



MEMORANDUM

EUGENE WATER & ELECTRIC BOARD

Rely on us.

TO: Commissioners Brown, Carlson, Barofsky, McRae and Schlossberg
FROM: John Marshall, Facilities Maintenance Supervisor; Scott Milovich, Support Services Manager; Karen Kelley, Chief Operations Officer
DATE: June 7, 2022
SUBJECT: Bertelsen Property
OBJECTIVE: Provide update on project progress and receive feedback

Issue

Procurement and material lead-time challenges in combination with the scope of current and future capital project work, has generated the need for a secure laydown yard with additional storage and material handling space. Currently, specialized equipment within EWEB's inventory is without staging locations that provide appropriate seismic and electrical infrastructure. Additionally, as the majority of EWEB's inventory and fleet are located at the Roosevelt Operations Center, and operations deploy from this location, a secondary access road onto the property has been identified as a need.

Background

In May 2021, EWEB negotiated the purchase of the property adjacent to the Roosevelt Operations Center at the corner of Roosevelt Blvd. and Bertelsen Rd. The initial asking price was around \$2.6 million. EWEB negotiated the purchase price to \$1.6 million based on wetland mitigation obligations required prior to EWEB using the property. The wetland permitting, mitigation credits, and earthwork requirements are estimated at around \$400,000.

Discussion

Project Approach

With the intent to develop the Bertelsen site as an expansion of the existing ROC property, the project team has focused on the master planning process to provide flexible, adaptable space for current and future storage and operational needs. A phased approach is being developed allowing current needs to be met while providing for future build-out as demand and funding become available.

The following principles have been established to guide the project team in decision making:

- Comply with city, state, and Board obligations including obligations for runoff, traffic, permitting, significant public works improvements, and environmental impacts
- Meet current needs while considering flexibility for future development, i.e., water, power sources, consideration of future development initiatives
- Maintain project flexibility of execution
- Comply with and consider aspects for safe entry and egress to property and security of the property

- Support Business continuity-seismic compliance, business resiliency, emergency response
- Consider total cost of ownership
- Provide open transparent communication with staff and community, inclusion of impacted stakeholders throughout the organization
- Use similar aesthetics to ROC facility
- Align with Community efficiency initiatives
- Community impacts/environmental impacts

Contracted Design and Project Support

Staff have identified Terra Science, Inc as an experienced contractor to support the wetland mitigation and permitting process. Consulting fees for this work are contracted at \$32,705 and include an alternatives analysis and permit preparation process. Once the permit is submitted to the state, consultants indicated that the review process will take 9-12 months for review.

In late 2021, staff issued an RFP for design services. Following that process a contract was approved during the February 1, 2022 regular Board meeting and PIVOT Architecture was awarded the project. Fees for site planning and design work are contracted at \$470,000. PIVOT’s team of design partners includes mechanical, electrical, plumbing, technology, landscape, civil and cost estimating. PIVOT’s contract to develop a Site Master Plan includes assistance developing the alternatives analysis, project sequencing, construction design documents, construction bid & submittal review, and construction & permitting support.

Project Status

The project team has met with the design team, stakeholders, and consultants to capture project requirements and sequencing. Wetland and site planning consultants have been selected and have been working with the project team on the site. Working through a site planning process, concepts have been developed and reviewed to address near and long-term considerations. The result of the process to date is a draft master plan that includes multiple phases of work to meet current and future needs.

The project development plan includes six phases.

- Phase 1 – Temporary Uncovered Storage
- Phase 2 – Roadways
- Phase 3 – Permanent Uncovered Storage
- Phase 4 – Covered Exterior Storage and Conditioned/Unconditioned Interior Storage
- Phase 5 – Project Facilitation HUB
- Phase 6 – Future Expansion (Hydrogen expansion)

As currently budgeted the project includes Phase 1 – Temporary Uncovered Storage, Phase 2 – Roadways, and Phase 3 – Permanent Uncovered Storage. Phase 1 is an interim step in the site development process that will allow temporary use of the site while the other elements are being constructed. Phases 2 and 3 will result in a site development that meets current needs for storage and sets the stage for future development. The scope and budget will be reviewed and considered at each phase and adjusted to meet current conditions. The following project elements are being proposed for inclusion at this stage:

