A WRITING SIGNED BY ALL OF THE PARTIES.



Preview Order O27L - X5H 4x4 Super Chas Cab DRW : Order Summary Time of Preview: 06/16/2026 09:45:52 Receipt: NA

Dealership Name : Dick's Canby Ford

Sales Code : F74410

|               |             |               |       |              |           |             |      |
|---------------|-------------|---------------|-------|--------------|-----------|-------------|------|
| Dealer Rep.   | Tyler Chang | Type          | Fleet | Vehicle Line | Superduty | Order Code  | O27L |
| Customer Name | Oak Lodge   | Priority Code | H3    | Model Year   | 2027      | Price Level | 715  |

| DESCRIPTION                    | MSRP    | DESCRIPTION                    | MSRP    |
|--------------------------------|---------|--------------------------------|---------|
| F550 4X4 SUPERCAB CHAS CAB/192 | \$64580 | SKID PLATES                    | \$150   |
| 192 INCH WHEELBASE             | \$0     | 50 STATE EMISSIONS             | \$0     |
| TOTAL BASE VEHICLE             | \$64580 | SNOW PLOW PREP PACKAGE         | \$350   |
| OXFORD WHITE                   | \$0     | HIGH CAPACITY TRAILER TOW PKG  | \$580   |
| 40/20/40 CLOTH SEAT            | \$0     | JACK                           | \$55    |
| MEDIUM DARK SLATE              | \$0     | POLISHED FORGED ALUM 19.5" WHL | \$1095  |
| PREFERRED EQUIPMENT PKG.663A   | \$0     | 410 AMP DUAL ALTERNATOR        | \$215   |
| .XLT TRIM                      | \$0     | PAYLOAD PLUS UPGRADE PACKAGE   | \$1155  |
| .AM/FM STEREO MP3/CLK          | \$0     | PRICE CONCESSION INDICATOR     | \$0     |
| 6.7L POWER STROKE V8 DIESEL    | \$10995 | REMARKS TRAILER                | \$0     |
| 10-SPEED AUTO TORQSHIFT        | \$0     | REAR VIEW CAMERA & PREP KIT    | \$515   |
| 225/70R19.5G BSW MAX TRAC TIRE | \$215   | CONN PKG:1 YR INCL W/FORD APP  | \$0     |
| 4.30 RATIO LIMITED SLIP AXLE   | \$395   | SECURITY PACKAGE: 1 YR INCL    | \$0     |
| FRONT LICENSE PLATE BRACKET    | \$0     | SPECIAL FLEET ACCOUNT CREDIT   | \$0     |
| CARPET DELETE                  | \$0     | FUEL CHARGE                    | \$0     |
| PLATFORM RUNNING BOARDS        | \$445   | PRICED DORA                    | \$0     |
| 19550# GVWR PACKAGE            | \$0     | ADVERTISING ASSESSMENT         | \$0     |
| ENGINE BLOCK HEATER            | \$250   | DESTINATION & DELIVERY         | \$2795  |
|                                |         |                                |         |
|                                |         |                                | MSRP    |
| TOTAL BASE AND OPTIONS         |         |                                | \$83790 |
| DISCOUNTS                      |         |                                | NA      |
| TOTAL                          |         |                                | \$83790 |

ORDERING FIN: OD430 END USER FIN: OD430 PO NUMBER: undefined

**INCENTIVES:**

Acc. Code ID: 10 Contract/Ref #: 14-620V Description: undefined Concession Amount: \$-2600.00

**This order has not been submitted to the order bank.**

**This is not an invoice.**



Pacific Truck Colors, Inc.

19225 SW 125th Ct  
Tualatin, OR 97062 USA  
Phone: 503-692-7247  
Fed ID: 93-0899884

Quote No: 39382  
Tuesday, May 26, 2026

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Attention:

Oak Lodge Water District

Accounts Payable  
14496 SE River Rd  
Oak Grove, OR 97267-1115  
Phone: 503-654-7765  
Fax: 503-653-1973

Vehicle Information

|              |   |              |                                                                  |
|--------------|---|--------------|------------------------------------------------------------------|
| License:     |   | VIN:         |                                                                  |
| Mileage:     | 0 | Description: | 2027 FORD F550 SUPERCAB 4X4 6.7L                                 |
| Unit Number: |   |              | DIESEL, 84"CA, 192"WB, 19,550 GVW,<br>AUTOMATIC W/ PTO PROVISION |

|         |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |        |
|---------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------|
| Line: 1 | Part ID: EQUIPMENT SALES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | Rev: A |
|         | EQUIPMENT SALES                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            |        |
|         | 2027 FORD F550 SUPERCAB 4X4 6.7L DIESEL, 84"CA, 192"WB, 19,550 GVW, AUTOMATIC W/ PTO PROVISION                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |        |
|         | PROVIDE AND INSTALL:                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |        |
|         | STELLAR TMAX 1-11 V2 STEEL CRANE BODY W/ ALUMINUM DOORS, CS1V RAISED TO 60", TORSION BOX UNDERSTRUCTURE W/ ISOLATED CRANE COMPARTMENT, MASTER-LOCK SYSTEM, EXTERIOR DOT LIGHT PACKAGE, 22"D X 44"H SIDEPACKS, 133" LONG, 21" WORK BENCH BUMPER W/ THRU COMPARTMENT, (6) RECESSED CARGO TIE-DOWNS, (2) REAR MOUNTED GRAB HANDLES, DUAL-SEAL AUTOMOTIVE TYPE COMPARTMENT WEATHER SEAL, RUBBER FENDERETTES, 14GA OVERLAPPED DOORS ON SS1V/CS1V, 14GA OVERLAPPED DOORS ON HORIZONTAL COMPARTMENTS, 12" FOLD DOWN TAILGATE PAINTED BLACK, 2 & 3-POINT STAINLESS STEEL COMPRESSION LATCHES, STAINLESS STEEL "BILLET STYLE" HINGES, SPRING LOADS DOOR STOPS, WELD ON RECEIVER HITCH, UNDERCOATED. |        |
|         | MOUNT KIT FOR TMAX 1-11 84" CLEAR CA FORD                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |        |
|         | HYDRAULIC RESERVOIR, 20 GALLON, BULKHEAD MOUNTED FOR STELLAR BODY, PAINTED BLACK                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |        |
|         | DRAWER SET, 35.5"H X 34"W X 18"D, 3-3", 3-5", 1-7" (INCLUDES 2.5" RISER) INSTALLED IN SS1VF                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |        |
|         | (3) SHELVES WITH (3) DIVIDERS 17.63"W X 19"D INSTALLED SS1VR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |        |
|         | DRAWER SET, 13.5"H X 48"W X 18"D, 3-3" (INCLUDES 2.5" RISER) INSTALLED IN SS HORIZONTAL                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |        |
|         | (3) SHELVES WITH (3) DIVIDERS 24.38"W X 19"D INSTALLED IN SS REAR                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |        |

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DIVIDER KIT W/ SHELVES 19"W FOR OXY/ACET IN C/S 60" COMPARTMENT ON CS1V

OXY-ACT BOTTLE HOLDER ASM - 2 BOTTLE HOLDER INSTALLED CS1V

(3) SHELVES W/ (3) DIVIDERS 21"W X 19"D INSTALLED CS2V

SHELF WITH (3) DIVIDERS 52.44"W X 19"D INSTALLED CS HORIZONTAL

COVER ASSEMBLY FOR ROLLER HOLE

CAB GUARD FOR TMAX 1 WITH RIGHT FRONT RAISED

BLACK GRAB HANDLE MOUNTS TO REAR SIDE PACK AND BUMPER

MUDFLAPS

ADJUSTABLE BOOM SUPPORT - OCTOGON BOOMS - 27.5" TO 33.5" FOR TMAX STEEL BODY,  
ROLLER REST, PAINTED BLACK

TRAILER PLUG 7 PIN FLAT

WISE MOUNTING PLATE - RECEIVER WORK BENCH MOUNT

SLIDE OUT STEP FOR TMAX WORK BENCH BUMPER, ALUMINUM

STABILIZER ASSEMBLY, HYDRAULIC OUT/HYDRAULIC DOWN FOR INSTALLATION IN BUMPER,  
PAINTED BLACK FOR TMAX 1

LED FLOOD LIGHT KIT, 4 LIGHTS (1 ON BOOM SUPPORT, 1 S/S NEAR WELDER, 1 EACH ON REAR  
TAILLIGHT BOX)

LED COMPARTMENT LIGHT KIT TMAX 1-11

CHASSIS MOUNTED BACK UP ALARM

INSTALL OF FACTORY PROVIDED BACKUP CAMERA

ICC SAFETY KIT TO INCLUDE 2.5# RECHARGEABLE FIRE EXTINGUISHER AND REFLECTOR KIT

DEF FILL FOR FRONT OF BODY FOR A FORD CHASSIS

ADD-A-LEAF SPRING FOR C/S REAR

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SPEED CONTROL KIT - FORD F250-F600 CHASSIS 2023 OR NEWER INCLUDES START-STOP  
FUNCTIONALITY

TRUCK UPFITTER SWITCHES CONTROL PACKAGE

CDTPLUS AND CDTPRO RADIO TRANSMITTER MOUNTING KIT FOR 2017 & NEWER FORD F350-F550

PAINT 9'-12' BODY STELLAR WHITE PAINT

SPRAY ON BED LINER FOR FRONT OF SIDE PACKS ONLY

SPRAY ON BED LINER FOR LOAD BED WALLS AND FLOOR

SPRAY ON BED LINER FOR WORK BENCH BUMPER

STELLAR 7621 TELESCOPIC CRANE-44,840 FT/LB RATED, 7500LB MAXIMUM CAPACITY, 21' FULL  
HYDRAULIC REACH, CDTPRO EQUIPPED PROPORTIONAL RADIO REMOTE CONTROL

(4) ESG ED3777A SURFACE MOUNT AMBER FLASHERS (2 MOUNTED ON GRILLE AND 2 MOUNTED  
ON REAR END PANELS OF BODY) WIRED HOT TO UPFITTER SWITCHES (IF AVAILABLE)

CUSTOM BUILT H-STYLE LADDER RACK TO FIT S/S SIDEPACK FROM REAR TO FRONT AND  
FABRICATED TO HEIGHT JUST ABOVE HEIGHT OF CAB, PAINTED BLACK

(3) BUYERS RATCHET STRAPS

ESG 813-3000-UL XANTREX XPOWER 3000W INVERTER COMPARTMENT LOCATION TO BE  
DETERMINED

(2) ELT XS XP2000 12V AGM BATTERY, MAX AMPS 2,000A, AH: 80, RC: 150

(2) MSC 730-4009 BATTERY BOXES

ELT 1314-200 BATTERY SEPARATOR

FITTINGS AND WIRING FOR INVERTER SYSTEM

FEDERAL SIGNAL COMLC20K-530SW-H COMMANDER LC SERIES TELESCOPIC AREA LIGHT, 20K  
LUMEN, MOUNTED TO C/S FRONT BODY PANEL WITH LIGHTHEAD JUST BELOW CRANE BLOCK TO  
INCLUDE LOWER MOUNT BRACKET AND WARNING LIGHT IN DASH

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VAN V2SGAC2F4WD V2 SANS GEAR 105 CFM/100 PSIG + SAE B HYD PUMP PAD WITH FAILSAFE  
DUAL SENSOR REDUNDANCY SYSTEM AND XERO AIR SEPARATION TANK

VAN 6160164P M, PTO MUNCIE F20-F1312-DS51X-PX DIESEL 10R140 130% W/ V-TEC2

VAN 030527 OPT, DRIVELINE 1310 SER 2 1/2OD 60 INCH DRIVELINE KIT

VAN 280305-120 HARNESS, EXT DISPLAY V-TECII W/ REDUNDANCY 120 INCHES REV.01

VAN 277563 PUMP, HYD.MUNCIE PK1-06-02BSBB 10.34 GPM @ 1625 RPM

ADD DIVERTER VALVE FROM PUMP BETWEEN TOOL CIRCUIT AND THE CRANE

**\*RETURN OEM TRANSFER CASE TO VANAIR POST UPFIT SO AS TO NOT HAVE TO PASS ON CHARGE  
OF \$2000 TO CUSTOMER, NOT LISTED AS LINE ITEM\***

FREIGHT FOR BODY, CRANE AND VANAIR SYSTEM TO PTC & RETURN OF OEM TRANSMISSION FOR  
CORE CREDIT

| Quantity | U/M | Unit Price      | Addl Charge | Lead Time | Total Price  |
|----------|-----|-----------------|-------------|-----------|--------------|
| 1.00     | EA  | \$169,216.00000 |             |           | \$169,216.00 |

Salesperson: Matthew Bullock  
Prices are Valid Until Friday, June 5, 2026

Customer Order Approval Signature

Date

25% RE-STOCKING FEE IF QUOTE IS APPROVED, ORDER IS PLACED AND CUSTOMER  
CANCELS

"THE ABOVE AMOUNT DOES NOT INCLUDE WASHINGTON SALES TAX"

Please Note: If you wish to pay by credit CARD, we charge a 3.5% surcharge  
otherwise we gladly accept ACH, cash, debit or check at no additional cost. Any billing  
related questions please contact Bianca Jimenez at [biancaj@truckcolors.com](mailto:biancaj@truckcolors.com)



TO: **Ryan Hunter**  
 Water Distribution Supervisor  
 Oak Lodge  
 14496 SE River Rd  
 Usa  
 Oak Grove, OR 97267

Date: 5/21/2026  
 Quotation Number: CD257507  
 Payment Terms: Net 30 Days  
 Shipping Terms: FOB Origin  
 Valid Through: 7/20/2026  
 Estimated Ship Date: 6 Weeks ARO  
 Reference: CD250764

E.H. Wachs is pleased to offer the following quotation.

| Item Number          | Description                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | Qty | U/M | Unit Price (USD) | Disc% | Line Total (USD)   |
|----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----|-----|------------------|-------|--------------------|
| 1                    | 77-000-36 Standard LX (Gas) – VMT (RH): Single turner valve maintenance trailer; includes Wachs 750 Ft/lb (1020 Nm) Extended Reach Valve operator for those preventive maintenance activities, telescoping valve key and Wachs ruggedized TC-100 with GPS controller/datalogger. A 27 HP (20 kW) gasoline powered Kohler overhead cam air cooled engine provides ample power for all contained functions, including an auxiliary HTMA Class II circuit; 10 gallon (38 L) reservoir, fan cooled heat exchanger, continuous duty rated for 8 GPM (30.3 LPM) @ 2,000 PSI (140 bar). A positive displacement blower provides 500 CFM (14.2 cmm)-11" (280mm) Hg vacuum, with spoils containment provided by a 250 (950 L) gallon tank with power hydraulic dump (rear discharge) and latching rear door. Also driven from the common power train is a 2.5 GPM (9.5 LPM) @ 3000 PSI (210 bar) pressure washer system with 3 gallon (11.4 L) anti-freeze tank and 95 gallon (360 L) water tank. Includes 2-1/2" (63.5mm), 1-1/4" (31.75mm) & 7/8" (22mm) suction wands and one each short and long wash-down guns. The LX package bundles the service light bar with arrow board, 45' (14 M) auxiliary hydraulic hose reel for operation of hydraulic power tools & Bluetooth tethering module (installed in ERV-750) for wireless communication between the exerciser and Controller/Data Logger and 24" (61cm) X 18" (46cm) x 18" (46cm) aluminum job box. | 1   | EA  | 95,250.00        | 3.8%  | 91,678.12          |
| 2                    | 11-408-10 Tee Handle for 1" Telescoping Key (11-408-00) adds manual functionality to key when machine is not in use.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | 1   | EA  | 236.00           | 3.8%  | 227.15             |
| <b>Subtotal</b>      |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |     |     |                  |       | <b>91,905.27</b>   |
| <b>Motor Freight</b> |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |     |     |                  |       | <b>8,090.00</b>    |
| <b>Total (USD)</b>   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |     |     |                  |       | <b>\$99,995.27</b> |

Sales of E.H. Wachs products and services are expressly limited to and made conditional on acceptance of its current Terms and Conditions of Sale, found at ehwachs.com ("Terms"). Any additional or different terms are hereby rejected. Commencement of work by E.H. Wachs or acceptance of delivery of products by you constitutes your acceptance of the Terms.

See additional tariff related Terms and Conditions at [ehwachs.com](http://ehwachs.com).



