

**City of Oak Harbor  
City Council Agenda Bill**

Bill No. 5. c. i.  
Date: December 5, 2017  
Subject: Clean Water Facility  
Update

**FROM: Brett Arvidson, Project Engineer**

**INITIALED AS APPROVED FOR SUBMITTAL TO THE COUNCIL BY:**

- Bob Severns, Mayor
- Doug Merriman, City Administrator
- Patricia Soule, Finance Director
- Nikki Esparza, City Attorney, as to form

**RECOMMENDED ACTION**

**BACKGROUND / SUMMARY INFORMATION**

**LEGAL AUTHORITY**

City Council

**FISCAL IMPACT**

**PREVIOUS COUNCIL / BOARD / CITIZEN INPUT**

**ATTACHMENTS**

1. [Clean Water Facility Update](#)

# City of Oak Harbor Clean Water Facility Project



## CITY COUNCIL PROJECT UPDATE – December 5, 2017

*The following is a snapshot of project activities and milestones, as well as anticipated upcoming activities and risks being monitored for the Oak Harbor Clean Water Facility Project. These updates are provided to City Council on a bi-weekly basis.*

### RECENT ACTIVITIES AND MILESTONES (PREVIOUS TWO WEEKS)

- GMP #7, #8, and #10-Self Perform Concrete
  - 201 of 210 concrete pours completed
  - Over 90% of projected concrete in place
  - Continuing structural backfill
  - Pouring headworks and odor control structures
- Design
  - Received 90% Windjammer Park Design submittal
  - Work on SCADA activities is underway.
- Process mechanical/electrical
  - Work underway for GMP #9
  - Completing major conduit runs on site
  - Continuing major pipe mechanical construction
  - Installing process equipment
  - Continuing equipment submittal process.
- Erecting CMU above ground structures (blower, electrical, maintenance, biosolids and headworks)
- Started decorative brick facades
- Continuing wood frame construction for Admin/Maintenance Building
- Continuing roofing on all buildings

### ANTICIPATED/UPCOMING ACTIVITIES AND MILESTONES (NEXT SIX WEEKS)

- Windjammer Park Integration Plan
  - Begin preparing bid packages for advertisement
  - Continue design activities and public involvement activities
  - 100% documents completion on December 15
- Continuing CMU and decorative brick construction on all buildings
- Continue installing roofs
- Self-Perform Concrete (Buildings 20,30, 32, 50 and 70)
  - Continue concrete installation
- GMP #9 Process Structures Mechanical/Electrical
  - Continue piping installation for structures
  - Installing process equipment
  - Continue interior conduit runs.
  - Continue submittal process for treatment equipment
- GMP #11 Administration/Maintenance Building

- Continuing wall wood frame construction
- Continue submittal process

#### CLEAN WATER FACILITY DESIGN STATUS

| Item                                 | Description   | Progress % |
|--------------------------------------|---|------------|
| Facility Design – Process Structures | Carollo Engineers has completed the design drawings for the process structures associated with the treatment plant. | 100%       |
| Facility Design – Biosolids Building | Design of the Biosolids building is complete.   | 100%       |
| Facility Design – Admin/Maintenance  | Design of the Admin and Maintenance facilities are complete.  | 100%       |
| Windjammer Park Design               | Design of windjammer park is underway   | 90%        |

#### PERMIT ACQUISITIONS STATUS

| Pending Permits  | Description  |
|------------------|--|
| Building permits | <ul style="list-style-type: none"> <li>• All building permits for the CWF facilities has been issued</li> <li>• The Project team has started the permit acquisition process for the Windjammer Park construction. Over 25 permits expected.</li> </ul> |

#### CONSTRUCTION STATUS

| Item   | Description  | Estimated Completion |
|--|--|----------------------|
| GMP #2 (Outfall Construction)                            | The subcontractor has completed their work. We are currently finalizing the paperwork for this phase of work.        | Final Closeout       |
| GMP #3 (Site Preparation A)                              | The subcontractor has completed their work and the contract is being closed out.                                     | Completed            |
| GMP #4 (Site Preparation B)                              | Sheet piles and tie-backs have been installed. Deep excavation has been completed. A few miscellaneous tasks remain. | Completed            |
| GMP #6 (Site Preparation C)                              | Micropile installation mostly completed. Miscellaneous closeout tasks underway.                                      | Completed            |
| GMP #7 (Deep Foundation Concrete)                        | Started installation of rebar and placement of concrete.   | Completed            |
| GMP #8 (Building 20 and 30 Concrete)                     | Started installation of rebar and placement of concrete.   | October 2017         |
| GMP #9 (Process Mechanical and Electrical)               | Started installation of mechanical and electrical systems.   | August 2018          |
| GMP #10 (Buildings 32, 50, and 70 self-perform concrete) | Started installation of rebar and placement of concrete.   | August 2018          |
| GMP #11-Superstructure Construction                      | Started various construction activities.   | August 2018          |

|                             |  |             |
|-----------------------------|--|-------------|
| GMP #12-Odor Control System | Started various construction activities. | August 2018 |
|-----------------------------|--|-------------|