- Design Consulting Work, Permit Consulting Work, Attorney Fees for lease development, Wetland Mitigation Credits
- Alternative Property Access Road
- Laydown Yard
- Laydown Yard Type 2-Spare units on seismic rated storage pads with power for temperature and

- humidity controls
- Fencing and Lighting
- Site Prep and Grading, Stormwater, and Paving
- Loading and Unloading Semi Trailers Area
- NW Natural Hydrogen Plant- lease agreement, revenue generation

The following were proposed as options for the future use of the property and may be developed in Phases 4, 5 and 6 of the project:

- Exterior Covered Storage
- Interior (conditioned) Storage
- Project Facilitation Hub-materials storage, office, collaborative/workspace
- Transformer Shop/Storage
- Meters Testing and Storage
- Vehicle Storage/Parking with Electric plug-in access
- Backup power supply, diesel generator
- Water Construction Operations Training Area
- Hydrogen Plant expansion area including storage and access points
- RV parking for emergency response and short-term new hire access

The following ideas were considered and not recommended to be included in the scope:

- Customer Service Building/Kiosk
- Microgrid back up power support.

Schedule

End of Q2 2022: Complete alternatives analysis, preliminary design concepts and submit permit applications for Wetland Mitigation work. Receive master plan cost estimate from design team. Executive Team and Manager review and approval. Board review and feedback.

End of Q3 2022: Determining Phase 1-3 work and near completion of Final Design for Phase 1-3 work packages. Executive Team and Manager review and approval. Board review and feedback.

Fall/Winter 2022/2023: Procurement process for phase 1-3 work and issue of permits

Spring/Summer 2023: Award and construction of phase 1-3 work

Project Estimates and Budget

Committed costs for planning and wetland mitigation work is as follows:

Wetland Mitigation Consultant for Permitting: \$33,000

Expected Mitigation Credit purchase obligation: \$330,000

Engineering Design Consultant: \$470,000

Preliminary cost estimates for the project scope are expected to be completed by mid-June. Refined construction cost estimates will also be provided by Pivot Architecture by the end of Q2 2022. The project team will provide timely updates on the cost estimates as they become available.

Current planned budget:

\$800,000 Electric Capital Plan, \$200,000 Water Capital Plan in 2022

\$800,000 Electric Capital Plan, \$200,000 Water Capital Plan in 2023

\$800,000 Electric Capital Plan, \$200,000 Water Capital Plan in 2024
Actual costs for 2022 to date: \$51,449 Electric Capital, \$12,863 Water Capital

Current Design Efforts and Update

Through numerous planning sessions, the design team and project team have worked to develop a conceptual master plan. Conceptual master plan design elements include maximizing potential use, water treatment options, storage requirements, visibility, access along Bertelsen Rd. and Roosevelt Blvd., structure cohesion, adjacencies, setbacks, separation of space between buildings, and proximity for utilities and infrastructure. The team also thought the aesthetics of having separate buildings with landscaping between presented as less industrial for our residential neighbors.

As mentioned previously, the design elements are expected to be developed as a phased approach. For the permitting process, an alternatives analysis that addresses long term site planning and use of the property is required. This process along with a conceptual master plan showing the preferred alternative will be going through an initial project consultation with the City of Eugene Planning and Development Department on May 27. Projects plans are attached for your review.

The project team has also been considering guidelines and a programmatic approach to managing the yard that includes:

- Yard use policy/procedure (program)
- Stakeholder input/CI process
- Flexible space for quick project deployment/use
- Accurate inventory
- Considering existing ROC and Bertelsen Property yard use wholistically
- Access control
- Assigned vs. shared space
- Types of use allowed/preferred
- Long term/short term needs
- Project workspace/deployment needs
- Testing/deployment
- Durations of use
- Identification, asset tags, "owner" info
- Removal dates/process
- Offboarding (who becomes new owner/POC?)
- EWEB vehicle/equipment use
- Gravels, soil, cold patch, wood debris
- Overflow parking

TBL Assessment

In progress.

Recommendation/Requested Board Action

No Board action is required at this time. The project team welcomes feedback on the progress of the work to date, the conceptual plan, project priorities and phasing of the work. Comments to John Marshall and Scott Milovich by June 15, 2022 would be appreciated.