## STAFF REPORT

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|                |                                                                                                       |
|----------------|-------------------------------------------------------------------------------------------------------|
| <b>To</b>      | Board of Directors                                                                                    |
| <b>From</b>    | Aaron Janicke, Public Works Director                                                                  |
| <b>Title</b>   | Consideration of Task Order with AKS for the Design of the Colina Vista Waterline Replacement Project |
| <b>Item No</b> | 5.c.                                                                                                  |
| <b>Date</b>    | July 14, 2026                                                                                         |

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### Summary

OLWS staff request the board approve a task order with AKS Engineering for the Colina Vista Water Main Replacement project for \$264,680. The task order would consist of design plans and specs, and construction phase support throughout the project.

### Background

In 2020, the Oak Lodge Water Services Water Master Plan highlighted water mains across the District that were a priority for replacement based on their approximate age and condition. Staff identified the water mains within the Colina Vista neighborhood after experiencing a higher volume of main breaks in that area. The pipe replacement project was planned for 2030. However, due to the County's recent modification to paving plans, the neighborhood is due for resurfacing in 2027. In order to avoid tearing up a newly paved road in 2030 to replace the pipes, OLWS staff have moved the project up three years in order to replace the pipes prior to paving.

This spring, AKS was brought onboard to complete the pre-design survey of the neighborhood. With survey complete, OLWS has requested a scope of work and fee for AKS to continue with design and construction services for the project. Design would take place through the remainder of 2026, with bidding and construction to take place at the beginning of 2027.

### Budget

The task order is \$264,680.00. This is a budgeted expense included in the FY27 approved budget from the Drinking Water Capital Improvement Fund.

## **Recommendation**

Staff recommends the board approve the General Manager to sign a task order with AKS Engineering and Forestry, LLC for \$264,680.00 for the design of the Colina Vista Water Main Replacement Project.

## **Suggested Board Motion**

*"I move to approve the General Manager to sign a task order with AKS Engineering and Forestry, LLC for \$264,680.00 for the design of the Colina Vista Water Main Replacement Project."*

## **Attachments**

1. OLWS Colina Vista Water Design - SOW & Fee

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## 2026 – Colina Vista Water Main Replacement

### OAK GROVE, OREGON

#### Exhibit A — Scope of Work

Oak Lodge Water Services (OLWS) has identified approximately 8,400 lineal feet of water main to be replaced in the Colina Vista Area (see attached Exhibit 'B').

The following services will be performed by AKS Engineering & Forestry, LLC (Consultant). All services will be performed by or under the observation of a Professional Land Surveyor and/or Professional Engineering registered in the State of Oregon.

#### **1. Project Management**

Consultant will:

- Provide a cohesive consulting team to execute the scope of work listed herein
- Coordinate and participate in project meetings
- Develop a schedule identifying critical tasks
- Perform project management duties including monthly invoicing, preparing monthly project status reports and managing schedule, budget and scope to meet the project requirements.

#### **2. Final Engineering (PS&E)**

Consultant will prepare the following:

- Construction Drawings including the following sheets:
  - o Cover Sheet (1-Sheet)
  - o General Notes Sheet (1-Sheet)
  - o Site Map (1-Sheet)
  - o Water Plan and Profile (20-Sheets)
  - o Water Construction Details (3-Sheets)
  - o Erosion Control Details (1-Sheet)
  - o Surface Restoration Plan (10-Sheets)
  - o Surface Restoration Details (2-Sheets)
  - o Construction Sequencing Plan (2-Sheets)
- Special Provisions
- Bid Item descriptions
- Bid Sheet
- Engineer's Estimate

Deliverables will be issued at the following intervals:



| Deliverable           | Deliverable Stage |    |    |     |
|-----------------------|-------------------|----|----|-----|
|                       | 30                | 60 | 90 | 100 |
| Construction Drawings | X                 | X  | X  | X   |
| Special Provisions    |                   |    | X  | X   |
| Bid Item Descriptions |                   |    | X  | X   |
| Bid Form              |                   |    | X  | X   |
| Engineer's Estimate   |                   | X  | X  | X   |

### 3. Construction Phase Services

Consultant will perform the following construction phase services:

- Participate in a pre-construction meeting
- Respond to contractor RFIs
- Review contractor submittals
- Participate in a final walkthrough with District, the contractor, and Clackamas County.
- Prepare record based on contractor redlines

#### **Fee Estimate**

(See attached detailed estimate – Exhibit B)

**TOTAL** .....\$264,680

#### **Assumptions**

- OLWS will be responsible for payment of any permit fees
- Bid package will be issued for construction of all improvements under a single phase of work.
- Surface restoration will be limited to T-Cut, except at Jennings and Oatfield where full lane grind and inlay is anticipated as a condition from Clackamas County.
- This scope of work does not include the following:
  - o Design of ADA improvements
  - o Preparation of traffic control plan
  - o Construction observation
- 100% Final Engineering Documents (PS&E) will be submitted by December 31, 2026.

#### **Exclusions**

Services that do not fall within the scope of work are excluded from this estimate.

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**Exhibit 'B' – Fee Estimate**  
**(attached)**





## EXHIBIT B

**AKS ENGINEERING & FORESTRY, LLC**

**Project Budget Estimate**  
**OLWS Colina Vista Water Main Replacement**  
**AKS #10986-08**

| Project Budget Estimate<br>OLWS Colina Vista Water Main Replacement<br>AKS #10986-08 | Design<br>Principal | QA/QC<br>Reviewer | Project<br>Engineer | Engineer<br>Designer | CAD Tech | Technical<br>Editor | Project<br>Coordinator | ESTIMATED<br>TOTAL COST | SUBTASK<br>TOTAL COST |
|--------------------------------------------------------------------------------------|---------------------|-------------------|---------------------|----------------------|----------|---------------------|------------------------|-------------------------|-----------------------|
|                                                                                      | \$240.00            | \$210.00          | \$205.00            | \$160.00             | \$140.00 | \$140.00            | \$130.00               |                         |                       |
| Project Tasks & Estimated Personnel Hours                                            |                     |                   |                     |                      |          |                     |                        |                         |                       |
| Task 1 Project Management                                                            |                     |                   |                     |                      |          |                     |                        |                         | \$23,200              |
| Project Management                                                                   | 40                  |                   | 60                  |                      |          |                     | 10                     | \$23,200                |                       |
| TASK 2: Final Engineering (PS&E)                                                     |                     |                   |                     |                      |          |                     |                        |                         | \$220,610             |
| 30% Design                                                                           | 8                   | 10                | 60                  | 120                  | 100      |                     | 2                      | \$49,780                |                       |
| 60% Design                                                                           | 16                  | 20                | 80                  | 200                  | 140      |                     | 4                      | \$76,560                |                       |
| 90% Design                                                                           | 16                  | 20                | 100                 | 180                  | 80       | 10                  | 4                      | \$70,460                |                       |
| 100% Design                                                                          | 4                   | 4                 | 30                  | 80                   | 20       |                     | 2                      | \$23,810                |                       |
| TASK 3: Construction Phase Services                                                  |                     |                   |                     |                      |          |                     |                        |                         | \$20,870              |
| Pre-Construction Conference                                                          |                     |                   | 8                   |                      |          |                     |                        | \$1,640                 |                       |
| RFI Responses                                                                        | 2                   |                   | 10                  | 10                   |          |                     | 8                      | \$5,170                 |                       |
| Submittal Reviews                                                                    |                     |                   | 8                   |                      |          |                     | 2                      | \$1,900                 |                       |
| Final Walkthru                                                                       | 2                   |                   | 12                  |                      |          |                     |                        | \$2,940                 |                       |
| Record Drawings                                                                      | 2                   | 4                 | 8                   | 20                   | 20       |                     | 2                      | \$9,220                 |                       |
|                                                                                      |                     |                   |                     |                      |          |                     |                        |                         |                       |
| ESTIMATED PERSONNEL TASK HOURS SUBTOTAL                                              | 90                  | 58                | 376                 | 610                  | 360      | 10                  | 34                     | 1538                    |                       |
| ESTIMATED PERSONNEL COST SUBTOTAL                                                    | \$21,600            | \$12,180          | \$77,080            | \$97,600             | \$50,400 | \$1,400             | \$4,420                | \$264,680               |                       |
| ESTIMATED REIMBURSABLE EXPENSES (AT COST)                                            |                     | -                 | -                   | -                    | -        | -                   | -                      | \$0                     |                       |
| TOTAL COST ESTIMATE                                                                  |                     |                   |                     |                      |          |                     |                        |                         | \$264,680             |





## STAFF REPORT

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|                |                                                                                                                               |
|----------------|-------------------------------------------------------------------------------------------------------------------------------|
| <b>To</b>      | Board of Directors                                                                                                            |
| <b>From</b>    | Aaron Janicke, Public Works Director                                                                                          |
| <b>Title</b>   | Consideration of Task Order with AKS for Final Design and Construction Support for the Oatfield Waterline Replacement Project |
| <b>Item No</b> | 5.d.                                                                                                                          |
| <b>Date</b>    | July 14, 2026                                                                                                                 |

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### Summary

Staff is seeking board approval to sign a task order with AKS Engineering for \$168,965 for final design and construction support for the remaining phases of the Oatfield Road Waterline Replacement Project. This task order would continue the design work already started by AKS in phase 1.

### Background

The 6-inch waterline that runs the length of Oatfield Road has been identified for upsizing since the 2020 Water Master Plan update. Preliminary design for replacing the main started in 2023. The work was split into several phases for design and construction based on the scope of the project. OLWS consulted with AKS Engineering for full design and construction support. Phase 1 design was completed and constructed last spring. As construction progressed, OLWS staff continued to work with AKS engineering on preliminary design of the remaining phases of the project.

In order to complete design of the remaining phases of the project, staff request board approval for a task order with AKS for final design and construction support for the remaining phases of the project for \$168,965. The costs will primarily cover ADA ramp replacement design, traffic control plans, and the remaining alignment design for the south end of Oatfield Rd.

### Past Board Actions

November 2023 - The board approved a task order with AKS for the design of Oatfield Road.



May 2026 - The board approved the FY27 budget which included the Oatfeild Road Capital Improvement Project as a part of the CIP.

### **Budget**

Funding for the design services would come from the Drinking Water Capital Improvement Projects fund 71-20-7600. The costs would be spread over the remaining phases of the project, likely until FY30.

### **Recommendation**

Staff recommends the board approve the General Manager to sign a task order with AKS Engineering for \$168,965 for final design and construction support for the Oatfield Road Water Main Replacement project.

### **Suggested Board Motion**

*"I move to approve the General Manager to sign a task order with AKS Engineering for \$168,965 for final design and construction support for the Oatfield Road Water Main Replacement project."*

### **Attachments**

1. Oatfield Main SOW & Fee

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**Oatfield Water Main Replacement**  
**OAK GROVE, OREGON**

**Exhibit A — Scope of Work**

Oak Lodge Water Services (District) plans to replace the existing water main within SE Oatfield Road from SE Loffelman to SE Hull. The project is approximately 15,000 lineal feet in total length (CIP 2024-DW02). AKS Engineering & Forestry, LLC (AKS) contracted with OLWS to deliver this design under Task Order 15. During the design development process, additional services were determined to be necessary due to Clackamas County (County) permitting requirements and a portion of the project was split to create an additional phase of work.

The following services will be performed by AKS Engineering & Forestry, LLC (Consultant) and/or our subconsultants. All services will be performed by or under the observation of a Professional Land Surveyor and/or Professional Engineer registered in the State of Oregon.

**I. Phase 2**

- **ADA Improvements** - Consultant will prepare construction drawings and design exception requests (where required) for ADA improvements to obtain approval from the County.
- **Signal Improvements** - Consultant will prepare construction drawings for signal improvements at SE Oak Grove and SE Concord to obtain approval from the County.
- **Traffic Control Plan** – Consultant will prepare a Temporary Construction Traffic Control Plan to obtain approval from the County.

**II. Phase 3**

- **ADA Improvements** - Consultant will prepare construction drawings and design exception requests (where required) for ADA improvements to obtain approval from the County.
- **Signal Improvements** - Consultant will prepare construction drawings for signal improvements at SE Thiessen to obtain approval from the County.
- **Traffic Control Plan** – Consultant will prepare a Temporary Construction Traffic Control Plan to obtain approval from the County.

**III. Phase 4**

- **Final Engineering** – Consultant will repackage the original phase 3 design plans and bid binder to deliver work in two phases (phases 3 & 4)
- **Traffic Control Plan** – Consultant will prepare a Temporary Construction Traffic Control Plan to obtain approval from the County.

**IV. Construction Phase Services**

Consultant will perform the following construction phase services:

- Respond to contractor RFIs
- Participate in a final walkthrough with District, the contractor, and Clackamas County.
- Prepare as-builts based on contractor redlines

**Fee Estimate**  
**(See attached detailed estimate – Exhibit B)**

**TOTAL .....\$168,965**



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### **Assumptions**

- District is responsible for all permit fees
- The erosion control permit for the project will be reviewed and issued by District.
- Easement negotiation is excluded from this scope of work.
- District is responsible for all construction inspection
- District is responsible for public involvement and any required coordination with effected private properties.

### **Exclusions**

Services that do not fall within the scope of work are excluded from this estimate.

## Exhibit 'B'

### Fee Estimate



**Oak Lodge Water Services District  
Oatfield Road Water Main Replacement (Ph 2, 3 & 4)**

| Fee Estimate                                         | Principal | Project Engineer | Eng. Designer | Eng CAD Tech | Sr. Transpo Eng | Transpo Eng | Clerical | ESTIMATED TOTAL COST |
|------------------------------------------------------|-----------|------------------|---------------|--------------|-----------------|-------------|----------|----------------------|
|                                                      | \$245     | \$185            | \$165         | \$145        | \$185           | \$145       | \$100    |                      |
| <b>Project Tasks &amp; Estimated Personnel Hours</b> |           |                  |               |              |                 |             |          |                      |
| <b>Phase 2</b>                                       |           |                  |               |              |                 |             |          |                      |
| ADA Improvements                                     |           | 8                | 80            | 110          |                 |             |          | \$30,630             |
| Signal Modifications                                 |           |                  |               |              | 12              | 90          |          | \$15,270             |
| Traffic Control                                      |           | 1                |               |              | 8               | 40          |          | \$7,465              |
| <b>Phase 3</b>                                       |           |                  |               |              |                 |             |          |                      |
| ADA Improvements                                     |           | 8                | 60            | 80           |                 |             |          | \$22,980             |
| Signal Modifications                                 |           |                  |               |              | 12              | 90          |          | \$15,270             |
| Traffic Control                                      |           | 1                |               |              | 8               | 40          |          | \$7,465              |
| <b>Phase 4</b>                                       |           |                  |               |              |                 |             |          |                      |
| Final Engineering                                    | 4         | 30               | 80            | 70           |                 |             |          | \$29,880             |
| Traffic Control                                      |           | 1                |               |              | 8               | 40          |          | \$7,465              |
| <b>Construction Phase</b>                            |           |                  |               |              |                 |             |          |                      |
| Construction Phase Services                          | 12        | 60               | 100           |              |                 |             | 20       | \$32,540             |
| <b>ESTIMATED TASK HOURS SUBTOTAL</b>                 | 16        | 109              | 320           | 260          | 48              | 300         | 20       | -                    |
| <b>ESTIMATED COST SUBTOTAL</b>                       | \$3,920   | \$20,165         | \$52,800      | \$37,700     | \$8,880         | \$43,500    | \$2,000  | \$168,965            |
| <b>TOTAL COST ESTIMATE</b>                           |           |                  |               |              |                 |             |          | \$168,965            |







## STAFF REPORT

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|                |                                                                                                        |
|----------------|--------------------------------------------------------------------------------------------------------|
| <b>To</b>      | Board of Directors                                                                                     |
| <b>From</b>    | Aaron Janicke, Public Works Director                                                                   |
| <b>Title</b>   | Consideration of Task Order with AKS for the Design of Influent Lift Station Basin Pipe Rehabilitation |
| <b>Item No</b> | 5.e.                                                                                                   |
| <b>Date</b>    | July 14, 2026                                                                                          |

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### Summary

Staff is seeking board approval to sign a task order with AKS Engineering for the Design of the Influent Lift Station Basin pipe rehab work for \$575,580. The pipe assessment was already completed for this project and this task order will include final design and specs for the project.

### Background

As Oak Lodge addresses pipe deficiencies throughout the District to reduce rainwater infiltration and prevent pipe failures, they have worked systematically through the 5 lift station basins. Preliminary work is already underway to assess and identify pipes in need of rehab or replacement in the Influent Lift Station Basin. After reviewing the pipe assessment and recommendations for repairs, OLWS is now to the point of drafting plans and specifications for the project. To accomplish this, AKS Engineering submitted a task order for \$575,580 for surveying and design services for the project. This project was awarded \$3.3 Million in state funding with the understanding that construction would take place in the summer of 2027. With this stipulation, OLWS will work with AKS to ensure plans are ready for bidding in the Spring of 2027.

