

**CLACKAMAS RIVER WATER BOARD OF COMMISSIONERS
SPECIAL BOARD MEETING
September 28, 2026**

COMMISSIONERS PRESENT:

Sherry French President
Tessah Danel, Secretary- absent
Rob Cummings
Naomi Angier
Rusty Garrison, Treasurer

STAFF PRESENT:

Farshad Allahdadi, General Manager
Karin Holzgang, Executive Assistant

CRW Employees: Financial Officer, Christina Irish;
Chief Engineer, Jason Branstetter; IT Manager,
Kham Keobounnam

COMMISSIONERS ABSENT: 1

VISITORS:

Call Special Meeting to Order

Commissioner French called the meeting to order at 6:00m. The pledge of allegiance was recited and roll call taken.

MOTION: Commissioner Garrison moved to approve the agenda as Presented. Commissioner Cummings seconded the motion.

MOTION CARRIED 4-0

Ayes: Angier, Cummings, French, Garrison
Nays: None
Abstentions: None

Public Comment- none

Agenda Item 1.0 Consider Approval of Construction Contract Award for Water Treatment Plant (WTP) Building Improvements 2026, Project 25-1199

Mr. Branstetter shared an overview of the project the Board has been asked to approve the construction contract for (see attached presentation). Staff have been working with the architect and engineering firm to identify a design that was used to bid for the improvement project.

Commissioner Garrison asked if staff check to see if the contractor references are on time and on budget. Commissioner Cummings asked if there are any other unanticipated areas of unknown that will cause additional cost and scope. Commissioner Angier asked about the state of the reserve fund since this project was not a budgeted project if there was enough money.

MOTION: Commissioner Garrison 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 September 28, 2026. Commissioner Cummings seconded the motion

MOTION CARRIED 4-0

Ayes: Angier, Cummings, French, Garrison
Nays:
Abstentions: None

Agenda Item 2.0 Consider Adoption of Resolution 02-2027 Recognizing CRW Drinking Water Professionals for Their Dedicated Service to the Community

Mr. Farshad shared that the Oregon Legislature signed into law the first week of October as Drinking Water Professionals Week. This resolution establishes the first week for CRW to recognize this week for staff.

MOTION: Commissioner Garrison move to adopt Resolution 02-2027, Recognizing CRW Drinking Water Professionals for Their Dedicated Service to the Community effective September 28, 2026. Commissioner Cummings seconded the motion.

MOTION CARRIED 4-0

Ayes: Angier, Cummings, French, Garrison
Nays:
Abstentions: None

Commissioner French- Shared the Bob Steringer was named attorney of the year by Dunn Carney. Todd Heidgerken has received the SDAO Howard Terpenning Lifetime Achievement Award.

