



## Staff Report

June 15<sup>th</sup>, 2026 Council Workshop Meeting

Professional Services Agreement Amendment #2 343 Reservoir Design  
Presenter: Justin Monsrud, Project Manager (Public Works)  
Time Estimate: 10 minutes

Phone	Email
360.817.7232	jmonsurd@cityofcamas.us

**BACKGROUND:** The Camas Water System Plan identifies replacement of the existing Butler Reservoir as a critical long-term capital improvement project. Butler Reservoir, which serves much of Downtown Camas, was constructed in 1923 and has exceeded its useful service life. In 2023, RH2 Engineers completed a reservoir siting analysis to identify potential replacement locations.

In 2024, the City solicited consultants with expertise in Reservoir design and selected Gray & Osborne, Inc. (G&O) based on overall qualifications. G&O was scoped to complete preliminary engineering efforts, including review of the previous siting analysis, topographic survey, geotechnical and archaeological investigations, and evaluation of reservoir alternatives. The purpose of this work was to confirm the preferred reservoir location, storage capacity, and reservoir type needed to meet current and future water system demands while improving system reliability and seismic resilience.

The alternatives analysis has now been completed. Based on the findings, a preferred reservoir site and reservoir configuration have been identified for advancement into final design. The City has selected to install a welded steel standpipe (similar to NW 18<sup>th</sup> AVE reservoir designed in 2014) utilizing City owned property north of the Camas Cemetery.

**SUMMARY:** The Professional Services Agreement (PSA) Amendment before Council will build upon the preliminary engineering and alternatives analysis previously completed by G&O Inc. and advance the Butler Reservoir Replacement Project into final design. The PSA amendment is \$664,200.

The preferred alternative identified during preliminary engineering includes construction of a new 1.9-million-gallon reservoir on City-owned property located north of Camas Cemetery. The new reservoir will provide reliable water storage capacity to support existing customers and anticipate community growth beyond the current 20-year planning horizon while replacing the existing Butler Reservoir, which has exceeded its useful life.

The project also includes transmission and distribution system improvements necessary to convey water to and from the reservoir and meet system capacity requirements. These

improvements include installation of a new water main connecting the reservoir site to the existing distribution system near NE 22nd Avenue west and south of Doc Harris Stadium. The project will also accommodate future City needs by providing infrastructure to support a mower wash station serving Camas Cemetery and Parks and Recreation operations.

This amendment authorizes final design services necessary to prepare the project for construction, including completion of plans, specifications, and engineer's estimate (PS&E) documents; supplemental survey, geotechnical, environmental, and cultural resource investigations; permitting support; public outreach and visual renderings; coordination with City staff and stakeholders; and bidding assistance. Completion of this work will position the project for future construction bidding in coming years.

It is important to note the total cost of the 343-reservoir contract \$664,200 is lower than the NW 18<sup>th</sup> AVE reservoir scoped in 2014 (\$552,000) escalated to current year using 4.2% cost increase year to year. In today's dollars prior reservoir design cost was \$870,000. Savings are contributed to utilizing similar design concepts and components previously constructed with the same consulting firm (G&O inc.)



*Preliminary site layout from alternative analysis phase North of Camas Cemetery*

**BENEFITS TO THE COMMUNITY:** This project will benefit customers by improving distribution capacity and service for current and future generations. With early stages of the North Shore Subarea (990 Acres) this asset will provide long-term storage and distribution to a potential heavy demand area.

**STRATEGIC PLAN:** This project aligns with stewardship of City Assets replacing the obsolete butler reservoir with a new maintenance friendly facility.

**POTENTIAL CHALLENGES:** This project will require public engagement to address any concerns on tank aesthetics and view obstructions. Currently staff has scoped renderings of the tank which will assist in informing stakeholders. Furthermore as project design advances we will need to engage stakeholders early. Staff will keep council informed on design progress and public feedback as engagements kicks off.

**BUDGET IMPACT:** The proposed Professional Services Agreement Amendment No. 2 in the amount of \$664,200 will be funded through the Water Fund.

The 2026 Capital Budget includes \$654,000 for the Zone 343 Reservoir Project. Included within this budget is approximately \$38,800 in unexpended funds from the completed siting analysis and preliminary engineering phase. G&O is currently finalizing an associated report and may utilize a small portion of the remaining balance. Any unused funds will remain available for the project.

**Budget:**

*Zone 343 Reservoir (2026 Capital Budget)*                      \$654,000

***Estimated Expenses***

*G&O PSA Amend #2*    \$664,200

The project design effort is anticipated to extend into 2027. As a result, not all costs associated with Amendment No. 2 are expected to be incurred during the current fiscal year. Any funding required beyond the available 2026 budget authority will be incorporated into the 2027 Capital Budget through the Water Fund.

**RECOMMENDATION:** Staff recommend this item be placed on the July 6,2026 regular meeting for Councils' consideration.