### Past Board Actions

May 2026 - The board approved the FY27 budget, including the FY27-31 Capital Improvement Plan that included the Influent Lift Station Basin Rehab work.

### Budget

Funding for design comes from Fund 72-22-7600 Collections Capital Improvement

Projects. \$580,000 was budgeted for FY27.

### **Recommendation**

Staff recommends the board approve the General Manager to sign a task order with AKS Engineering for \$575,850 for the design of the Influent Lift Station Basin Pipe Rehab project.

### **Suggested Board Motion**

*"I move to approve the General Manager to sign a task order with AKS Engineering for \$575,850 for the design of the Influent Lift Station Basin Pipe Rehab project."*

### **Attachments**

1. OLWS Influent LS I&I - SOW & Fee

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## Influent Lift Station I&I Reduction Project

### OAK GROVE, OREGON

#### Exhibit A — Scope of Work

Oak Lodge Water Services (OLWS) has identified deficiencies in 53 sanitary sewer pipelines throughout the Influent Lift Station basin area. The pipelines range in size from 6-inch to 21-inch diameter. The total length of pipeline improvement is approximately 12,000 lineal feet. OLWS is seeking to rehabilitate these pipelines to reduce Inflow and Infiltration (I&I).

The following services will be performed by AKS Engineering & Forestry, LLC (Consultant). All services will be performed by or under the observation of a Professional Land Surveyor and/or Professional Engineering registered in the State of Oregon.

#### **1. Project Management**

Consultant will:

- Provide a cohesive consulting team to execute the scope of work listed herein
- Coordinate and participate in project meetings
- Develop a schedule identifying critical tasks
- Perform project management duties including: monthly invoicing, preparing monthly project status reports and managing schedule, budget and scope to meet the project requirements.

#### **2. Topographic and Boundary Survey**

Consultant will complete a limited topographic of the pipeline segments to be rehabilitated. The survey will include tying rim elevations of manholes and measuring down to invert elevation of the structures. This task includes an allowance for a detailed topographic survey in areas where line replacement requires dig and replacement.

Consultant will complete the following:

- Obtain title reports for properties where existing pipelines are located within easements (24 properties)
- Obtain and review County survey records
- Field tie record survey monuments
- Resolve rights-of-way and property boundaries to the extent necessary to complete the design.
- Subcontract traffic control services as necessary to complete the survey

Data collected in the topographic survey will be drafted in a digital format (CAD) for use in design.

#### **3. Construction Documents**

Consultant will prepare the following:

- Construction Drawings including the following sheets: Cover Sheet, General Notes Sheet, Existing Conditions Plan, Erosion Control Plan, Sanitary Sewer Improvements Plans and Profiles, Surface Restoration Plan, and Construction Details
- Special Provisions for any work item not defined in the OLWS standard specifications

- 
- Bid Sheet
  - Engineer's Estimate

Construction drawings will be issued to OLWS for review at 50%, 90% and 100% design stage. All other construction documents will be issued to OLWS for 90% and 100% review. Consultant will participate in two (2) design review meetings with OLWS. Construction documents are anticipated to be issued for three (3) phases of improvement.

**4. Easement Acquisition**

Consultant will subcontract with a right-of-way agent to negotiate the temporary construction and permanent easement for up to four (4) properties.

**5. Permitting Coordination**

Consultant will submit construction drawings to Clackamas County to coordinate with the County ahead of the right-of-way permit issuance, which will be issued once a contractor is selected. Consultant will respond to County review comments and revise plans as required to support the right-of-way permit.

**Fee Estimate**

**(See attached detailed estimate – Exhibit B)**

**TOTAL .....\$575,580**

**Assumptions**

- OLWS is responsible for preparing project specifications and assembling the contract documents for bidding.
- OLWS is responsible for all permit fees
- The erosion control permit for the project will be reviewed and issued by OLWS
- OLWS is responsible for all construction inspection
- The project will not impact any wetlands and regulated waters.
- Construction phase services will be completed under separate contract

**Exclusions**

Services that do not fall within the scope of work are excluded from this estimate.

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## **Exhibit 'B' – Fee Estimate**







**Project Budget Estimate**  
**OLWS Influent Lift Station I&I Project**  
**AKS #10986-07**

| Project Budget Estimate<br>OLWS Influent Lift Station I&I Project<br>AKS #10986-07 | AKS ENGINEERING & FORESTRY, LLC |                   |                     |                      |                 |                         |                     |          |                    |                                |                     |                        |              | ESTIMATED<br>TOTAL<br>COST | SUBTASK<br>TOTAL<br>COST |
|------------------------------------------------------------------------------------|---------------------------------|-------------------|---------------------|----------------------|-----------------|-------------------------|---------------------|----------|--------------------|--------------------------------|---------------------|------------------------|--------------|----------------------------|--------------------------|
|                                                                                    | Principal In<br>Charge          | QA/QC<br>Reviewer | Project<br>Engineer | Engineer<br>Designer | Eng CAD<br>Tech | Sr. Project<br>Surveyor | Project<br>Surveyor | Surveyor | Survey CAD<br>Tech | Survey Crew<br>(Two<br>Person) | Technical<br>Editor | Project<br>Coordinator | Direct Costs |                            |                          |
|                                                                                    | \$245.00                        | \$245.00          | \$185.00            | \$165.00             | \$145.00        | \$220.00                | \$185.00            | \$165.00 | \$145.00           | \$275.00                       | \$130.00            | \$100.00               | 1            |                            |                          |
| Project Tasks & Estimated Personnel Hours                                          |                                 |                   |                     |                      |                 |                         |                     |          |                    |                                |                     |                        |              |                            |                          |
| TASK 1: Project Management                                                         |                                 |                   |                     |                      |                 |                         |                     |          |                    |                                |                     |                        |              |                            | \$15,900                 |
| 1.1 Project Management                                                             | 30                              |                   | 30                  |                      |                 |                         |                     |          |                    |                                |                     | 30                     |              | \$15,900                   |                          |
| TASK 2: Topographic and Boundary Survey                                            |                                 |                   |                     |                      |                 |                         |                     |          |                    |                                |                     |                        |              |                            | \$213,390                |
| 2.1 Topographic and Boundary Survey                                                | 2                               |                   | 20                  |                      |                 | 20                      | 60                  | 160      | 360                | 360                            |                     | 20                     | \$14,100     | \$213,390                  |                          |
| TASK 3: Construction Documents                                                     |                                 |                   |                     |                      |                 |                         |                     |          |                    |                                |                     |                        |              |                            | \$280,520                |
| 3.1 50% Design                                                                     | 20                              | 40                | 100                 | 280                  | 240             |                         |                     |          |                    |                                |                     | 5                      |              | \$114,700                  |                          |
| 3.2 90% Design                                                                     | 16                              | 10                | 100                 | 220                  | 200             |                         |                     |          |                    |                                |                     | 5                      |              | \$90,670                   |                          |
| 3.3 100% Design - Phase 1                                                          | 10                              | 10                | 50                  | 20                   | 40              |                         |                     |          |                    |                                | 10                  | 5                      |              | \$25,050                   |                          |
| 3.4 100% Design - Phase 2                                                          | 10                              | 10                | 50                  | 20                   | 40              |                         |                     |          |                    |                                | 10                  | 5                      |              | \$25,050                   |                          |
| 3.5 100% Design - Phase 3                                                          | 10                              | 10                | 50                  | 20                   | 40              |                         |                     |          |                    |                                | 10                  | 5                      |              | \$25,050                   |                          |
| TASK 4: Easement Acquisition                                                       |                                 |                   |                     |                      |                 |                         |                     |          |                    |                                |                     |                        |              |                            | \$56,020                 |
| 4.1 Easement Acquisition                                                           | 4                               |                   | 16                  |                      |                 | 2                       | 4                   |          | 20                 |                                |                     |                        | \$48,000     | \$56,020                   |                          |
| TASK 5: Permit Coordination                                                        |                                 |                   |                     |                      |                 |                         |                     |          |                    |                                |                     |                        |              |                            | \$10,020                 |
| 5.1 Phase 1                                                                        | 2                               |                   | 10                  |                      |                 |                         |                     |          |                    |                                |                     | 10                     |              | \$3,340                    |                          |
| 5.2 Phase 2                                                                        | 2                               |                   | 10                  |                      |                 |                         |                     |          |                    |                                |                     | 10                     |              | \$3,340                    |                          |
| 5.3 Phase 3                                                                        | 2                               |                   | 10                  |                      |                 |                         |                     |          |                    |                                |                     | 10                     |              | \$3,340                    |                          |
|                                                                                    |                                 |                   |                     |                      |                 |                         |                     |          |                    |                                |                     |                        |              |                            |                          |
| ESTIMATED PERSONNEL TASK HOURS SUBTOTAL                                            | 108                             | 80                | 446                 | 560                  | 560             | 22                      | 64                  | 160      | 380                | 360                            | 30                  | 105                    | -            | 2875                       |                          |
| ESTIMATED PERSONNEL COST SUBTOTAL                                                  | \$26,460                        | \$19,600          | \$82,510            | \$92,400             | \$81,200        | \$4,840                 | \$11,840            | \$26,400 | \$55,100           | \$99,000                       | \$3,900             | \$10,500               | -            | \$513,750                  |                          |
| ESTIMATED REIMBURSABLE EXPENSES (AT COST)                                          |                                 | -                 | -                   | -                    | -               | -                       | -                   | -        | -                  | -                              | -                   | -                      | \$62,100     | \$62,100                   |                          |
| AKS TOTAL COST ESTIMATE                                                            |                                 |                   |                     |                      |                 |                         |                     |          |                    |                                |                     |                        |              |                            | \$575,850                |



## STAFF REPORT

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|                |                                                               |
|----------------|---------------------------------------------------------------|
| <b>To</b>      | Board of Directors                                            |
| <b>From</b>    | Lindsey Kangiser, Human Resources/Payroll Manager             |
| <b>Title</b>   | Consideration of Employee Attendance and Leave Request Policy |
| <b>Item No</b> | 5.f.                                                          |
| <b>Date</b>    | July 14, 2026                                                 |

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### Summary

The Board reviews and adopts the employee policies of OLWS. Staff requests the Board consider approval of the Employee Attendance and Leave Request Policy.

### Background

As part of the ongoing efforts to maintain a comprehensive and up-to-date personnel policy manual, staff has developed a formal Employee Attendance and Leave Policy for inclusion in the Employee Handbook. The policy establishes clear expectations regarding work schedules, attendance, punctuality, reporting, and call-in procedures, providing employees and supervisors with consistent guidance for administering attendance-related matters.

The policy does not alter employee leave entitlements or rights under applicable laws, collective bargaining agreements, or other OLWS policies. Rather, it provides consistent guidance for communicating attendance expectations and administering attendance-related matters.

### Budget

None.

### Concurrence

The Human Resources and Payroll Manager worked with OLWS legal counsel to develop and review the proposed policy. The Union has reviewed the policy and agrees with its adoption.

**Recommendation**

Staff recommends the Board approve the Employee Attendance and Leave Policy as presented.

**Suggested Board Motion**

*"I move to approve the Employee Attendance and Leave Policy and authorize its inclusion into the Employee Handbook."*

**Attachments**

1. HR\_Employee Attendance and Leave Request Policy\_0026



# **EMPLOYEE ATTENDANCE AND LEAVE REQUEST POLICY**

**Policy Number: HR-0026**

**Adopted XXXX**

This document supersedes any and all previous Employee Attendance and Leave policies.

## **EMPLOYEE ATTENDANCE AND LEAVE REQUEST POLICY**

### **Purpose**

To clarify the policies and procedures for employee attendance, absences, leave requests and notifications.

### **Scope**

This policy applies to all OLWS employees.

### **Policy Statement**

OLWS employees are expected to be in attendance and prepared to commence work activities at designated workstations on the day and at the hours assigned. For OLWS to operate efficiently and meet its obligations, employees are expected to meet work schedules, keep absences, tardiness, and early departures to a minimum, and comply with the notification procedures for accrued or protected leave pursuant to OLWS Policies and the AFSCME CBA (for represented employees).

OLWS also recognizes that employees may need time away from work for a variety of reasons. The goal of this policy is to support employee leave needs while minimizing disruption to the workforce and remaining compliant with applicable laws and regulations. This policy is intended to work in tandem and not in conflict with (EPP #2 (ADA), EPP #12 (Sick Leave), EPP #22 (PFMLI), and the AFSCME CBA (for represented employees). OLWS provides eligible employees with leave in accordance with applicable federal, state, or local laws.

### **Procedure**

#### Work Hour Expectation

Employees are expected to work the number of scheduled hours pursuant to their job description and directed FTE amount. If an employee is unable to work their scheduled hours, the absence must be for an authorized or approved reason or purpose pursuant to OLWS policy. Employees are responsible for following established leave procedures for the type of leave utilized and providing appropriate notice and information regarding their absence. Employees who miss work for a reason that is not authorized or approved pursuant to OLWS policy, or who fail to follow required procedures for absences may result in disciplinary action.

- Tardiness: OLWS employees are expected to be at work at the start time for their scheduled shift. Any arrival for work more than five (5) minutes after the employee's scheduled start time will be considered tardy and will be subject to disciplinary action.
- No-Call/No-show: Not reporting to work and not calling to report the absence is a no-call/no-show and is a serious matter, creating increased administrative burdens and operational disruption. Any no call/no show may result in a disciplinary action. Any no-call/no-show lasting three days is considered job abandonment and voluntary resignation, resulting in immediate termination of employment.



### Employee Notice Requirements for Leave

To the extent applicable law allows, OLWS may delay, deny, or reduce an employee's leave request if the employee does not follow appropriate procedures, including but not limited to failing to provide sufficient notice, information, and/or appropriate documentation in accordance with OLWS leave policies.

Employees must notify their immediate supervisor for any leave as soon as practicable by submitting a request through the Employee Leave portal. Employees must make a reasonable effort to request and schedule foreseeable leave in a manner that is not unduly disruptive to OLWS and its operations. OLWS may discipline an employee for reasons pursuant to applicable CBA articles, EPP #6, EPP#11, and/or if an employee intentionally schedules foreseeable leave in a manner that is disruptive to OLWS and its operations.

Employees must also inform their immediate supervisor of any change in the expected duration of leave and submit an updated Employee Leave portal request in a timely manner but no later than seven days prior to the anticipated continuation of leave.

### OLWS Designation of Absence

Once the Employee Leave portal request and any applicable documentation has been reviewed and processed, OLWS will designate the leave of absence as appropriate and will notify the employee whether the leave has been approved or denied. Designation may occur retroactively or proactively, as permitted by applicable law.

### Call-in

Employees must follow any call-in rules specific to their department or work group. Failure to comply with established call-in procedures may result in discipline.

### Leave Without Pay

Leave without Pay (LWOP) may be considered only after an employee has exhausted all available accrued leave balances and protected leave entitlements. Approval of LWOP is at the discretion of OLWS and will be evaluated based on operational needs. Employees must have prior approval before taking LWOP. Requests for LWOP must be submitted to Human Resources. The request must be submitted, whenever possible, at least seven days before the anticipated leave.

### Leave Documentation

In situations where leave usage raises concerns regarding compliance with policy or applicable laws, pursuant to Policies EPP #2 (ADA), EPP #12 (Sick Leave), EPP #22 (PFMLI), the AFSCME CBA (for represented employees), and applicable law, OLWS may request additional reasonable documentation including, but not limited to verification from the employee's health care provider regarding the need for leave. Failure to provide the required documentation may result in disciplinary action and OLWS may rescind its prior approval for leave.





## **AGENDA ITEM**

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**Title**        Business from the Board

**Item No.**   6.

**Date**        July 14, 2026

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### **Summary**

The Board of Directors appoints representatives to serve as OLWS liaisons or representatives to committees or community groups.

Directors assigned specific roles as OLWS representatives are placed on the agenda to report to the board on the activities, issues, and policy matters related to their assignment.

Business from the Board may include:

- a. Individual Director Reports
- b. Tabled Agenda Items



## **Paul Gornick's Liaison Report – June 2026**

### **June 5-6, 2026 – C4 Meeting (C4 Retreat at Mt Hood Resort)**

- C4 Retreat was held at the Mt Hood Resort in Welches. Did not attend.

