

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



Clackamas River Water

Held at 16770 SE 82nd Dr. Clackamas, OR 97015

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

September 28, 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 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 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 <https://us02web.zoom.us/j/83249000552> or by calling the following number 1-253-215-8782 and join meeting 832 4900 0552#. **Passcode:** 255383

REGULAR MEETING -@ 6:00pm

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

a. Approval of the Agenda

Public Comment (*see blue box at the top of the agenda*)

Action Items

1. **Consider Approval of Construction Contract Award for Water Treatment Plant (WTP) Building Improvements 2026, Project 25-1199-** *Jason Branstetter, Chief Engineer*
2. **Consider Adoption of Resolution 02-2027 Recognizing CRW Drinking Water Professionals for Their Dedicated Service to the Community-** *Farshad Allabdadi, General Manager*

Public Comment

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.

CLACKAMAS RIVER WATER

SPECIAL BOARD MEETING

September 28, 2026

SUBJECT Consider Approval of Construction Contract Award for Water Treatment Plant (WTP) Building Improvements 2026, Project 25-1199

DRAFT MOTION	Move to award a construction contract for the Water Treatment Plant (WTP) Building Improvements 2026 project to First Cascade Corporation for the Not to Exceed amount of \$2,276,800.00 and authorize the General Manager to sign the completed contract.
EFFECTIVE DATE	September 28, 2026

PRINCIPAL STAFF PERSON Jason Branstetter – Chief Engineer

BOARD ACTION REQUESTED The Board is requested to authorize a construction contract Not to Exceed \$2,276,800.00 to complete Water Treatment Plant Building Improvements; CIP 25-1199.

DOCUMENTS ATTACHED Exhibit A: Invitation to Bid, published 08/10/2026
Exhibit B: Notice of Intent to Award

Agenda Summary

BACKGROUND In early 2026, Clackamas River Water (CRW) identified mold and unsafe working conditions within the existing Water Treatment Plant (WTP) building. Staff were temporarily relocated while mold remediation was completed. During this work, CRW identified additional building deficiencies and opportunities to improve the functionality of the occupied areas, including separation of office and administrative spaces from the industrial portions of the treatment plant and repairs to the exterior building envelope.

As part of the WTP Improvements Planning Project, CRW authorized design services for improvements to the existing WTP building. The work included reconfiguration of the second-floor occupied spaces, improvements to HVAC, plumbing, electrical and lighting systems, and replacement and repair of exterior building envelope components to provide a weather-tight facility. The design was coordinated with the District's longer-term WTP improvement plans so that near-term investments in the existing building remain compatible with future facility improvements.

This construction contract will implement the improvements developed through the design process. We anticipate commissioning the restored facilities in Spring 2027.

ANALYSIS

Review and Evaluation of Bids:

At 2:00 p.m. on Tuesday, September 15, 2026, bids were received in response to the public advertisement for this project; eight (8) bids were received. A bid tally is attached and included as part of the Notice of Intent to Award.

The apparent low bid was submitted by First Cascade Corporation in the amount of \$2,276,800 which is 15% below Engineer's estimate of \$2,664,200. The remaining responsive bids ranged from \$2.45M to \$2.79M.

Staff have reviewed the bid submitted by First Cascade Corporation and find it to be responsible, responsive, and reflective of the current marketplace. The bid meets all requirements identified in the Bid Documents. Staff also reviewed information available from the Oregon Construction Contractors Board and found no unsatisfactory reports. Reference checks on similar projects confirm that First Cascade Corporation is a responsible and competent firm.

STAFF RECOMMENDATION

Based on the bid review and analysis provided above, staff recommend that the contract be awarded to First Cascade Corporation. in the amount of \$2,276,800.

