

**COLUMBIA DEVELOPEMNT AUTHORITY
INDUSTRIAL AREA CONNECTOR ROAD
PRE-DESIGN REPORT SUMMARY
December 11, 2023**

Introduction

This Preliminary Design Report has been prepared for the Columbia Development Authority's (CDA) Industrial Area Connector Road project (Project) located on the former Camp Umatilla property in Umatilla and Morrow Counties. The intent of this report is to determine appropriate roadway design criteria and assumptions, identify the preliminary roadway alignment and cross-sections, prepare preliminary cost estimates, and outline next step tasks to ensure the completed Project meets the goals of the CDA.

Project Description

The proposed project includes construction of an industrial access road to facilitate development of industrial properties owned by CDA. The project extents are from the southwest boundary of the CDA property, east to the Oregon Military Department (OMD) Camp Rees entrance near Exit 177 on Interstate 84, continuing to Exit 10 on Interstate 82 (Westland Road) on the east end. Total project length is approximately 6.1 miles. The proposed improvements include construction of an intersection with Cedar Street at the main entrance to Camp Rees, connection to the existing freeway ramps at I-82 Exit 10, and several connections to existing access roads along the length of the new roadway.

Design Criteria and Assumptions

The roadway will function as a rural arterial for access to industrial lands with the potential for significant truck traffic. The connection to Exit 10 will be designed to accommodate future ramp improvements in accordance with ODOT's Exit 10 IAMP. The cross-section consists of a 14-foot travel lane with a 4-foot paved shoulder in each direction.

Design Criteria Summary

- Roadway Classification – Rural Arterial
- Design Speed – 45 MPH
- Design Vehicle – WB-67 (Interstate Truck/Trailer)
- Right-of-Way – 100 feet

Design Assumptions

- 14 foot travel lanes and 4 foot paved shoulders in each direction.
- Roadway section of 6 inches of asphalt concrete pavement over 12 inches of aggregate base. This section is subject to change pending the completion of the Geotechnical Report and Pavement Design
- Storm drainage will be accommodated on-site through roadside infiltration swales.
- Assumed 100-foot ROW dedication to Umatilla and Morrow Counties

Roadway Alignment

West of the main entrance to Camp Rees (adjacent to Exit 117), the roadway will generally abut the south property line adjacent to the UPRR rail line. East of the main entrance, the proposed alignment curves to the north to accommodate future development on both sides of the roadway. Several existing access roads are present that will connect to the proposed roadway as well as potential future access roads. Many utility and access easements exist along the proposed alignment and these will need to be accommodated as design progresses.

Existing and Future Utilities

Many existing utilities are present along the proposed alignment. The proposed roadway section includes a 20 foot wide dedicated utility easement for future utilities including water, sewer, gas, telecommunications, etc. On the west portion of the project this easement will be located only on the north side of the roadway. On the east portion, utility easements will be located on both sides of the roadway. As design progresses, potential utility crossing locations will be identified in order to avoid roadway cuts in the future.

Preliminary Construction Cost

The total project budget is currently \$7 Million, and it is unlikely that the full project length can be constructed within that budget. Preliminary construction costs were prepared for both the full project as well as a 'Base Bid' project with up to 4 additive alternatives. These costs are summarized below.

Project Section	Total Estimated Cost (Section)	Total Estimated Cost (Base plus Additives)
Base Project	\$5.0 M	
Main Entrance (Exit 177) east to Exit 10 Sta. 228+00 thru 324+00		
Additive 1	\$1.5 M	\$6.5 M
Main Entrance west to County Line Sta. 190+00 thru 228+00		
Additive 2	\$2.5 M	\$9.0 M
County Line west to Juniper Rd (CDA Restricted Parcel) Sta. 130+00 thru 190+00		
Additive 3	\$2.9 M	\$11.9 M
Juniper Rd west to A Ave (CDA Unrestricted Parcel) Sta. 60+00 thru 130+00		
Additive 4	\$2.5 M	\$14.4 M
A Ave. west to CDA Boundary Sta. 1+00 thru 60+00		

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PRELIMINARY COST ESTIMATE**

Date: 12/11/2023

Full project from STA "L" 1+00 to 324+00, approx. 6.1 miles. Assumed Pavement Section 6" ACP over 12" Agg Base