EWEB BERTELSEN PROPERTY EUGENE WATER & ELECTRIC BOARD

4200 Roosevelt Blvd, Eugene, OR 97402

MASTER PLANNING

05.13.2022

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EXISTING CONDITIONS
CONCEPT SITE PLANS
CONCEPT SECTIONS
STORMWATER MANAGEMENT PLAN
SITE SANITARY SEWER AND WATER DISTRIBUTION
SITE CROSS-SECTION - EXISTING CONDITIONS
SITE CROSS-SECTION - PROPOSED CONDITIONS
PHASE 1A - TEMPORARY UNCOVERED STORAGE
PHASE 1B - TEMPORARY UNCOVERED STORAGE
PHASE 2 - ROADWAYS
PHASE 3 - PERMANENT UNCOVERED STORAGE
PHASE 4 - COVERED EXTERIOR STORAGE, VAC TRUCK STORAGE, INTERIOR STORAGE BAY
PHASE 5 - PROJECT FACILITATION HUB
PHASE 6 - FUTURE EXPANSION
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EXISTING ROC REFERENCE - EXTERIOR COVERED STORAGE SECTION & ELEVATIONS
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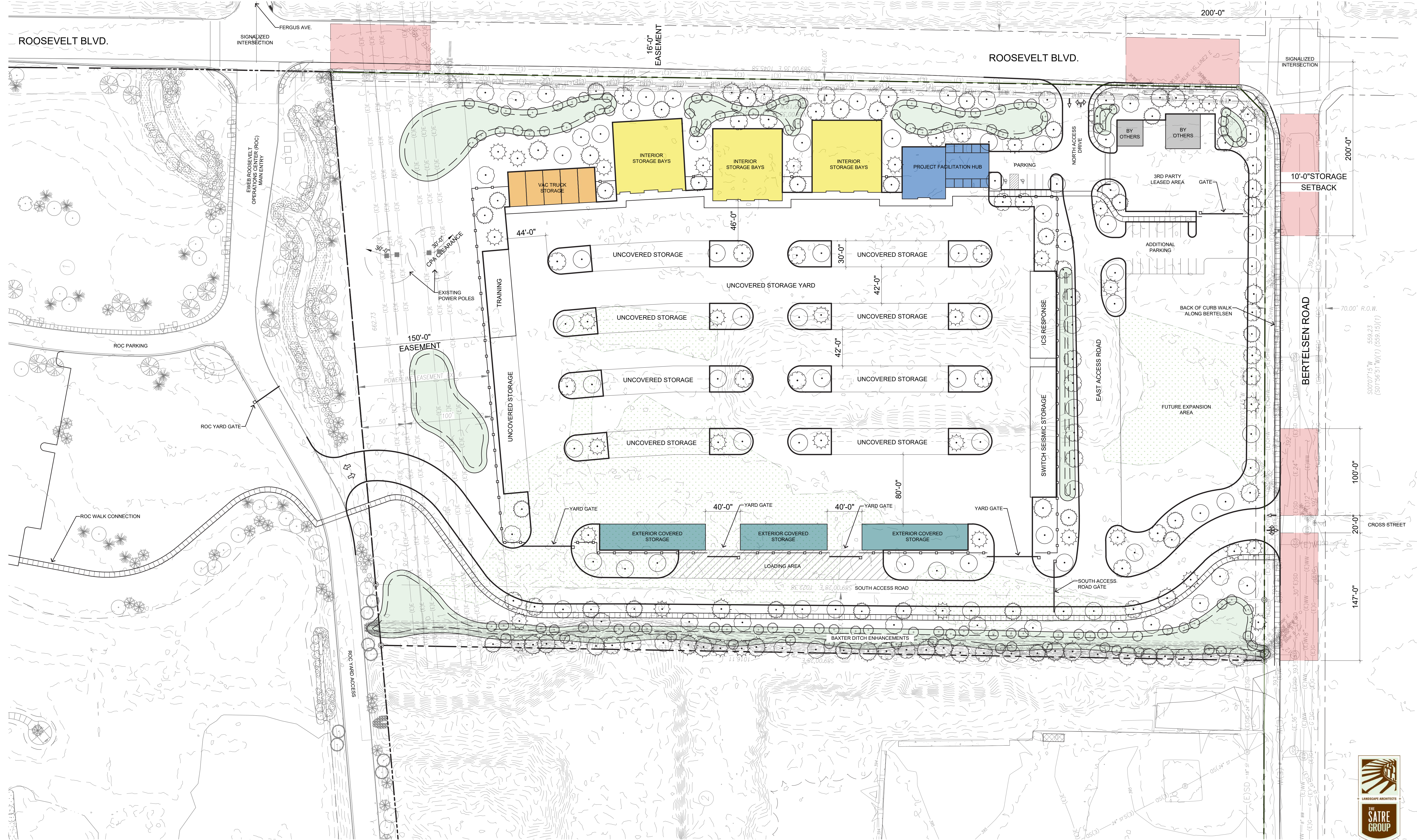
ROOSEVELT BLVD.

