



**SCAPPOOSE**  
*Oregon*

**Date:** January 20, 2023  
**To:** Interested RFP Proposers  
**From:** Huell Whitehaus, Assistant to Public Works Director  
**Re:** RFP #2022-05 City Responses to Questions Received

---

1. **Maximum page per section: adhering to the 34-page proposal limit, will the City allow any flexibility between sections to include additional pages? Example: If a maximum page count is not reached in one section, can additional pages still be utilized in another section?**
  - a. No.
2. **Are covers and a table of contents excluded from the 34-page limit?**
  - a. Yes.
3. **Would the City please clarify to whom the sealed proposals should be addressed?**
  - a. Please address proposals to:  
  
33568 E Columbia Ave, Scappoose, OR 97056  
Attn: Huell Whitehaus, Assistant to Public Works Director  
RE: Proposal for RFP #2022-05
4. **Can Industrial Systems (City's Integrator of Record) work on the consultant team?**
  - a. Yes.
5. **Who is on the review team?**
  - a. The review team will be comprised of 4-5 City staff members.
6. **Where on the site is the City intending for the tank to be placed?**
  - a. The desired location is in the open field at the Keys WTP between the two existing tanks currently in service.
7. **What does the storm water detention for the site look like? What level of effort will be required on storm water management associated with the project? Is a downstream analysis required?**
  - a. The City does not anticipate any storm improvements at this time. There are currently no storm detention facilities onsite (see site asbuilts).
8. **Does the City handle 1200-C erosion control permitting for developments with disturbance areas under 1 acre?**
  - a. Erosion control permitting needs to conform to the DEQ requirements at the time of permitting. Regardless of any DEQ permitting, the City will require EC design as a part of the site civil plans for grading approval.



**SCAPPOOSE**  
*Oregon*

**9. For 2a – Site Development Review, given that the site features reservoir tanks already – is Site Development Review required?**

- a. Yes, while the property is zoned PL-U (Public Land – Utility), this will be subject to Site Development Review per SMC 17.78.030, which states the uses that are permitted and that they are subject to SDR approval.

**For 2b – Engineering Review, will there be a fee for Engineering Review, even if the City is both the property owner and the reviewer?**

- a. No, however, an engineer's cost estimate will still be required.

**For 2c – Inspections, the assumption is that the consultant will lead the inspections, with only periodic visits from City staff. Again, will inspection fees still be required?**

- a. No. The City will provide site observations to document progress and assist the project engineer to verify compliance with the approved plans. However, the project engineer (or approved representative) is ultimately responsible for all necessary site inspections in order to verify compliance with the approved plans.

**10. What is driving the project schedule target of having the tank online by March 2025?**

- a. This project is funded by an ARPA grant. The fund manager – Business Oregon – has a grant deadline of September 2026.

**11. Task 2.6 discusses a seismic analysis for an existing reservoir tank. Is the City looking for specific design recommendations or a more generalized assessment?**

- a. Specific seismic retrofit design recommendations for the existing 1.0 MG reservoir tank are desired. The foundation/subgrade soils should be reviewed for compliance with current seismic design criteria.

**12. Task 2.7 in the Scope of Work requests an “operational analysis.” Is the City looking for assistance on the operations of the plant and new tank once installed, or simply temporary construction impacts to operations?**

- a. The Operational Analysis is needed to identify and address temporary impacts to operations during construction.

**13. Do the Buy America Preference requirements apply to this project?**

- a. No. According to the US Department of Treasury's FAQ on the State and Local Fiscal Recovery Fund Final Rule page that awards made under the program are not subject to the Buy America Preference requirements.