NO.	DESCRIPTION	UNIT	UNIT PRICE	ESTIMATED QUANTITY	TOTAL PRICE
	Mobilization/Demobilization (Not to exceed 5% of the Schedule A Subtotal)	LS	\$ 600,000	All Req'd	\$ 600,000
	Temporary Protection and Direction of Traffic/Project Safety	LS	\$ 20,000	All Req'd	\$ 20,000
	Erosion and Sediment Control	LS	\$ 20,000	All Req'd	\$ 20,000
	Removal of Structures and Obstructions	LS	\$ 25,000	All Req'd	\$ 25,000
	Clearing and Grubbing	AC	\$ 1,500	40	\$ 60,000
	General Earthwork	CY	\$ 15	52,000	\$ 780,000
	Subgrade Geotextile	SY	\$ 1.00	187,000	\$ 187,000
	Aggregate Base	TON	\$ 40	130,000	\$ 5,200,000
	Asphalt Concrete Pavement	TON	\$ 100	46,000	\$ 4,600,000
	Extra for Access Road Connection	EA	\$ 15,000	5	\$ 75,000
	Extra for Railroad Crossings	EA	\$ 25,000	3	\$ 75,000
	Permanent Signing and Striping	LS	\$ 15,000	All Req'd	\$ 15,000
	Surface Restoration	LS	\$ 25,000	All Req'd	\$ 25,000
					\$ -
	Subtotal Construction Cost				\$ 11,682,000
	Construction Contingency (10%)				\$ 1,169,000
	Design Engineering				\$ 605,000
	Construction Engr/Contract Admin (8%)				\$ 935,000
	TOTAL ESTIMATED PROJECT COST (2024)				\$ 14,391,000

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Base Bid: Roadway from OMD Entrance east to Exit 10.

Sta. 228+00 thru 324+00

Assumed Pavement Section 6" ACP over 12" Agg Base

NO.	DESCRIPTION	UNIT	UNIT PRICE	ESTIMATED QUANTITY	TOTAL PRICE
	Mobilization/Demobilization (Not to exceed 5% of the Schedule A Subtotal)	LS	\$ 180,000	All Req'd	\$ 180,000
	Temporary Protection and Direction of Traffic/Project Safety	LS	\$ 15,000	All Req'd	\$ 15,000
	Erosion and Sediment Control	LS	\$ 10,000	All Req'd	\$ 10,000
	Removal of Structures and Obstructions	LS	\$ 10,000	All Req'd	\$ 10,000
	Roadway Section (Sta 228+00 thru 309+00)	LF	\$ 325	8,100	\$ 2,632,500
	Exit 10 Connection (Includes Roadway 309+00 -> 324+00)	LS	\$ 800,000	All Req'd	\$ 800,000
	Extra for Access Road Connection	EA	\$ 15,000	2	\$ 30,000
	Extra for Railroad Crossings	EA	\$ 25,000	-	\$ -
	Permanent Signing and Striping	LS	\$ 4,500	All Req'd	\$ 4,500
	Surface Restoration	LS	\$ 10,000	All Req'd	\$ 10,000
					\$ -
	Subtotal Construction Cost				\$ 3,692,000
	Construction Contingency (10%)				\$ 370,000
	Design Engineering				\$ 605,000
	Construction Engr/Contract Admin (8%)				\$ 296,000
	TOTAL ESTIMATED BASE BID COST (2024)				\$ 4,963,000

Additive 1: Roadway from OMD Entrance west to Morrow County Line.

Sta. 190+00 thru 228+00

Assumed Pavement Section 6" ACP over 12" Agg Base

NO.	DESCRIPTION	UNIT	UNIT PRICE	ESTIMATED QUANTITY	TOTAL PRICE
	Mobilization/Demobilization (Not to exceed 5% of the Schedule A Subtotal)	LS	\$ 70,000	All Req'd	\$ 70,000
	Temporary Protection and Direction of Traffic/Project Safety	LS	\$ 1,500	All Req'd	\$ 1,500
	Erosion and Sediment Control	LS	\$ 2,500	All Req'd	\$ 2,500
	Removal of Structures and Obstructions	LS	\$ 2,500	All Req'd	\$ 2,500
	Roadway Section (Sta 190+00 thru 228+00)	LF	\$ 325	3,800	\$ 1,235,000
	Extra for Access Road Connection	EA	\$ 15,000	-	\$ -
	Extra for Railroad Crossings	EA	\$ 25,000	-	\$ -
	Permanent Signing and Striping	LS	\$ 2,500	All Req'd	\$ 2,500
	Surface Restoration	LS	\$ 3,700	All Req'd	\$ 3,700
					\$ -
	Subtotal Construction Cost				\$ 1,317,700
	Construction Contingency (10%)				\$ 132,000
	Construction Engr/Contract Admin (8%)				\$ 106,000
	TOTAL ESTIMATED ADDITIVE NO. 1 COST (2024)				\$ 1,555,700
	TOTAL ESTIMATED BASE BID PLUS ADD. NO. 1 COST (2024)				\$ 6,518,700

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Additive 2: Roadway from Morrow County Line west to Juniper Rd (CDA Restricted Parcel)

