

## Looking back and looking ahead: A year of wastewater construction

### What's inside?

- Construction progress and what to expect in 2017
- Upcoming opportunities to get involved with Windjammer Park improvements
- Get up to speed: understanding project funding

### Want more project information?

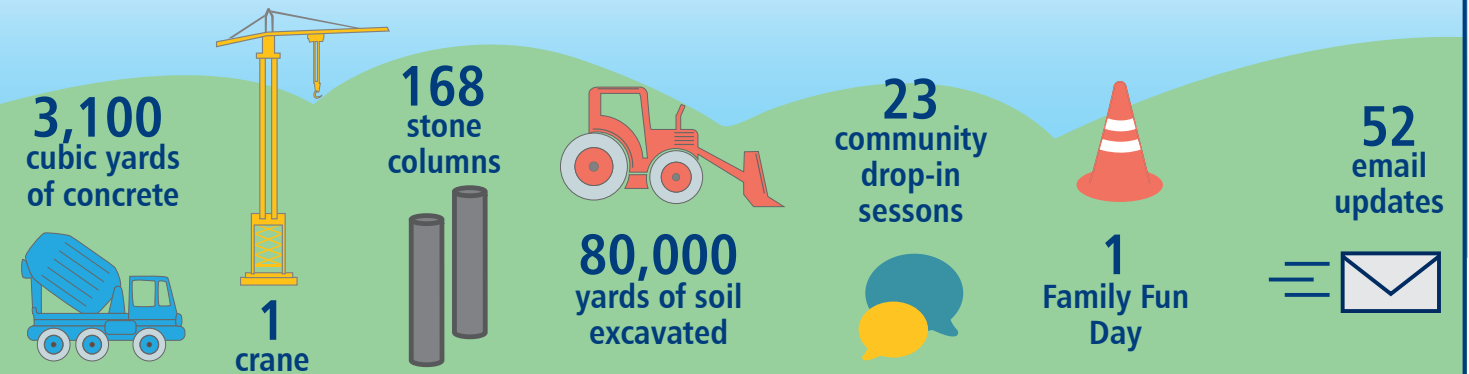
Email us at [treatmentplant@oakharbor.org](mailto:treatmentplant@oakharbor.org) or call 360-914-7000 to join our email list and receive weekly construction updates.

## City of Oak Harbor Clean Water Facility Project



## A Year of Wastewater Construction: By the Numbers

The last 365 days included:



### Starting Next: Further Design of Windjammer Park

The Oak Harbor City Council approved the Windjammer Park Integration Plan in June. As we move forward with Phase 1 (see graphic), the City will engage the public to define designs. These areas are assumed to include:

#### Phase 1

- Events plaza
- Kitchens and restrooms
- Nature playground
- Parking
- Pedestrian circulation
- Planting and irrigation
- Splash park
- Sport courts
- Stage/amphitheater
- Wayfinding
- Wetlands

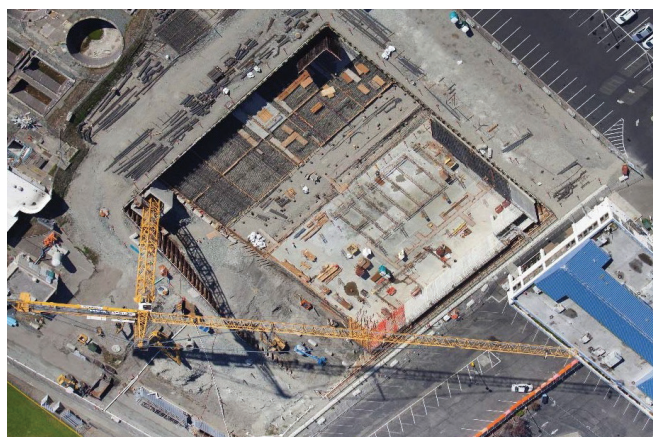
Stay tuned for an opportunity to participate in late 2016/early 2017.