COST AND FUNDING STATUS

| Major Cost Item   | Cost Estimate                               | Description   |
|---|---|---|
| GMP #1 (MBR/UV)   | \$2,775,455.58<br>(includes sales tax)      | Awarded by City Council on 12/2/2014 - Includes Membrane Bioreactor and Ultra Violet Disinfection equipment procurement and design support. Does not include installation costs.                                      |
| GMP #2 (Outfall)  | \$2,164,488<br>(includes sales tax)         | Awarded by City Council on 4/21/15 - Construction of a new outfall from approximately the waterfront trail out into Oak Harbor Bay.   |
| GMP #3 (Site Prep A)                                    | \$908,872<br>(includes sales tax)           | Approved by City Council 6/16/15 - Preliminary site excavation and archaeological investigation. Preliminary results indicate this work will come in under budget or be delayed until Site Preparation Package B.     |
| GMP #4 (Site Prep B)                                    | \$5,109,549<br>(includes sales tax)         | Approved by City Council on 10/20/15 - Site Preparation Package B will include utility relocates, minor demolition at the existing RBC Plant, stone column installation, sheet pile installation and deep excavation. |
| GMP #5<br>(Biosolids Dryer)                             | \$2,028,222<br>(includes sales tax)         | Approved by City Council on 10/20/15 - Resolution and GMP #5 regarding a biosolids dryer were approved  |
| GMP #6 (Site Prep C)                                    | <b>\$4,311,589</b><br>(includes sales tax)  | Site Preparation Package C will includes installation of micro-piles, preparation for a tower crane and extension of the outfall to the site.   |
| GMP #7 (Deep Foundation)                                | <b>\$10,169,937</b><br>(includes sales tax) | The Deep Foundation package includes the concrete construction to bring the Membrane building to grade and other construction activities.   |
| GMP #8 (Self Performed Concrete)                        | <b>\$11,766,510</b><br>(includes sales tax) | Contract awarded by Council on 9/4/16. The self-performed concrete work will complete the subsurface membrane and aeration structures.  |
| GMP #9 (Mechanical Electrical packages)                 | <b>\$38,159,69</b><br>(includes sales tax)  | Contract awarded by Council on 10/4/16. GMP #9 includes the mechanical/electrical systems associated with the wastewater treatment plant.   |
| GMP #10 (Buildings 32, 50 and 70 Self Perform Concrete) | \$5,840,494<br>(includes sales tax)         | Contract awarded by Council on 11/15/16. GMP #10 completes the self-perform concrete structures for the wastewater treatment plant.   |
| GMP #11 (Non Process Structures)                        | \$23,939,960<br>(includes sales tax)        | GMP #11 approved by City Council at the January 17 <sup>th</sup> meeting. GMP #11 includes the superstructure and other architectural work for the treatment plant  |
| GMP #12 (Site Restoration/Mitigation)                   | <b>\$4,732,663</b><br>(includes sales tax)  | GMP #12 approved by City Council at the March 21st meeting. GMP #12 includes the mechanical systems for the odor control structure.   |
| GMP #13(Site Restoration/Mitigation)                    | <b>TBD</b>                                  | Windjammer Park Integration Plan Phase 1 design contract approved by Council.   |

| Funding: Pending                             | Description   |
|--|---|
| 2018 CWSRF - WWTP Construction               | On October 21, 2016 the city applied for the 2018 funding cycle to complete funding for the project. The city received \$29,124,301 @ 1.2% and is in the process of amending the SRF agreement  |
| Funding: In hand                             | Description   |
| 2017 CWSRF - WWTP Construction               | The City received a loan from the Department of Ecology for a \$44,766,854 State Revolving Fund Loan at a rate of 1.6% for a term of 20 years.  |
| 2016 CWSRF – WWTP Construction               | The City has been allocated \$15,631,311 at a reduced interest rate of 1.9% for 20 years and an additional \$463,154 forgivable principal for hardship and green project reserve. An additional \$4,586,846 in Centennial Grant has also been obtained. |
| 2015 CWSRF – Outfall Design and Construction | The City has received \$3,200,000 in low interest loans from DOE for design and construction of the new outfall for the wastewater treatment plant. The loan is for 20 years at 2.7% interest.  |
| 2015 CWSRF – WWTP Design                     | The City has received \$8,260,000 in low interest loans for design of the new wastewater treatment plant. The loan is for 20 years at 2.7% interest.  |
| Department of Commerce Grant                 | The City has received a \$2,500,000 grant from the Governors Capital Improvement Program. The city received the grant reimbursement.  |
| Bond Anticipation Note                       | This note has been repaid with proceeds from the bond sale.   |
| Bonds  | The City released \$25 million in bonds and secured a rate of 3.43%. The city closed on the bond sale   |
| Reserves                                     | The sewer fund has been accumulating reserves that have been earmarked for this project.  |
| Rates  | Ordinance 1760 was passed by City Council on March 15, 2016. Staff will continue to evaluate rates as the project progresses.   |