EXHIBIT A

**INVITATION TO BID
FOR
WTP Building Improvements 2026 Project 25-1199
FOR
CLACKAMAS RIVER WATER
CLACKAMAS, OREGON**

Sealed bids marked "WTP Building Improvements 2026" will be received Karin Holzgang, Contracts Coordinator, at the Clackamas River Water Office, located at 16770 SE 82nd Drive, Clackamas, Oregon 97015. Bids must be received at the location noted above no later than 2:00 PM Pacific Time on Tuesday, September 15th, 2026, at which time the bids will be publicly opened and read. There will be a remote option for the bid opening. Remote access information will be posted on the CRW website at <https://crwater.specialdistrict.org/contracting-opportunities> at least seven days prior to the bid opening. All Bidders must submit a list of their first-tier subcontractors, as required by ORS 279C.370, in a separate envelope no later than 4:00 PM Pacific time that same day. Any and all bids received after the deadline for submission, or for which the list of first-tier subcontractors has not been submitted by the deadline for disclosure of first-tier subcontractors, shall be declared "non-responsive" and shall not be considered for award. A contract will be awarded or bids rejected within 30 calendar days after the opening.

Bid Opening

1. Bids will be opened by CRW staff in the CRW Board Room at the date and time stipulated above.
2. The bid opening may be attended in person in the Board Room or viewed by Zoom meeting. Information on connecting to the Zoom meeting will be found on the CRW website at <https://crwater.com/contracting-opportunities/> at least seven days prior to the bid opening.
3. Bid results will be available on the CRW website at <https://crwater.com/contracting-opportunities/>.

This project at 9100 SE Mangan Dr. , Clackamas, OR 97015 , includes, but is not limited to the following Work:

The interior and exterior renovation of the primary occupied spaces of Clackamas River Water 's WTP Building. The project will involve the selective demolition of existing exterior walls, windows, and doors, and construction of new walls, windows, and doors in kind, with the existing primary structural frame to remain. It will also involve a remodel of the interior spaces.

The complete Contract Documents are available for viewing and download at CRW's website, www.crwater.com. Bid submission is via hardcopy at the time and place indicated above. *Prospective bidders must acknowledge all sections of the bid documents, and print and complete all required forms as part of their bid submission. All plan holders who download the contract documents from the CRW website must fill out the form with correct contractor information to be included on the plan holders list.*

A **mandatory** prebid meeting/site visit will be held at 01:30 PM On Tuesday, August 25, 2026 , at the Water Treatment Plant located at 9100 SE Mangan Dr. , Clackamas, OR 97015 . Attendance at the pre-bid meeting is required to submit a bid. Any potential bidder who are more than ten (10) minutes late will be disqualified from submitting a bid.

Each bid must be submitted on the bid form included in the bid package issued by Clackamas River Water or issued by addendum and accompanied by bid security as prescribed in the Instructions to Bidders and payable to Clackamas River Water, Clackamas, Oregon, in an amount not less than ten percent (10%) of the total amount bid.

The successful Bidder will be required to furnish the necessary additional bond(s) for the faithful performance of the Contract, as prescribed in the Bidding Documents.

Each bid must contain a statement as to whether the Bidder is a Resident Bidder, as defined in ORS 279A.120.

This project is a public work project covered by ORS 279C.800 *et seq.* (Oregon Prevailing Wages). By submitting a bid, the Bidder certifies that it will comply with all the requirements of Oregon's prevailing wage laws and regulations.

Clackamas River Water may reject any bid not in compliance with all prescribed public bidding procedures and requirements and may reject for good cause any or all bids upon a finding of the agency that it is in the public interest to do so.

Clackamas River Water will not receive or consider a bid for a public improvement contract unless the Bidder is licensed by the Construction Contractors Board or the State Landscape Contractors Board.

The Contract, if awarded, is to be awarded to the lowest responsive bid of a responsible bidder. The responsibility of all bidders will be determined in accordance with ORS 279C.375.

This project does not contain asbestos abatement work and the contractor or (any) subcontractor will not be required to be licensed by the Department of Environmental Quality (ORS 468A.720).

