

REQUEST FOR PROPOSALS

CITY OF SANDY, OREGON

2022 Sanitary Sewer Rehabilitation for Inflow and Infiltration Reduction Project

CONSTRUCTION MANAGER/GENERAL CONTRACTOR SERVICES

PART I SOLICITATION REQUIREMENTS

SECTION A. GENERAL INFORMATION

1. INTRODUCTION

The City of Sandy, Oregon (“CITY” or “OWNER”) is seeking proposals from individuals, firms, or teams, hereafter called “Proposer(s),” with demonstrated experience in the construction of sanitary sewer system rehabilitation and improvements using the Construction Management/General Contractor (CM/GC) Services alternative delivery method for the 2022 Sanitary Sewer Rehabilitation for Inflow and Infiltration Reduction Project (“Project”). The Sandy City Council, acting as the local contract review board, held a duly noticed public hearing on April 18, 2022 and approved use of the CM/GC delivery method through the adoption of a resolution and associated findings. The CITY is conducting this procurement in accordance with ORS 279C.337 and the Oregon Attorney General’s rules regarding use of the CM/GC delivery method.

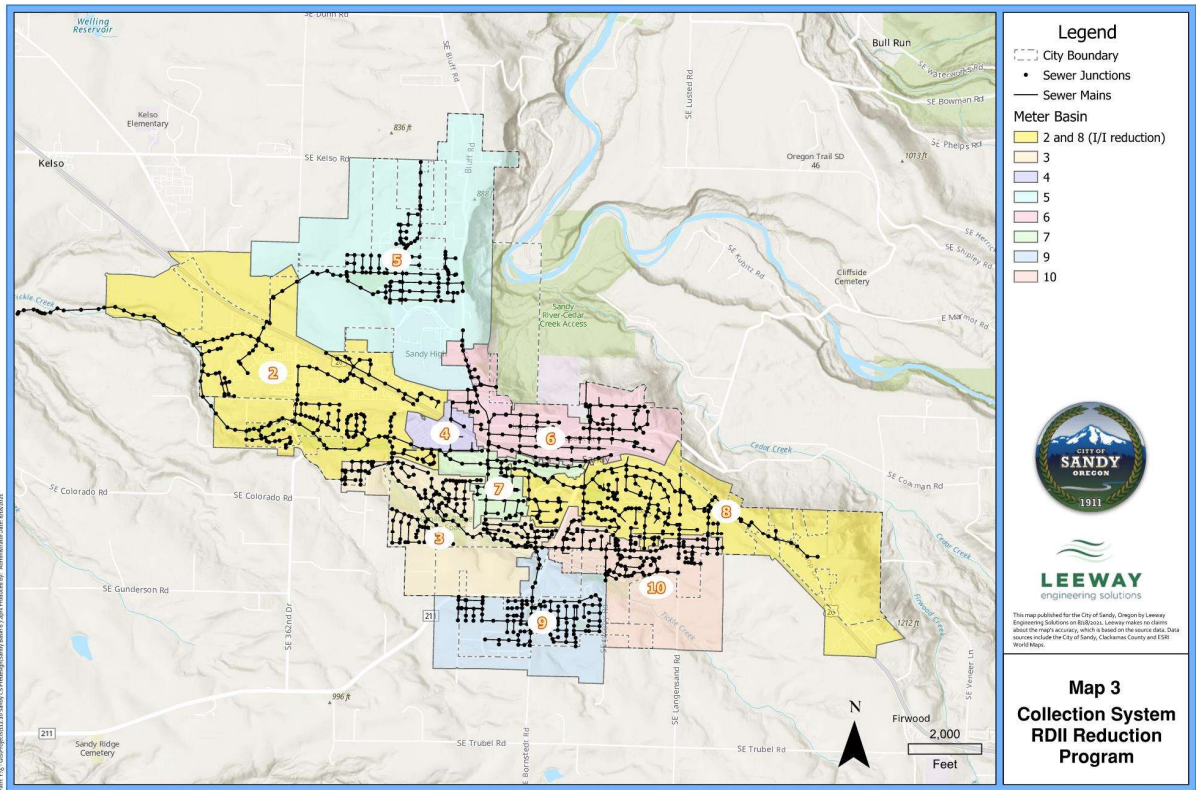
The OWNER has retained the following consultants in the development and design of the Project: ENGINEER and OWNER’s REPRESENTATIVE: Leeway Engineering Solutions, LLC. This consultant is not eligible to submit a proposal for the Project, nor is it eligible to serve as a subcontractor to a Proposer on the Project. Additionally, the CM/GC will be required to report to the OWNER and collaborate with the Project Team, the OWNER and the ENGINEER.

The Project will design and construct repairs on public sewer pipes in Sandy, which is located about 25 miles east of Portland, with a population of about 11,000 residents. Repairs will protect the public and the environment by reducing the possibility of sewage releases to buildings and streets, and by reducing flows to the wastewater treatment plant. This project is part of a greater effort in Sandy to improve the wastewater system. Improvements made under other projects will include upgrades to the existing treatment plant, new treatment facilities, and a new outfall. These projects depend on reduced flows in the collection system, so the successful, timely construction of pipeline rehabilitation is critical to the timelines and design parameters of the other projects. The timeline for this project is to get construction underway in summer of 2022 and to wrap up construction in the end of 2022.

The general project area is comprised of Meter Basins 6 and 7, the oldest basins within the Sandy collection system. They are centrally located by downtown Sandy. Basin 6 is located on the east end of town North of Highway 26 with Basin 7 located further southwest of Basin 6 as seen in the Figure 1 below. These basins are general targeted areas and do not represent absolute limits or extents of the project area. Rehabilitation will be prioritized based on findings during the first phase of the project and may occur outside of those basins, if deemed appropriate by the OWNER during the preconstruction

design phase. The majority of rehabilitation will use trenchless methods such as cured-in-place-pipe lining (CIPP), with a smaller amount of open-cut excavation required.

Figure 1. Map Displaying Project Location and Outline of Meter Basin



2. BACKGROUND

The successful Proposer will provide Pre-Construction Services as described in PART I, SECTION B. 1 CM/GC SERVICES. Upon successful negotiation of a Guaranteed Maximum Price (“GMP”) with terms and conditions acceptable to the OWNER, the OWNER may enter into one or more separate construction contracts with successful Proposer for project construction. The draft 30% Project design is completed, see Attachment A; however, the CM/GC will base its work on the latest available complete plan set. The major elements of the Project include the following:

Preconstruction Phase

- Coordinate with OWNER and ENGINEER on selection of most appropriate rehabilitation methodologies
- Determine mainline and lateral bypassing

Sanitary Sewer Improvements

- CIPP, Pipe Bursting, or Replacement: approx. 36,000 linear feet of 6-, 8-, 10- and 12-inch diameter sewer pipe
- Reinstate and rehabilitate approximately 613 active laterals
- Install or replace manholes appearing to be sources of infiltration

Project Considerations and Goals

Using collaboration and integration, the proposed Project will bring together project management, design and construction resources to rehabilitate the sanitary sewer collection system serving the City.

The goals of the Project are:

1. **Public Safety** – Assure that the construction of the Project will occur without incident to the public.
2. **Schedule and Budget** - The Project must stay within the agreed upon budget and schedule as determined during the Phase 1: Pre-Construction Services.
3. **Contract Performance** - Provide effective and efficient Contract performance with reciprocal Team cooperation for delivery of this important Project.
4. **Public Involvement and Outreach** – Interacting with residents, business owners and other individuals before and during construction will be part of this project.

3. DEFINITIONS

These definitions apply to the Request for Proposal:

Definitions

These definitions apply to the Request for Proposal (RFP):

OWNER: The OWNER is further defined as the City of Sandy, Oregon, which is synonymous with the City and its Public Works Department.

ENGINEER: The individual, partnership, corporations, joint-venture, or other legal entity retained by the OWNER for design services on the project and named as such by the OWNER. The ENGINEER for the Project is Leeway Engineering Solutions, Inc.

CONSTRUCTION MANAGER/GENERAL CONTRACTOR (CM/GC): The individual, firm, partnership, joint venture or corporation, or other legal entity who has entered into a Contract with the OWNER for the Work.

PROPOSER: The individual, partnership, corporation, joint-venture, or other legal entity that delivers a Proposal for possible selection by the OWNER as the CM/GC for the Phase 1 Pre-Construction Services and potentially Phase 2 Construction Services for the Project.

PROJECT: References to the “Project” refer to the Basins 6 and 7 Sanitary Sewer Rehabilitation for Inflow and Infiltration Reduction Project.

OWNER intends to contract with the successful Proposer in two phases, with separate contract amounts and negotiations for each phase. For Phase 1, the successful Proposer will provide Pre-Construction Services during the design phase of the Project. At the completion of the 90% design stage, or sooner, the successful Proposer will be requested to provide a Guaranteed Maximum Price (GMP), to act as CM/GC for the construction, and assume the risk of delivering the Project on schedule at or under the GMP.

Acceptance of the GMP by OWNER and Notice to Proceed (NTP) will initiate Phase 2, which will include providing complete construction services for the actual construction of the Project.

1. **Phase 1 – Pre-Construction Services.** The Pre-Construction Services will include, but are not limited to; participating in design meetings, inspecting pipelines, investigating laterals, estimating and controlling cost, developing schedules, assisting with permits, reviewing plans and specifications and reviewing proposed project constructability. In addition, the CM/GC will help develop the construction scope of work, construction schedules, and the GMP for the construction phase of the work. All work performed during Phase 1 shall be performed on an hourly rate, not-to-exceed basis, up to the contracted amount for Phase 1. Scope for this work is further detailed below.

The OWNER reserves the right to terminate the successful Proposer's services at any time during Phase 1 and continue with an alternate CM/GC procurement or other procurement, if deemed in the best interests of the OWNER. If this occurs, the successful Proposer will be paid at the agreed upon contract amount for services rendered up to termination. Payment will be made based on an hourly rate, not-to-exceed basis, up to the Phase 1 – Pre-Construction Services project amount.

2. **Phase 2 – Construction Services.** If the OWNER accepts the GMP, which it may choose or decline to accept in its sole discretion, the OWNER and successful Proposer will enter into a GMP amendment. After the GMP amendment is executed, Phase 2 will begin. This final phase of the work includes construction, management, and completion of all construction work elements within the required schedule on a GMP basis.

Construction will occur in the summer of 2022. OWNER reserves the right to authorize early construction work prior to execution of the GMP amendment, as may be permitted in the contract between OWNER and the successful Proposer.

4. DETAILED CM/GC SCOPE OF WORK

Phase 1: Pre-Construction Services Scope of Work

The successful CM/GC Proposer (CM/GC) will provide pre-construction phase services under the terms of the CM/GC Contract (Contract) between OWNER and the CM/GC. The OWNER will provide the form of the Contract in an addendum to this RFP. The CM/GC will be responsible for producing and submitting all deliverables and providing all administrative and overhead support necessary to support the Pre-Construction services as delineated in the RFP. Phase 1 Pre-Construction Services shall be complete within 90 calendar days of Phase 1 NTP. Tasks for this work are further detailed below.

1. **Project Partnering and Administration** – Partnering is critical to the success of a CM/GC Project and the Pre-Construction Services Phase begins with a Project Kick-off/Orientation Meeting with the OWNER, which will include City staff, ENGINEER, other key stakeholders as invited by OWNER, and the CM/GC. CM/GC will provide all administrative and overhead support necessary to support the Phase 1 Pre-Construction Services scope of work.
2. **Collaborative Project Design** – Advise, assist, and provide recommendations to OWNER on all aspects of the design of the work, construction planning, scheduling, and safety and risk issues.

Provide input regarding current construction industry practices or innovations as they may relate to the design.

Provide input on project pipeline system rehabilitation methodology and improvements. Provide input regarding the current labor market, materials availability, and any feedback on suppliers or installations that the CM/GC may have had problems in the past. Provide both written and oral recommendations to OWNER to establish procedures for expediting and streamlining the processing of shop drawings, requests for information, scope changes and other documents. Design collaboration meetings to occur every other week during Phase 1.

3. **Preconstruction Investigations** –Provide elevation survey, including pipeline inverts, diameters and manhole depths as needed.
4. **Constructability Reviews (CR)** – The following CR services shall be provided:
 - a. CR to include:
 - i. Alternatives
 - ii. Benefit of alternatives to OWNER and project
 - iii. Lateral rehabilitation options
 - iv. Costs
 - v. Schedule
 - b. Provide constructability comments continuously throughout the design development. One formal plan review will be completed at the 90% design level for each GMP package; for this review, the CM/GC shall provide written constructability review comments and cost- savings comments on plan sets. Provide input and advice to OWNER and the DESIGNER with respect to construction feasibility, alternative materials, products, layouts, utility impacts, and/or construction means and methods.
5. **Project Management Plan (PMP)** - Submit a Project-specific PMP for Phase 1 activities. The PMP shall include a communications plan, quality plan, risk management plan, cost control and records management.
6. **Construction Procurement Plan** - Develop and submit Construction Procurement Plan for review by the OWNER and ENGINEER. The CM/GC shall submit draft Construction Procurement Plans within 30 calendar days of the completion of the Constructability Report (Task 5 above). There is no minimum percentage of work that must either be subcontracted or self-performed. The final Construction Procurement Plan must be approved by the OWNER before the Phase 2 contract will be awarded. The OWNER will review and may provide feedback on subcontractors, materials, or other aspects of the Construction Procurement Plans.

The Construction Procurement Plan shall include a detailed approach to self-performed and competitively bid work that meets the City's requirements. Recommend separation of the work to facilitate bidding and award of trade contracts considering fast-tracking of construction, minimizing trade jurisdiction disputes, reducing or eliminating "scope gaps" between trades, and other related issues. Work with OWNER and ENGINEER to identify long lead-time materials and equipment. Develop a procurement strategy to mitigate potential schedule impacts due to identified long-lead items.