Sta. 130+00 thru 190+00

Assumed Pavement Section 6" ACP over 12" Agg Base

NO.	DESCRIPTION	UNIT	UNIT PRICE	ESTIMATED QUANTITY	TOTAL PRICE
	Mobilization/Demobilization (Not to exceed 5% of the Schedule A Subtotal)	LS	\$ 112,000	All Req'd	\$ 112,000
	Temporary Protection and Direction of Traffic/Project Safety	LS	\$ 1,500	All Req'd	\$ 1,500
	Erosion and Sediment Control	LS	\$ 2,500	All Req'd	\$ 2,500
	Removal of Structures and Obstructions	LS	\$ 2,500	All Req'd	\$ 2,500
	Roadway Section (Sta 130+00 thru 190+00)	LF	\$ 325	6,000	\$ 1,950,000
	Extra for Access Road Connection	EA	\$ 15,000	1	\$ 15,000
	Extra for Railroad Crossings	EA	\$ 25,000	1	\$ 25,000
	Permanent Signing and Striping	LS	\$ 2,500	All Req'd	\$ 2,500
	Surface Restoration	LS	\$ 3,700	All Req'd	\$ 3,700
					\$ -
	Subtotal Construction Cost				\$ 2,114,700
	Construction Contingency (10%)				\$ 212,000
	Construction Engr/Contract Admin (8%)				\$ 170,000
	TOTAL ESTIMATED ADDITIVE NO. 2 COST (2024)				\$ 2,496,700
	TOTAL ESTIMATED BASE BID PLUS ADD. NO. 1 & 2 COST (2024)				\$ 9,015,400

Additive 3: Roadway from Juniper Rd west to A Ave. (CDA Unrestricted Parcel)

Sta. 60+00 thru 130+00

Assumed Pavement Section 6" ACP over 12" Agg Base

NO.	DESCRIPTION	UNIT	UNIT PRICE	ESTIMATED QUANTITY	TOTAL PRICE
	Mobilization/Demobilization (Not to exceed 5% of the Schedule A Subtotal)	LS	\$ 130,000	All Req'd	\$ 130,000
	Temporary Protection and Direction of Traffic/Project Safety	LS	\$ 1,000	All Req'd	\$ 1,000
	Erosion and Sediment Control	LS	\$ 1,000	All Req'd	\$ 1,000
	Removal of Structures and Obstructions	LS	\$ 2,500	All Req'd	\$ 2,500
	Roadway Section (Sta 60+00 thru 130+00)	LF	\$ 325	7,000	\$ 2,275,000
	Extra for Access Road Connection	EA	\$ 15,000	1	\$ 15,000
	Extra for Railroad Crossings	EA	\$ 25,000	1	\$ 25,000
	Permanent Signing and Striping	LS	\$ 2,500	All Req'd	\$ 2,500
	Surface Restoration	LS	\$ 3,700	All Req'd	\$ 3,700
					\$ -
	Subtotal Construction Cost				\$ 2,455,700
	Construction Contingency (10%)				\$ 246,000
	Construction Engr/Contract Admin (8%)				\$ 197,000
	TOTAL ESTIMATED ADDITIVE NO. 3 COST (2024)				\$ 2,898,700
	TOTAL ESTIMATED BASE BID PLUS ADD. NO. 1, 2 & 3 COST (2024)				\$ 11,914,100