Clackamas River Water programs, services and activities are open to all persons without regard to race, sex, age, handicap, religion, ethnic background or national origin. For further information about this equal opportunity policy, contact the Clackamas River Water District Office, 503-722-9220.

By Order of Clackamas River Water

Published August 10, 2026 & August 19, 2026

END OF SECTION

EXHIBIT B



Notice of Intent to Award a Contract

September 21, 2026

CRW Project No. 25-1199

To: Interested Parties

Re: WTP Building Improvements 2026, Project 25-1199

After preliminary review of the bids submitted in response to public solicitation, Clackamas River Water hereby intends to award a contract for construction of the WTP Building Improvements, CIP 25-1199 in the amount of **\$2,276,800.00** to:

First Cascade Corp.
PO Box 2158
Lake Oswego, OR 97035

Contract award will be heard by the Clackamas River Water Board of Commissioners at their scheduled Special Board Meeting on September 28, 2026. An award will become final upon the vote of the Board.

A bidder may submit a formal written protest within seven (7) calendar days of the date of this Notice of Intent to Award. Submit such protest to: General Manager, Clackamas River Water, 16770 SE 82nd Drive, Clackamas, Oregon, 97015.

The written protest must specify the grounds upon which the protest is based and must show the protesting party is an adversely affected or aggrieved bidder. A bidder is adversely affected or aggrieved only if the bidder is eligible for award of the contract as the responsible bidder submitting the lowest responsive bid next in line for award and claims that the lower bidders are ineligible for award in accordance with law. Enclosed for your records is a bid tally spreadsheet and first-tier subcontractor disclosure of First Cascade Corp.

Any protest received after the seventh-day deadline will not be considered.

Sincerely,



Karin Holzgang
Executive Assistant/Contract Coordinator, Clackamas River Water

Enclosures: Bid Tally Sheet, Contractor First Tier Form

CC: Bidders; Farshad Allahdadi, Jason Branstetter, Jameson Lumpkin

CLACKAMAS RIVER WATER
WTP Building Improvements
 CIP 25-1199

BID TALLY

Bid opening 9/15/26, 2:00 pm

DESCRIPTION	QTY	UNITS	Engineer		First Cascade Corp		Creative Contracting Inc		Par-Tech Construction		ZKG Contractors Inc	
			PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT
1 Base Bid Price	All Rec'd	L.S.	\$ 2,600,000.00	\$ 2,600,000.00	\$ 2,209,000.00	\$ 2,209,000.00	\$ 2,489,394.39	\$ 2,489,394.39	\$ 2,423,000.00	\$ 2,423,000.00	\$ 2,480,000.00	\$ 2,480,000.00
2 Alternative #1 Price	All Rec'd	L.S.	\$ 64,000.00	\$ 64,000.00	\$ 67,000.00	\$ 67,000.00	\$ (44,040.00)	\$ (44,040.00)	\$ 56,130.00	\$ 56,130.00	\$ 55,000.00	\$ 55,000.00
3 Removal of Existing Underlayment	10	S.F.	\$ 10.00	\$ 100.00	\$ 40.00	\$ 400.00	\$ 40.00	\$ 400.00	\$ 19.00	\$ 190.00	\$ 1.50	\$ 15.00
4 Provide Self-Leveling Underlayment	10	S.F.	\$ 10.00	\$ 100.00	\$ 40.00	\$ 400.00	\$ 40.00	\$ 400.00	\$ 24.00	\$ 240.00	\$ 1.50	\$ 15.00
TOTAL				\$ 2,664,200.00		\$ 2,276,800.00		\$ 2,446,154.39		\$ 2,479,560.00		\$ 2,535,030.00