7. **Construction Management Plan (CMP).** This CM/GC CMP includes, but is not limited to, identifying storage areas, lay-down areas, disposal site(s) for excavated materials, storage sites for excavated materials to be used as backfill, contractor temporary office location(s), and other construction logistics as requested. This plan will include staging and phasing that addresses the need to minimize impacts of construction to nearby residences and businesses. Access to residences and businesses must be maintained throughout the Project. The CMP must be complete by the end of Phase 1 Pre-Construction Services.

Early Work Package (EWP) Implementation: If OWNER wishes to initiate implementation of EWPs not already identified in this RFP prior to NTP for Phase 2: Construction Services, CM/GC shall create a specific EWP Scope of Work in consultation with OWNER.

8. Develop and submit **Traffic Control Plans (TCP)** for review by the City and ODOT (if necessary) based on plans and specifications used for the development of the GMP. TCPs for Phase 1 are due 2 weeks before scheduled Phase 1 work. TCPs shall follow City, ODOT, and MUTCD standards and guidelines.

General parameters for the TCP are as follows:

- a. Limited duration detours will be allowed for traffic during pipe construction work.
 - b. Traffic must be maintained on other streets within the project boundaries.
 - c. Pedestrian circulation and access must be included in the TCP, ensuring that temporary pedestrian routes are provided through or around any Project work zone.
 - d. Operation of and access to Sandy Transit (SAM) bus routes must be addressed in the TCP. The TCP for Phase 2 Construction Services must be complete by the end of Phase 1 Pre-Construction Services.
9. Submit a **Site-Specific Safety and Health Plan (“SSSHP”)** 30 calendar days from the Phase 1 NTP. SSSHP for Phase 2 is due by the end of Phase 1 Pre-Construction Services.
 10. **Construction Schedule** – Develop a detailed Critical Path Method (CPM) baseline Project schedule showing the duration of construction activities, activity sequence, and constraints. Schedule shall be developed within 45 calendar days following Phase 1 NTP and refined based on continual coordination with the OWNER. The baseline CPM schedule shall meet the overall schedule objectives of the OWNER. The final CPM schedule will be submitted with the GMP and include private and public utility relocation.
 11. **Cost Estimating** – In conjunction with the CR (Task 4 above) the CM/GC will develop a cost estimate for the project and work with the engineer to continuously update it throughout the project design. The CM/GC will provide cost estimates for alternative construction ideas as requested. One formal review of the cost estimate will be completed at the 90% design level for each GMP package. The CM/GC shall develop all construction cost estimates with due diligence as their content is critical to the decision-making process for the execution of the project, funding availability and development of work packages.

Preparation of Cost Estimates should include the following:

- a. Review the scope of work prepared by the Engineer.
- b. Provide a construction cost estimate for the Project based on the 90% Construction Documents. The estimate shall comply with the requirements of the Association for the Advancement of Cost Engineering International (AACE International) Class 2 (+ 20% to - 15%) or Class 1 (+10% to -15%) and be considered the initial foundation for the GMP. This estimate should be developed at the start of the project and built on as the design is developed. At the 90% design level, a formal review will be completed on the final cost estimate that has been built throughout the project design.
- c. Engineer will review estimates. CM/GC will respond to any comments from Engineer.
- d. Provide an updated cost estimate after City acceptance.

12. Guaranteed Maximum Price Proposal – In response to OWNER’s GMP Proposal Request, and in accordance with the terms of the Contract, the CM/GC shall deliver to the OWNER a proposed GMP for the Project for the OWNER’s review and acceptance (the “GMP Proposal”). If any actual Subcontractor offers are available at the time the CM/GC shall use those subcontractor offers in establishing the GMP Proposal. Except as permitted under ORS 279C.337(3), OAR 137-049-0690(5)(k) and the terms of the Contract, the CM/GC’s selection of subcontractors must be competitive.

The GMP Proposal shall be in conformance with the Construction Procurement Plan, based on the 90% Plans and Specifications, and in accordance with the General Conditions of the Contract. If necessary, OWNER and CM/GC shall negotiate the direct cost of the construction in order to agree on a final GMP. Proceeding to the Construction Services Phase (Phase 2) is contingent on the OWNER’s acceptance of the GMP.

The GMP shall be the total of items a through g. GMP Proposal shall be organized according to, and including, the following items:

- a. Cost Model per the following requirements that identifies:
 - i. CM/GC Fee
 - ii. Reimbursable Costs of the Work
 - iii. General Conditions Reimbursement
 - iv. CM/GC Contingency
- b. Updated cost estimate by identifying any changes from OWNER-accepted Cost Estimate (Task 10 above) and any deviations from OWNER-accepted Construction Procurement Plan (Task 6 above).
- c. Baseline CMP Construction Schedule (Task 10 above) with critical path of the work and include the anticipated Notice to Proceed Date, Substantial Completion Date and Final Completion Date upon which the GMP Proposal is based.
- d. Schedule of Values aligned with GMP.
- e. A list of the Documents, including all addenda thereto as well as list of drawings, technical specifications, reports, pre-construction plans etc. which were used in preparation of the GMP Proposal.
- f. A list of the clarifications and assumptions made by the CM/GC in the preparation of the GMP Proposal to supplement the information contained in the Documents.
- g. A list of eligible General Conditions Reimbursement items.

Payment for the construction of the Project will be paid through a Schedule of Values or Bid Schedule developed by the CM/GC and the OWNER and ENGINEER during the Pre-Construction Services Phase. The GMP is not a lump sum contract (although some bid items may be lump sum) and most items are measured and paid at actual quantities. The CM/GC assumes all risk with performance of the bid items, including management of its subcontractors and suppliers. In accordance with ORS 279C.337(2)(g), the OWNER will not pay any amount that exceeds the GMP as reflected in the GMP amendment, unless the excess amount results from material changes to the Scope of Work set forth in the Contract and the OWNER agrees to the changes in writing. Proposers are encouraged to suggest additional specific services they can offer that may be of benefit to the design and pre-construction planning activities described for Phase 1 above. Proposer shall identify any additional service and the cost for each additional service being offered and describe the benefit to the OWNER.

Except as OWNER may otherwise agree in the Contract, any savings the CM/GC realizes in its performance of the Work will accrue solely to the OWNER. The terms "savings" or "cost savings" for the purposes of this procurement and the Contract are defined in ORS 279C.337(4).

Phase 2: Construction Services Scope of Work

Acceptance of the GMP by OWNER and Phase 2 NTP initiates the second phase, which will include complete construction services for the actual construction of the Project. The successful Proposer shall be responsible for construction means, methods, sequencing, scheduling, coordination, selection and supervision of subcontractors (subject to OWNER review under the terms of the Contract), and self-performing a portion of the Work, per the Contract Documents. Phase 2 Construction Services required of the successful Proposer include, but are not limited to, the following tasks:

1. Procure and furnish payment and performance bonds prior to execution of the construction contract.
2. Provide necessary insurance coverages and certificates, consistent with the Project General Conditions, prior to the execution of the construction contract.
3. Identify any proposed changes from Phase 1 in Key Personnel (as identified in Proposal) and obtain OWNER approval for such change(s). Identify any changes from Phase 1 in OWNER-approved Subcontractors and obtain OWNER approval for such change(s).
4. Update and submit **Project Management Plan** within 30 calendar days of acceptance of the GMP.
5. Update and submit **Site-Specific Safety and Health Plan (SSSHP)** within 30 calendar days of accepted GMP.
6. Work with the OWNER and update the Public Communications Plan as necessary.
7. Update and implement plans developed during the Pre-Construction Services Phase including:
 - a. Project Risk Management Plan
 - b. Any other plans as required during the Pre-Construction Services Phase.

- 8.** Maintain a critical path schedule and fully advise the OWNER of work progress status. Provide monthly reports of work progress in comparison to estimated scheduled Projections. Explain significant variations and provide supporting information, as required by the OWNER. Develop schedule recovery action plans if Project work lags behind projected work schedule by greater than 30 calendar days.
- 9.** Make available all cost and budget estimates, including supporting materials and records to the OWNER. Provide monthly reports of actual costs in comparison to estimated cost projections. Explain significant variations and provide supporting information, as required by OWNER or OWNER's REPRESENTATIVE. Develop recovery action plans when required.
- 10.** Provide the following reports, as required by OWNER:
 - a.** Monthly Payment Applications with supporting documentation
 - b.** Three-week construction activity forecast (three-week look ahead)
 - c.** Weekly construction status report
 - d.** Monthly Project update report
 - e.** Monthly Updated Comprehensive Construction Schedule
 - f.** Monthly Bureau of Labor and Industries (BOLI) Certified Payroll reports
 - g.** Supporting document as required by any special funding sources
- 11.** Provide the following coordination and administration services:
 - a.** Project Superintendent - Maintain the originally identified, full-time Superintendent(s) as identified in the Proposal with necessary staff at the active work site to coordinate and provide direction of the work. The Superintendent will be required to ensure adequate Quality Control management, Project Scheduling and Project Site Safety Management.
 - b.** Provide additional staff, as required, to properly manage the Project and ensure conformance with plans and specifications.
 - c.** Conduct daily internal staffing and planning meetings.
 - d.** Maintain adequate security staff and facilities for work. Procure and maintain staging area if one is determined to be necessary.
 - e.** Coordinate with all public and private utility providers in the project area. Coordinate all public and private utility work done by others.
 - f.** Private property plumbing assessment as necessary for lateral bypassing and rehabilitation work.
- 12.** Plan for and participate in weekly schedule and coordination meetings with the OWNER.
- 13.** Provide contract management services, as described below:
 - a.** Review and process all twice-monthly applications for payment by subcontractors and material suppliers in accordance with the terms of the Contract. Review and resolve, on behalf of the OWNER, all subcontractors' and/or material suppliers' requests for additional costs.
 - b.** Contracts administration as defined in the Contract Documents.
 - c.** Change management as defined in the Contract Documents.
- 14.** Furnish one-year warranty and associated services, per Contract Documents.

15. Implement any other plans as required during the Pre-Construction Services.

5. BUSINESS COMPLIANCE

PROPOSERS shall comply with all applicable federal, state, and local laws and regulations regarding all matters concerning this RFP and its contracts, including conducting business in the City of Portland before a contract award may be made, and agree they are currently in compliance with all tax laws. PROPOSERS shall comply with Title VI of the Civil Rights Act of 1964 and its corresponding regulations.

The Proposer shall be responsible for the following:

Oregon Construction Contractors Board

PROPOSERS must be licensed with the State of Oregon Construction Contractors Board (OCCB) in accordance with ORS 701.005 and any other specialty licensing as required in the RFP specifications prior to submitting a bid to the City. **PROPOSER must have their OCCB license at the time of submitting this proposal in order for the proposal to be considered responsive.**

For information contact:

CONSTRUCTION CONTRACTORS BOARD
700 Summer St. NE, Suite #300
Salem, OR 97310
(503) 378-4621
Website: <http://www.oregon.gov/ccb>

Prevailing Wage Rates

All work on this project is subject to the State of Oregon Bureau of Labor and Industries (BOLI) Prevailing Wages Rates. The Prevailing Wage Rates for the construction work will be the rates in the BOLI publication titled "Prevailing Wage Rates for Public Works Contracts in Oregon", including any applicable amendments, in effect at the time the CM/GC contract becomes a public works contract, and which are hereby incorporated into this contract by this reference. The CM/GC contract becomes a public works contract either when the contract first constitutes a binding and enforceable obligation on the part of the CM/GC to perform or arrange for the performance of construction, reconstruction, major renovation or painting, or when the CM/GC contract enters the construction phase, whichever occurs first.

In accordance with OAR 839-025-0020(8), the CM/GC will have a binding and enforceable obligation to perform or arrange for the performance of construction after the public agency and CM/GC commit to the guaranteed maximum price. The CM/GC contract enters the "construction phase" when the agency first authorizes the performance of early construction-type work directly related to the public works project.

The prevailing wage rates in effect on the date of this solicitation are available online:

<https://www.oregon.gov/boli/employers/Pages/prevailing-wage-rates.aspx>. In addition, copies of the current BOLI wage rates that will apply to the Work may be obtained from the Bureau of Labor & Industries, 800 NE Oregon St. #32, Portland OR 97232, and phone (503) 731-4200. However, such rates may change before the CM/GC contract becomes a public works contract. As stated above, the applicable rates for construction are those in existence at the time the construction contract or early work is authorized.

Every subcontract must provide that work on the project is subject to the State of Oregon Bureau of Labor and Industries Prevailing Wage Rates. The PROPOSER awarded the contract is required to post a Public Works Bond with the Oregon Construction Contractors Board (OCCB) unless exempt prior to start of work on the project. The Subcontractors awarded the contract are required to post a Public Works Bond with the Oregon Construction Contractors Board unless exempt prior to start of work on the project.

Certification as an EEO Affirmative Action Employer

All PROPOSERS must be certified as Equal Employment Opportunity Employers. **Business Tax Registration**

Prior to commencing any work on the project, the selected CM/GC firm must be in compliance with the City of Sandy’s Business License and Transit Payroll Tax requirements.

6. PROJECT FUNDING

The Proposer’s proposal shall include the proposer’s true estimated cost or fixed price to perform the work regardless of the City’s budgeted funds for this work. If the City and the CM/GC are unable to agree on the terms of a final construction contract or if the project does not proceed to construction for any reason beyond the control of the CM/GC, then the CM/GC shall be reimbursed for the actual costs of providing the services during the pre-construction services phase, in a not-to-exceed amount.

It is anticipated that the work under the contract resulting from this solicitation will be funded by American Rescue Plan (ARPA) Funding.