**COLUMBIA DEVELOPMENT AUTHORITY
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PRELIMINARY COST ESTIMATE**

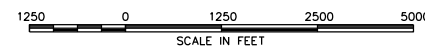
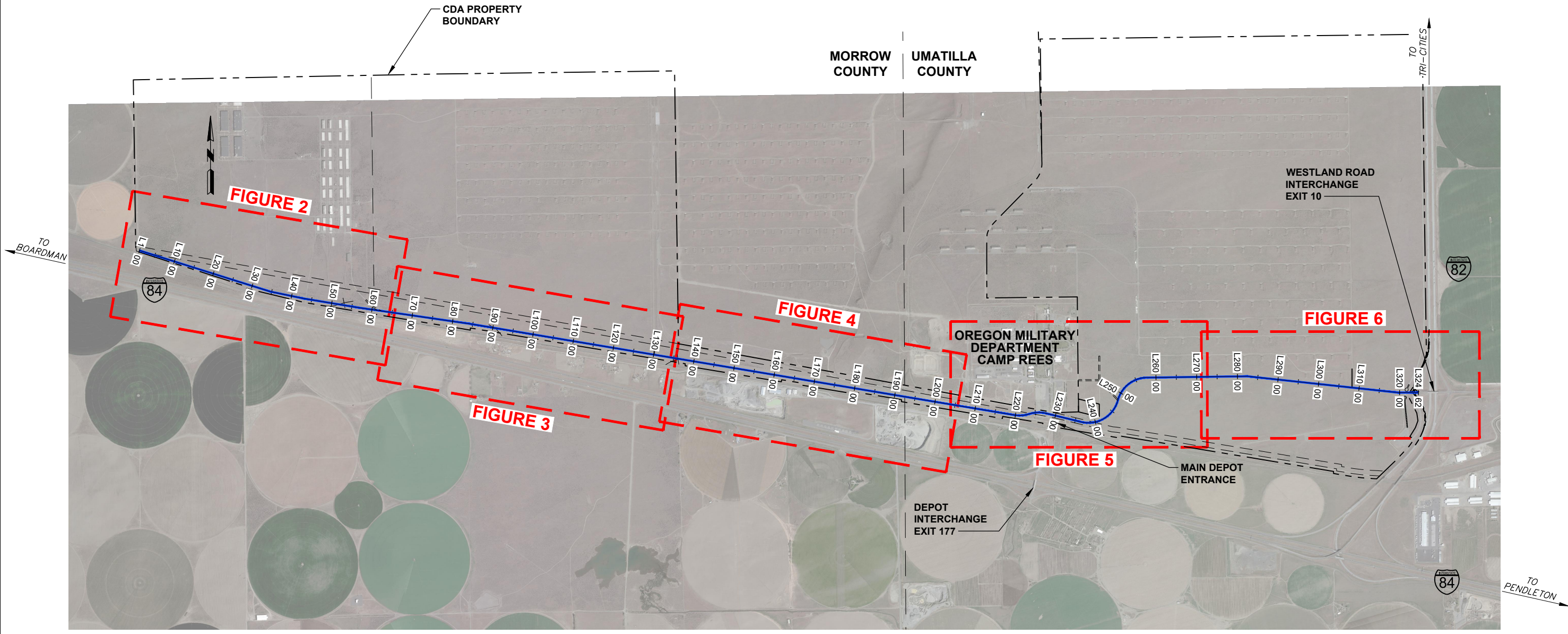
Additive 4: Roadway from A Ave. west to West Patrol Rd. (CDA Boundary)

Sta. 1+00 thru 60+00

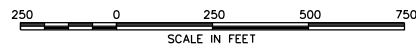
Assumed Pavement Section 6" ACP over 12" Agg Base

NO.	DESCRIPTION	UNIT	UNIT PRICE	ESTIMATED QUANTITY	TOTAL PRICE
	Mobilization/Demobilization (Not to exceed 5% of the Schedule A Subtotal)	LS	\$ 110,000	All Req'd	\$ 110,000
	Temporary Protection and Direction of Traffic/Project Safety	LS	\$ 1,000	All Req'd	\$ 1,000
	Erosion and Sediment Control	LS	\$ 2,500	All Req'd	\$ 2,500
	Removal of Structures and Obstructions	LS	\$ 2,500	All Req'd	\$ 2,500
	Roadway Section (Sta 1+00 thru 60+00)	LF	\$ 325	5,900	\$ 1,917,500
	Extra for Access Road Connection	EA	\$ 15,000	1	\$ 15,000
	Extra for Railroad Crossings	EA	\$ 25,000	1	\$ 25,000
	Permanent Signing and Striping	LS	\$ 2,500	All Req'd	\$ 2,500
	Surface Restoration	LS	\$ 3,700	All Req'd	\$ 3,700
					\$ -
				Subtotal Construction Cost	\$ 2,079,700
				Construction Contingency (10%)	\$ 208,000
				Construction Engr/Contract Admin (8%)	\$ 167,000
				TOTAL ESTIMATED ADDITIVE NO. 4 COST (2024)	\$ 2,454,700
				TOTAL ESTIMATED BASE BID PLUS ADD. NO. 1, 2, 3 & 4 COST (2024)	\$ 14,368,800