BERTELSEN ROAD

WETLANDS SHOWN PER PREVIOUS DELINEATION BY PACIFIC HABITAT SERVICES AND IS FOR INFORMATIONAL PURPOSES ONLY

BAXTER DITCH

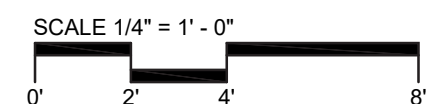
150.1' TRANSMISSION LINE EASEMENT (EX. 7) BOOK 410, PAGE 504, LCDR

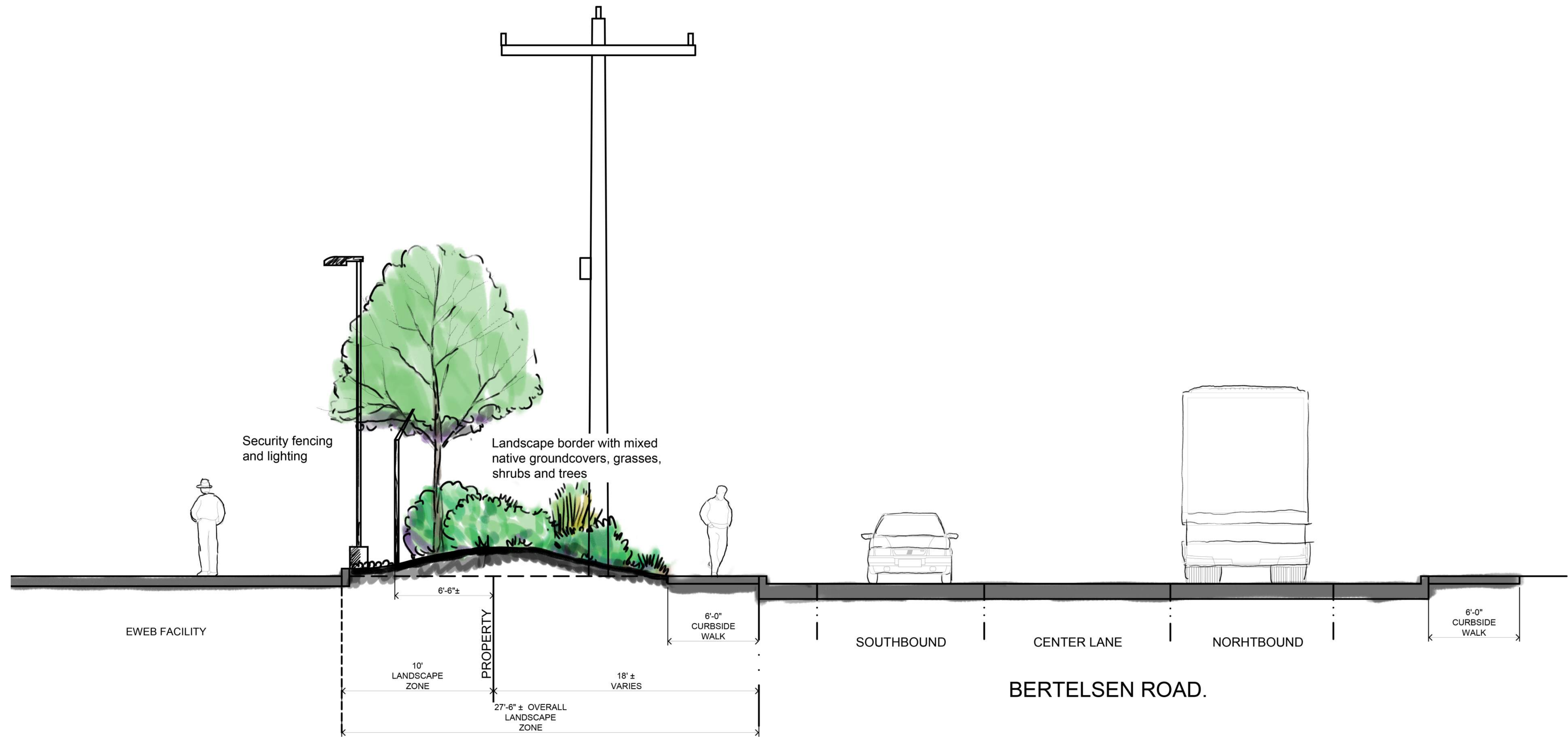




2 SOUTH ACCESS ROADWAY AND BAXTER DITCH

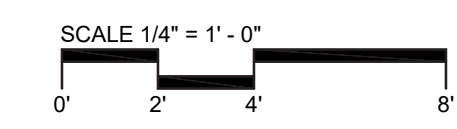
1/4" = 1'-0"

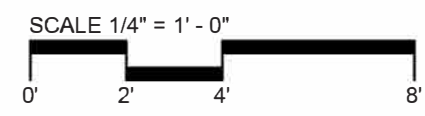
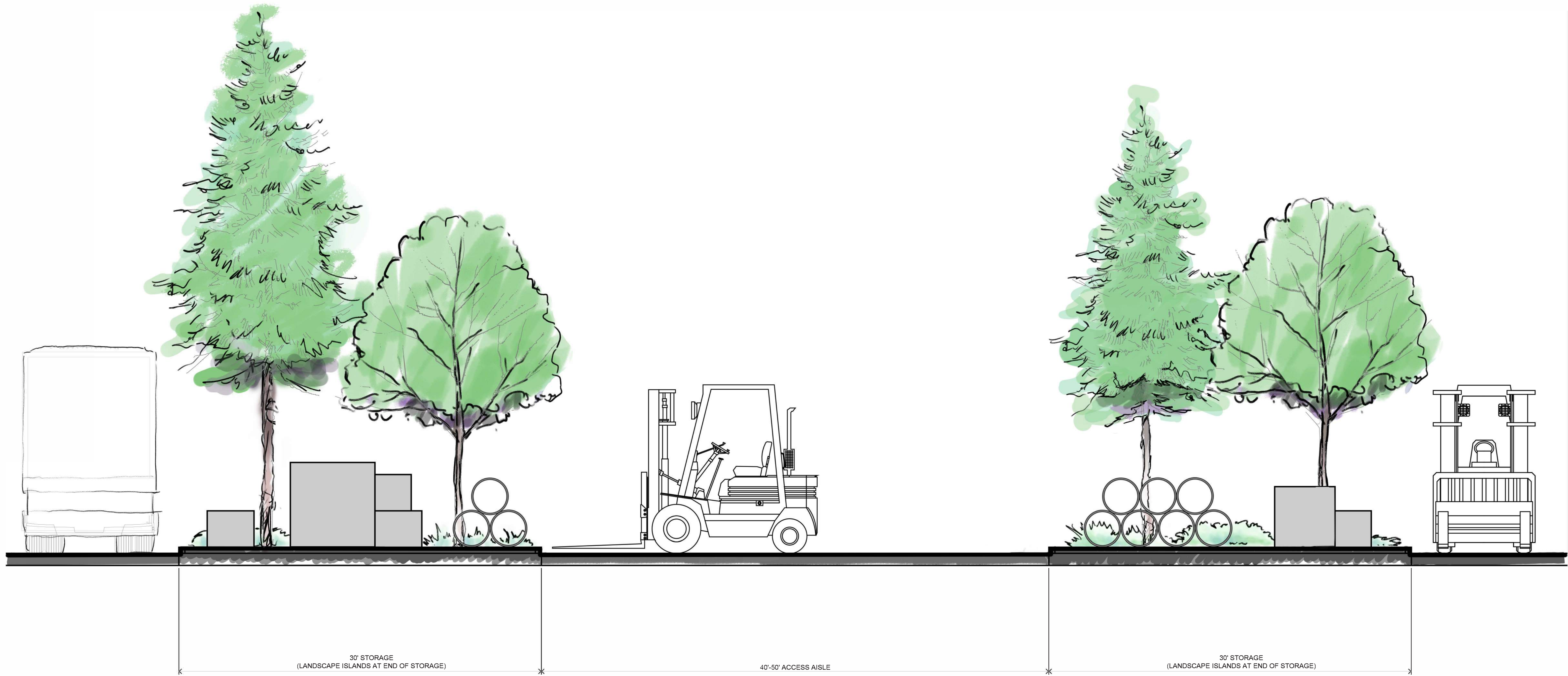