7. TIMELINE FOR SELECTION

The following dates are proposed as a timeline for this project:

Event	Date and Time
Mandatory Pre-proposal meeting	Tuesday, April 26, 2022 at 2:00 PM
Written proposals due	Wednesday, May 4, 2022 at 4:00 PM
Interviews of top proposers (if necessary)	Wednesday, May 11, 2022
Intent to Award issued	Wednesday, May 11, 2022
Phase 1 preconstruction services contract Notice to Proceed	Tuesday, May 17, 2022

The City reserves the right to make adjustments to the above noted schedule as necessary. Pursuant to ORS 279C.337(2)(i)(D), any Proposer who is not selected may request a meeting with the OWNER within seven (7) days after the date of the Notice of Intent to Award. The OWNER will respond to any timely submitted meeting request with a date and time for the meeting.

SECTION B. CM/GC SERVICES

1. CM/GC SERVICES

The intent of the CM/GC approach is to establish a working relationship based on mutual trust and collaboration between the successful Proposer, OWNER, and ENGINEER. The 2022 Sanitary Sewer Rehabilitation for Inflow and Infiltration Reduction Project will be an “Open Book” job, whereby the

OWNER's team may attend any and all meetings and bid openings relating to the Project and have access to any and all of CM/GC's books, accounts and records relating to the Project and will provide overlapping Project and construction management activities.

Phase 1 - Pre-Construction

The selected CM/GC will provide pre-construction services for the Project as set forth in Part I, Section A. 4 - DETAILED CM/GC SCOPE OF WORK.

Phase 2 - Construction

The selected CM/GC will provide Construction Services as set forth in Part I, Section A. 4 - DETAILED CM/GC SCOPE OF WORK, provided a GMP is successfully negotiated.

2. WORK PERFORMED BY THE CITY / OTHERS

The OWNER will make available sufficient hours of staff personnel as is required to meet with the CM/GC and provide such information as required. The ENGINEER will assist the OWNER in overseeing the successful Proposer's work and provide support as needed

Work performed by the City and others will include the following:

Phase 1 - Pre-Construction

1. Develop OWNER's initial Project Work Plan and establish the preliminary budget.
2. Provide 30% preliminary construction documents for CM/GC review.
3. Address comments received from CM/GC from each of the design reviews.
4. Complete the design of the Project and prepare final plans and specifications to be issued for receipt of permits and for construction of the project.
5. Prepare an estimate of construction cost based on the Construction Documents, independent from the CM/GC cost estimate.
6. Manage the CM/GC contractor selection process.
7. Review CM/GC work plans based upon their construction knowledge and relevant Project materials.
8. Analyze program versus budget and adjust/refine them accordingly.
9. Review the cost estimates during design and construction document development and provide feedback.
10. Lead and manage the CM/GC GMP negotiations. Issue the Contract Documents. Approve the GMP program and budget.

11. Manage the CM/GC Contract including issuing payments and approval of change orders. Meet with the ENGINEER and CM/GC as agreed upon to review the status of the Project including review of cost control and schedule updates.
12. Meet with the Stakeholders, ENGINEER and CM/GC through the design phase.
13. Review with the ENGINEER and CM/GC cost control reports, QC reports and Project status at least once per month.

Phase 2 - Construction

1. Oversee and manage Contract with CM/GC.
2. Provide monthly updates on program, costs versus budget and schedule(s).
3. Provide overall construction oversight and coordination, including weekly construction progress meetings.
4. Assure Contract compliance and intended outcomes.
5. Attend regular Project meetings with ENGINEER and CM/GC.
6. Lead public notification process and private property outreach.
7. Manage and coordinate City staff work tasks relevant to the Project.
8. Quality Assurance
9. Submittal reviews
10. Manage Request for Information process
11. Review applications for payment from CM/GC and make progress payments.
12. Review and approve the Project closeout items and punch lists and establish the final closeout and payment of the Contract.
13. Manage the Contract closeout processes.

3. WORK PERFORMED BY THE ENGINEER

The ENGINEER, led by the City, will perform the following work related to this Project:

Phase 1 - Pre-Construction

1. Technical Investigation – Assemble, review, and document all relevant data required for site evaluation and the design work.
2. Meetings – Participate in meetings with OWNER and CM/GC.

3. CM/GC Process – Work with the CM/GC in a collaborative way to achieve Project goals.
4. Permit Documents – Provide documents for OWNER-furnished permits.
5. Construction Documents – Provide final documents for construction.

Phase 2 - Construction

1. Participate in weekly meetings, and other coordination meetings as appropriate/required.
2. Review and respond to RFIs, submittals, and change orders.
3. Provide Construction Management services.
4. Site observations.

4. DELIVERABLES AND SCHEDULE

Deliverables shall be considered those tangible resulting work products that are to be delivered to the City such as draft documents, data, interim findings, drawings, schematics, training, meeting presentations, final drawings, reports, and as built drawings.

At a minimum, deliverables and schedule for this project shall include:

Phase 1 - Pre-Construction Services (including but not limited to the following)

1. Schedule: initial, revisions, and final
2. Report of Findings from preconstruction investigations completed in the Preconstruction Phase. The report shall include elevation survey, including pipeline inverts, pipe diameters and manhole depths
3. Constructability Reviews
4. Plans identified in Part I Section A. 4 as “DETAILED CM/GC SCOPE OF WORK”, including:
 - a. Project Management Plan
 - b. Construction Procurement Plan
 - c. Construction Management Plan (CMP)
 - d. Traffic Control Plans
 - e. Site-Specific Safety and Health Plan (SSSHP)
 - f. Erosion Control Plan
5. Detailed Schedule of Values
6. Critical Path Method (CPM) Baseline Project Schedule
7. Detailed Construction Cost Estimates with CR, 90% design.

8. Monthly Subcontractor/Sub-Consultant Payment and Utilization Report (see Part II, Section D.5).
9. Guaranteed Maximum Price Proposal
10. Permit submittals (for permits secured by CM/GC) and permitting support materials to assist the City in acquiring the permits and approvals for permits to be obtained by the OWNER.

Phase 2 - Construction Services

1. Project field office, if deemed necessary
2. Temporary utilities as necessary
3. Construction staging area and requisite signage and protective measures
4. Site protection fencing or other security measures
5. Permits (for permits secured by CM/GC)
6. Monthly Progress Reports as including but not limited work completed and in progress, report on the three-week schedule look ahead, updated CPM schedule, updated cost estimates
7. Bonds and Contractor-furnished insurance
8. Lien waivers from all subcontractors
9. RFI, Change Order, and Contingency Request Logs
10. Approved submittal logs
11. Monthly and final reports of all construction costs
12. Critical Path Schedule updated monthly including a four-week schedule 'Look Ahead', schedule variances.
13. BOLI Certified Payrolls
14. Monthly Subcontractor Payment and Utilization Report (see Part II, Section D.5)
15. Monthly requests for payment
16. Updates, as appropriate, and implementation of plans prepared in Phase 1 Pre-Construction including:
 - a. Project Management Plan
 - b. Construction Procurement Plan
 - c. Construction Management Plan (CMP)
 - d. Traffic Control Plans
 - e. Site-Specific Safety and Health Plan (SSSHP)

17. Additional preparation of the following plans:

- a. Shoring Plan
- b. Pollution Control Plan
- c. Sewer Bypassing Plan

18. Deferred submittals as required in Contract Documents

19. Construction of all required renovations – permanent and temporary

20. Warranties

21. Close out documentation

22. Project photos and photo log monthly

23. Quarterly construction cash flow projections

24. Special funding forms and documentation, as required by 3rd party funding agencies (e.g., DEQ ARPA, etc.)

Schedule will be according to Table 1. Project Schedule.

Table 1. Project Schedule

Description	Start Date		Completion
Phase 1 Preconstruction Notice to Proceed	05/17/2022	to	08/12/2022
Design 90% and GMP			06/28/2022
Phase 2 Construction Notice to Proceed	08/12/2022	to	12/29/2022
Substantial completion Phase 2 Construction			12/15/2022

All deliverables and resulting work products from this Contract will become the property of the City of Sandy.

SECTION C. PROJECT ATTACHMENTS

Attachment A – Draft 30% Design

Attachment B – General Conditions

Attachment C – Sample Contract

ATTACHMENT A

City of Sandy, Oregon

2022 Sanitary Sewer Rehabilitation for Inflow and Infiltration Reduction

Draft 30% Design Basins 6 and 7



Spatial Reference
 Name: NAD 1983 HARN StatePlane Oregon North FIPS 3601
 PCS: NAD 1983 HARN StatePlane Oregon North FIPS 3601
 GCS: GCS North American 1983 HARN
 Datum: North American 1983 HARN
 Projection: Lambert Conformal Conic
 Map Units: Foot

Vertical Datum (NA - no elevations referenced)

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Project Pipes Technology

- Burst
- CIPP
- Pipe with Spot Repair
- CCTV and Rehab
- CCTV

Project Junctions

- Cleanout
- Manhole
- Other or Unknown

Project Laterals

- Project Laterals

Sanitary Sewer

- Gravity Main (SS)
- Pressure Main
- Abandoned Main
- Manhole
- Cleanout
- Other or Unknown

Sewer Laterals

- Gravity
- Pressure
- Abandoned or Plugged

Symbols

Stormwater Drainage

- Gravity Storm Main (SD)
- Stream routes
- Storm Manholes
- Catch Basins
- Storm Laterals
- Storm Cleanouts

Other Utilities

- Optical Cable

Water Distribution Utility

- Main (W)
- Service Line

Electric Utility

- Underground Power
- Secondary Underground Power
- Underground Structures

Other Background Information

- Outside Project Area
- Match Lines
- Taxlots
- Building footprints
- Federally Protected Wetlands

GENERAL NOTES

1. VERIFY LOCATIONS, ELEVATIONS, TYPES AND SIZES OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION. ELEVATION ADJUSTMENTS SHALL BE EXPECTED AND ARE INCIDENTAL TO THE WORK.
2. NOT ALL EXISTING UTILITIES ARE SHOWN. LOCATIONS OF EXISTING UTILITIES SHALL BE CONSIDERED AS APPROXIMATE ONLY. AS REQUIRED BY STATE LAW, THE CONTRACTOR SHALL OBTAIN UTILITY LOCATES PRIOR TO COMMENCING CONSTRUCTION.
3. ALL EXISTING FEATURES INCLUDING BUT NOT LIMITED TO ROADWAYS, STRUCTURES, LOTS, CURBS, SIDEWALKS, FENCES, WALLS, PLANTING, DITCHES, MAILBOXES, SIGNS, PIPING AND UTILITIES DISTURBED DURING CONSTRUCTION SHALL BE RESTORED TO AS GOOD OR BETTER THAN EXISTING CONDITION AS DETERMINED BY THE OWNER. REPAIR ALL UTILITY SERVICES DAMAGED DURING CONSTRUCTION AND SUCH REPAIR SHALL BE CONSIDERED INCIDENTAL UNLESS PROVIDED FOR OTHERWISE IN THE SPECIFICATIONS.
4. FINAL LOCATIONS OF ALL NEW FACILITIES SHALL BE FIELD VERIFIED WITH ENGINEER PRIOR TO CONSTRUCTION.
5. PROVIDE "AS CONSTRUCTED" DRAWINGS TO THE ENGINEER INDICATING ALL CHANGES IN GRADE, ALIGNMENT, FITTINGS AND MATERIALS INSTALLED AND ANY OTHER UTILITIES OR OBSTACLES NOT SO INDICATED ON THESE PLANS.
6. AT THE END OF EACH WORKDAY ALL OPEN TRENCHES SHALL BE BACKFILLED OR OTHERWISE PROTECTED TO THE SATISFACTION OF THE ENGINEER.
7. SUPPORT AND PROTECT AS NECESSARY ANY PIPE OR CONDUIT EXPOSED AS PART OF THE NEW WORK. MAINTAIN ALL EXISTING UTILITIES IN SERVICE AT ALL TIMES AND SHALL COORDINATE WITH RESPECTIVE UTILITY COMPANIES TO MAINTAIN AND PROTECT SERVICES.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING CONSTRUCTION SURVEYS. PRIOR TO CONSTRUCTION, FIELD LAYOUT SHALL BE APPROVED BY ENGINEER.
9. REVIEW PREVIOUS CCTV INSPECTIONS AND INSPECT SEWERS FOR OBSTRUCTIONS THAT NEED TO BE REMOVED PRIOR TO REHABILITATION WORK.
10. ATTENTION: OREGON LAW REQUIRES THE CONTRACTOR TO FOLLOW THE RULES ADOPTED BY THE OREGON UTILITY NOTIFICATION CENTER. THOSE RULES ARE SET FORTH IN OAR 952-001-0010 THROUGH OAR 952-001-0090. THE CONTRACTOR MAY OBTAIN COPIES OF THE RULES BY CALLING THE UTILITY NOTIFICATION CENTER. (NOTE: THE TELEPHONE NUMBER FOR THE OREGON UTILITY NOTIFICATION CENTER IS 1-800-332-2344).
11. THE CONTRACTOR SHALL REPLACE ANY AND ALL SURVEY MONUMENTS WHICH ARE AFFECTED BY THE CONSTRUCTION. ALL MONUMENTS WILL BE RESET BY A LICENSED LAND SURVEYOR.
12. CONTRACTOR SHALL MAINTAIN A MINIMUM HORIZONTAL SEPARATION OF TEN (10) FEET BETWEEN WATER MAINS AND SEWER MAINS MEASURED EDGE TO EDGE. (SEE OAR 340-052, DIVISION 52, APPENDIX A AND OAR 333-061-0050(g)).
13. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED PERMITS FOR WORKING IN PUBLIC RIGHT-OF-WAYS (I.E., ODOT, CITY, COUNTY).
14. CONTRACTOR SHALL COORDINATE WITH LOCAL RESIDENCES FOR INTERRUPTION OF SEWER SERVICE. PROVIDE RESIDENCES WITH 24 HOURS NOTICE PRIOR TO DISRUPTION OF SERVICE. AT NO TIME SHALL A RESIDENCE HAVE THEIR SEWER SERVICE INTERRUPTED FOR ANY EXTENDED PERIOD. WORK FOR THE DAY OR WEEK WILL NOT END UNTIL ALL RESIDENCES HAVE BEEN RECONNECTED TO SEWER SERVICE.
15. PROTECT OPEN EXCAVATIONS DURING NON-WORKING HOURS WITH METAL PLATES OR OTHER APPROVED METHODS.
16. SUBMIT SHOP DRAWINGS FOR PRECAST MANHOLES TO THE ENGINEER PRIOR TO CASTING THE BASE.
17. TEST ALL PIPING AND MANHOLES IN ACCORDANCE WITH THE SPECIFICATIONS INCLUDING PERMEABILITY TESTS AT THE POINT OF MANUFACTURE.
18. FIELD VERIFY ALL SERVICE LATERALS FOR LOCATION, SIZE AND DEPTH AT RIGHT-OF-WAY PRIOR TO INSTALLING THE TEE ON THE SEWER MAIN. PROVIDE NEW CLEANOUT AND CONNECT TO EXISTING SERVICE AT RIGHT-OF-WAY.
19. REPLACE DISTURBED AREAS OUTSIDE OF ROADWAY IN KIND.
20. ALL PIPE DISTANCES ARE MEASURED FROM CENTER OF MANHOLE TO CENTER OF MANHOLE.
21. CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING AND INSTALLING ALL FITTINGS AND APPURTENANCES, AS NEEDED, TO CONNECT NEW SEWER INFRASTRUCTURE TO EXISTING SEWER INFRASTRUCTURE.
22. CONTRACTOR RESPONSIBLE FOR ALL REQUIRED BYPASS PUMPING. SUBMIT BYPASS PUMPING PLAN TWO WEEKS BEFORE PUMPING BEGINS.