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	<p>COLUMBIA DEVELOPMENT AUTHORITY INDUSTRIAL AREA CONNECTOR ROAD PRE-DESIGN REPORT</p> <p>PRELIMINARY ROADWAY ALIGNMENT SHEET INDEX</p>	<p>FIGURE 1</p>
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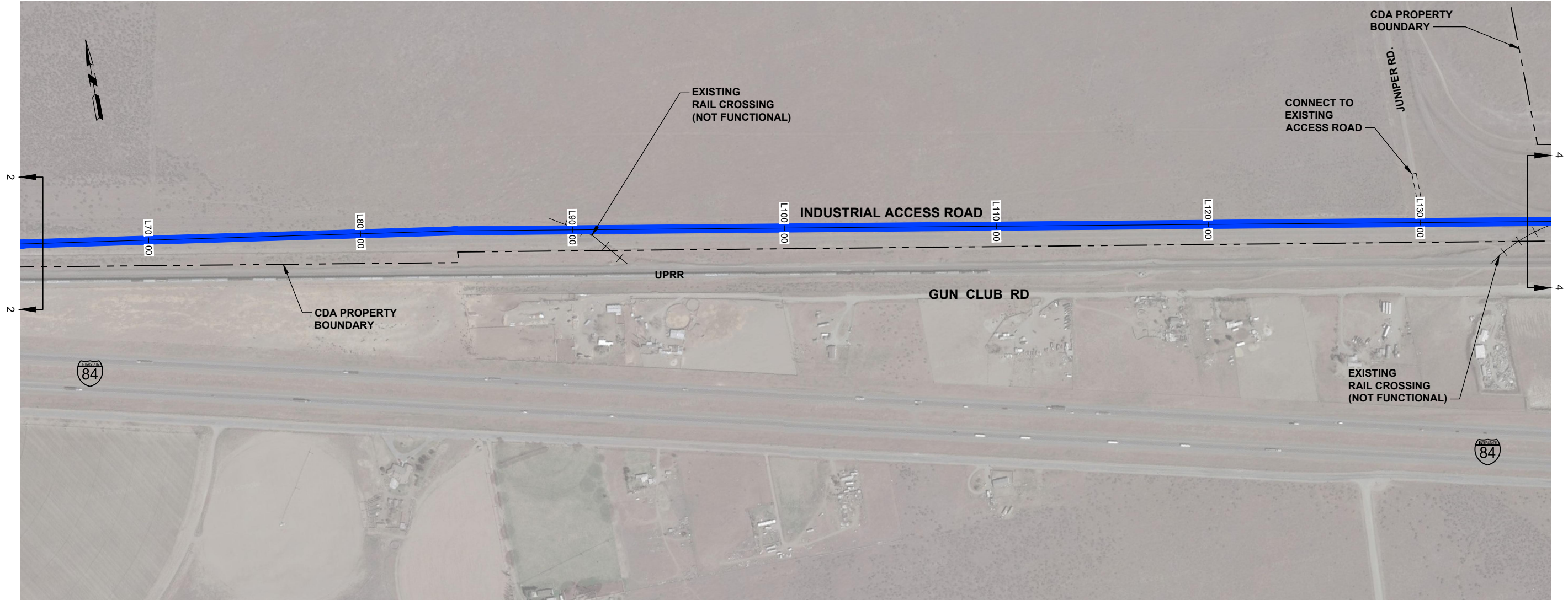


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**PRELIMINARY ROADWAY ALIGNMENT
STA L1+00 TO STA L65+00**

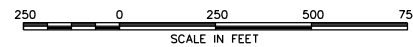
**FIGURE
2**

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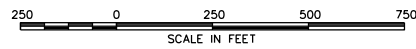
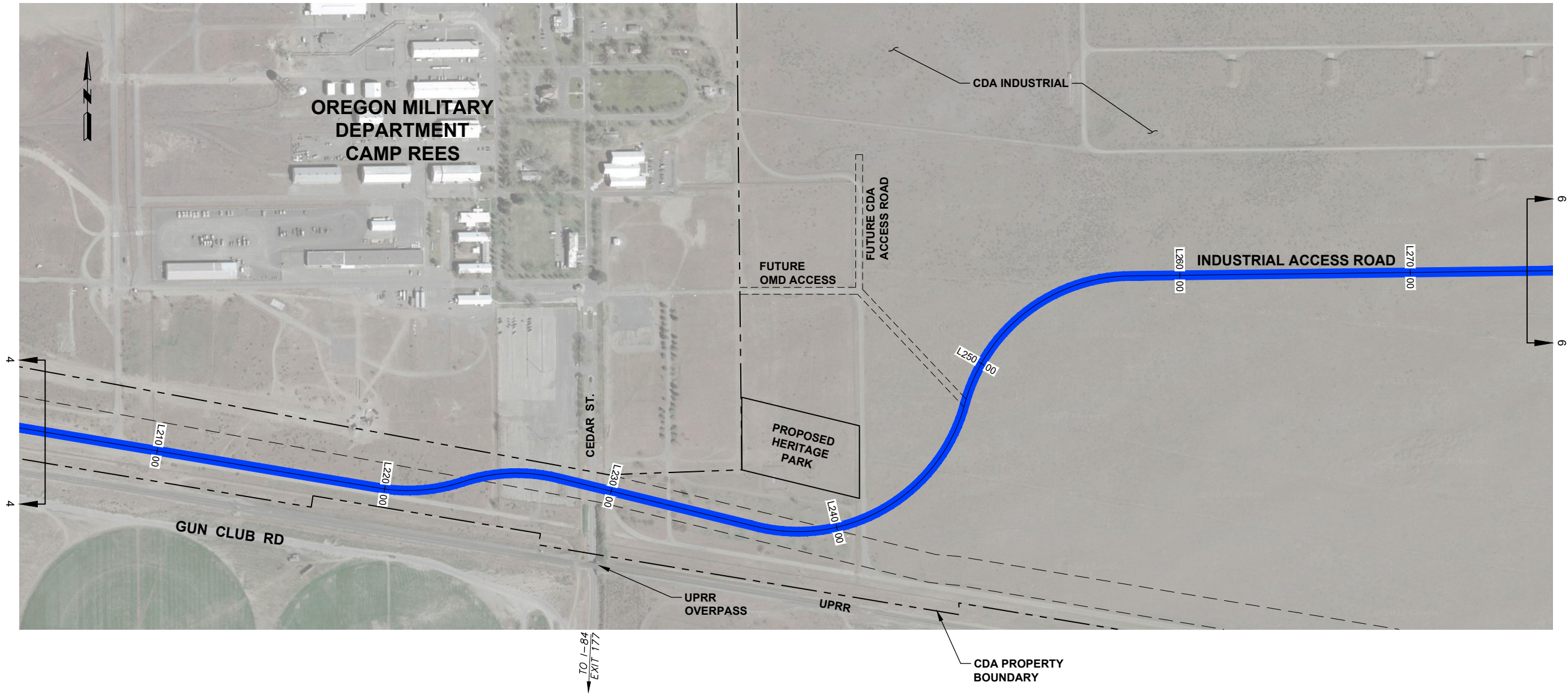