### **June 18, 2026 – North Clackamas County Water Commission (hybrid meeting)**

- Meeting started with the budget hearing for NCCWC FY2026-2027 fiscal year. No public input was received in this hearing.
- Board approved minutes of the March 26, 2026 Budget Committee Meeting.
- Board consent agenda, which included authorization of checks for March through May 2026.
- Board approved Resolution 2026-024, adopting the FY2026-27 budget in the amount of \$13,750,407 and authorizing appropriations.
- Board approved Resolution 2026-03, establishing the FY 2026-27 wholesale water rate at \$0.9672 per CCF, which is an increase of 7.47% increase from the previous rate of \$0.9000 per CCF.
- Board acknowledged receipt of the engagement letter from Baker Tilly for the FY 2025-26 audit

### **June 24, 2026 – Sunrise Water Board Meeting (hybrid meeting)**

- Board approved consent agenda, accepting new water mains from two new developments.
- Board discussed the proposed agency investment policy (a formal policy is required by ORS294.135 to enable a political subdivision of the State to invest in securities with a maturity date greater than 18 months). The policy proposes a maximum maturity of 5.25 years from date of settlement, with a weighted average of 2.5 years. After brief discussion, Board approved Investment Policy No. 42-26.
- Executive Director Jamey Pietzold presented the draft Water Master Plan Update. The master plan focuses on four concepts: 1) Buildout of the City of Happy Valley is expected to occur just beyond the 20-year planning horizon extending through 2045, with the former Damascus area remaining under the County as rural development; 2) The addition of the Pleasant Valley-North Carver plan area will require the creation of a new 750-foot pressure zone. The combined area will support the addition of approximately 7,330 new ERUs; 3) The primary sources of water shall continue to be those from the NCCWC, CRW, and local wells, including new aquifer storage and recovery (ASR) facilities; 4) All related infrastructure planning acknowledges the need to prepare for a major earthquake.
- Board approved Resolution 2026-05 which amended several items on the miscellaneous fees and charges schedule. (Note that a revised water consumption rate increases of 5% each year for 3 years was approved in prior year's meeting.)
- ED Jamey Pietzold led discussion of possible changes to SWA Rules and Regulations necessitated by House Bill 3505 related to combined residential domestic/fire service connections (see revised ORS 223.301). In essence, if a combined residential domestic/fire service connection would require a larger meter size due to fire flow requirements, the agency may only charge an SDC based on a meter size needed for the domestic consumption. Consensus of the board seemed to favor separate fire connections.
- ED update included the precipitation deficit in the Clackamas River Basin. Interestingly, the streamflow on June 19 was higher than on the same date in 2025 (while sounding positive, it is likely a marker of a high level of snowpack depletion). SWA met its objective of identifying and installing 1500 radios on existing AMR-capable meters. SWA was able to fill four open positions but recruitment efforts continue for Civil Engineering positions.
- Strategic Advisor Wade Hathhorn and Board Chair Chris Hawes will be honored at the North Clackamas Chamber Awards Celebration on June 25<sup>th</sup>. Wade for Business Person of the Year and Chris for Voice of Business award.





Kevin Williams Meetings attended in June of 2026

K.W.I

## 1. Clackamas River Water Board meeting- June 11,2026

Consent Agenda- Passed with no discussion or revisions

### Action Items

AI-1 The Board passed the resolution setting S.D.C.s, Other fees and charges and a 5.0 % monthly rate to their retail water rates.

AI-2 This resolution was designed to write off \$25,494.23 in uncollectable debt from FY 2023-2024. The Board passed the resolution with some discussion about collection practices and why this debt is considered non-collectable.

AI-3 This dealt with their I.G.A. with South Fork water Board. They wanted to move the wholesale meter for water they purchase from South Fork. The meter was in a fairly hard to access location. C.R.W. owns the meter but the IGA calls out parties agreeing to any changes and who pays for the changes.

### Informational Reports

G.M. Todd Heidgerken stated that this would be his last board meeting with June 18th being his last day before retirement on June 30th.

Todd spoke about the potential for a very bad water season this summer and remarked that his career started in 2015 with C.R.W. and that year they faced the same water conditions that we have now. So he essentially came in on a bad water year and is leaving on a bad water year.

The Board held elections for their positions and the results were:

Board President will continue to be Sherry French.

Secretary will be Tessa Danel

Treasurer will be Rusty Garrison.

## 2. North Clackamas county Water Commission June 18th,2026

The first order of business was to conduct a Budget hearing to set the wholesale rate and for F.Y. 2026-2027. No public comments were made. Commissioners had no comments so the Budget Hearing was closed.

Items 1 through 5 were all routine business items and all votes were passed 5-0.

Item 6-1 We adopted and authorized the appropriations schedule to fund the F.Y. 2026-2027 Budget.

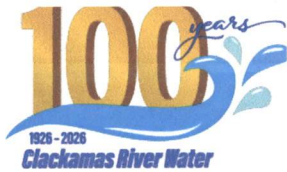
Item 6-2 We discussed the wholesale water rate for F.Y. 2026-2027. This led to a discussion regarding the true-up process that we use for excess budget dollars. Since 2017 member agencies have approved taking the extra funding left at the end of the fiscal year and transfer the money to the Capital Reserve funds for the Plant. The question was whether or not this was just routine or should the money be returned to the agencies. There is no formal process. We simply have voted each year as a board to do this process. The Commission votes have always been 5-0 to do this. After that discussion we established the wholesale water rate for F.Y. 2026-2027.

Item 6-3 We initiated the Audit for FY 2025-2026.

Under monthly items we accepted the financial report, received the operations report and moved on to the Managers report. We had a discussion about the upcoming plant improvements, securing our Water Rights certification process and the need for all three member agencies to start pushing the narrative on water conservation. There will be information coming from the C.R.W.P. regarding water conservation.

3. Clackamas River Water Board meeting July 9th,2026

Agenda is attached. If you have any questions I can provide responses.



CLACKAMAS RIVER WATER  
BOARD OF COMMISSIONERS  
REGULAR MEETING



Held at 16770 SE 82<sup>nd</sup> Dr. Clackamas, OR 97015

Clackamas River Water

This Meeting will have both an in person and remote option for attending  
June 11, 2026 at 6:00pm

**AGENDA**

**Public Comment:** If a member of the public wishes to address the Board during a meeting, they are encouraged to inform Board staff through email to [kholzgang@crwater.com](mailto:kholzgang@crwater.com) no later than 4pm the day of the meeting. If a person will attend the meeting through Zoom and wishes to provide public comment, prior notice to [kholzgang@crwater.com](mailto:kholzgang@crwater.com) no later than 4pm on the day of the meeting is **required** in order to ensure access. The notice should include the following information: (1) Full name; (2) Address/City/ZIP; (3) Email address or phone number to be used to access the Zoom meeting, so it can be unmuted; (4) District/Organization/Public; and (5) Topic of your public comment and or specific agenda item you wish to speak on.

Members of the public are welcome to speak for a maximum of three minutes during a time designated on the agenda for public comment. The speaker must state their name, address, and if they are a customer or not for the record. Public comment provided at the *beginning* of the agenda will be reserved for comment on agenda items, special presentations, letters, and complaints. Public comment as listed at the *end* of the agenda will be for the purpose of "wrapping up" any remaining concerns.

Anyone who wishes to attend the meeting remotely may do so by internet at <https://us02web.zoom.us/j/88140180184> or by calling the following number 1-253-215-8782 and join meeting 881 4018 0184#. Passcode: 074742

**REGULAR MEETING -@ 6:00pm**

Call to Order, Pledge of Allegiance and Roll Call - *Sherry French, President*

a. Approval of the Agenda

**Public Comment**

**Consent Agenda**

CA-1: **Gross Payroll and Accounts Paid: May 2026**

CA-2: **Cash & Investment Ending Balances Report**

CA-3: **Consider Approval of Surplus**

**Action Items**

- 1. Consider Approval of Resolution 10-2026: A Resolution Establishing Retail Water Rates, System Development Charges, Miscellaneous Fees and Charges For Services – *Christina Irish, Chief Financial Officer***
- 2. Consider Approval of Resolution: 11-2026 Approve Utility Billing Bad Debt Write-Off for FY 2023-2024 Uncollectible Water Bills – *Christina Irish, Chief Financial Officer***
- 3. Consider Approval of Intergovernmental Agreement (IGA) with South Fork Water Board for the Relocation of the 'Anchor Way' Meter- *Todd Heidgerken, General Manager***

**Informational Reports**

- 4. Management Report – *Todd Heidgerken, General Manager***
- 5. Public Comment (*see blue box at the top of the agenda*)**

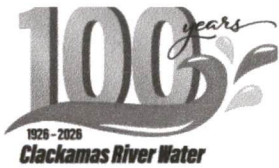
**Next Page**



6. Commissioner Reports and Reimbursements
7. Election of Board- *CRW Board of Commissioners*

*Adjourn regular meeting*





**CLACKAMAS RIVER WATER  
BOARD OF COMMISSIONERS  
REGULAR MEETING**



**Held at 16770 SE 82<sup>nd</sup> Dr. Clackamas, OR 97015**

**Clackamas River Water**

**This Meeting will have both an in person and remote option for attending**

**July 9, 2026 at 6:00pm**

**AGENDA**

**Public Comment:** If a member of the public wishes to address the Board during a meeting, they are encouraged to inform Board staff through email to [kholtzgang@crwater.com](mailto:kholtzgang@crwater.com) no later than 4pm the day of the meeting. If a person will attend the meeting through Zoom and wishes to provide public comment, prior notice to [kholtzgang@crwater.com](mailto:kholtzgang@crwater.com) no later than 4pm on the day of the meeting is **required** in order to ensure access. The notice should include the following information: (1) Full name; (2) Address/City/ZIP; (3) Email address or phone number to be used to access the Zoom meeting, so it can be unmuted; (4) District/Organization/Public; and (5) Topic of your public comment and or specific agenda item you wish to speak on.

Members of the public are welcome to speak for a maximum of three minutes during a time designated on the agenda for public comment. The speaker must state their name, address, and if they are a customer or not for the record. Public comment provided at the *beginning* of the agenda will be reserved for comment on agenda items, special presentations, letters, and complaints. Public comment as listed at the *end* of the agenda will be for the purpose of "wrapping up" any remaining concerns.

Anyone who wishes to attend the meeting remotely may do so by internet at <https://us02web.zoom.us/j/89147489974> or by calling the following number 1-253-215-8782 and join meeting 891 4748 9974#. Passcode: 345558

**REGULAR MEETING -@ 6:00pm**

Call to Order, Pledge of Allegiance and Roll Call - *Sherry French, President*

a. Approval of the Agenda

**Public Comment**

**Consent Agenda**

CA-1: **Gross Payroll and Accounts Paid: June 2026**

CA-2: **Cash & Investment Ending Balances Report**

**Action Items**

- 1. Recurring Payments: Consider Approval of Recurring Payments for FY 2026-27 in Excess of General Manager's Approval Authority-** *Christina Irish, Chief Financial Officer*
- 2. Consider Approval of Legal Services Contract with Dunn Carney, LLP –** *Farshad Allahdadi, General Manager*
- 3. Consider Approval of Intergovernmental Agreement (IGA) with Clackamas River Water Providers Consortium (CRWP) to Fund CRW's Reaccreditation and Ongoing Certification of CRW's Lab for Cyanotoxin Testing –** *Farshad Allahdadi, General Manager*

**Informational Reports**

- 4. Management Report –** *Farshad Allahdadi, General Manager*
- 5. Public Comment** (*see blue box at the top of the agenda*)
- 6. Commissioner Reports and Reimbursement**

***Adjourn regular meeting***

The meeting location is accessible to persons with disabilities. A request for accommodations for persons with disabilities should be made at least 48 hours before the meeting to Adora Campbell (503) 722-9226.



**BUDGET HEARING & REGULAR MEETING  
NORTH CLACKAMAS COUNTY WATER COMMISSION**

**BOARD OF DIRECTORS  
JUNE 18, 2026 at 5:30 p.m.**

**Join Live In-Person or Online**

**14496 SE River Rd.  
Oak Grove, OR 97267**  
<https://us02web.zoom.us/j/83206582105>

Call-In: (833) 548-0282  
Meeting ID: 832 0658 2105  
Passcode: 413338

**AGENDA**

**5:30 PM Convene Budget Hearing**

- Invite Public Comment on Budget (Approved March 26)
- Directors Comments and Discussion
- Close Public Hearing

**Approx. 5:40 PM Regular Meeting of the Board of Directors**

**1. Convene Regular Meeting**

**2. Approve Agenda**

**3. Public Comment**

- 3.1 Public Comment

**4. Approval of Minutes**

- 4.1 Approve Minutes from March 26, 2024 Budget Committee and Regular Meeting

**5. Adoption of Consent Calendar**

- 5.1 Authorization of Checks for March, April and May 2026

**6. Board Discussion**

- 6.1 Adopt FY2026-27 Budget & Authorize Appropriations (Resolution 2026-2)  
6.2 Establish FY2026-27 Wholesale Water Rate (Resolution 2026-3)  
6.3 Initiate FY 2025-26 Audit

**7. Monthly Items**

- 7.1 Financial Reports  
7.2 Operations Report  
7.3 Manager's Report  
7.4 Business from the Board

**8. Adjourn Regular Meeting**

\*POSTED PER REQUIREMENTS 6/12/2026



# NORTH CLACKAMAS COUNTY WATER COMMISSION

June 18, 2026

We are anticipating flows that will reach (or drop below) minimum instream requirements (650 cfs) before Labor Day, bringing the likelihood of actual curtailment by the State into our supply strategy. This is further exacerbated by the rise in minimum flow requirements (800 cfs) after Labor Day.

## Public Messaging and Plea to Reduce Outdoor Use

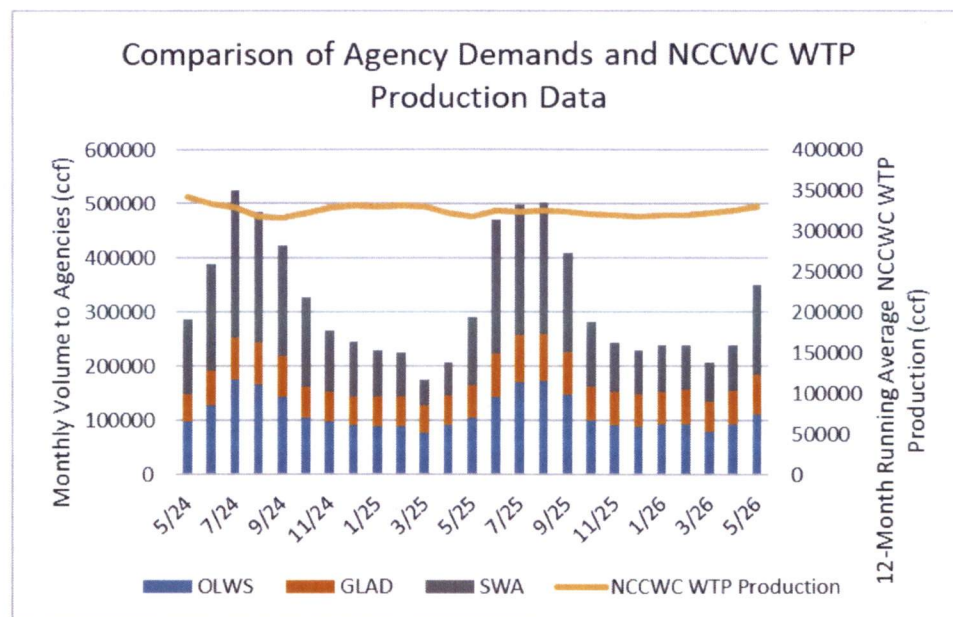
We are working with the CRWP on messaging campaigns that will call for individuals to reduce outdoor use, especially lawn irrigation, throughout the summer (with special emphasis moving into August). A useful tool you can share is the “weekly watering” tool from the Regional Water Providers Consortium (RWPC):

<https://www.regionalh2o.org/water-conservation/outdoor-water-conservation/weekly-watering-number>

Staff also worked with “Claude AI” to develop “talking points” around the issues and general tools for water conservation (i.e. targeting reduced outdoor use). A copy of the “talking points” is attached.

## Summary of Production and Deliveries

The graph below shows a 12-month rolling average of total production and monthly deliveries to member agencies:



The seasonal impacts on demand (deliveries) are evidenced in the drop observed across subsequent summer periods. The influence from peak (hot) weather periods is also evidenced, as well as general flattening of the 12-mo. Average – the latter is owed to operations approaching plant capacity each year (especially during the summer).

# THE RIVER NEEDS YOU

2026 Summer Conservation · Clackamas River Water Providers · Executive & Community Leader Talking Points

**Outdoor irrigation — especially lawn watering — is the #1 summer water use. Reducing it is the single most effective action residents can take.**

## THE PRIMARY ASK

Water your lawn to no more than **1 inch per week**. Most automated systems apply 2–3 times that amount. Simply reducing to the agronomic standard — no more — is the single highest-impact conservation action available to residential customers.