#### Future Phases

- Gateway entrance
- Kayak campground
- Multi-use lawn
- Renovated lagoon
- Waterfront trail



The project site as of October 2.



To stay up to date with the project, sign up for our weekly construction updates (email [treatmentplant@oakharbor.org](mailto:treatmentplant@oakharbor.org)) or visit community drop-in hours (dates and times are listed on our website).

The City of Oak Harbor is building a new wastewater treatment facility in Windjammer Park that will:

- Deliver long-term reliable service
- Reclaim valuable resources from wastewater
- Enhance existing public open spaces
- Serve as an important anchor for other projects that will help to revitalize the downtown waterfront

The facility is expected to be fully operational in 2018.

## Construction Underway



Oak Harbor Clean  
 Water Facility  
 Fall 2016 Project Update

For more information about upcoming activities and the Windjammer Park Integration Plan, visit [www.oakharborcleanwater.org/Park](http://www.oakharborcleanwater.org/Park).



# November 2015 – November 2016: Year in Review



## November 2015 Groundbreaking

Last year, we broke ground on the Clean Water Facility. Since then, the team has made significant construction progress on the facility foundation and connection to Oak Harbor Bay, as well as design progress on the facility and potential Windjammer Park improvements.



## February - March Soil Stabilization

Before crews began to build the facility, they prepared the work area by building 168 underground stone columns and installing sheet piles (thin, interlocking metal sheets drilled vertically into the ground). These extend 48 feet underground and help keep groundwater out of the project area.



## March - May Excavation, Tieback and Micropile Installation

Crews excavated down about 25 feet within the sheet pile perimeter. They stabilized the area by installing tiebacks, which are elements that are pushed horizontally and diagonally into the sheet pile wall. Micropiles were installed vertically into the ground to stabilize the future foundation.



## May Family Fun Day!

About 300 Oak Harbor residents visited Windjammer Park to check out Public Works trucks, information, and even a construction safety course!

## May Tower Crane Arrives

The Oak Harbor Clean Water Facility team installed a 165-foot tower crane. The crane helps lift equipment and materials in and out of the project site.

## January - June Windjammer Park Integration Plan Development

Siting the Clean Water Facility in Windjammer Park has presented a unique opportunity to develop a long-term plan for the park, integrating existing and new elements in this special community space. The design team worked with a community advisory group and the greater Oak Harbor community from January to June to create a plan that will help guide the future programming of Windjammer Park. City Council adopted the plan in June. For more information, please visit [www.oakharborcleanwater.org/Park](http://www.oakharborcleanwater.org/Park).

## Today Foundation Work Underway

Construction crews are currently working to build the future facility's foundation, including concrete floors and walls.

## What's next in 2017?

You can follow along with construction by signing up for weekly email updates. Email [treatmentplant@oakharbor.org](mailto:treatmentplant@oakharbor.org) to sign up. Over the next year we will see the treatment facility begin to emerge from the ground. The crane will continue to be up through the year—with holiday lights for festivities this holiday season.



## Clean Water Facility Costs Continue to Meet Rate Projections

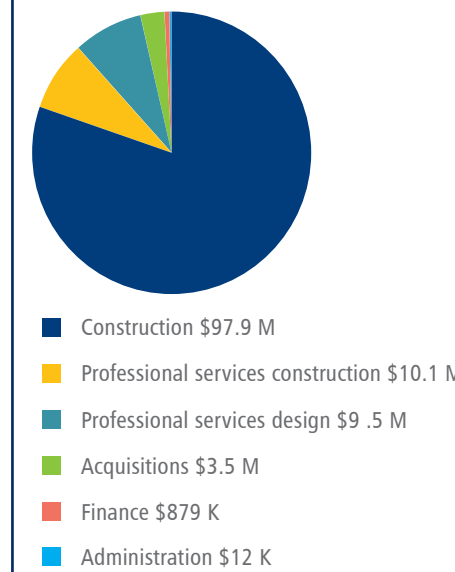
Funds from your monthly wastewater service rates allow the City to plan for the future while maintaining the existing system. Sewer rates contribute toward:

- Design and construction of the future treatment facility (currently underway), and
- Operations and maintenance of facilities and pipes throughout the City.