	<p>COLUMBIA DEVELOPMENT AUTHORITY INDUSTRIAL AREA CONNECTOR ROAD PRE-DESIGN REPORT</p> <p>PRELIMINARY ROADWAY ALIGNMENT STA L65+00 TO STA L135+00</p>	<p>FIGURE 3</p>
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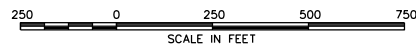
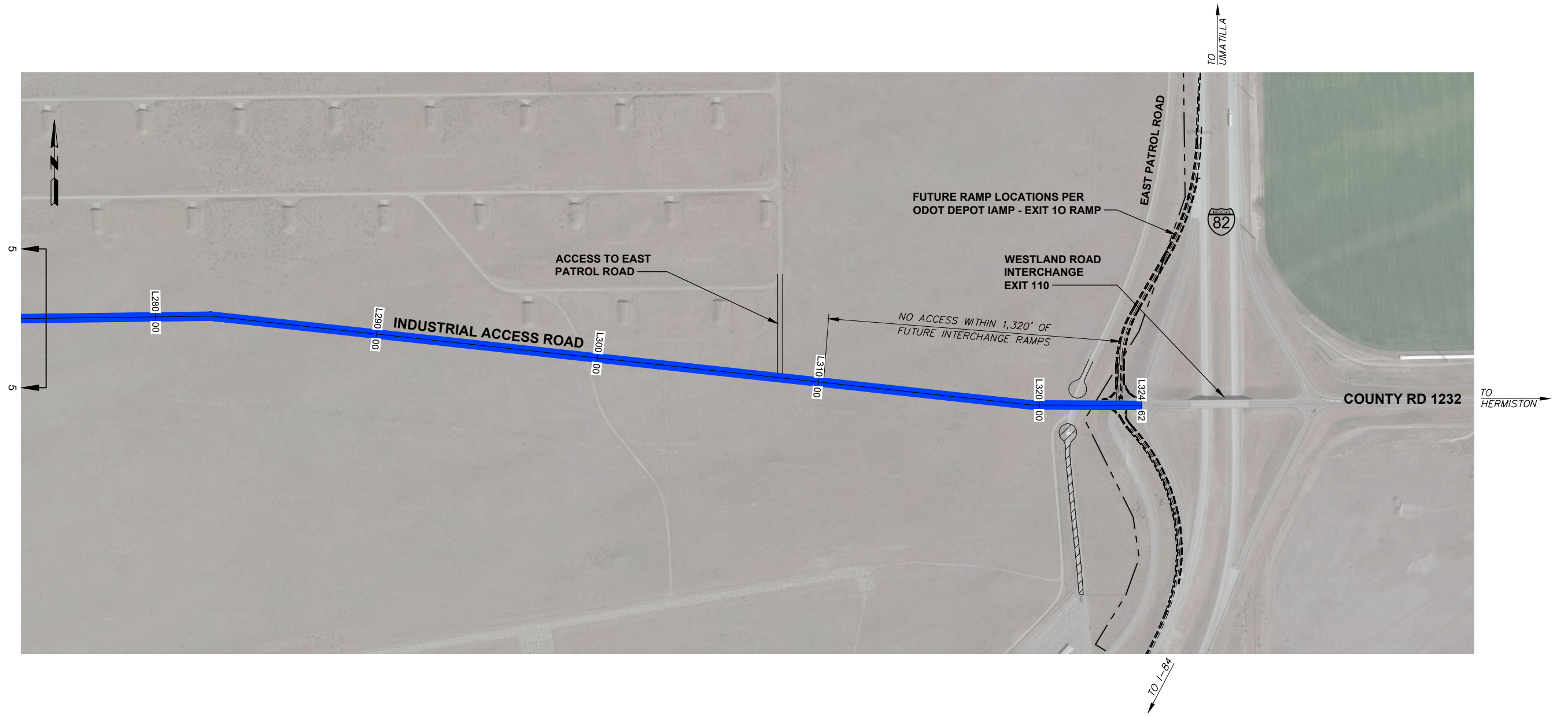
	COLUMBIA DEVELOPMENT AUTHORITY INDUSTRIAL AREA CONNECTOR ROAD PRE-DESIGN REPORT	FIGURE
	PRELIMINARY ROADWAY ALIGNMENT STA L135+00 TO STA 205+00	4