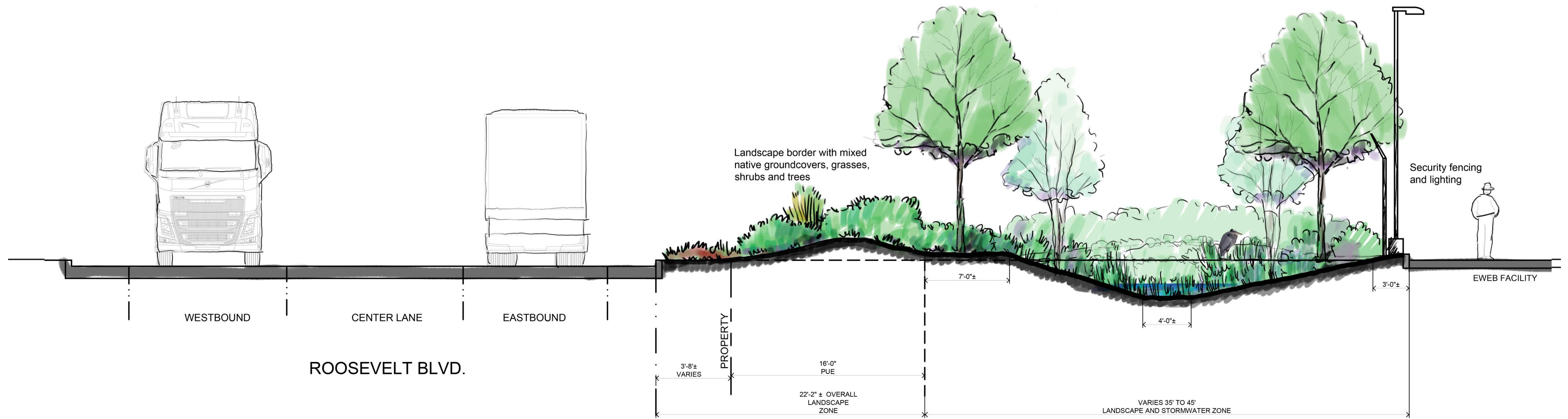


3 BERTELSEN ROAD

1/4" = 1'-0"