### Near-Record Low Flows

The Clackamas River at Oregon City is tracking at historic lows. Near-record low Cascade snowpack this winter left no mountain water reserve for summer.

### Legal Flow Minimums

State law requires 650 cfs through Labor Day, then 800 cfs for fall salmon migration. When flows hit these floors, plant withdrawals are legally curtailed.

### 350,000+ Residents

Four treatment plants on the same 3-mile river reach serve all of urbanized Clackamas County. Voluntary action across the region is the primary available tool.

## KEY TALKING POINTS

### Outdoor Irrigation Is the Target

Summer lawn irrigation is the largest single driver of water demand in our region — typically 40–60% of peak-day use. It is also where behavior change has the greatest impact. Indoor conservation, while worthwhile, is secondary to this ask.

### The Ask Is Specific & Grounded

One inch per week is the established Pacific Northwest agronomic standard for healthy turf — not an arbitrary number. Most automated systems over-irrigate significantly. Watering to this standard typically means reducing run times by 30–50%, with no visible impact on lawn health.

### The River Has Legal Flow Floors

This is not simply a supply preference — it is a regulatory reality. When flows reach 650 cfs at Oregon City, state law constrains plant withdrawals. High irrigation demand in July accelerates our approach to that threshold.

### The Salmon Connection Is Real

The flow minimum rises to 800 cfs after Labor Day for fall Chinook and coho migration. What residents do with their sprinklers in July directly affects whether the river has enough flow for the salmon run in September.

### This Is a Regional, Unified Campaign

"The River Needs You" is a collective CRWP effort — all four providers, one message. It runs through mid-August and hands off to the established "Fish on the Run, Irrigation Done" campaign.

## HOW COMMUNITY LEADERS CAN HELP

### Say it publicly — and make it about irrigation.

The most effective message community leaders can deliver is simple and direct: "Turn down your sprinklers this summer." A statement from a Mayor, Council, or Board focused specifically on outdoor irrigation cuts through in a way that general conservation appeals do not.

### Lead with your own facilities.

Audit irrigation schedules for parks, medians, and public landscaping now — before peak season. Reducing public facility irrigation to the 1-inch standard sets a visible community norm and demonstrates that the ask applies to everyone.

### Point residents to the tool.

The Regional Water Providers Consortium "1 Inch Per Week" lawn irrigation tracker gives residents a concrete, measurable way to act. Direct them to it through your communications channels. Pair it with a link to "Watch the River" — our live USGS Oregon City flow tracker.

### Ask your parks & public works staff to act now.

Review all automated irrigation controllers. Reduce run times. Schedule watering before 9 AM or after 7 PM. July is the critical month — not August.

## FLOW RESPONSE STAGES — OREGON CITY GAGE

|                 |                                                           |
|-----------------|-----------------------------------------------------------|
| <b>WATCH</b>    | Flows declining — campaign active, 1" ask in market       |
| <b>WARNING</b>  | Approaching 1,000 cfs — intensified outreach              |
| <b>CRITICAL</b> | At/below 750 cfs — mandatory measures considered          |
| <b>650 cfs</b>  | State minimum — municipal withdrawals legally constrained |



## **AGENDA ITEM**

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**Title**        Department Reports

**Item No.**   7.

**Date**        July 14, 2026

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### **Summary**

The Board of Directors has requested updates during regular meetings regarding the status of OLWS operations. The following Department Reports are compiled by staff and management.







## DEPARTMENT REPORT

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|                |                               |
|----------------|-------------------------------|
| <b>To</b>      | Board of Directors            |
| <b>From</b>    | Brad Albert, General Manager  |
| <b>Title</b>   | Administration Monthly Report |
| <b>Item No</b> | 7.a.                          |
| <b>Date</b>    | July 14, 2026                 |

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### Summary

The board has requested updates during regular meetings regarding the status of OLWS operations.

### Highlights of the Month

- Received communication from the EPA regarding the \$1.092 million federal funding for the Clarifier Refurbishment Project. The EPA has a process of providing very certain items to receive funding. Staff is working on those requirements.
- OLWS staffed a booth at the annual Oak Grove Festival on Saturday June 27. The message this year is water conservation during the summer month because of very low snow pack and precipitation this past spring.

### Audit

The FY24 Authority Audit is underway. Baker Tilly (Moss Adams) was onsite the week of April 20 to review physical documents for the start of the FY24 audit. The Finance Dept. has been working diligently to answer audit questions or provide additional documentation. The audits have been taking on average 4 months to complete and is on schedule to be completed in August 2026.

### Attachments

None



## DEPARTMENT REPORT

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|                |                                |
|----------------|--------------------------------|
| <b>To</b>      | Board of Directors             |
| <b>From</b>    | Angie Wilson, Finance Director |
| <b>Title</b>   | Finance Monthly Report         |
| <b>Item No</b> | 7.b.                           |
| <b>Date</b>    | July 14, 2026                  |

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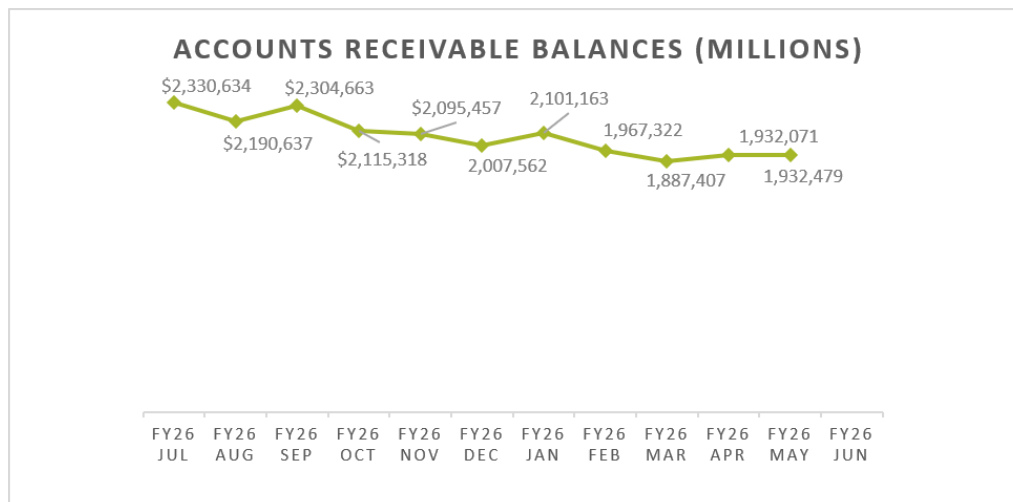
### Summary

The May 2026 report outlines key shifts in customer billing and accounts receivable, including improved A/R performance, increased delinquencies, and ongoing support through the FAURRP assistance program.

### Highlights of the Month

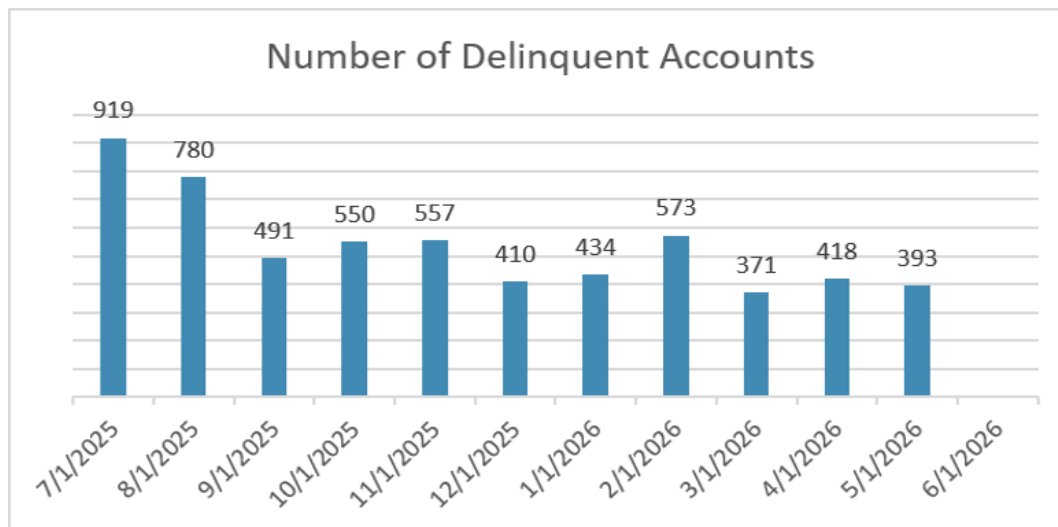
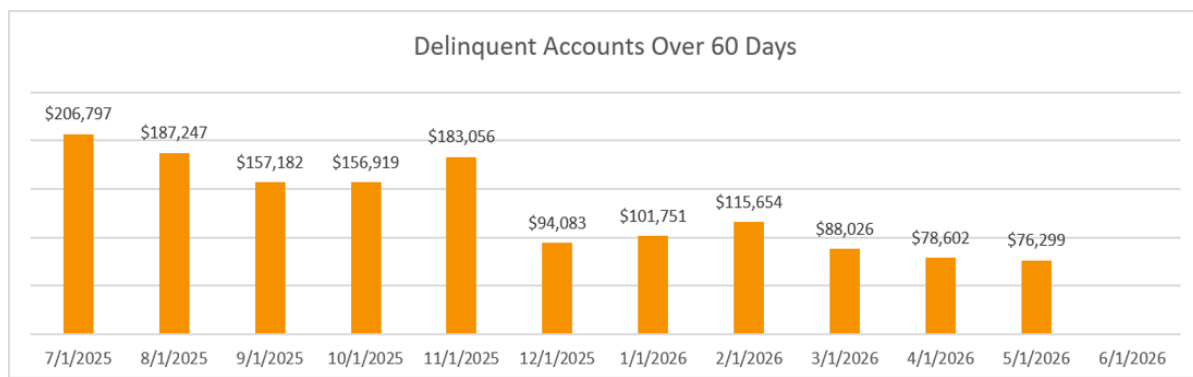
#### Accounts Receivable (A/R) Overview

- The **Accounts Receivable Balance Increased by 0.02%** in May compared to April.
- Accounts receivable have increased due to seasonal higher water usage, which results in increased customer billings during this time of year. Higher accounts receivable balances are expected throughout the summer months as water consumption continues to rise.



## Delinquent Accounts

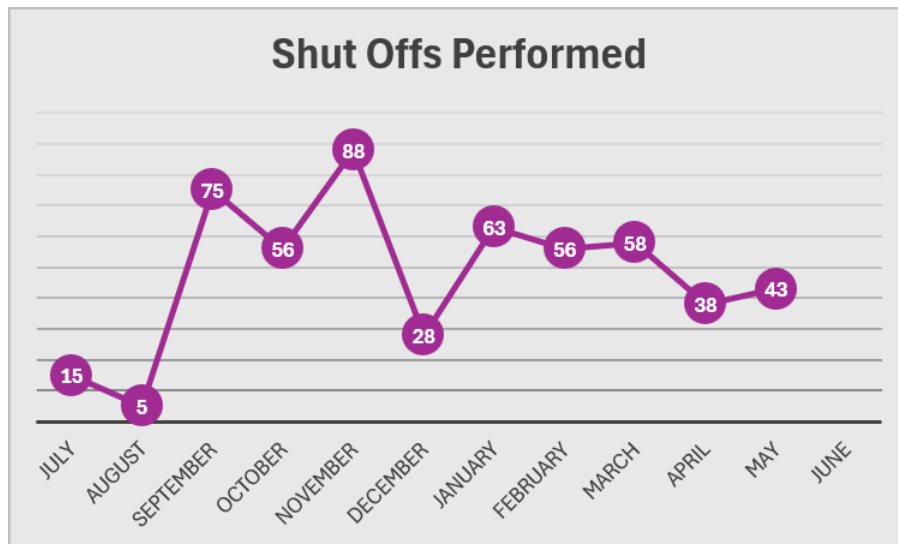
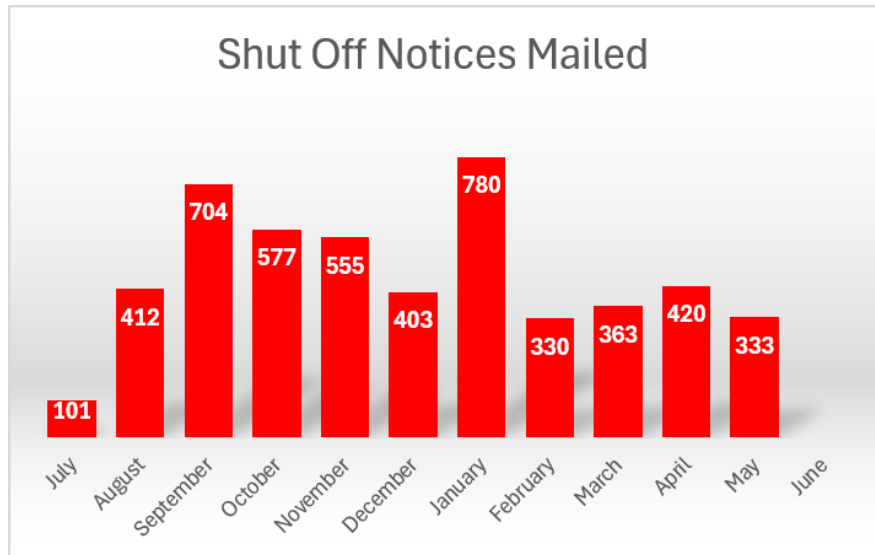
- The **number of delinquent accounts decreased by 25** from April to May 2026.
- OLWS' current delinquency management process includes:
- Red shut-off notices are mailed on accounts more than 30 days past due, giving customers **7 days to make payment**.
- If no payment or plan arrangement occurs, the **automated call system issues a 24-hour shut-off notice**. Shut-offs are performed the following day.





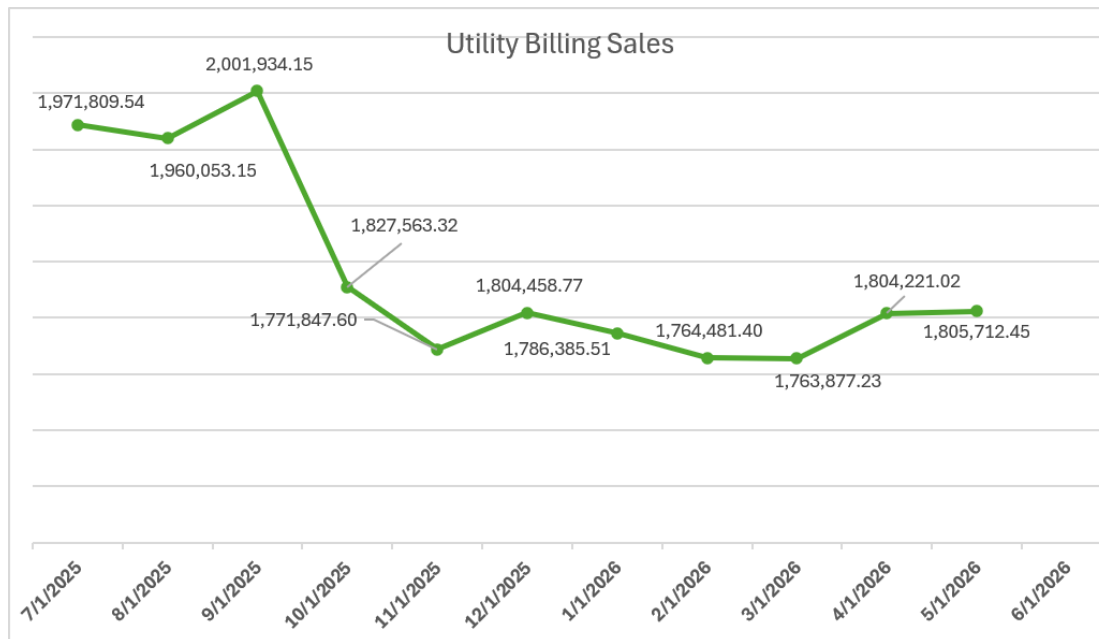
## Shut Offs

OLWS does not place red tags on accounts that are more than 30 days past due. Instead, we send red shut-off notices, which give customers 7 days to make payment. If payment is not received within that period—and no payment plan has been arranged, then use our automated call system to provide customers with 24-hour shut-off notice.



## Utility Billing Sales

Following the seasonal slowdown in the prior month, billing sales have leveled out and continue to return to normal levels. Customer activity has stabilized, reflecting a normalization of demand for this time of year.