GENERAL SANITARY SEWER NOTES

1. SANITARY SEWER LATERALS FROM THE BUILDING TO THE RIGHT-OF-WAY LINE SHALL BE CONSTRUCTED IN ACCORDANCE WITH OREGON STATE DEPARTMENT OF COMMERCE, BUILDING CODES DIVISION, 2017 UNIFORM PLUMBING CODE AND ITS AMENDMENTS. 4" AND 6" LATERALS SHALL BE PVC ASTM 3034. ALL LINES SHALL HAVE TONING WIRE INSTALLED IN THE TRENCH FOR FUTURE LOCATING.
2. CONTRACTOR TO PROVIDE PREFORMED PLASTIC GASKETS IN ALL MANHOLE JOINTS.
3. A COMMERCIAL CONCRETE BONDING AGENT SHALL BE USED ON ALL CONCRETE TO BE GROUTED.
4. ALL MANHOLES SHALL BE 48" DIAMETER WITH CONCENTRIC CONES, EXCEPT AS NOTED OTHERWISE.
5. NO FLAT-TOP MANHOLES TO BE USED WITHOUT CITY APPROVAL.
6. DEFLECTION TESTING SHALL BE CONDUCTED ON ALL NEW SEWERS CONSTRUCTED OF FLEXIBLE PIPE NOT LESS THAN 30 DAYS AFTER TRENCH BACKFILL AND COMPACTION. TESTING WILL CONFORM TO 2008 APWA STANDARD SPECIFICATIONS, SECTION 00445.
7. CONTRACTOR SHALL PERFORM ALL TESTING OF COMPACTION ON SEWER PIPE, MANHOLES AND TRENCH BACKFILLS.
8. MANHOLE EXCAVATIONS AND PIPE GRADES ARE FIGURED FROM THE CENTER OF EACH MANHOLE. SUPPLIERS OF PRECAST MANHOLE BASES SHALL SUBMIT SHOP DRAWINGS SHOWING THE LOCATIONS OF PIPE INLETS AND OUTLETS FOR REVIEW PRIOR TO MANUFACTURING.
9. ALL PERMANENT DROP MANHOLES SHALL HAVE AN INSIDE DROP.
10. MAXIMUM LENGTH OF SEWER LINE BETWEEN MANHOLES SHALL BE 400' UNLESS OTHERWISE APPROVED.
11. REHABILITATE ALL SANITARY SEWER LATERALS CONNECTED TO PROJECT SEWER MAINS OR MANHOLES UNLESS LATERALS ARE PVC OR OTHERWISE DIRECTED BY THE OWNER. LATERALS SHALL BE REHABILITATED TO AS CLOSE TO PRIVATE BUILDING FOUNDATION AS POSSIBLE, UNLESS OTHERWISE SHOWN OR DIRECTED.
12. FOR PIPE BURSTING PIPES, CONTRACTOR MAY ELECT TO REMOVE MANHOLES SLATED FOR REHABILITATION AS PART OF THEIR BURSTING PIT AND INSTALL A NEW MANHOLE. SEE SPECIAL PROVISIONS FOR MEASUREMENT AND PAYMENT.

ASBESTOS SPECIAL NOTE

MATERIALS CONTAINING ASBESTOS MAY BE PRESENT IN UNDERGROUND PIPE SYSTEMS. ALL APPROPRIATE FEDERAL, STATE, COUNTY AND MUNICIPAL RULES, REGULATIONS AND GUIDELINES MUST BE FOLLOWED WHEN WORKING WITH ASBESTOS-CONTAINING MATERIAL. NONFRIABLE MATERIAL MUST BE HANDLED, TRANSPORTED AND DISPOSED OF IN A WAY THAT PREVENTS IT FROM BECOMING FRIABLE AND RELEASING ASBESTOS FIBERS. IF AC PIPE IS SHATTERED, DAMAGED OR BADLY WEATHERED, IT IS CONSIDERED TO BE FRIABLE AND WILL LIKELY RELEASE ASBESTOS FIBERS. DEQ LICENSED ASBESTOS ABATEMENT CONTRACTOR USING DEQ CERTIFIED WORKERS MUST REMOVE ALL FRIABLE ASBESTOS MATERIAL. ANY AND ALL PERMITS AND FEES THAT ARE REQUIRED BY THE DEQ, DOUGLAS COUNTY AND ANY OTHER REGULATORY AGENCY MUST BE OBTAINED BY THE CONTRACTOR PRIOR TO DISPOSING OF THE ASBESTOS CONTAINING MATERIAL. FOR INFORMATION ABOUT ASBESTOS RULES, CONTACT DEQ.

CONSTRUCTION NOTES

- 1 REHABILITATE PIPE WITH CIPP LINER
- 2 BURST PIPE AND INSTALL NEW PIPE OF SAME DIAMETER
- 3 BURST PIPE AND INSTALL NEW PIPE, UPSIZED TO 8"
- 4 BURST PIPE, OPEN CUT LAST 30' FROM ROW TO MH
- 5 OC SPOT REPAIR LIKELY TO ADDRESS CROSS BORE
- 6 REHABILITATE LATERAL WITH CIPP LINER
- 7 RECONNECT LATERAL WITH FUSION SADDLE, RECONSTRUCT LATERAL USING BURSTING OR OPEN-CUT
- 8 RECONNECT LATERALS TO BURST PIPE WITH FUSION SADDLE

- 9 GROUT MH
- 10 REPLACE MH
- 11 UNCOVER, RAISE MH TO GRADE
- 12 REPLACE STORM LID
- 13 INSTALL INSIDE DROP WITH HOOD
- 14 INSTALL CHERNE PLUG
- 15 INSTALL BEAVER SLIDE
- 16 REBUILD MH BASE
- 17 LOCATION OF NW NATURAL GAS DISTRIBUTION MAIN WITHIN 5'. SEE NWN MAPS IN APPENDIX FOR APPROXIMATE LOCATION
- 18 REMOVE ROOTS
- 19 REPLACE TOP 3' OF MH
- 20 GROUT GRADE RING OR CHIMNEY SEAL
- 21 STRUCTURAL REPAIR OF FL
- 22 REFORM CHANNEL
- 23 POTHOLE TO CONFIRM WATER MAIN DEPTH. INSTALL NEW HDPE FROM SSMH0760 TO EDGE OF ROW AND CONNECT TO HDPE BURST PIPE USING HARD COUPLER. ENCASE NEW OPEN-CUT PIPE IN CONCRETE TO TOP OF PIPE ZONE.
- 24 VERIFY STATUS OF SERVICE LATERAL
- 25 REHAB FROM PUBLIC SEWER TO FIRST PRIVATE LATERAL BRANCH
- 26 RESET GRADE RINGS AND FRAME AND COVER
- 27 REHABILITATE 30' OF CSP FROM SSMH0870 TOWARDS SSMH0871 TO 2' PAST THE PIPE MATERIAL CHANGE TO PVC
- 28 UNCOVER, RAISE CLEANOUT TO GRADE
- 29 INSTALL CIPP LATERAL-MAIN CONNECTION THAT EXTENDS UP INTO THE LATERAL A MINIMUM OF 12 INCHES

Collection System
I/I Reduction

General Notes
Basins 6 and 7

Sheet G1 Page 2 of 37

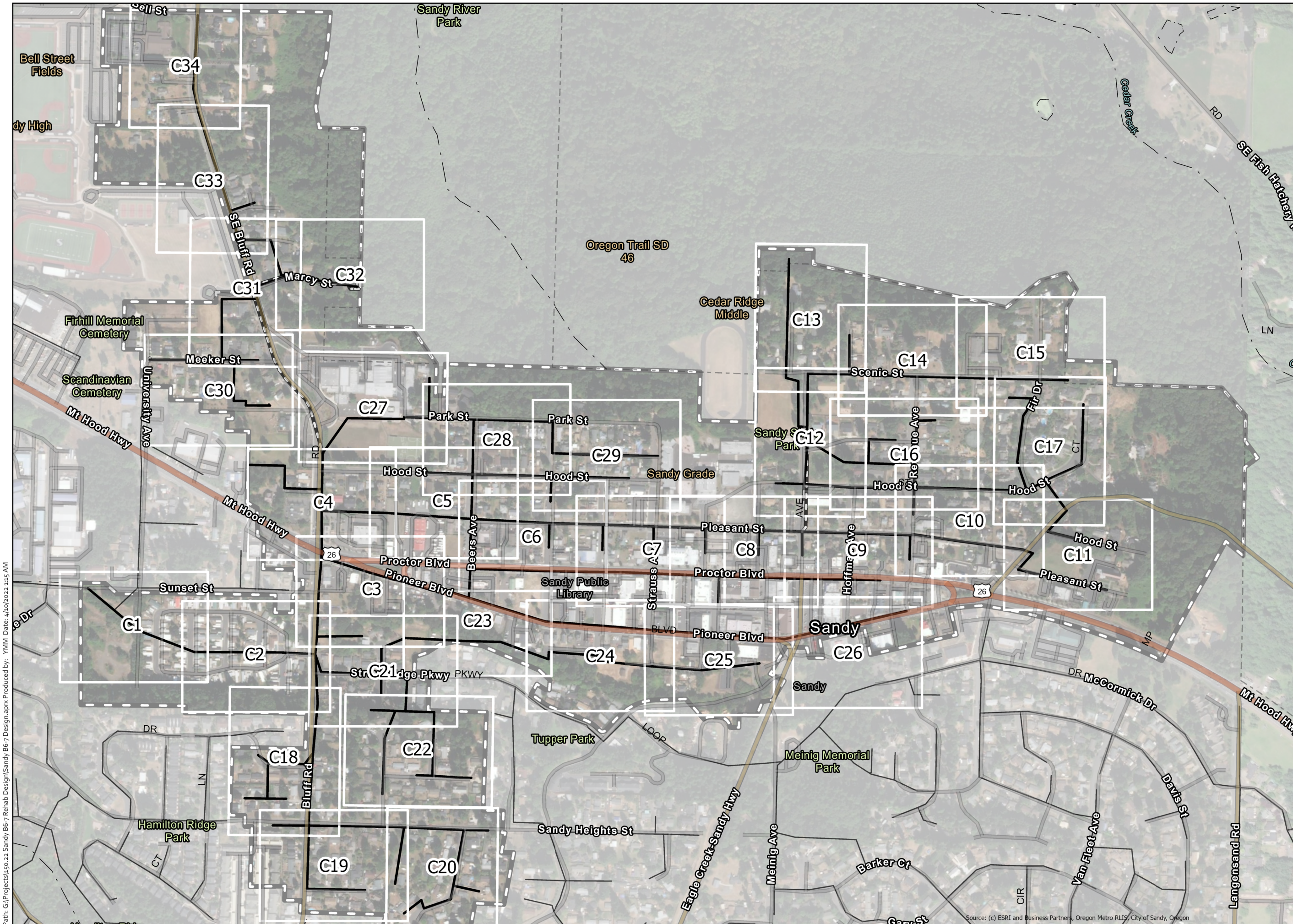
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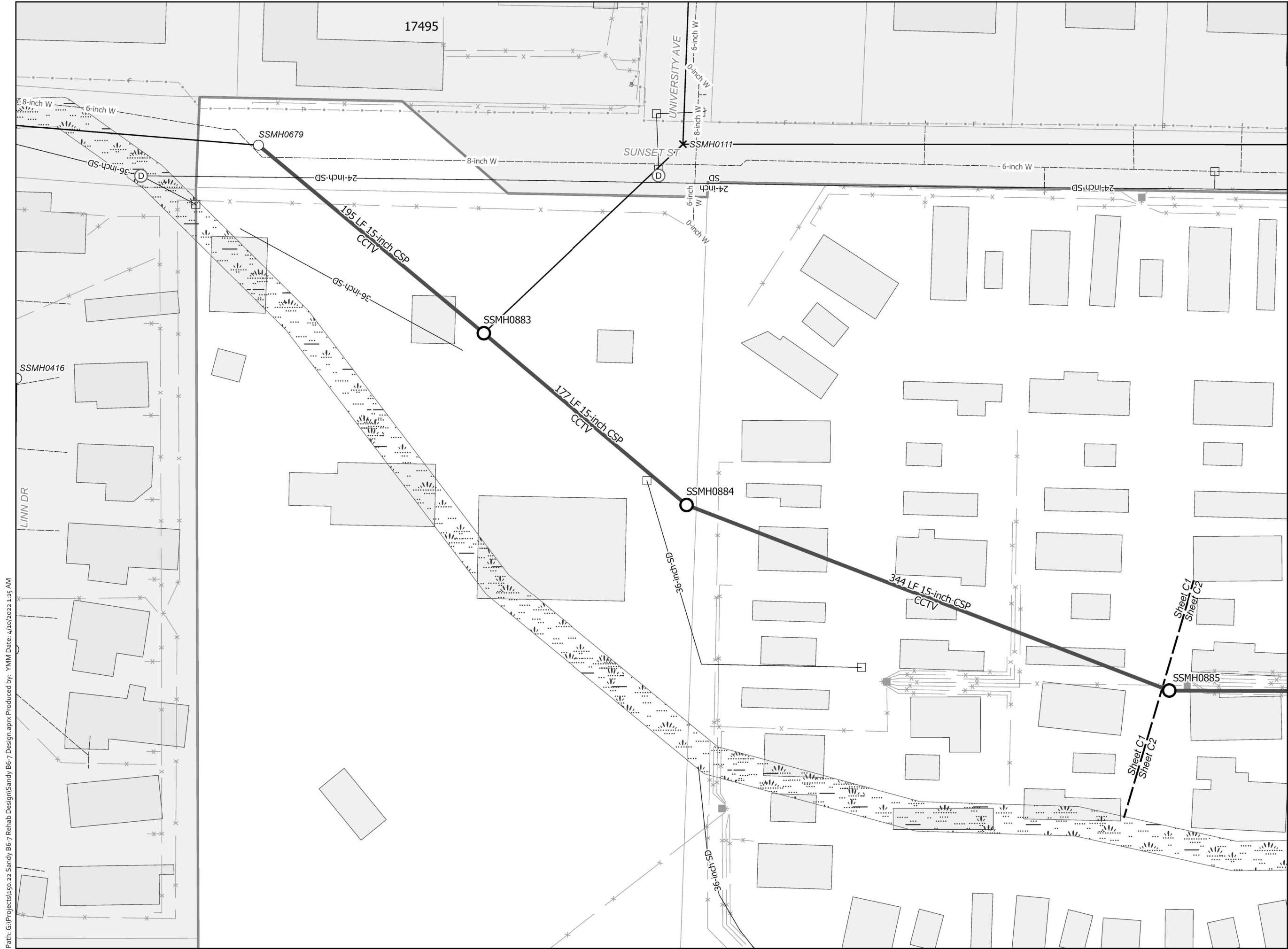
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US Feet