Densil Construction Inc				Woodburn Construction LLC				Fulcrum Construction				CB Construction Inc			
PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT	PRICE	AMOUNT
\$ 2,604,024.00	\$ 2,604,024.00	\$ 2,549,000.00	\$ 2,549,000.00	\$ 2,684,849.00	\$ 2,684,849.00	\$ 2,743,000.00	\$ 2,743,000.00	\$ 2,743,000.00	\$ 2,743,000.00	\$ 2,743,000.00	\$ 2,743,000.00	\$ 2,743,000.00	\$ 2,743,000.00	\$ 2,743,000.00	\$ 2,743,000.00
\$ -	\$ -	\$ 62,000.00	\$ 62,000.00	\$ 47,350.00	\$ 47,350.00	\$ 45,000.00	\$ 45,000.00	\$ 45,000.00	\$ 45,000.00	\$ 45,000.00	\$ 45,000.00	\$ 45,000.00	\$ 45,000.00	\$ 45,000.00	\$ 45,000.00
\$ -	\$ -	\$ 35.00	\$ 350.00	\$ 240.00	\$ 2,400.00	\$ 20.00	\$ 200.00	\$ 20.00	\$ 200.00	\$ 20.00	\$ 200.00	\$ 20.00	\$ 200.00	\$ 20.00	\$ 200.00
\$ -	\$ -	\$ 22.00	\$ 220.00	\$ 400.00	\$ 4,000.00	\$ 30.00	\$ 300.00	\$ 30.00	\$ 300.00	\$ 30.00	\$ 300.00	\$ 30.00	\$ 300.00	\$ 30.00	\$ 300.00
\$ 2,604,024.00	\$ 2,604,024.00	\$ 2,611,570.00	\$ 2,611,570.00	\$ 2,738,599.00	\$ 2,738,599.00	\$ 2,788,500.00	\$ 2,788,500.00	\$ 2,788,500.00	\$ 2,788,500.00	\$ 2,788,500.00	\$ 2,788,500.00	\$ 2,788,500.00	\$ 2,788,500.00	\$ 2,788,500.00	\$ 2,788,500.00

ZCS INC.
CRW #: 25-1199

WTP BUILDING IMPROVEMENTS 2026
CLACKAMAS, OREGON

SECTION 00 41 50

FIRST-TIER SUBCONTRACTOR DISCLOSURE FORM

WTP Building Improvements 2026 , Project 25-1199

PROJECT NAME: WTP Building Improvements 2026 , Project 25-1199
BID CLOSING: Date: Tuesday, September 15th, 2026 Time: 2:00 PM
FIRST TIER SUBCONTRACTOR FORM DUE: 4:00 PM

This form must be submitted at the location specified in the Invitation to Bid on the advertised bid closing date and within two working hours after the advertised bid closing time.

List below the name of each subcontractor that will be furnishing labor or will be furnishing labor and materials and that is required to be disclosed, the category of work that the subcontractor will be performing and the dollar value of the subcontract. Enter "NONE" if there are no subcontractors that need to be disclosed. (ATTACH ADDITIONAL SHEETS IF NEEDED.)

NAME	DOLLAR VALUE	CATEGORY OF WORK
1. <u>Perce Nw Bruns</u>	<u>\$ 183,500</u>	<u>Div 8</u>
2. <u>Fred Shorreny Sns</u>	<u>\$ 310,693</u>	<u>DIV 9</u>
3. <u>Sandram Heating</u>	<u>\$ 152,610</u>	<u>DIV 23</u>
4. _____	\$ _____	_____
5. _____	\$ _____	_____
6. _____	\$ _____	_____

Failure to submit this form by the disclosure deadline will result in a nonresponsive bid. A nonresponsive bid will not be considered for award.

Form submitted by (Bidder name): First Cascade Corp

Contact name: Madison P. hi

Phone No.: 503.460.7079

WTP BUILDING IMPROVEMENTS 2026

ISSUES AND OPPORTUNITIES

“You never want a serious crisis to go to waste. And what I mean by that is an opportunity to do things that you think you could not do before.”