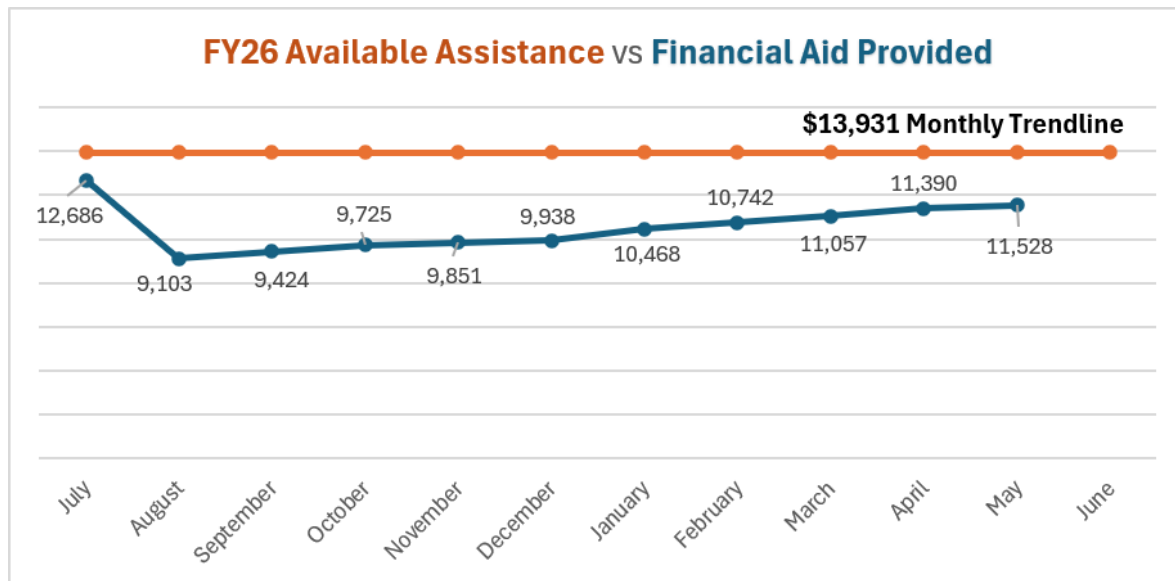


## Financial Assistance Utility Rate Relief Program (FAURRP)

### Financial Assistance – FAURRP

- The **Financial Assistance Utility Rate Relief Program (FAURRP)** provides discounted utility rates to qualifying customers.
- On **March 19, 2024**, the Board of Directors approved an increase to the program funding cap:
  - **0.75% of budgeted utility revenues**, up from the previous **0.50%**.

This expansion supports a greater number of customers needing rate relief. Currently, we have 233 accounts utilizing this program.



## Attachments

1. May 2026 Account Roll-up

# General Ledger

## Account Roll Up

User: lisa.rowland@olws.org  
 Printed: 6/23/2026 9:27:19 AM  
 Period 11 - 11  
 Fiscal Year 2026

| Sort Level     | Description                    | Budget                  | Period Amt             | End Bal                 | % Expend/Collect |
|----------------|--------------------------------|-------------------------|------------------------|-------------------------|------------------|
| <b>Revenue</b> | <b>Revenue</b>                 |                         |                        |                         |                  |
| 4210           | Water Sales - CRW              | \$ (41,920.00)          | \$ (4,433.11)          | \$ (35,877.79)          | 85.59%           |
| 4211           | Water sales                    | \$ (6,496,000.00)       | \$ (485,576.52)        | \$ (5,740,917.29)       | 88.38%           |
| 4212           | Wastewater Charges             | \$ (13,727,000.00)      | \$ (1,148,342.37)      | \$ (12,629,780.27)      | 92.01%           |
| 4213           | Watershed protection fees      | \$ (2,066,000.00)       | \$ (172,258.70)        | \$ (1,897,202.90)       | 91.83%           |
| 4215           | Penalties & late charges       | \$ (22,872.00)          | \$ (5,560.14)          | \$ (66,605.92)          | 291.21%          |
| 4220           | System Development Charges     | \$ -                    | \$ (15,495.00)         | \$ (201,435.00)         | 0.00%            |
| 4221           | System Development-Reimburse   | \$ (150,000.00)         | \$ -                   | \$ -                    | 0.00%            |
| 4225           | System Development-Improvement | \$ (50,000.00)          | \$ (65,126.00)         | \$ (530,080.00)         | 1060.16%         |
| 4227           | System Development-Compliance  | \$ (1,000.00)           | \$ -                   | \$ -                    | 0.00%            |
| 4230           | Contract services              | \$ (45,000.00)          | \$ (8,314.44)          | \$ (54,729.28)          | 121.62%          |
| 4240           | Service installations          | \$ (10,000.00)          | \$ (7,096.00)          | \$ (53,014.00)          | 530.14%          |
| 4280           | Rents & leases                 | \$ (180,000.00)         | \$ (36,108.74)         | \$ (229,376.87)         | 127.43%          |
| 4290           | Other charges for services     | \$ (34,000.00)          | \$ (24,901.60)         | \$ (64,937.60)          | 190.99%          |
| 4320           | State grants                   | \$ (3,000,000.00)       | \$ (803,139.00)        | \$ (803,139.00)         | 26.77%           |
| 4610           | Investment revenue             | \$ (119,500.00)         | \$ (48,726.57)         | \$ (676,935.37)         | 566.47%          |
| 4630           | Miscellaneous revenues         | \$ (31,000.00)          | \$ (22,237.37)         | \$ (159,047.04)         | 513.05%          |
| 4640           | Proceeds from sale of capital  | \$ -                    | \$ (30,700.00)         | \$ (30,700.00)          | 0.00%            |
| 4650           | Proceeds from borrowing        | \$ (5,615,000.00)       | \$ -                   | \$ -                    | 0.00%            |
| 4910           | Transfer in from Fund 10       | \$ (3,878,000.00)       | \$ (323,167.00)        | \$ (3,554,830.00)       | 91.67%           |
| 4920           | Transfer in from Fund 20       | \$ (10,478,605.00)      | \$ (2,238,362.00)      | \$ (9,894,319.00)       | 94.42%           |
| 4930           | Transfer in from Fund 30       | \$ (1,708,322.00)       | \$ (142,364.00)        | \$ (1,565,954.00)       | 91.67%           |
| <b>Revenue</b> | <b>Revenue</b>                 | <b>\$ 47,654,219.00</b> | <b>\$ 5,581,908.56</b> | <b>\$ 38,188,881.33</b> | <b>80.14%</b>    |

|                |                             |                 |               |                 |         |
|----------------|-----------------------------|-----------------|---------------|-----------------|---------|
| <b>Expense</b> | <b>Expense</b>              |                 |               |                 |         |
| 5110           | Regular employees           | \$ 4,257,417.00 | \$ 474,508.47 | \$ 3,489,645.90 | 81.97%  |
| 5130           | Overtime                    | \$ 170,000.00   | \$ 7,033.58   | \$ 102,964.37   | 60.57%  |
| 5210           | Employee Ins                | \$ 841,768.00   | \$ 54,991.57  | \$ 566,405.44   | 67.29%  |
| 5230           | Social Security             | \$ 333,574.00   | \$ 36,115.91  | \$ 268,657.48   | 80.54%  |
| 5240           | Retirement                  | \$ 811,641.00   | \$ 91,606.58  | \$ 662,822.36   | 81.66%  |
| 5250           | Trimet                      | \$ 63,091.00    | \$ 5,951.78   | \$ 44,255.50    | 70.15%  |
| 5260           | Unemployment                | \$ -            | \$ 11,336.00  | \$ 21,748.39    | 0.00%   |
| 5270           | Workers compensation        | \$ 42,322.00    | \$ -          | \$ 48,859.65    | 115.45% |
| 5290           | Other employee benefits     | \$ 15,000.00    | \$ 289.04     | \$ 9,357.18     | 62.38%  |
| 6110           | Legal services              | \$ 300,000.00   | \$ 21,636.00  | \$ 94,228.16    | 31.41%  |
| 6120           | Accounting & audit services | \$ 160,000.00   | \$ 21,000.00  | \$ 174,650.00   | 109.16% |
| 6155           | Contracted Services         | \$ 1,355,600.00 | \$ 79,498.97  | \$ 1,011,808.02 | 74.64%  |
| 6175           | Records Management          | \$ 4,000.00     | \$ 18.76      | \$ 1,675.06     | 41.88%  |

|      |                              |    |              |    |           |    |            |         |
|------|------------------------------|----|--------------|----|-----------|----|------------|---------|
| 6180 | Dues & subscriptions         | \$ | 44,200.00    | \$ | 1,975.00  | \$ | 35,028.75  | 79.25%  |
| 6220 | Electricity                  | \$ | 542,700.00   | \$ | 39,490.56 | \$ | 398,695.40 | 73.47%  |
| 6230 | Telephone                    | \$ | 63,000.00    | \$ | 5,227.98  | \$ | 49,265.46  | 78.20%  |
| 6240 | Natural gas                  | \$ | 11,200.00    | \$ | 819.57    | \$ | 8,799.08   | 78.56%  |
| 6250 | Solid waste disposal         | \$ | 65,000.00    | \$ | 5,785.57  | \$ | 37,865.05  | 58.25%  |
| 6290 | Other utilities              | \$ | 12,500.00    | \$ | 673.40    | \$ | 8,742.05   | 69.94%  |
| 6310 | Janitorial services          | \$ | 43,500.00    | \$ | 3,060.00  | \$ | 33,766.49  | 77.62%  |
| 6320 | Buildings & grounds          | \$ | 118,000.00   | \$ | 11,676.26 | \$ | 90,579.27  | 76.76%  |
| 6330 | Vehicle & equipment maint.   | \$ | 80,000.00    | \$ | 10,408.76 | \$ | 66,128.82  | 82.66%  |
| 6340 | Distribution system maint    | \$ | 380,000.00   | \$ | 28,743.52 | \$ | 314,622.39 | 82.80%  |
| 6342 | Collection system maint.     | \$ | 260,000.00   | \$ | 28,892.50 | \$ | 201,121.75 | 77.35%  |
| 6350 | Computer maintenance         | \$ | 432,000.00   | \$ | 32,808.43 | \$ | 317,945.88 | 73.60%  |
| 6410 | Mileage                      | \$ | 4,000.00     | \$ | -         | \$ | 1,580.26   | 39.51%  |
| 6420 | Staff training               | \$ | 84,500.00    | \$ | 339.00    | \$ | 45,512.19  | 53.86%  |
| 6430 | Certifications               | \$ | 9,350.00     | \$ | 592.48    | \$ | 4,728.18   | 50.57%  |
| 6440 | Board travel & training      | \$ | 5,000.00     | \$ | 50.00     | \$ | 814.99     | 16.30%  |
| 6510 | Office supplies              | \$ | 26,000.00    | \$ | 1,696.17  | \$ | 19,074.90  | 73.37%  |
| 6520 | Fuel & oils                  | \$ | 50,000.00    | \$ | 5,714.92  | \$ | 32,209.05  | 64.42%  |
| 6525 | Chemicals                    | \$ | 82,000.00    | \$ | 4,577.00  | \$ | 40,773.76  | 49.72%  |
| 6530 | Small tools & equipment      | \$ | 52,000.00    | \$ | 12,257.30 | \$ | 41,250.61  | 79.33%  |
| 6540 | Safety supplies              | \$ | 39,700.00    | \$ | 5,166.90  | \$ | 29,467.47  | 74.23%  |
| 6550 | Operational Supplies         | \$ | 29,000.00    | \$ | 1,136.53  | \$ | 26,343.13  | 90.84%  |
| 6560 | Uniforms                     | \$ | 42,000.00    | \$ | 2,013.77  | \$ | 22,777.73  | 54.23%  |
| 6570 | In-House Laboratory Services | \$ | 15,000.00    | \$ | 78.28     | \$ | 10,024.79  | 66.83%  |
| 6620 | Election Costs               | \$ | 500.00       | \$ | -         | \$ | -          | 0.00%   |
| 6710 | Purchased water              | \$ | 1,250,000.00 | \$ | 83,642.40 | \$ | 998,498.70 | 79.88%  |
| 6715 | Water quality program        | \$ | 35,000.00    | \$ | -         | \$ | 15,634.33  | 44.67%  |
| 6720 | Insurance                    | \$ | 260,000.00   | \$ | 301.83    | \$ | 277,729.86 | 106.82% |
| 6730 | Communications               | \$ | 41,850.00    | \$ | 3,873.50  | \$ | 11,299.50  | 27.00%  |
| 6735 | Public Outreach & Education  | \$ | 70,500.00    | \$ | 2,642.78  | \$ | 48,729.56  | 69.12%  |
| 6740 | Advertising                  | \$ | 1,500.00     | \$ | -         | \$ | 2,488.00   | 165.87% |
| 6760 | Equipment Rental             | \$ | 88,000.00    | \$ | 26,622.64 | \$ | 84,631.03  | 96.17%  |
| 6770 | Bank charges                 | \$ | 405,000.00   | \$ | 21,412.30 | \$ | 379,491.87 | 93.70%  |
| 6780 | Taxes, Fees & Permits        | \$ | 141,500.00   | \$ | 12,553.06 | \$ | 136,101.74 | 96.18%  |

#### **Debt Service and Special Payments**

|      |                           |    |              |    |              |    |              |         |
|------|---------------------------|----|--------------|----|--------------|----|--------------|---------|
| 6810 | 2010 SRF Loan Principal   | \$ | 1,003,481.00 | \$ | -            | \$ | 1,003,481.00 | 100.00% |
| 6811 | 2010 IFA Loan Principal   | \$ | 353,704.00   | \$ | -            | \$ | 353,703.72   | 100.00% |
| 6813 | JPM Bank Loan Principal   | \$ | 1,527,000.00 | \$ | 1,527,000.00 | \$ | 1,527,000.00 | 100.00% |
| 6815 | Zions Bank loan-principal | \$ | 204,000.00   | \$ | -            | \$ | 204,000.00   | 100.00% |
| 6820 | 2010 SRF Loan Interest    | \$ | 211,127.00   | \$ | -            | \$ | 211,127.00   | 100.00% |
| 6822 | 2010 IFA Loan Interest    | \$ | 120,415.00   | \$ | -            | \$ | 120,415.36   | 100.00% |
| 6823 | JPM Bank Loan Interest    | \$ | 197,050.00   | \$ | 98,525.00    | \$ | 197,050.00   | 100.00% |
| 6825 | Zions Bank loan-interest  | \$ | 5,488.00     | \$ | -            | \$ | 5,487.60     | 99.99%  |

#### **Capital Outlay**

|      |                              |    |            |    |          |    |            |        |
|------|------------------------------|----|------------|----|----------|----|------------|--------|
| 7200 | Infrastructure               | \$ | 250,000.00 | \$ | 7,500.00 | \$ | 219,244.56 | 87.70% |
| 7300 | Buildings & Improvements     | \$ | 210,000.00 | \$ | -        | \$ | 142,906.15 | 68.05% |
| 7400 | Improvement other than Bldgs | \$ | 60,000.00  | \$ | -        | \$ | 32,691.00  | 54.49% |



|      |                              |                  |                 |                 |        |
|------|------------------------------|------------------|-----------------|-----------------|--------|
| 7520 | Equipment                    | \$ 555,000.00    | \$ 98,386.54    | \$ 372,772.69   | 67.17% |
| 7530 | Information Technology       | \$ 50,000.00     | \$ -            | \$ -            | 0.00%  |
| 7540 | Vehicles                     | \$ 395,000.00    | \$ 161,984.78   | \$ 393,353.85   | 99.58% |
| 7600 | Capital Improvement Projects | \$ 16,539,000.00 | \$ 1,907,145.54 | \$ 7,658,312.35 | 46.30% |
| 7710 | Disposal of fixed assets     | \$ -             | \$ -            | \$ 157,421.02   | 0.00%  |

**Transfers**

|      |                          |                 |                 |                 |         |
|------|--------------------------|-----------------|-----------------|-----------------|---------|
| 8105 | Transfers out to Fund 05 | \$ 5,167,605.00 | \$ 430,642.00   | \$ 4,736,974.00 | 91.67%  |
| 8120 | Transfers out to Fund 20 | \$ 180,322.00   | \$ 15,026.00    | \$ 165,291.00   | 91.66%  |
| 8150 | Transfers out to Fund 50 | \$ 3,467,000.00 | \$ 1,654,065.00 | \$ 3,467,000.00 | 100.00% |
| 8171 | Transfers out to Fund 71 | \$ 2,600,000.00 | \$ 216,663.00   | \$ 2,383,334.00 | 91.67%  |
| 8172 | Transfers out to Fund 72 | \$ 4,400,000.00 | \$ 366,663.00   | \$ 4,033,337.00 | 91.67%  |
| 8173 | Transfers out to Fund 73 | \$ 250,000.00   | \$ 20,834.00    | \$ 229,167.00   | 91.67%  |
| 9000 | Contingency              | \$ 3,869,889.00 | \$ -            | \$ -            | 0.00%   |

|                |                |                         |                        |                         |               |
|----------------|----------------|-------------------------|------------------------|-------------------------|---------------|
| <b>Expense</b> | <b>Expense</b> | <b>\$ 54,754,994.00</b> | <b>\$ 7,662,653.93</b> | <b>\$ 37,902,868.85</b> | <b>69.22%</b> |
|----------------|----------------|-------------------------|------------------------|-------------------------|---------------|