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Basins 6 and 7
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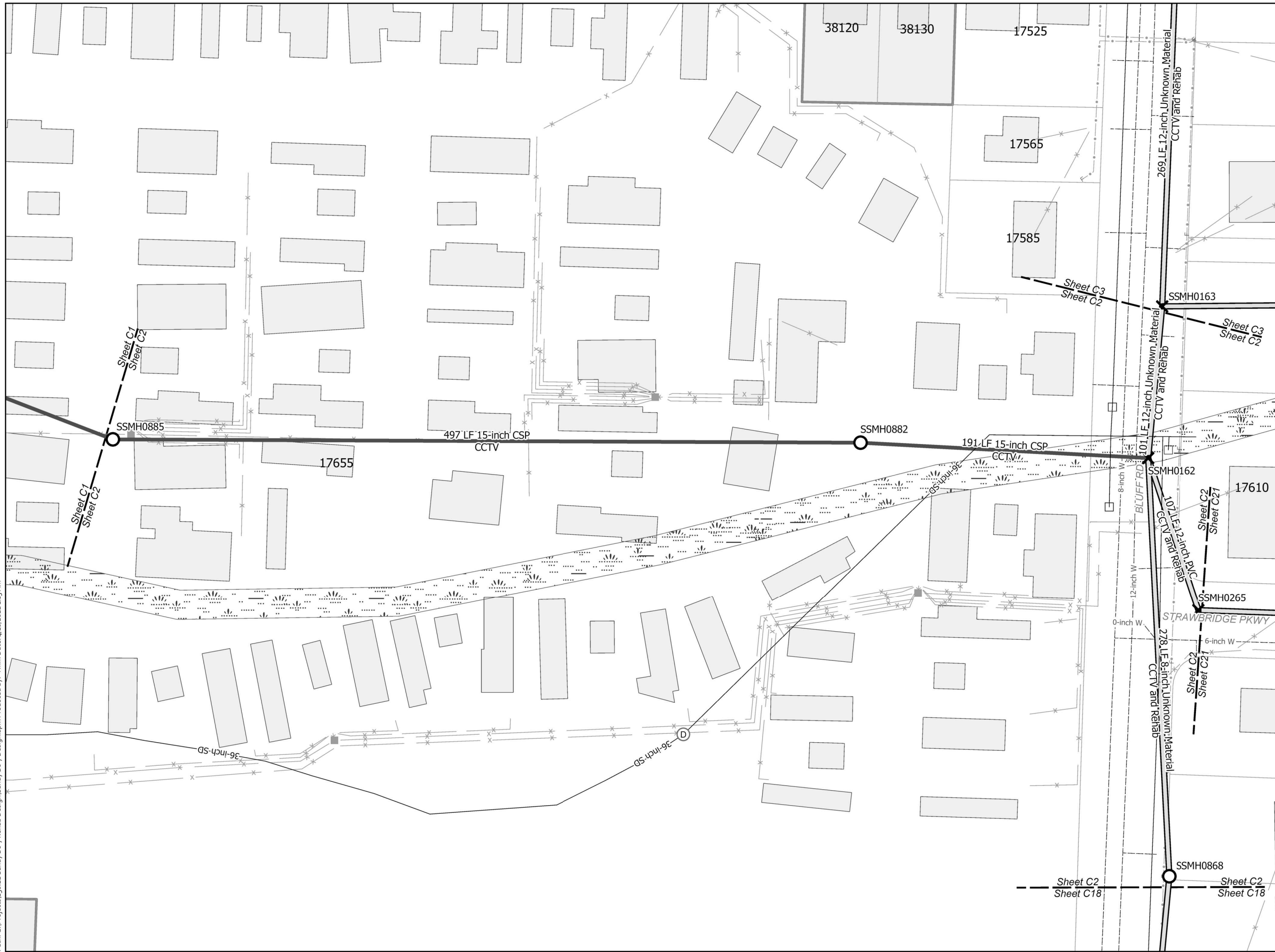
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Basins 6 and 7

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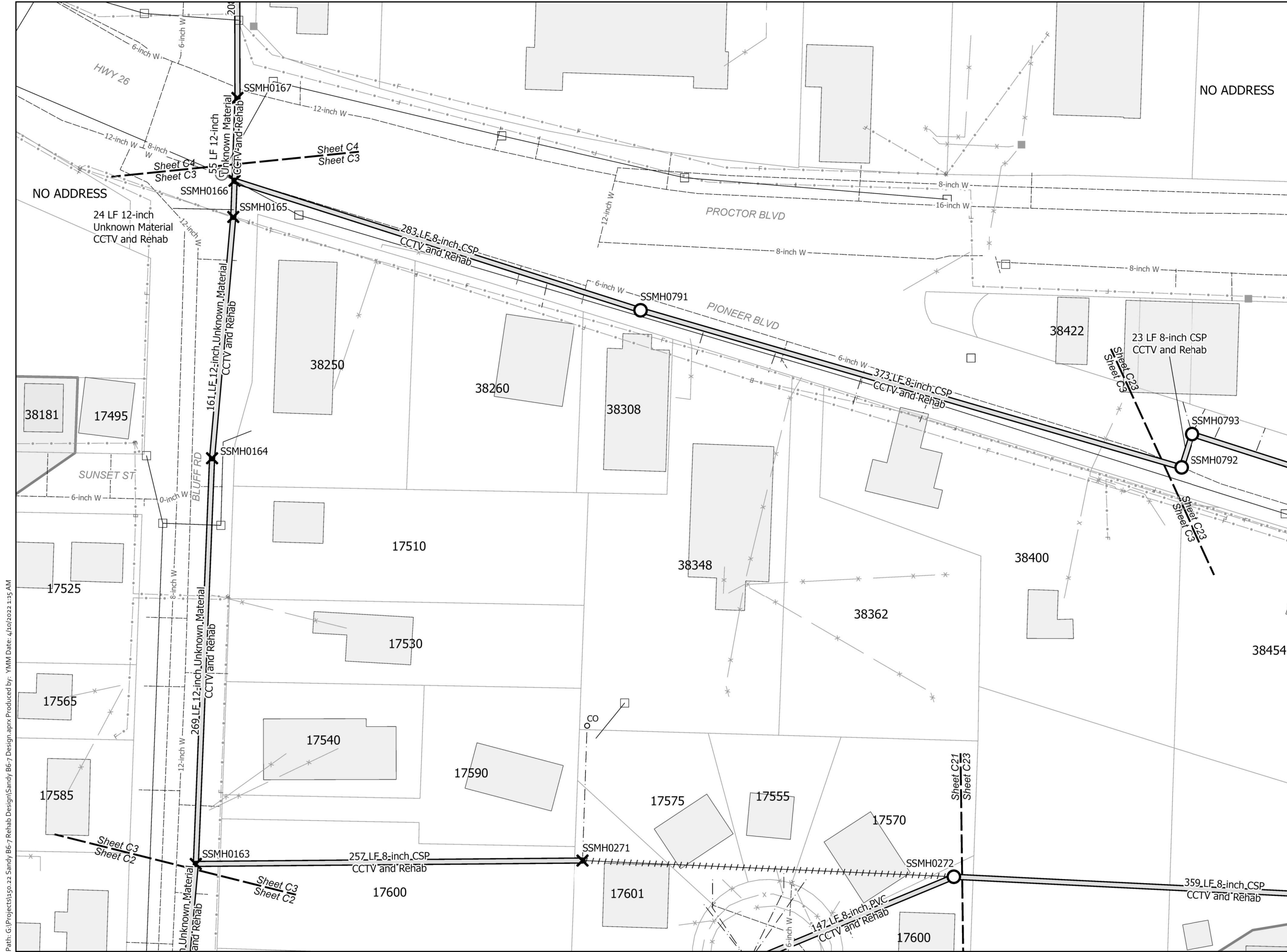
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CITY OF SANDY OREGON 1911

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Basins 6 and 7
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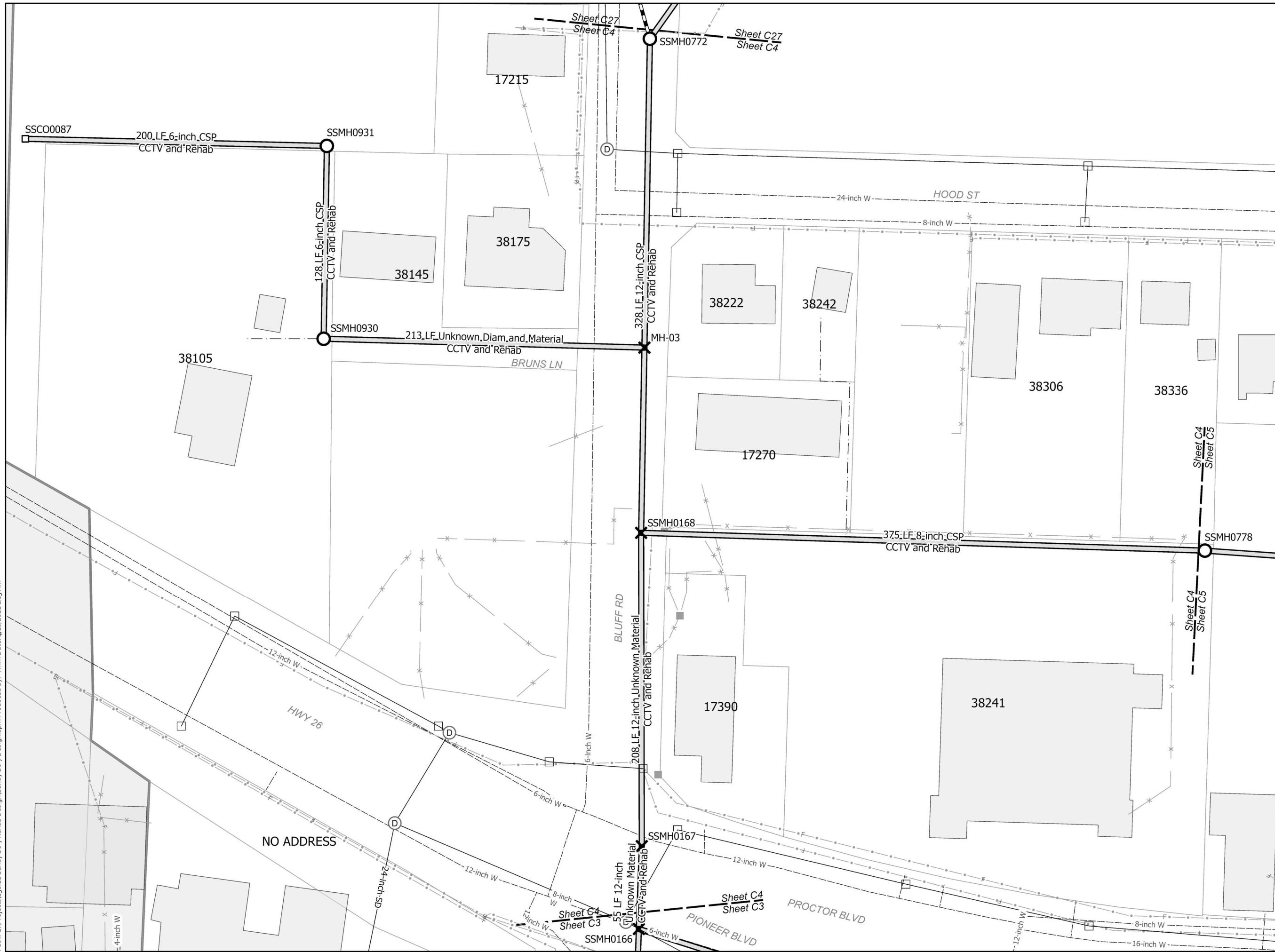