– Rahm Ibrahim (2008)



Clackamas River Water



ISSUES

Mold and Water Damage



Mold testing and mitigation



HVAC Chem feed / Staff area



Building envelope / Water Intrusion



Asbestos Mitigation

“Do things you could not do before.”

Office space that doesn't leak

Separated HVAC for Chemical and Office spaces

Reimagined Lab Space

New Layout, Cohesive w/ new Control space

Improved Kitchen and Breakroom areas

EXTERIOR



1 SECOND FLOOR PLAN - CONFERENCE ROOM

LOBBY



CONFERENCE



PROGRESS AND NEXT STEPS

- BID ADVERTISED AUGUST 2026
 - COST ESTIMATE \$2.66M
- RECEIVED 8 BIDS
 - LOW BID - \$2.28M
 - REMAINING BIDS \$2.45M – \$2.79M
- FIRST CASCADE CORP BID REVIEW
 - OCCB
 - REFERENCE CHECKS
 - CONSULTANT REVIEW
- RECOMMENDATION OF AWARD
 - START CONSTRUCTION END OF OCTOBER
 - COMMISSION FACILITIES APRIL 2027



WTP BUIDLING IMPROVEMENTS 2026



CLACKAMAS RIVER WATER

SPECIAL BOARD MEETING

September 28, 2026

SUBJECT **Consider Adoption of Resolution 02-2027 Recognizing CRW Drinking Water Professionals for Their Dedicated Service to the Community**

DRAFT MOTION	Move to adopt Resolution 02-2027, Recognizing CRW Drinking Water Professionals for Their Dedicated Service to the Community
EFFECTIVE DATE	September 28, 2026

**PRINCIPAL
STAFF PERSON** Farshad Allahdadi, General Manager

**BOARD ACTION
REQUESTED** Adopt Resolution 02-2027

**DOCUMENTS
ATTACHED** Resolution 02-2027

Agenda Summary

BACKGROUND The Oregon State Legislature signed into law earlier this year HB 4005 designating the first Saturday through Sunday of October as Water Professional Appreciation Week.

To recognize and support this, the CRW Board of Commissioners is establishing October 3-11, 2026, as Drinking Water Professional Appreciation Week. To publicly document this the Board is asked to consider adoption of Resolution 02-2027

CLACKAMAS RIVER WATER

RESOLUTION No. 02-2027

A RESOLUTION RECOGNIZING AND HONORING CRW DRINKING WATER PROFESSIONALS FOR THEIR DEDICATED SERVICE TO THE COMMUNITY

WHEREAS, safe and reliable drinking water is essential to the health, safety, and economic well-being of our community; and

WHEREAS, the daily operations of our water systems depend on the expertise, and dedication of drinking water professionals, including administrative staff, systems operations staff and water resources staff; and

WHEREAS, these professionals ensure that the water flowing from our taps meets or exceeds all public health and safety standards; and

WHEREAS, their infrastructure management, environmental stewardship, and commitment to sustainability protect our natural resources for future generations; and

WHEREAS, the contributions of these employees are vital to public health protection, fire protection, and the quality of life for Clackamas River Water Customers;

NOW, THEREFORE, BE IT RESOLVED by the Board that:

1. **Recognition:** The Clackamas River Water Board of Commissioners officially recognizes and commends CRW drinking water professionals for their invaluable service, technical expertise, and unwavering dedication to public health.
2. **Appreciation:** The district extends its deepest gratitude to its employees for safeguarding our most precious resource and ensuring the continuous delivery of clean, safe water.
3. **Designation:** The week of October 3, 2026 – October 7, 2026 is hereby designated as **Drinking Water Professionals Recognition Week** for Clackamas River Water and all customers are encouraged to acknowledge the vital role these professionals play in our daily lives.

ADOPTED by the Clackamas River water Board of Commissioners this 28 of September 2026.

Sherry Frech, Board President

Tessah Danel, Board Secretary