**Revenue Tot:** \$ 47,654,219.00 \$ 5,581,908.56 \$ 38,188,881.33 80.14%

**Expense Tot:** \$ 54,754,994.00 \$ 7,662,653.93 \$ 37,902,868.85 69.22%

**Grand Total** \$ (7,100,775.00) \$ (2,080,745.37) \$ 286,012.48 -0.04%

| <b>FY 2026</b>   | <b>Expense Category</b> | <b><u>Budget</u></b> | <b><u>Period Amt</u></b> | <b><u>Year to Date</u></b> | <b><u>Percent</u></b> |
|------------------|-------------------------|----------------------|--------------------------|----------------------------|-----------------------|
| <b>Period 11</b> | Personnel Services      | \$ 6,534,813         | \$ 681,833               | \$ 5,214,716               | 79.8%                 |
|                  | Materials and Services  | \$ 6,604,100         | \$ 476,386               | \$ 5,074,083               | 76.8%                 |
|                  | Capital Outlay          | \$ 18,059,000        | \$ 2,175,017             | \$ 8,976,702               | 49.7%                 |
|                  |                         | \$ 31,197,913        | \$ 3,333,236             | \$ 19,265,501              | 61.8%                 |



## DEPARTMENT REPORT

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|                |                                                                                                                                                                             |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>To</b>      | Board of Directors                                                                                                                                                          |
| <b>From</b>    | Aaron Janicke, Public Works Director, Ryan Hunter, Distribution Field Supervisor, Jason Clifford, Collections Field Supervisor, Lara Christensen, Water Quality Coordinator |
| <b>Title</b>   | Public Works Monthly Report                                                                                                                                                 |
| <b>Item No</b> | 7.c.                                                                                                                                                                        |
| <b>Date</b>    | July 14, 2026                                                                                                                                                               |

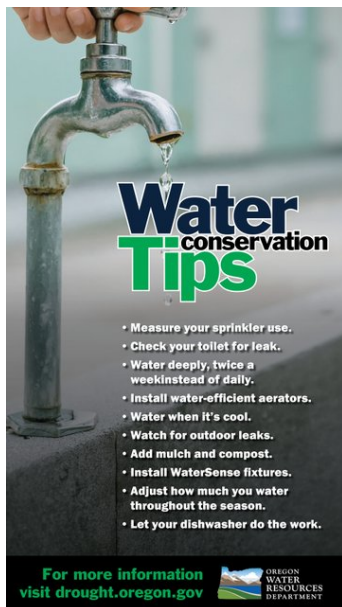
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### Summary

The board has requested updates during regular meetings regarding the status of OLWS operations.

### Highlights of the Month

- Lift Station 2 Basin construction to begin soon
- Tertiary Treatment continues with excavation and pile installation
- Oatfield/Jennings waterline replacement bid awarded through Clackamas County bid opening



### Watershed Protection

Summer at OLWS means drier weather and lower water levels in local streams. This summer the Pacific Northwest is already experiencing drought because of lack of precipitation and winter snowpack. The Oregon Water Resources Department is offering tips for water conservation (see image). In addition, consider letting your lawn go dormant in order to preserve water supplies. More information can be found at: [Level Up Your Lawn – Follow the Water](https://www.oregon.gov/OWRD/1000000/Pages/Level-Up-Your-Lawn-Follow-the-Water.aspx).

This month, OLWS staff will conduct inspections of key storm

system locations, called “Dry Weather Field Screenings” as part of the Municipal Separate Storm Sewer (MS4) Permit requirements. What that means is that if there is a report of flow in catch basins that are supposed to be dry at this time of year, it would indicate an “illicit discharge” to the waters of the state. Staff confirm that these catch basins remain dry, indicating the lack of illicit flows.

OLWS field staff completed Zone 5 storm catch basin inspections in June. After the catch basin inspections, information about which basins needed cleaning will be passed onto contractors to allow time for comprehensive pipe and catch basin cleaning. FY27 includes maintenance costs for storm system cleaning provided by a contractor.

As we wrap up FY26, outreach and education partners provide OLWS with deliverables about the success of their projects. This month, [EcoBiz](#) submitted the following information to show the impact of their work. Please direct any questions about this information to [lara.christensen@olws.org](mailto:lara.christensen@olws.org).

## PROJECT OVERVIEW: ECOBIZ AND OAK LODGE WATER SERVICES

The Pollution Prevention Resource Center (PPRC) provides outreach and technical assistance using the Eco-Logical Business Program (EcoBiz) model. EcoBiz is a voluntary, third party verified certification for businesses and public agencies that reach high standards in environmental protection. To become certified, participants must demonstrate industry best management practices to reduce and prevent air, water, and hazardous waste pollution. PPRC has worked with Oak Lodge Water Services (OLWS) since 2020. During the 2025/26 fiscal year, PPRC contracted with OLWS to continue implementation of the EcoBiz Certification program within the jurisdiction. PPRC also continued providing focused outreach to automotive businesses on McLoughlin Boulevard to enlist them in piloting the Washwater BMP video.

### OUTREACH

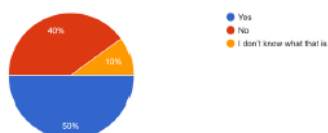
Over the course of the fiscal year, EcoBiz reached out to 40 businesses in the Oak Lodge community to enlist them in piloting the Washwater BMP video and corresponding quiz. This outreach also included efforts to recruit businesses into the EcoBiz certification program. Seventeen businesses indicated interest in EcoBiz certification.

During this fiscal year 2025/26, EcoBiz staff determined businesses need more than the spill kits traditionally provided. Staff researched other spill prevention equipment based on business input, price and budget. Spill kits will continue to be offered, but staff will now also offer supplies based on specific business needs.

PPRC developed and distributed a [survey](#) to the owners of businesses on McLoughlin Blvd to help determine awareness and personal connection to clean water. Twenty-nine surveys were sent out, with 10 responses. With this information, PPRC will review current outreach efforts and develop a new strategy for the upcoming fiscal year. We will focus on outreach to those businesses that expressed interest through the survey

#### Example survey results:

Does your business have a working washbay in use?  
10 responses



Did you know water runoff from businesses on McLoughlin Blvd enters local creeks and rivers through storm drains?  
10 responses



### SUPERSTAR MOTORZ

SuperStar Motorz was the subject of a public complaint due to an oil spill which resulted in a response by Oregon DEQ and OLWS enforcement staff.



PPRC's EcoBiz staff visited the business along with OLWS and OR DEQ staff and determined the best way to work with the shop manager and staff. EcoBiz staff provided technical assistance to the owner, manager and staff regarding proper fluid storage, spill prevention and spill response methods. The business was provided educational information including links to PPRC's educational videos on proper used oil storage, spill prevention and spill response methods. EcoBiz will continue to work with SuperStar Motorz and provide ongoing support in developing spill prevention procedures and better storage of materials around the shop.

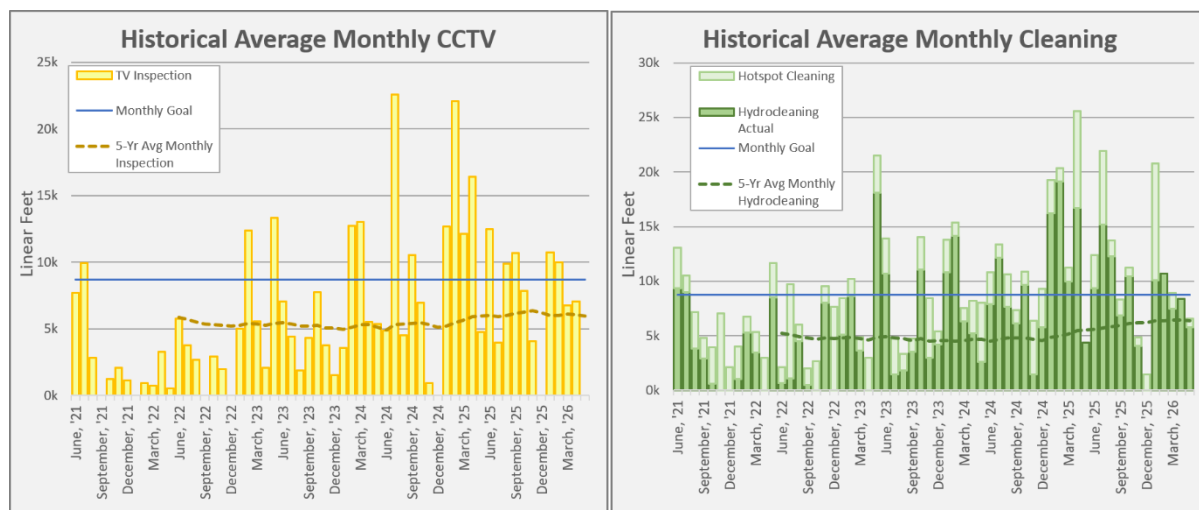
## Wastewater Collection System Work

The Collections team wrapped up inspection work in the Colina Vista neighborhood this month, TVing laterals to assess problematic lines and repair them prior to future County paving efforts. A few minor issues were reported and will be repaired this summer.

As summer approaches, the team switched gears to inspect this years' identified catch basins for sediment and accumulated debris. The catch basins were inspected, sediment depth measured, and information sent to Tech Services for staff to contract the annual cleaning.

As the month came to a close, efforts switched to addressing mainlines with a history of

root intrusion. The inspection team and cleaning team worked in tandem to inspect and cut roots in mainlines in order to prevent future blockages or flow restrictions. Root cutting will continue into July and all lines with known root issues will be put on a reoccurring work order to inspect semi-annually. These lists will also help inform engineering staff of areas requiring spot repairs in future capital projects.



## Water Distribution System Work

In June, the Water Team started quarterly preventive maintenance program for the Valley View Pump Station. The program includes comprehensive inspections of the facility, tanks, controls, and mechanical systems, along with cleaning, preventative maintenance, and operational checks to improve reliability and extend equipment life.

**Leak Detection** – The Water Team has begun using our GIS mapping system in conjunction with leak detection software to optimize efficiency as we systematically survey the Oak Lodge water system. To date, staff has performed leak detection at 75 valves in the River Road area west of McLoughlin Boulevard.

Highlights from the Water Team include:

- Installed 4 new water service taps
- Completed 2 water service abandonments
- Rebuilt 11 water quality sample stations
- Completed 2 water service renewals
- Replaced 2 hydrants on SE Walland and SE Wanda
- Replaced 30 meters

## Non-Revenue Water

The total water purchased in June was 101.699 million gallons. Non-revenue water



totaled 14.324 million gallons with 1.808 million gallons in apparent losses, 12.230 million gallons in real losses, and 287,000 gallons for unbilled authorized consumption. The trailing twelve month (TTM) non-revenue water trend indicates the average non-revenue water over the past 12 months is 15.863 million gallons.

## Permit Activity

|                              | June 2026 Development Activity |                   |               |                     |                             |             |                     |
|------------------------------|--------------------------------|-------------------|---------------|---------------------|-----------------------------|-------------|---------------------|
| FY2025-2026                  | <i>This Month</i>              | <i>Last Month</i> | <i>Fiscal</i> | <i>Year-to-Date</i> | <i>This Month Last Year</i> | <i>Last</i> | <i>Year-to-Date</i> |
| Pre-applications Conferences | 1                              | 1                 |               | 20                  | 2                           |             | 19                  |
| New Erosion Control Permits  | 4                              | 1                 |               | 36                  | 4                           |             | 44                  |
| New Development Permits      | 0                              | 1                 |               | 8                   | 2                           |             | 9                   |
| New Utility Permits          | 5                              | 2                 |               | 63                  | 6                           |             | 81                  |
| Wastewater Connections       | 0                              | 2                 |               | 40                  | 0                           |             | 41                  |
|                              |                                |                   |               |                     |                             |             |                     |
| Sanitary SDC Fees Received   | \$0                            | \$10,330          |               | \$206,600.00        | \$0                         |             | \$211,765           |
| Water SDC Fees Received      | \$58,614                       | \$32,563          |               | \$653,256.00        | \$0                         |             | \$719,594           |
| Plan Review Fees Received    | \$7,225                        | \$12,837          |               | \$39,693.18         | \$1,986                     |             | \$36,072            |
| Inspection Fees Received     | \$7,087                        | \$10,748          |               | \$44,189.18         | \$0                         |             | \$30,868            |

## Attachments

1. June 2026 Development Tracker

| <i><b>Project Status</b></i> | <i><b>Address</b></i>    | <i><b>Type of Development</b></i>                  | <i><b>Notes</b></i>                                                              | <i><b>Last Updated</b></i> |
|------------------------------|--------------------------|----------------------------------------------------|----------------------------------------------------------------------------------|----------------------------|
| Pre-Application              | 2525 SE Swain            | Residential: Partition                             | Pre-app comments sent to CCDTD. County land use expiration timeline.             | July 2, 2026               |
| Plan Review                  | 14018 SE Linden Ln       | Residential: Triplex                               | Current OLWS review.                                                             | July 2, 2026               |
| Plan Review                  | 16305 SE Oatfield Rd.    | Residential: 28-Lot Middle Housing                 | Current OLWS review.                                                             | July 2, 2026               |
| Approved for Construction    | 18521 SE River Rd        | Park Redevelopment                                 | OLWS permits ready to issue (pending bond receipt)                               | July 2, 2026               |
| Approved for Construction    | 13506 SE Briggs St       | Residential: 18-unit Cottages                      | OLWS permits ready to issue (pending fee payment)                                | July 2, 2026               |
| Approved for Construction    | 13515 SE Briggs St       | Residential: 10-unit Cottages                      | OLWS permits ready to issue (pending fee payment)                                | July 2, 2026               |
| Approved for Construction    | 6320 SE Roethe Rd        | Residential: 43 Unit Subdivision                   | OLWS permits issued.                                                             | July 2, 2026               |
| Approved for Construction    | 12705 SE River Rd        | Residential: Wilamette View Plaza                  | OLWS permits ready to issue (pending fee payment)                                | July 2, 2026               |
| Under Construction           | 16305 SE Oatfield Rd.    | Residential: 12-lot Subdivision                    | OLWS inspections occurring                                                       | July 2, 2026               |
| Under Construction           | 17025 SE Oatfield Rd     | Residential: 2-lot subdivision                     | OLWS inspections occurring                                                       | July 2, 2026               |
| Under Construction           | 18900 SE Mildred         | Residential: Multi-Unit                            | OLWS inspections occurring                                                       | July 2, 2026               |
| Under Construction           | 14014 SE Linden Ln       | Commercial: Senior Living                          | OLWS inspections occurring                                                       | July 2, 2026               |
| Under Construction           | 4202 SE View Acres       | Residential: 6-unit Cottages                       | OLWS inspections occurring                                                       | July 2, 2026               |
| Warranty Period              | 3421 SE Vineyard Rd.     | Residential: Two tri-plexes and one duplex         | Public utilities constructed. Permit closing out.                                | July 2, 2026               |
| Warranty Period              | 3811 SE Concord Rd.      | Concord School Library                             | Public utilities constructed, As-builts received and under review.               | July 2, 2026               |
| Warranty Period              | 15510 SE Wallace Rd.     | Residential: 15-lot Partition                      | Public utilities constructed. As-builts approved. Under warranty bond.           | July 2, 2026               |
| Warranty Period              | 13822 SE Oatfield Rd     | Residential: 26-unit Cottages                      | Public utilities constructed. As-builts approved. Under warranty bond.           | July 2, 2026               |
| Warranty Period              | 13100 SE River Rd        | Residential: 5-lot duplex; Willamette View Phase I | Public utilities constructed. As-builts approved.                                | July 2, 2026               |
| Warranty Period              | 4809 SE Ina Ave.         | Residential: 4-lot Subdivision (Middle Housing)    | Public utilities constructed. Under warranty bond.                               | July 2, 2026               |
| Warranty Period              | 1404 SE River Forest Rd. | Residential: 3-lot Partition                       | Public utilities constructed.                                                    | July 2, 2026               |
| Warranty Period              | 15609 SE Meadowlark Ln   | Residential: Quadplex                              | Public utilities constructed, final inspection complete. Permit closing out.     | July 2, 2026               |
| Warranty Period              | 13000 SE River Rd        | Residential: 5-lot duplex Wilamette View Phase II  | Public utilities constructed, final inspection complete. As-builts under review. | July 2, 2026               |



## DEPARTMENT REPORT

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|                |                                     |
|----------------|-------------------------------------|
| <b>To</b>      | Board of Directors                  |
| <b>From</b>    | David Hawkins, Plant Superintendent |
| <b>Title</b>   | Plant Operations Monthly Report     |
| <b>Item No</b> | 7.d.                                |
| <b>Date</b>    | July 14, 2026                       |

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### Summary

The board has requested updates during regular meetings regarding the status of OLWS operations.