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Basins 6 and 7

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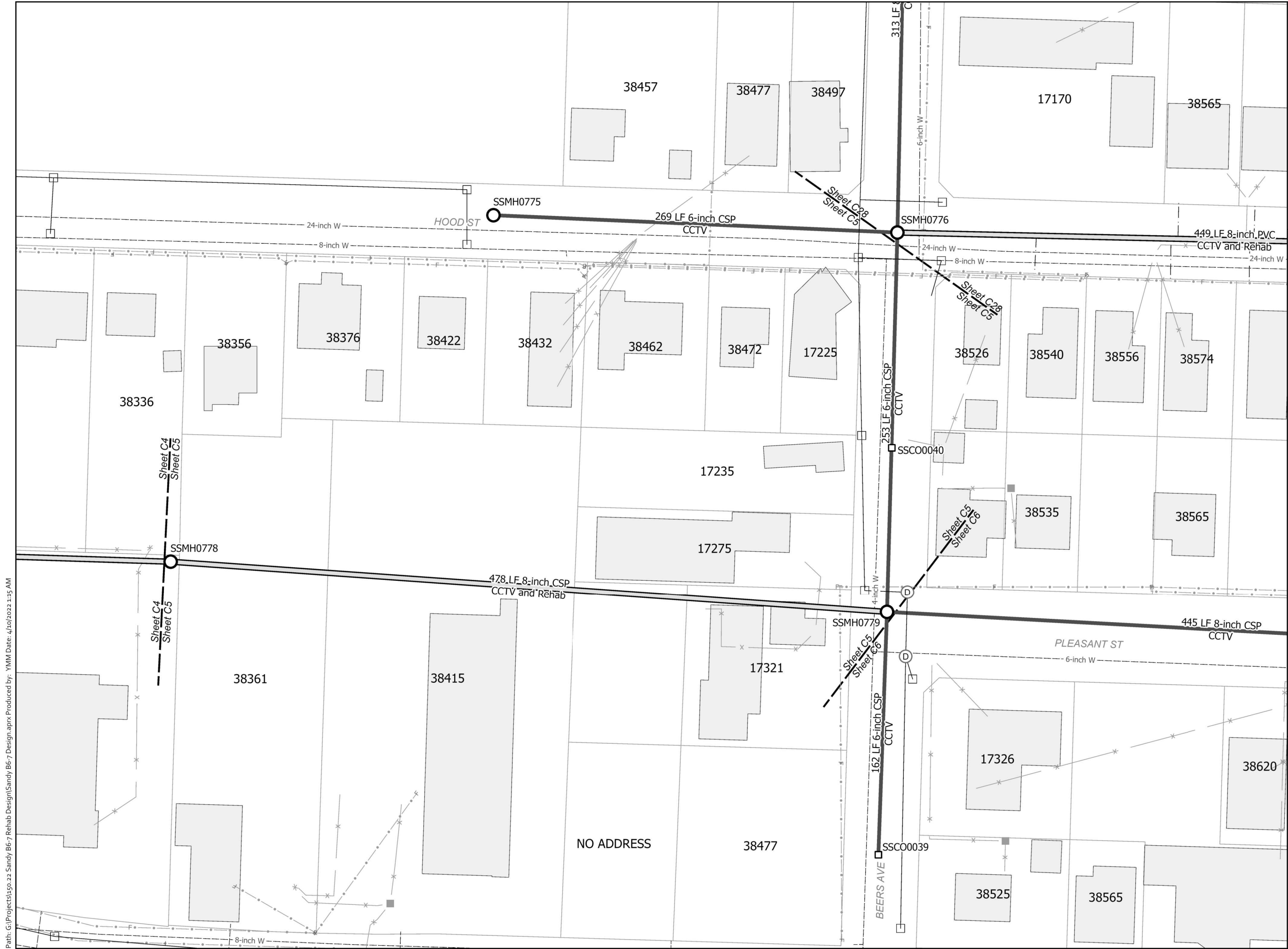
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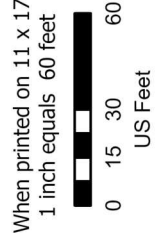
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Basins 6 and 7

Sheet C5 Page 8 of 37

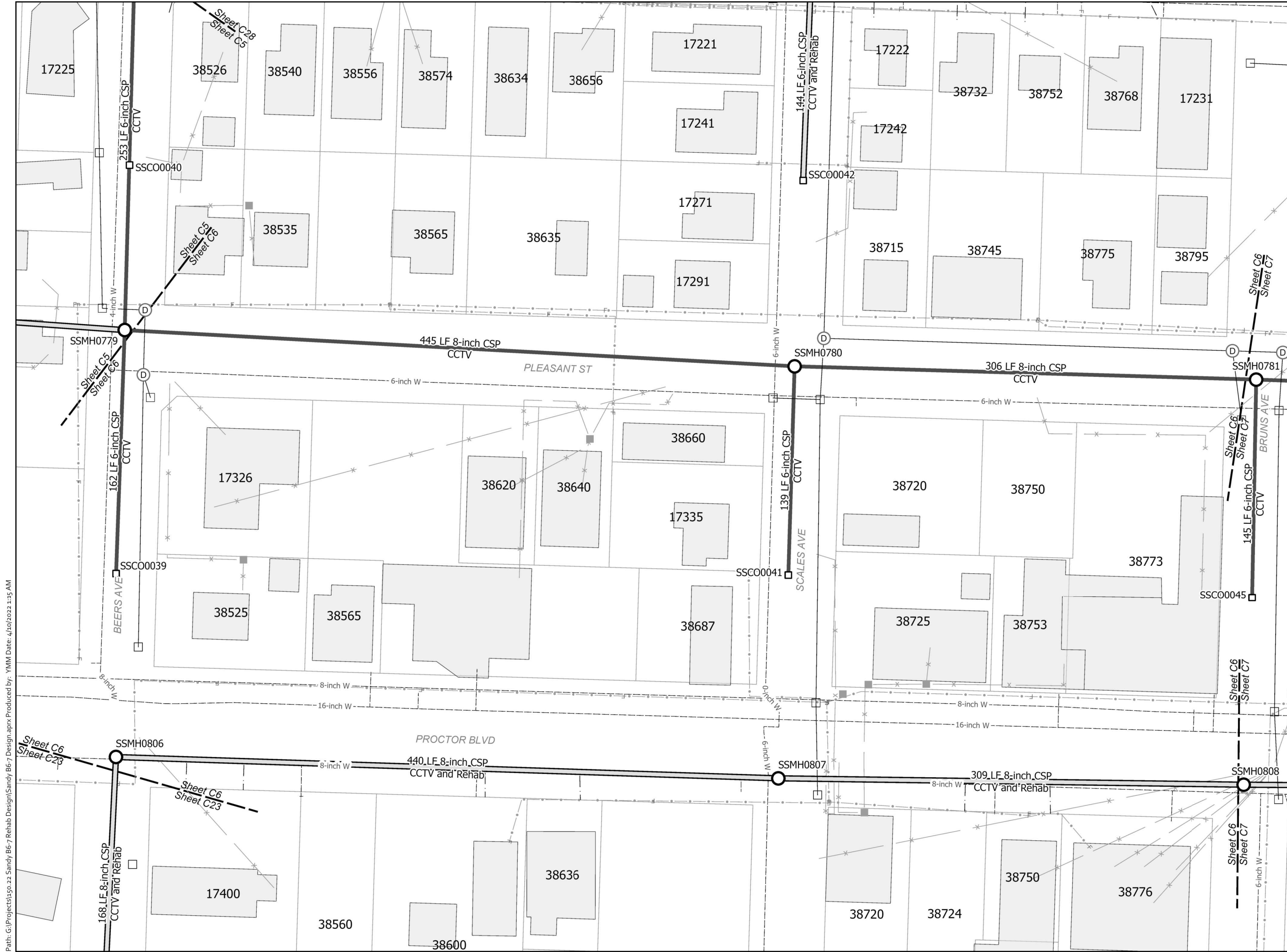
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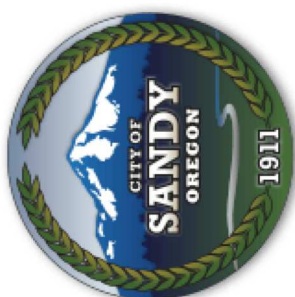
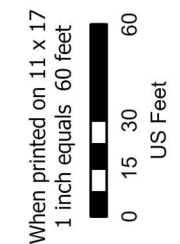
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Basins 6 and 7

Sheet C6 Page 9 of 37

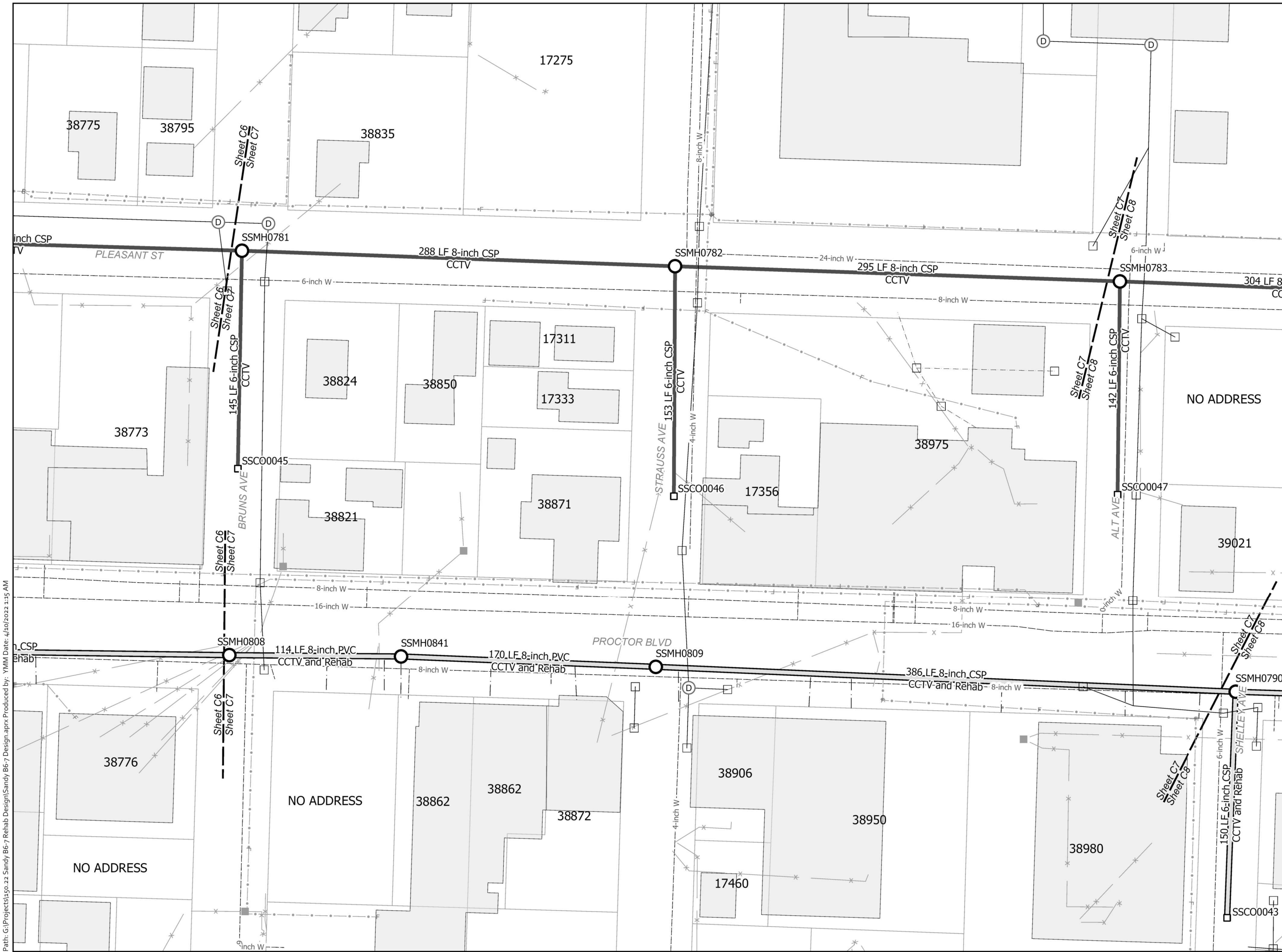
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Basins 6 and 7