COLUMBIA DEVELOPMENT AUTHORITY
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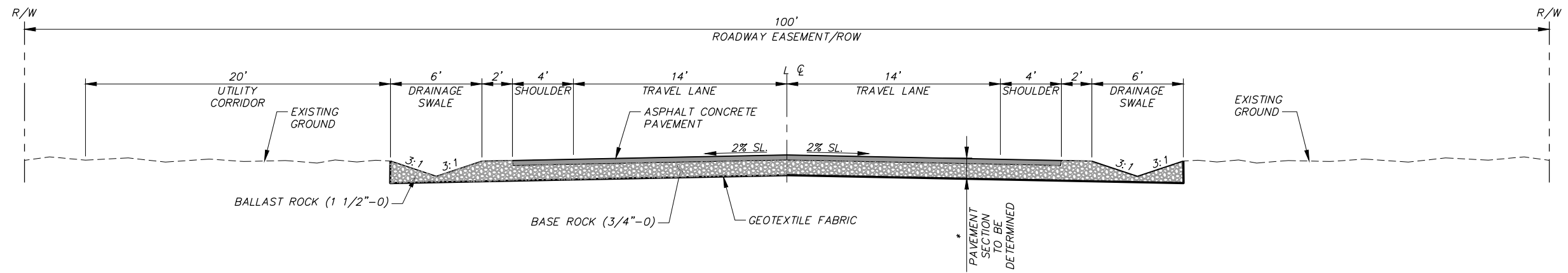
PRELIMINARY ROADWAY ALIGNMENT
STA L205+00 TO STA L275+00

FIGURE
5

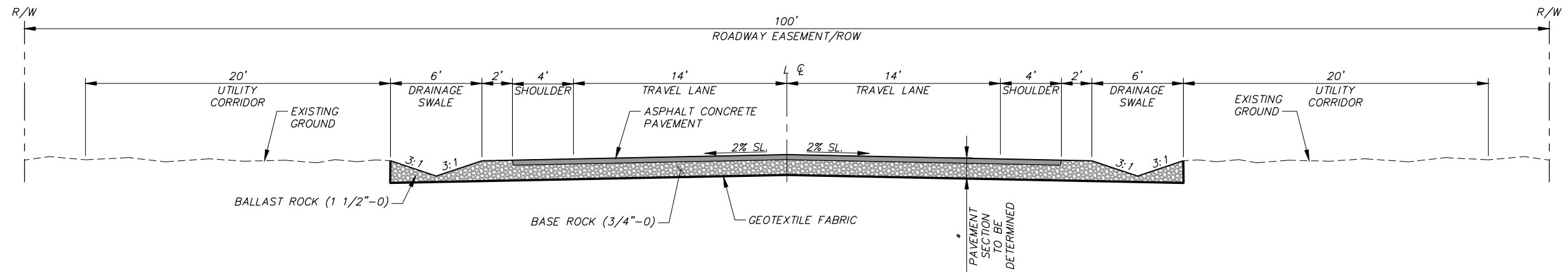


	<p>COLUMBIA DEVELOPMENT AUTHORITY INDUSTRIAL AREA CONNECTOR ROAD PRE-DESIGN REPORT</p> <p>PRELIMINARY ROADWAY ALIGNMENT STA L275+00 TO STA L327+00</p>	<p>FIGURE 6</p>
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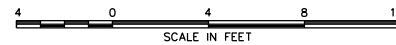
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TYPICAL SECTION
STA L1+00 TO STA L235+00