No public comment- None

Open meeting is adjourned at 6:29pm

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

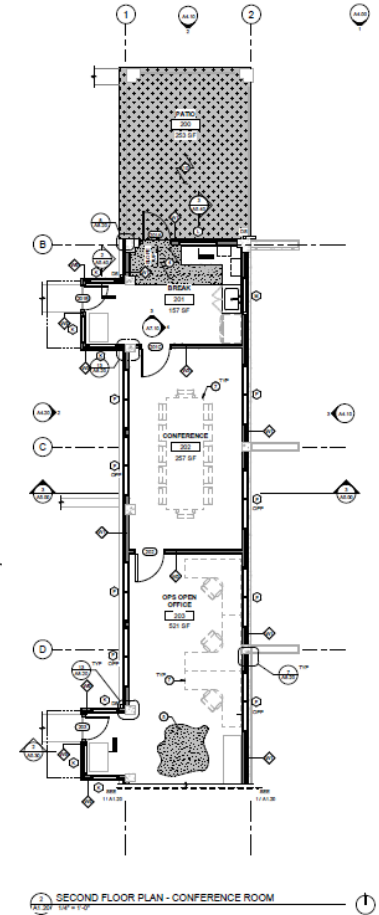
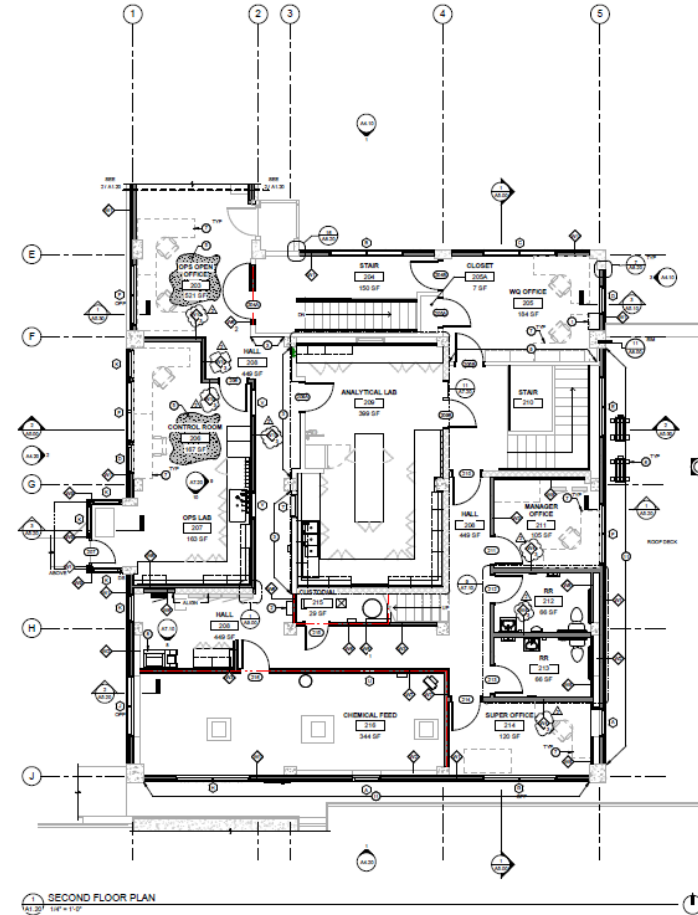
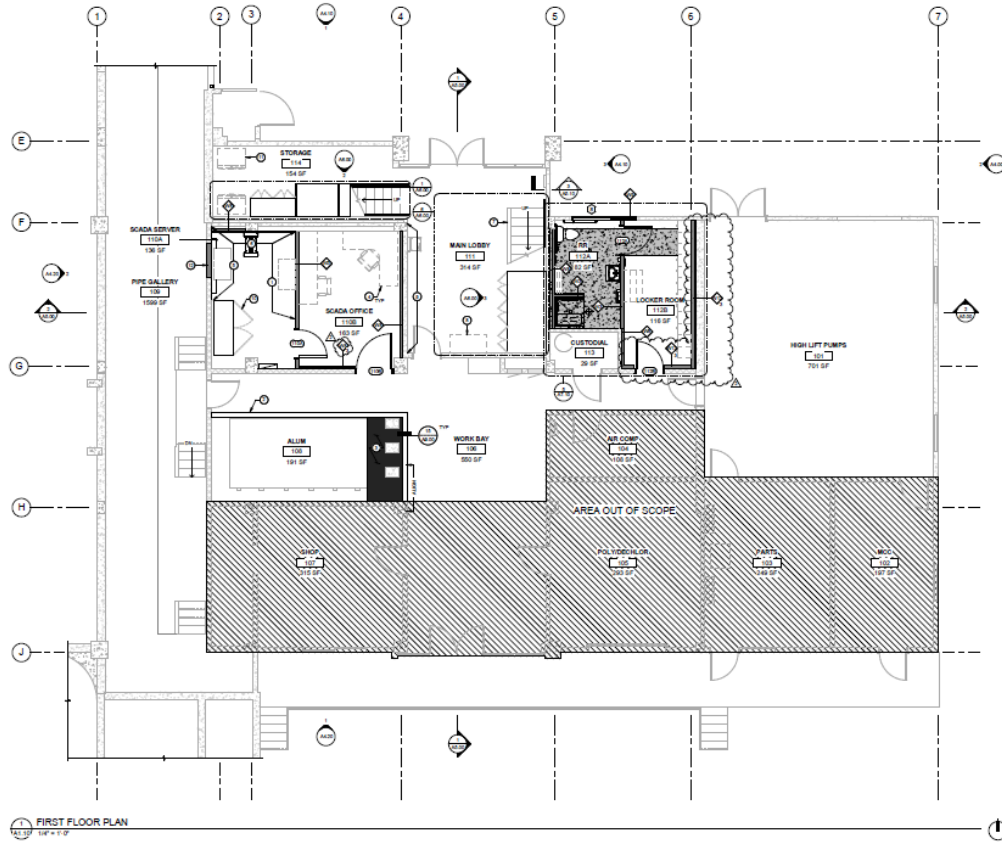
New Layout, Cohesive w/ new Control space

Improved Kitchen and Breakroom areas

EXTERIOR



FLOOR PLANS



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