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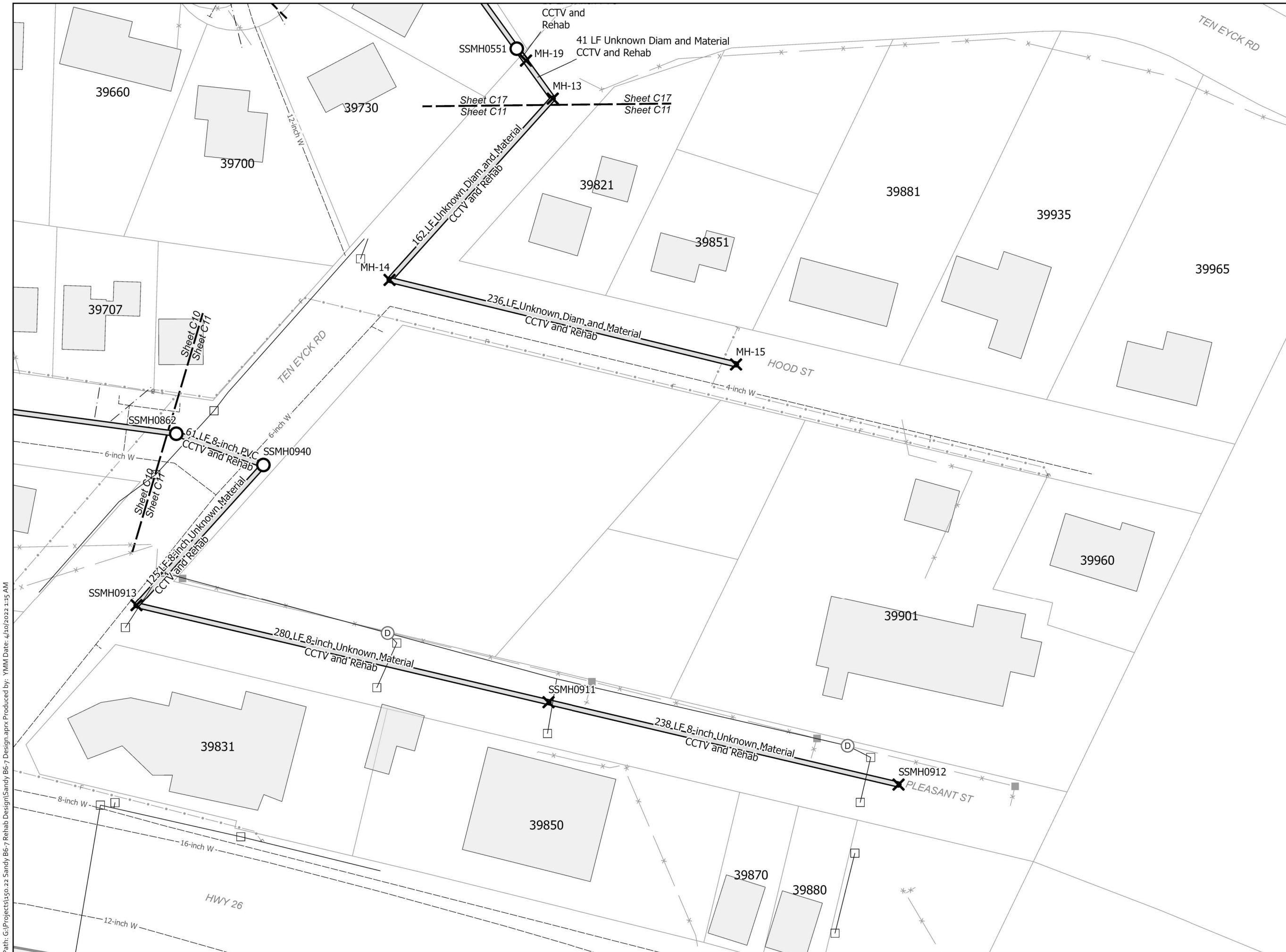
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US Feet

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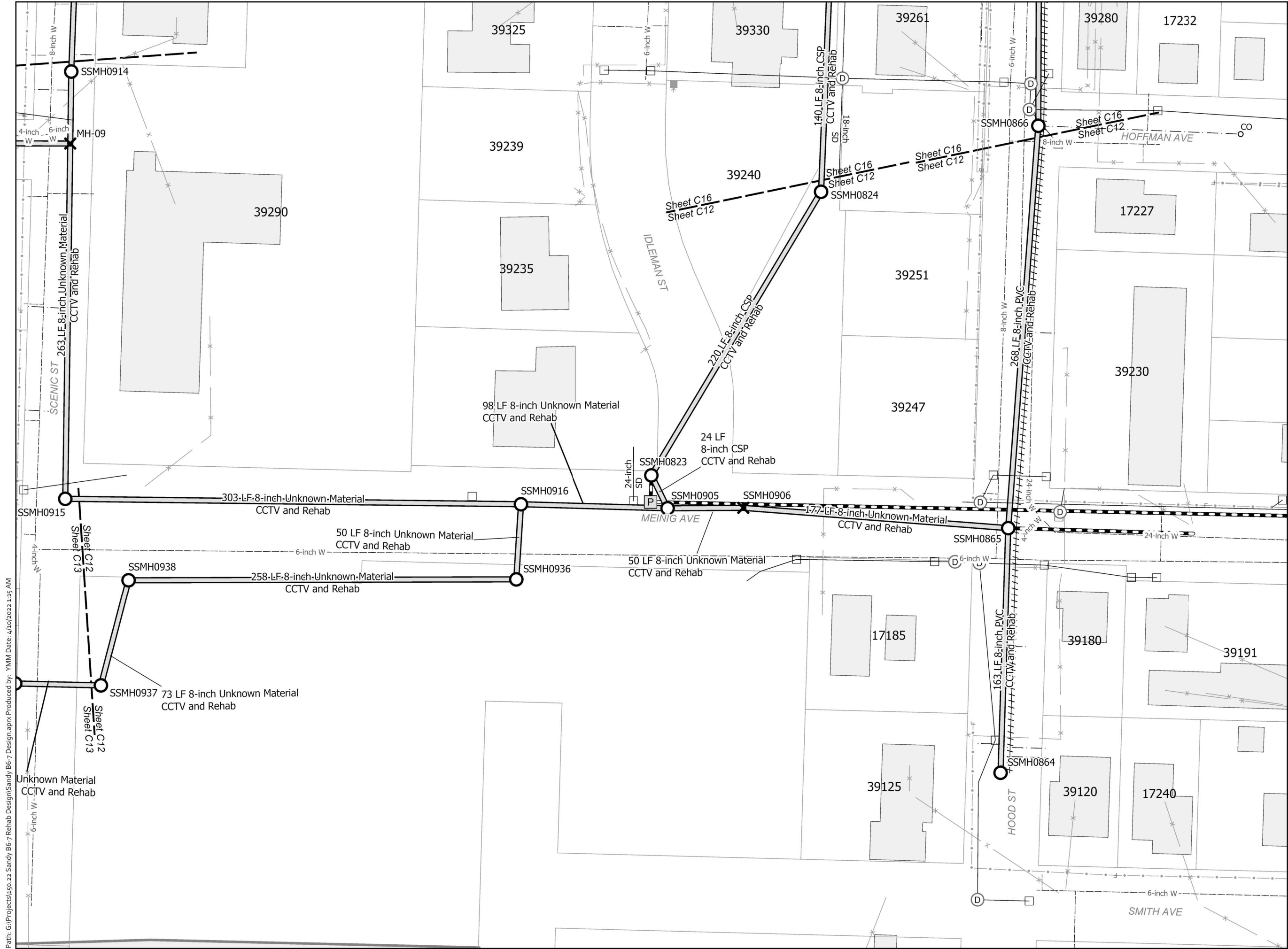
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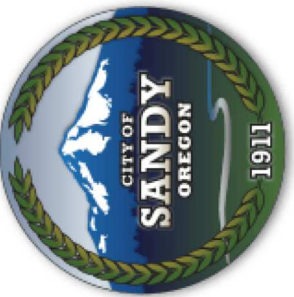
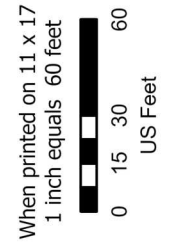
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Basins 6 and 7

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30% Design



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Collection System
I/I Reduction
Basins 6 and 7

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30% Design

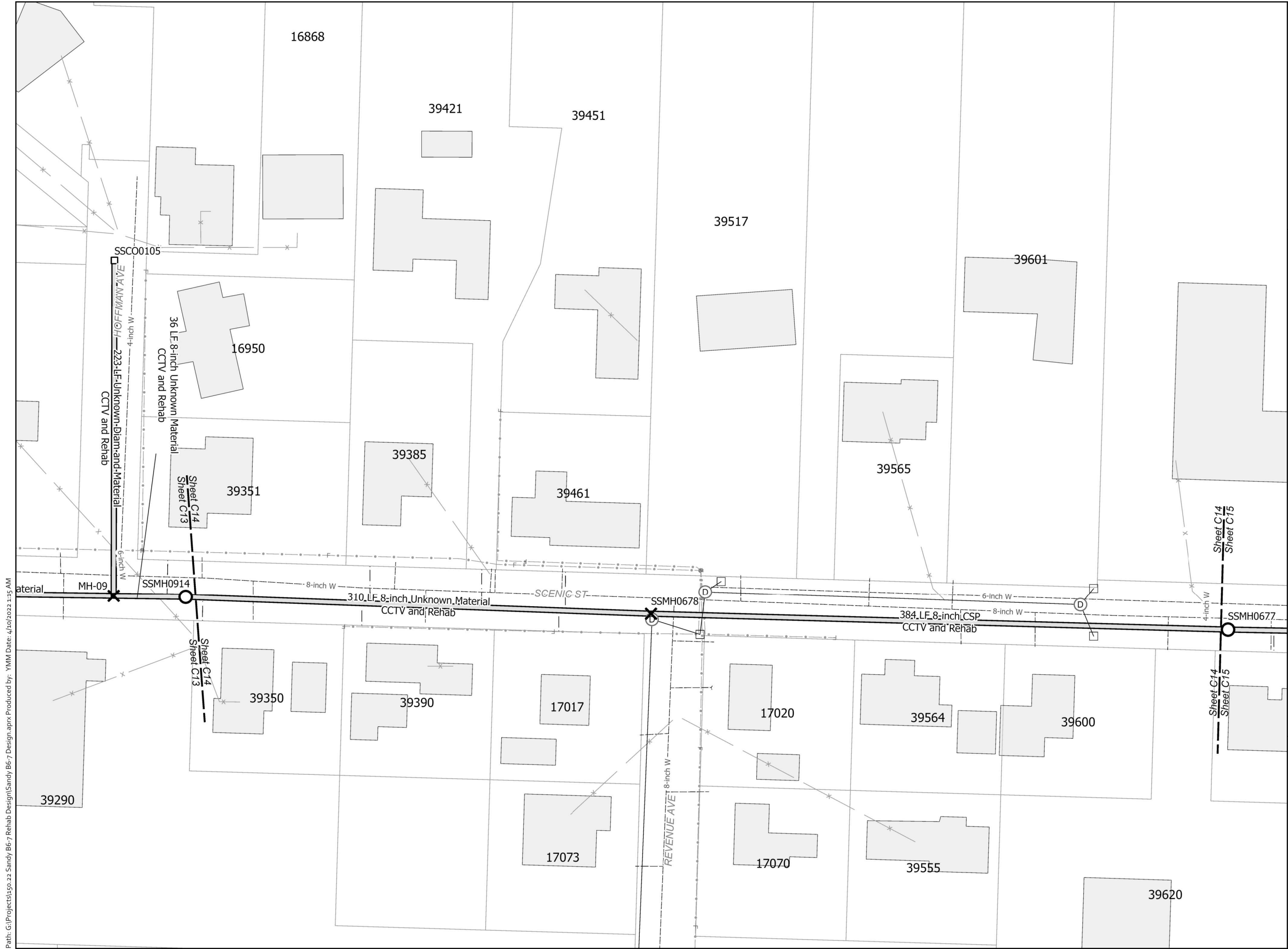
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US Feet

30% Design

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Basins 6 and 7

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4/8/2022



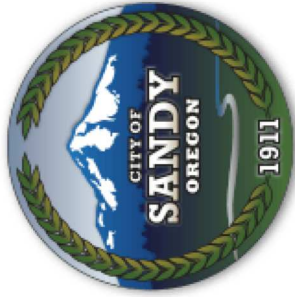
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Collection System
I/I Reduction

Basins 6 and 7

30% Design

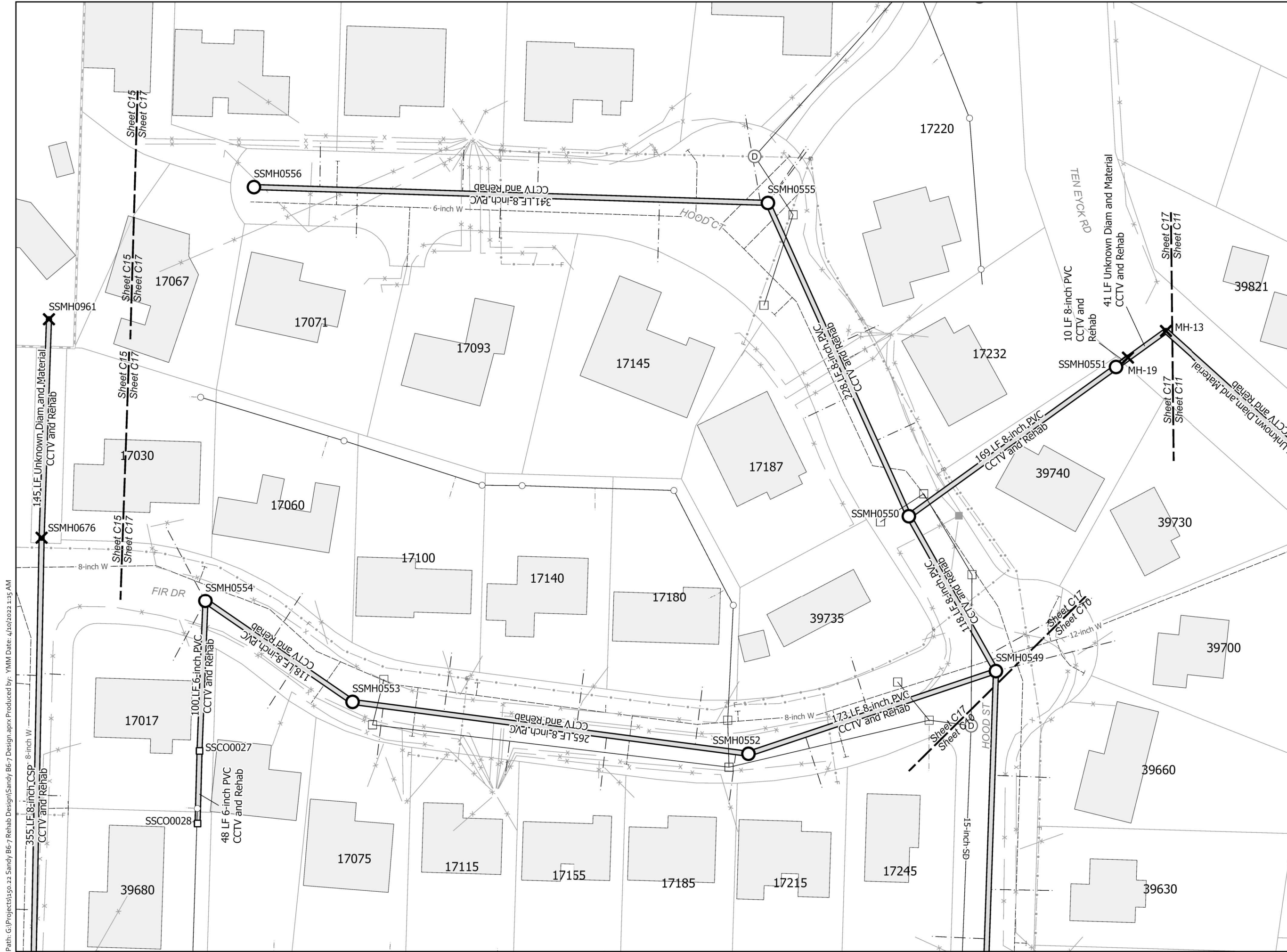
When printed on 11 x 17
1 inch equals 60 feet