### Highlights of the Month

- Mixed Liquor Pump Rebuild Update
- Flygt Pump Conversion LS #3
- Completion of NPDES Permit Testing

### Wastewater Treatment Plant

The final Mixed Liquor Return (MLR) pump rebuild is nearing completion and is expected to be returned to service in the near future. Completion of this project will restore full redundancy to this critical treatment process while also providing increased operational flexibility during routine operations and maintenance activities. MLR pumps play an essential role in the Modified Ludzack-Ettinger (MLE) biological nutrient removal process by recirculating nitrate-rich mixed liquor from the aerobic zone back to the anoxic zone, where denitrification occurs. Reliable operation of the MLR system is critical to maintaining treatment performance and achieving summer permit compliance. With the completion of this rebuild, staff will have greater flexibility to take equipment out of service for preventative maintenance while maintaining uninterrupted process reliability and treatment effectiveness.

Staff have completed the replacement of the existing Cornell pump at Lift Station #3 (LS

#3) with a Flygt pump. This upgrade is expected to improve overall station reliability, reduce downtime associated with pump plugging, and provide greater pumping efficiency. Flygt pumps are specifically designed for the demanding conditions encountered in wastewater applications, specifically ragging, and have demonstrated strong performance throughout the OLWS collection system and wastewater treatment plant. The replacement will help reduce maintenance requirements and unplanned outages while improving the long-term reliability of this critical pumping station.

For several years, Oak Lodge Water Services has been strategically standardizing Flygt pumps throughout both the lift stations and the wastewater treatment plant. While LS #3 has not yet been converted from its current drywell configuration to a submersible station, purchasing the Flygt pump at this time supports OLWS' long-term infrastructure strategy. Modifying the new pump to operate within the existing configuration provides immediate operational benefits while avoiding the cost of rebuilding equipment that is anticipated to be replaced as part of a future station conversion project. This approach allows OLWS to maximize the value of its capital investments, reduce future procurement costs, and maintain consistency in equipment, parts inventory, and staff training across the organization.

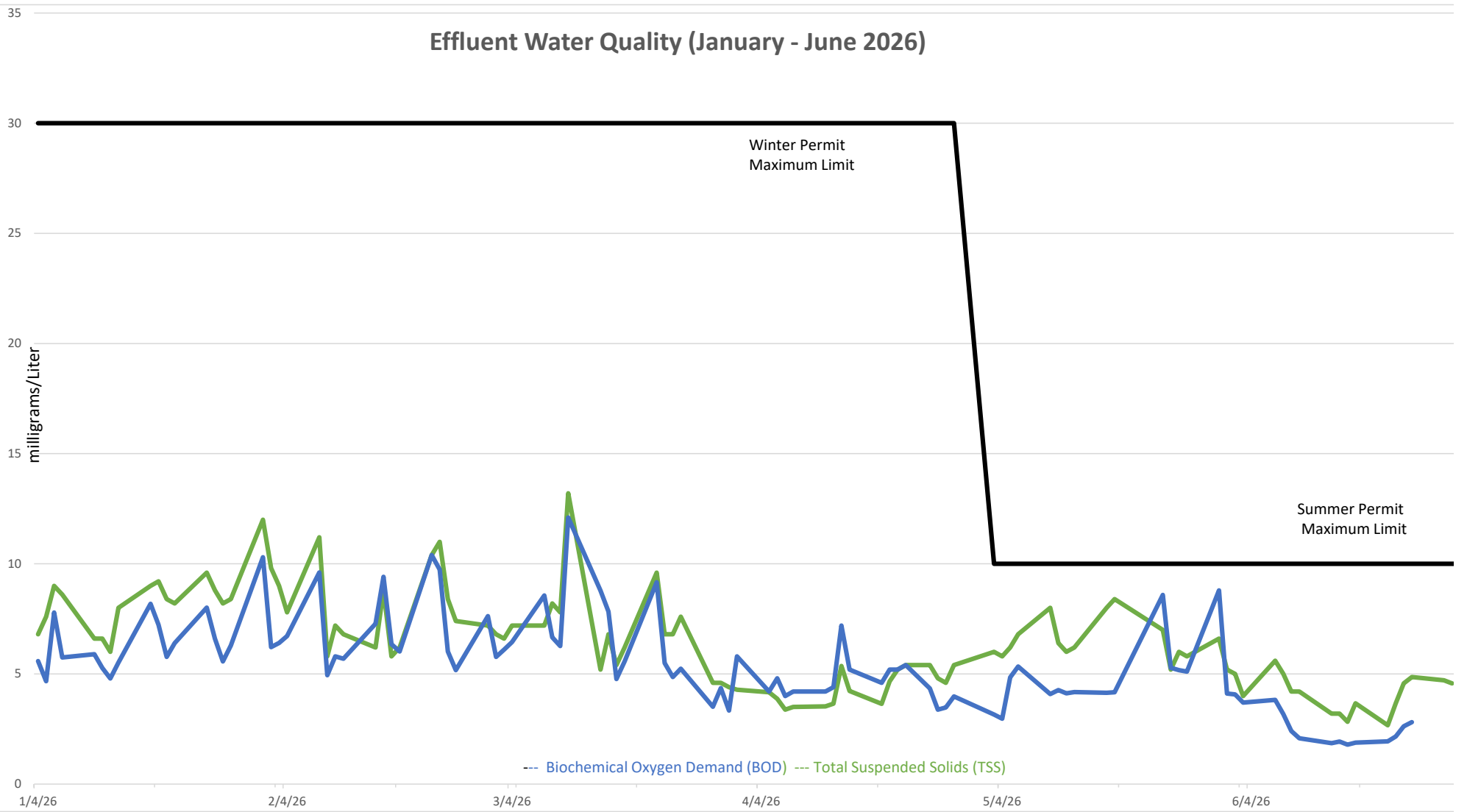
The Wastewater Treatment Plant (WWTP) has successfully completed all required permit-related testing associated with the current National Pollutant Discharge Elimination System (NPDES) permit renewal cycle. This extensive testing effort has been ongoing since May 2022 and included Whole Effluent Toxicity (WET) testing, quarterly permit characterization sampling, Tier 1 toxics testing, Biotic Ligand Model (BLM) copper testing, and aluminum monitoring. These studies are conducted to provide regulators with a comprehensive understanding of the facility's discharge characteristics and receiving water conditions and are used by permitting agencies during the development of OLWS' next NPDES permit.

This permit-cycle testing differs from the routine monitoring performed by WWTP staff to demonstrate ongoing compliance with OLWS' existing NPDES permit. Routine compliance monitoring includes daily, weekly, and monthly sampling and analysis of treatment process performance and effluent quality parameters required by the current permit. While compliance monitoring verifies that the facility continues to meet its permit limits and protect water quality, permit-cycle testing is focused on gathering the data necessary for regulatory agencies to evaluate future permit requirements and establish appropriate discharge limits for the next permit term. Completion of this multi-year testing effort represents a significant milestone and reflects the dedication of District staff in supporting both regulatory compliance and the permit renewal process.

## **Attachments**

1. Plant Performance January - June 2026
2. Rainfall Vs. Flow January - June 2026

## Effluent Water Quality (January - June 2026)

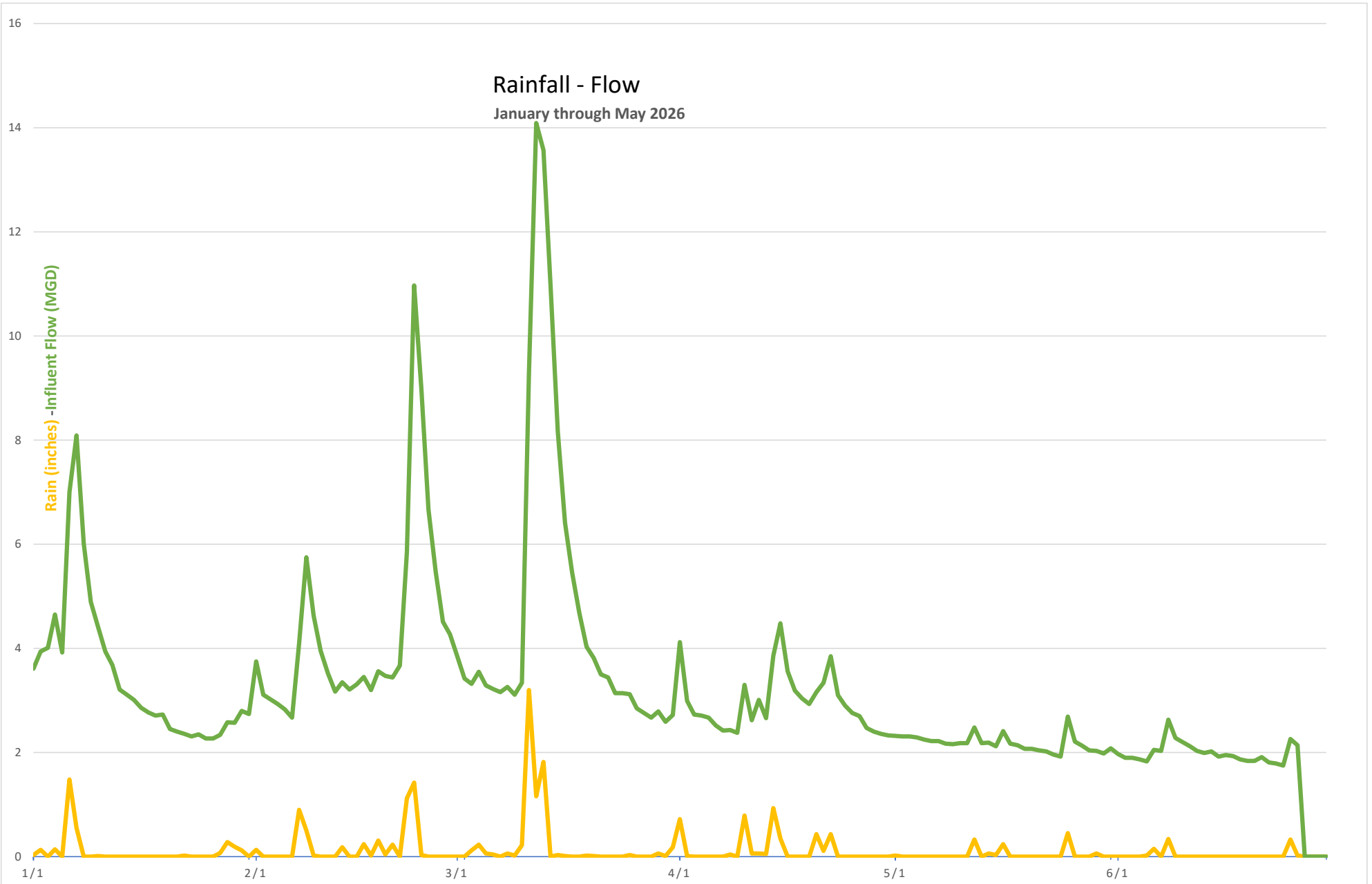




# Rainfall - Flow

January through May 2026

Rain (inches) - Influent Flow (MGD)





## **AGENDA ITEM**

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**Title**      Recess to Executive Session

**Item No.**   8.

**Date**      July 14, 2026

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### **Summary**

Convene an executive session under ORS 192.660(2)(d) to conduct deliberations with persons designated by the governing body to carry on labor negotiations, and 192.660(2)(f) to consider information or records that are exempt by law from public inspection.





## **AGENDA ITEM**

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**Title**      Adjourn Executive Session  
If necessary, Board may take action on items discussed in Executive Session.

**Item No.**   9.

**Date**      July 14, 2026

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### **Summary**

Adjourn the executive session and make any necessary motions as a result of the confidential discussions.







## STAFF REPORT

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|                |                                                                                                                                                           |
|----------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>To</b>      | Board of Directors                                                                                                                                        |
| <b>From</b>    | Lindsey Kangiser, Human Resources/Payroll Manager                                                                                                         |
| <b>Title</b>   | Consideration of Resolution No. 2026-0050 Approving the General Manager to Sign the July 1, 2026 Collective Bargaining Agreement with AFSCME Local 350-10 |
| <b>Item No</b> | 10.                                                                                                                                                       |
| <b>Date</b>    | July 14, 2026                                                                                                                                             |

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### Summary

Oregon Revised Statutes ORS 243.650 et seq. gives Oak Lodge Water Services the authority as an Oregon public employer to negotiate and execute a Collective Bargaining Agreement (CBA) with Local Chapter 350-10 of the American Federation of State, County, and Municipal Employees (AFSCME).

### Background

AFSCME is the sole and exclusive bargaining agent for Union employees at Oak Lodge Water Services. The current CBA with AFSCME was signed and effective starting July 1, 2023, and expires June 30, 2026. In the months of April, May, and June, AFSCME local representatives and Management representing OLWS met in a series of bargaining sessions to negotiate a successor three-year contract. At the conclusion of these bargaining sessions OLWS Management and AFSCME Local reached a tentative agreement. The Union then brought the tentative agreement to Union members to vote on ratification of the successor CBA which will be valid starting July 1, 2026, through June 30, 2029. On July 7th Union members voted in favor of ratification.

### Recommendation

It is recommended that the Board approve Resolution No. 2026-0050 and authorize General Manager, Brad Albert, to sign the Collective Bargaining Agreement with AFSCME Local 350-10.

### Suggested Board Motion

*“I move to adopt Resolution No. 2026-0050 to authorize General Manager, Brad Albert, to sign the Collective Bargaining Agreement with AFSCME Local 350-10 effective July 1st, 2026.”*

## **Attachments**

1. Resolution 2026-0050 Approving the General Manager to Sign the July 1, 2026 Collective Bargaining Agreement with AFSCME Local 350-10

## **OAK LODGE WATER SERVICES**

### **RESOLUTION NO. 2026-0050**

#### **A RESOLUTION APPROVING THE GENERAL MANAGER TO SIGN THE JULY 1, 2026 COLLECTIVE BARGAINING AGREEMENT WITH AFSCME LOCAL 350-10.**

**WHEREAS**, the current Collective Bargaining Agreement (CBA) with Local Chapter 350-10 of the American Federation of State, County, and Municipal Employees (AFSCME) will expire June 30, 2026; and

**WHEREAS**, OLWS has the authority as an Oregon public employer to negotiate and execute a successor CBA pursuant to ORS 243.650 et seq.; and

**WHEREAS**, over the course of five collective bargaining sessions, the members of both OLWS Management and Union-represented staff negotiated and reached a tentative agreement to terms for a successor CBA subject to ratification vote by OLWS's Union-represented staff and ratification by OLWS's Board of Directors; and

**WHEREAS**, on July 7, 2026, AFSCME confirmed that OLWS's Union-represented staff had voted in favor of ratifying the tentative agreement.

#### **NOW, THEREFORE, BE IT RESOLVED BY THE OAK LODGE WATER SERVICES BOARD OF DIRECTORS:**

**Section 1.** That the Board of Directors of Oak Lodge Water Services Authority hereby authorizes General Manager Brad Albert to sign the Collective Bargaining Agreement with AFSCME Local 350-10.

**INTRODUCED AND ADOPTED THIS 14TH DAY OF JULY 2026.**

OAK LODGE WATER SERVICES

By \_\_\_\_\_ By \_\_\_\_\_  
Kevin Williams, Chair Heidi Bullock, Vice Chair





## AGENDA ITEM

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**Title**      Other Items

**Item No.**   11.

**Date**      July 14, 2026

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### Summary

The Board of Directors may discuss new or tabled agenda items.







## **AGENDA ITEM**

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**Title**        Adjourn Meeting

**Item No.**   12.

**Date**        July 14, 2026

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### **Summary**

If there is no further business to be discussed, the Chair will note the time and adjourn the meeting.