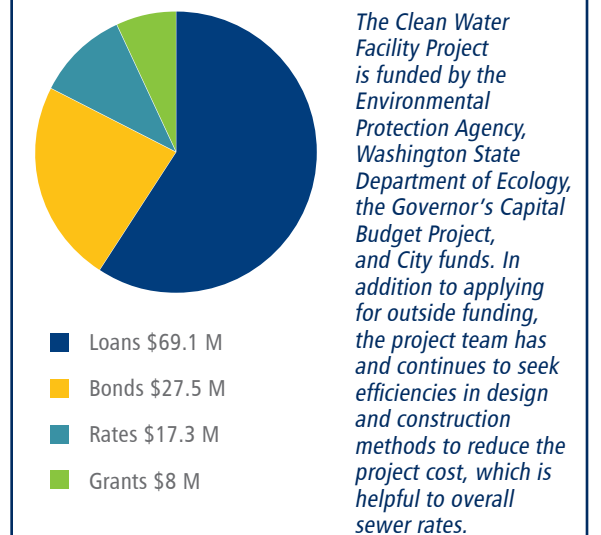
The Clean Water Facility Project plans to accomplish much more than originally planned in 2010, including improving Windjammer Park and serving as a catalyst for other development in the city. Even with these changes, the project team has been working to maintain new treatment facility project costs to keep rates down since the beginning of the project. We have:

- Managed contingency and risk on the project.
- Collaborated with the contractor to reduce costs where possible.
- Efficiently procured subcontracts.
- Designed the facility for efficient future operations.
- Worked with state agencies to reduce loan terms and interest rates.

### Total Estimated Project Costs: \$121.9 M

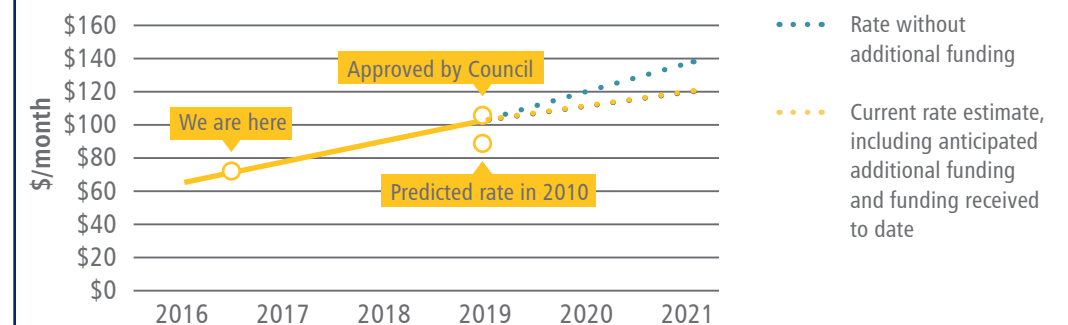


### Total Estimated Funding



On March 15, 2016, City Council approved wastewater service rates for 2016, 2017, and 2018, using previously Clean Water Facility Project project costs. Because project costs to date and remaining estimates are lower than previously anticipated, there is potential for future monthly rates to be lower than projected (see line graph).

### Anticipated Sewer Rates for Single Family Residences



Note: monthly sewer rates can vary per property use. Please contact the Oak Harbor wastewater division (360-279-4770) if you have any questions about your specific rate structure.

**Windjammer Park is open!** Clean Water Facility construction work hours are typically 7:00 a.m. – 7:00 p.m. on weekdays. We will notify the community in advance of work outside these hours. Visitors to the site may notice: Fencing around the work area, heavy equipment, noise, activity and truck traffic around the project site, and equipment and materials staging.