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30% Design

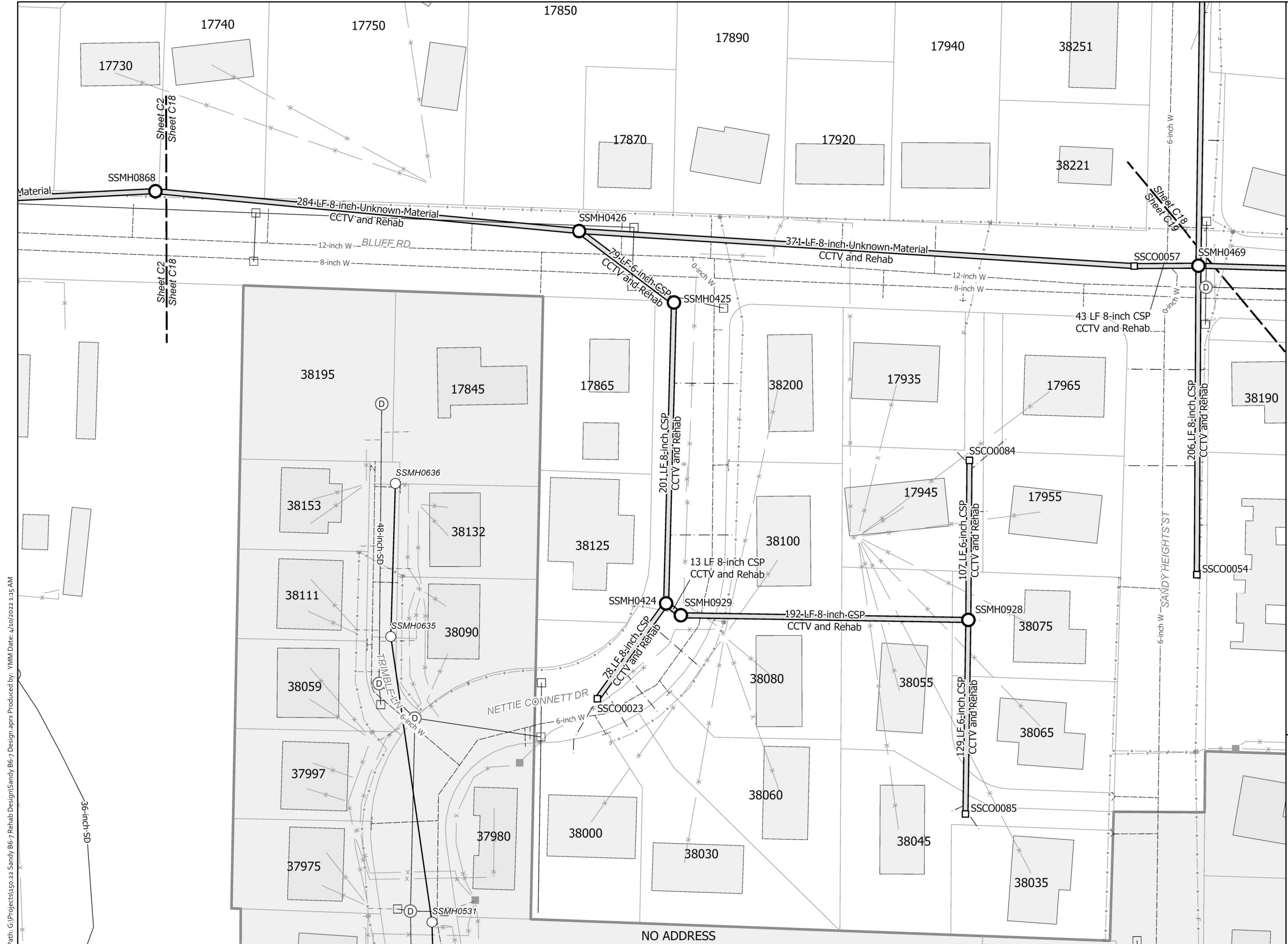
When printed on 11 x 17
1 inch equals 60 feet

US Feet

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CITY OF SANDY OREGON 1911

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30% Design

When printed on 11 x 17
1 inch equals 60 feet

US Feet

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NO ADDRESS

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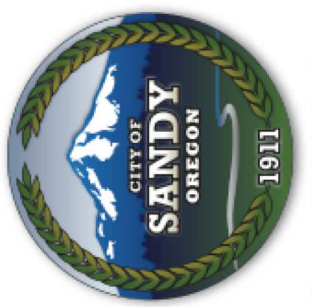
Collection System
I/I Reduction

Basins 6 and 7

Sheet C19 Page 22 of 37

30% Design

When printed on 11 x 17
1 inch equals 60 feet
0 15 30 60
US Feet

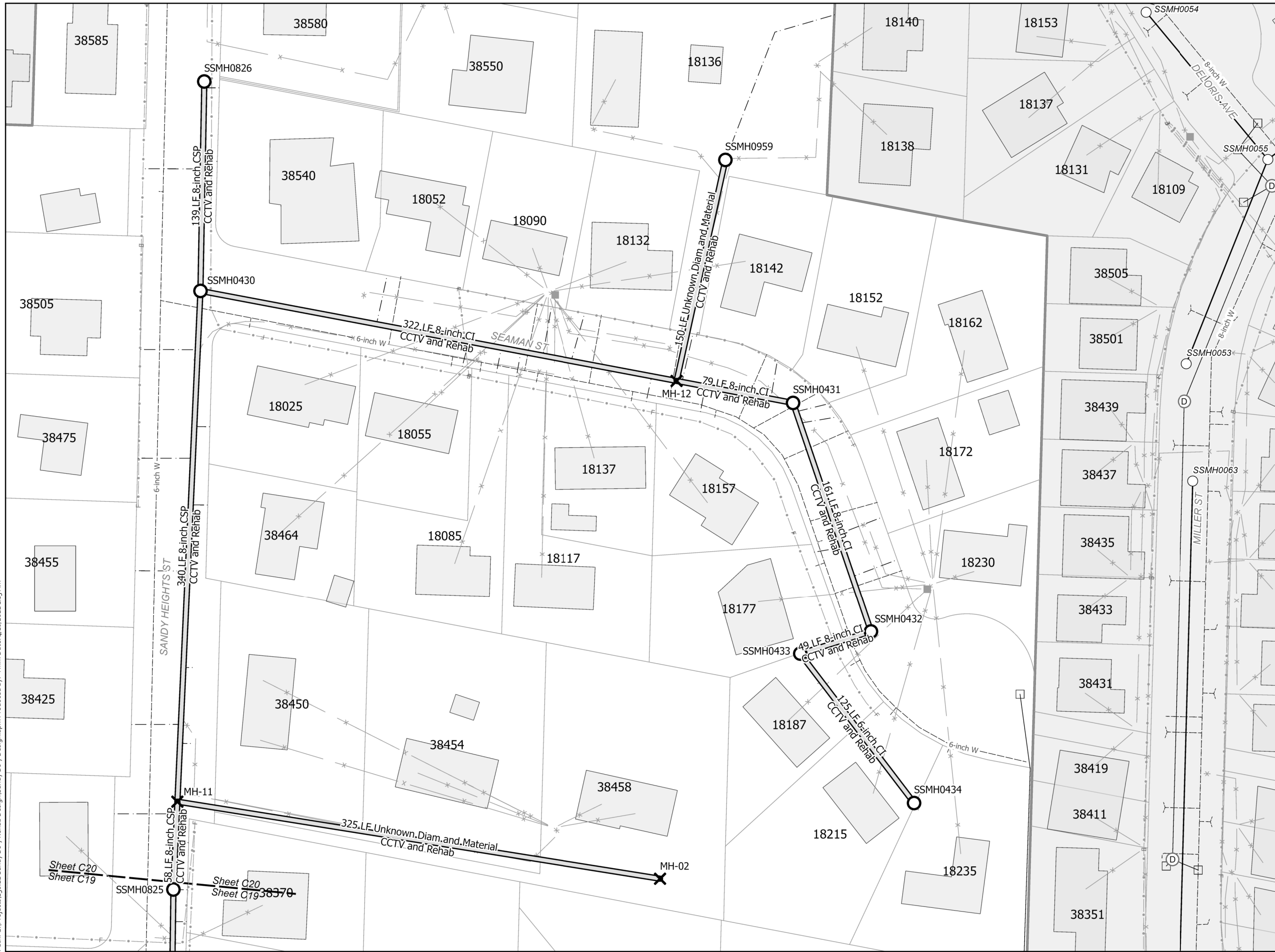


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Sheet C20
Sheet C19

Sheet C20
Sheet C19

Collection System
I/I Reduction
Basins 6 and 7

Sheet C20 Page 23 of 37

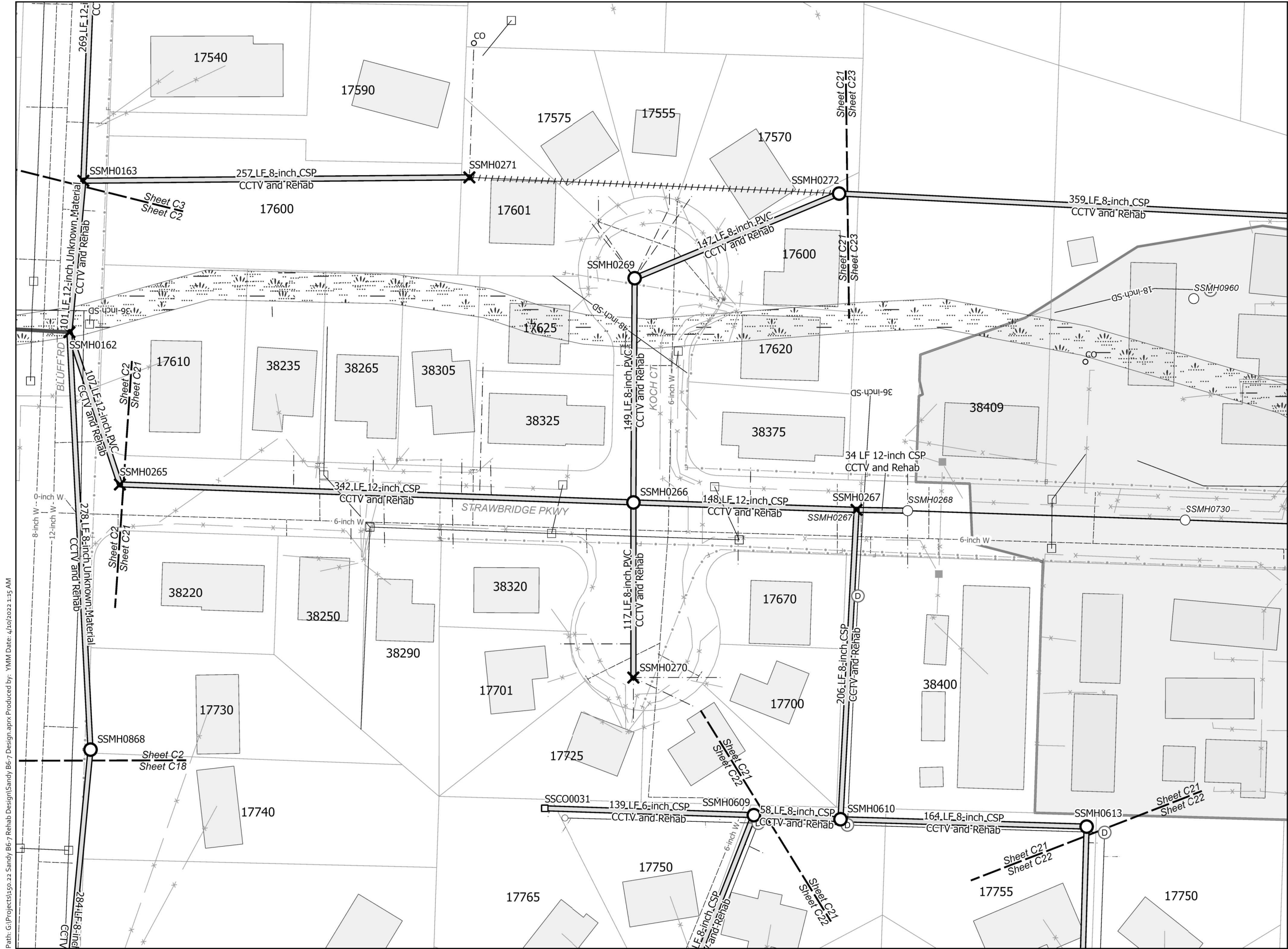
30% Design

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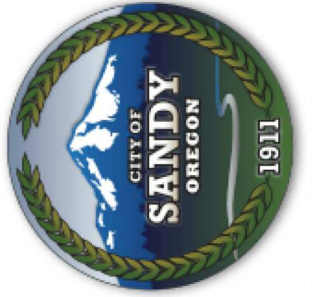
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Collection System
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Basins 6 and 7

Sheet C21 Page 24 of 37

30% Design



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