#### COMMUNICATIONS AND OUTREACH STATUS

| Upcoming activities or In-Progress activities | Description  |
|---|--|
| Project communications plan                   | The project team continues to implement the project communications plan through weekly e-mail updates, drop-in times at the construction site, project signage and regular mailers at major milestones. A family friendly public works/construction event was held on May 20 <sup>th</sup> . |
| Windjammer Park Integration Plan              | Staff is working to implement the plan approved by City Council on June 7 <sup>th</sup> . A 30% design presentation was presented on March 22 and Resolution 17-08 adopted on April 18 <sup>th</sup> . An Open House and on-line Open House was held on August 24 <sup>th</sup> .            |

## PROJECT CONTACT INFORMATION

### *Web*

[www.oakharborcleanwater.org](http://www.oakharborcleanwater.org)

### *Email*

[treatmentplant@oakharbor.org](mailto:treatmentplant@oakharbor.org)

### *General phone (24-hour)*

360-914-7000

### *Project team contact information*

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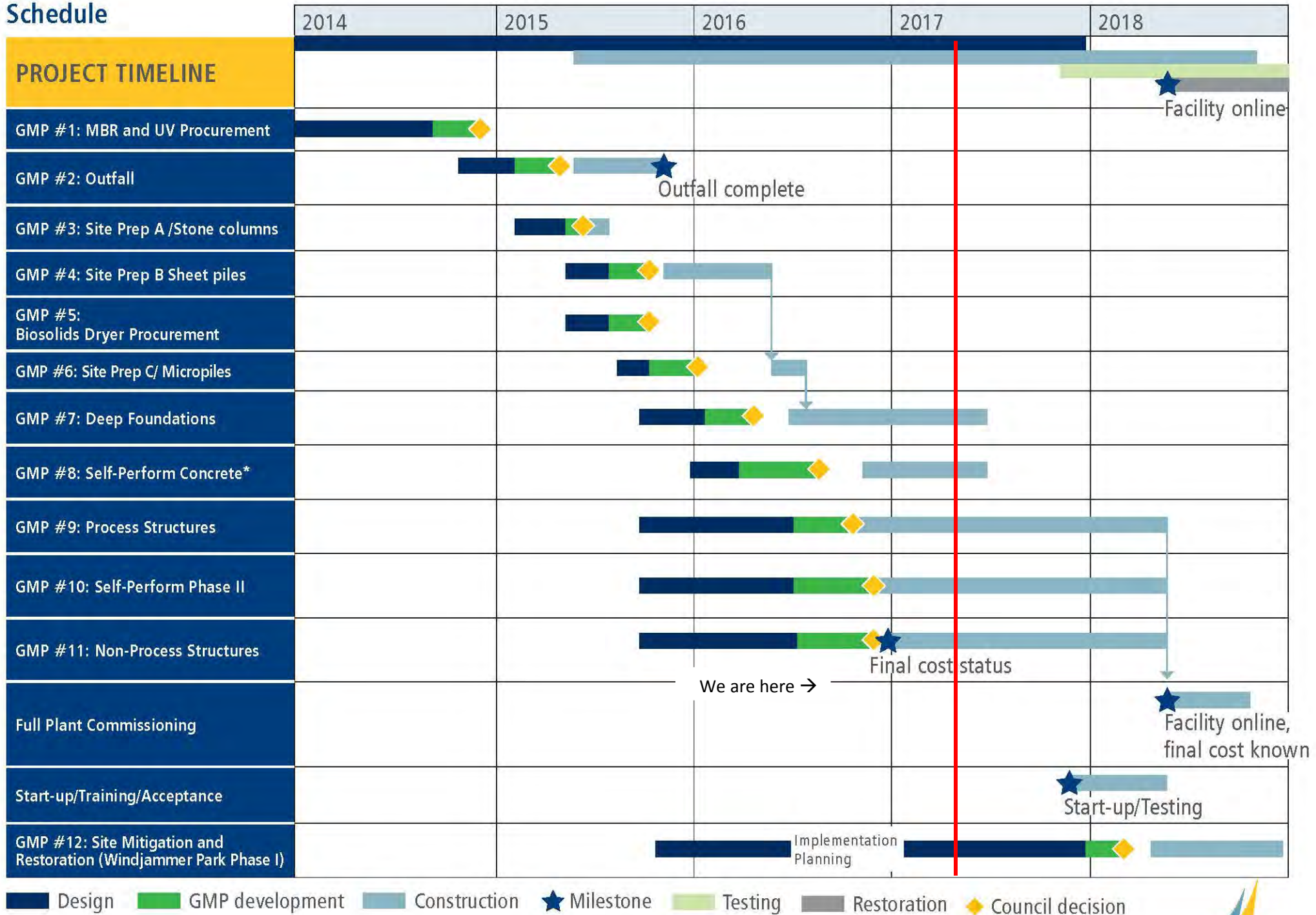
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# Schedule



\*Concrete was included in GMP #9.