TYPICAL SECTION
STA L235+00 TO STA L327+00

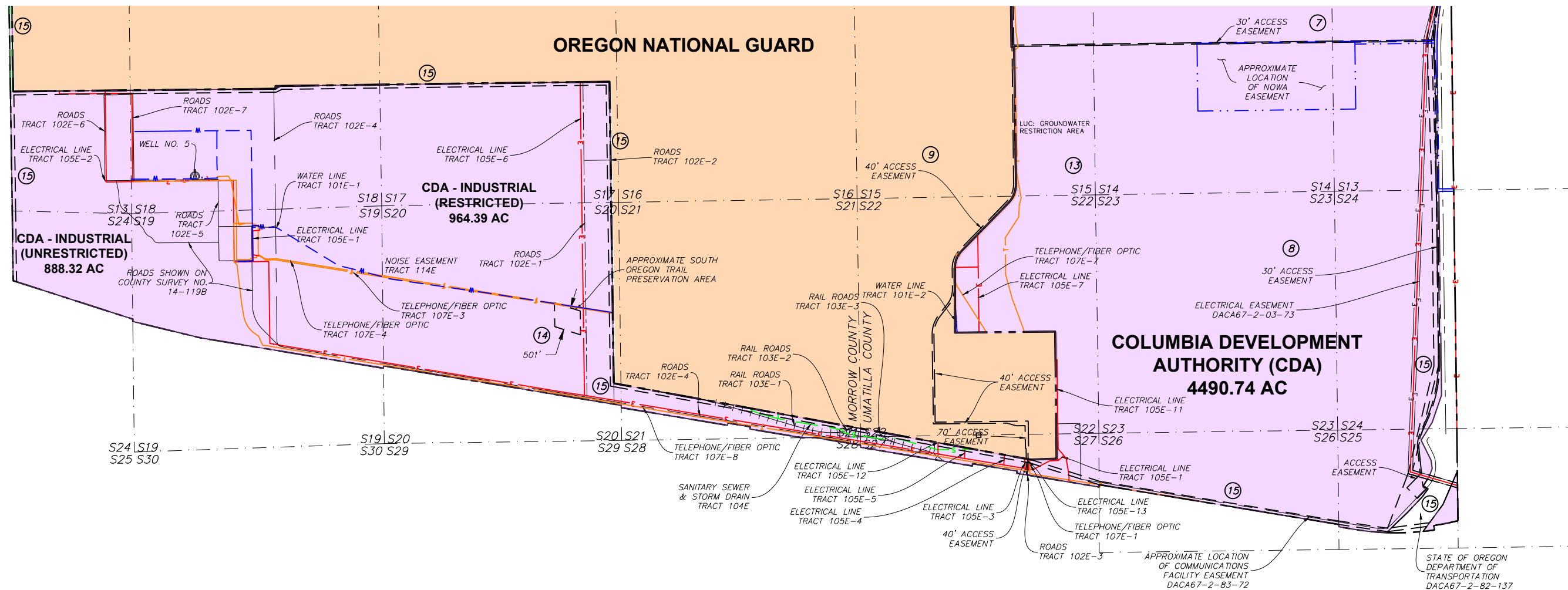


COLUMBIA DEVELOPMENT AUTHORITY
INDUSTRIAL AREA CONNECTOR ROAD
PRE-DESIGN REPORT

PRELIMINARY ROADWAY ALIGNMENT
TYPICAL SECTION

FIGURE
7

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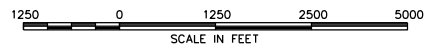
LEGEND

- CDA PARCEL 1
- CDA PARCEL 2
- CDA AGRICULTURAL PARCEL
- CTUIR PARCEL
- OREGON NATIONAL GUARD

- ROAD EASEMENT
- RAILROAD EASEMENT
- WATER LINE EASEMENT
- GAS LINE EASEMENT
- SANITARY & STORM DRAIN EASEMENT
- ELECTRICAL EASEMENT
- TELEPHONE/FIBER EASEMENT
- SECTION LINES
- PROPERTY BOUNDARY
- EASEMENT SHOWN ON COUNTY SURVEY

EASEMENTS/LAND USE AREAS

8. 30' ACCESS EASEMENT ALONG EAST PATROL ROAD THROUGH SECTIONS 13, 24, AND 25. SHOWN ON UMATILLA COUNTY SURVEY 21-065-C. PREPARED BY SEPARATE DOCUMENT.
9. VARYING WIDTH ACCESS EASEMENT FROM SOUTHERLY BOUNDARY ALONG RIM ROAD NORTH THROUGH SECTIONS 27, 22, 15, AND 10 TO THE INDUSTRIAL AREA. SHOWN ON UMATILLA COUNTY SURVEY 21-065-C. PREPARED BY SEPARATE DOCUMENT.
13. LAND USE CONTROL AREA. GROUNDWATER RESTRICTION AREA. LOCATED IN WITHIN A PORTION OF SECTIONS 14, 15, & 22. SHOWN ON UMATILLA COUNTY SURVEY 21-065-C.
14. SOUTH OREGON TRAIL PRESERVATION AREA. 501' x 600' AREA LOCATED IN SECTION 20, TOWNSHIP 4N, RANGE 27E, WM
15. PROPOSED UMATILLA ELECTRIC CO-OP EASEMENTS PER TOTH AND ASSOCIATES REQUEST 7/11/2022





**COLUMBIA DEVELOPMENT AUTHORITY
INDUSTRIAL AREA CONNECTOR ROAD
PRE-DESIGN REPORT**

**PRELIMINARY ROADWAY ALIGNMENT
UTILITY AND ACCESS EASEMENTS**

**FIGURE
8**