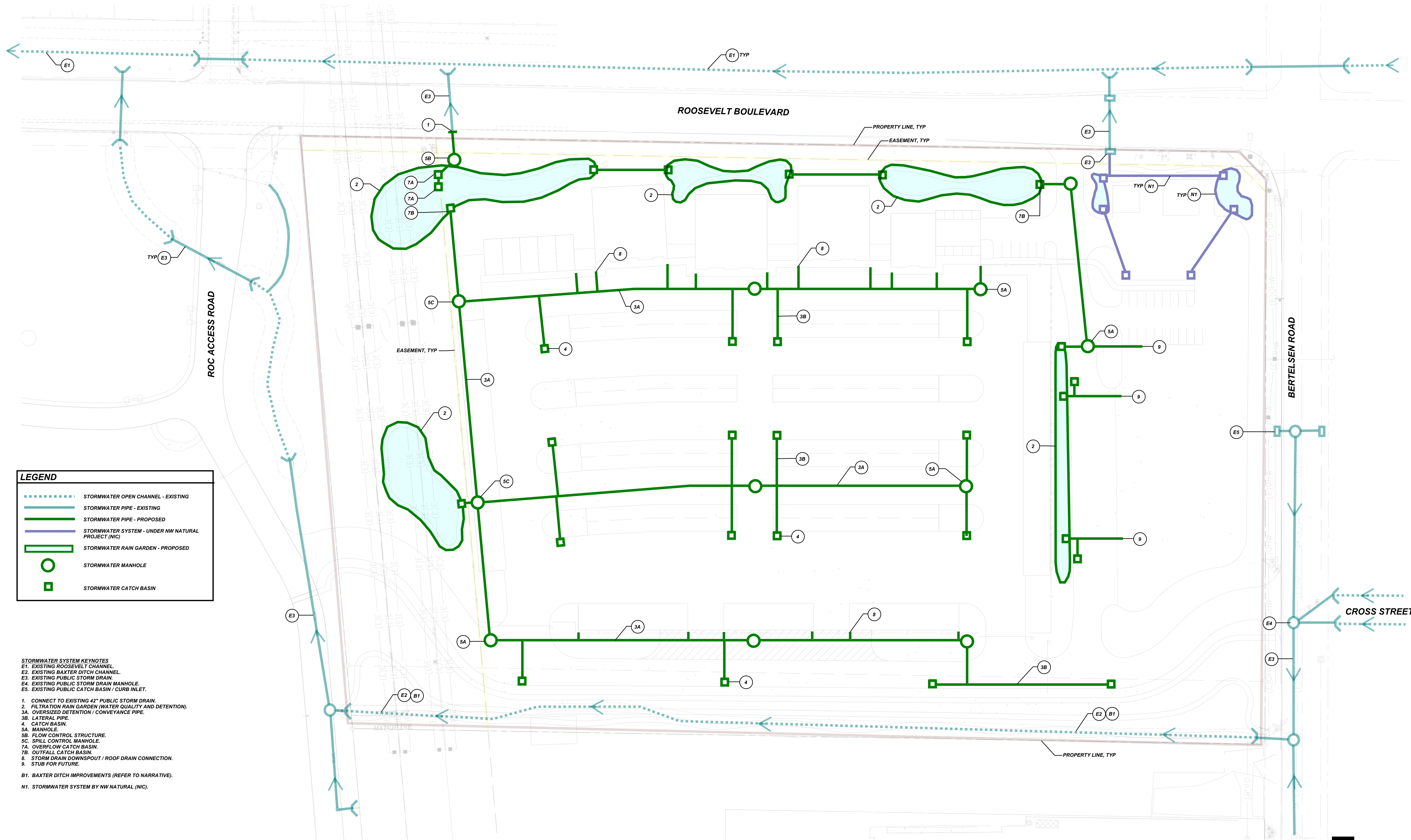






1 ROOSEVELT BLVD.

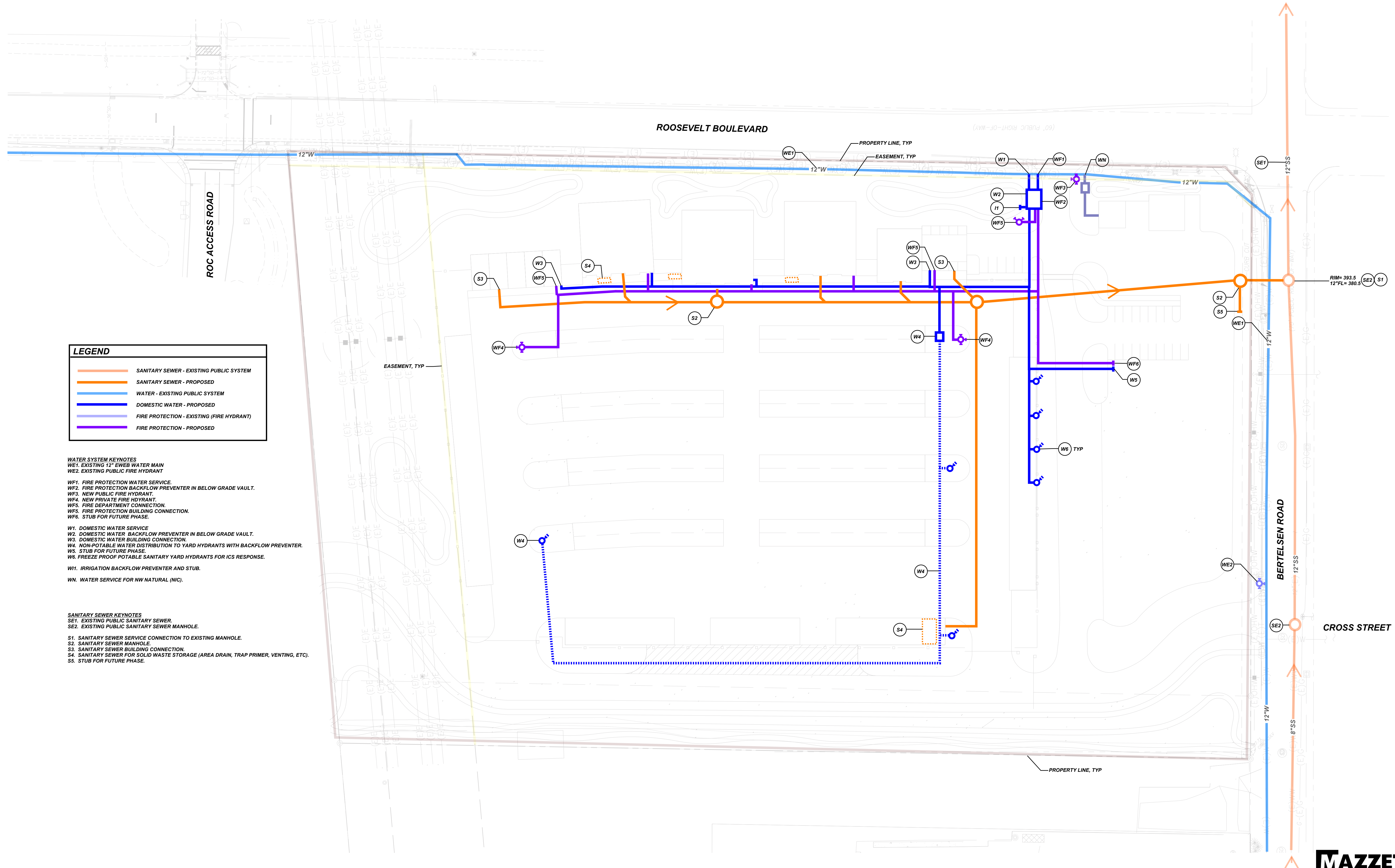
1/4" = 1'-0"



LEGEND

	STORMWATER OPEN CHANNEL - EXISTING
	STORMWATER PIPE - EXISTING
	STORMWATER PIPE - PROPOSED
	STORMWATER SYSTEM - UNDER NW NATURAL PROJECT (NIC)
	STORMWATER RAIN GARDEN - PROPOSED
	STORMWATER MANHOLE
	STORMWATER CATCH BASIN

- STORMWATER SYSTEM KEYNOTES**
- E1. EXISTING ROOSEVELT CHANNEL.
 - E2. EXISTING BAXTER DITCH CHANNEL.
 - E3. EXISTING PUBLIC STORM DRAIN.
 - E4. EXISTING PUBLIC STORM DRAIN MANHOLE.
 - E5. EXISTING PUBLIC CATCH BASIN / CURB INLET.
1. CONNECT TO EXISTING 42" PUBLIC STORM DRAIN.
 2. FILTRATION RAIN GARDEN (WATER QUALITY AND DETENTION).
 - 3A. OVERSIZED DETENTION / CONVEYANCE PIPE.
 - 3B. LATERAL PIPE.
 4. CATCH BASIN.
 - 5A. MANHOLE.
 - 5B. FLOW CONTROL STRUCTURE.
 - 5C. SPILL CONTROL MANHOLE.
 - 7A. OVERFLOW CATCH BASIN.
 - 7B. OUTFALL CATCH BASIN.
 8. STORM DRAIN DOWNSPOUT / ROOF DRAIN CONNECTION.
 9. STUB FOR FUTURE.
- B1. BAXTER DITCH IMPROVEMENTS (REFER TO NARRATIVE).
- N1. STORMWATER SYSTEM BY NW NATURAL (NIC).

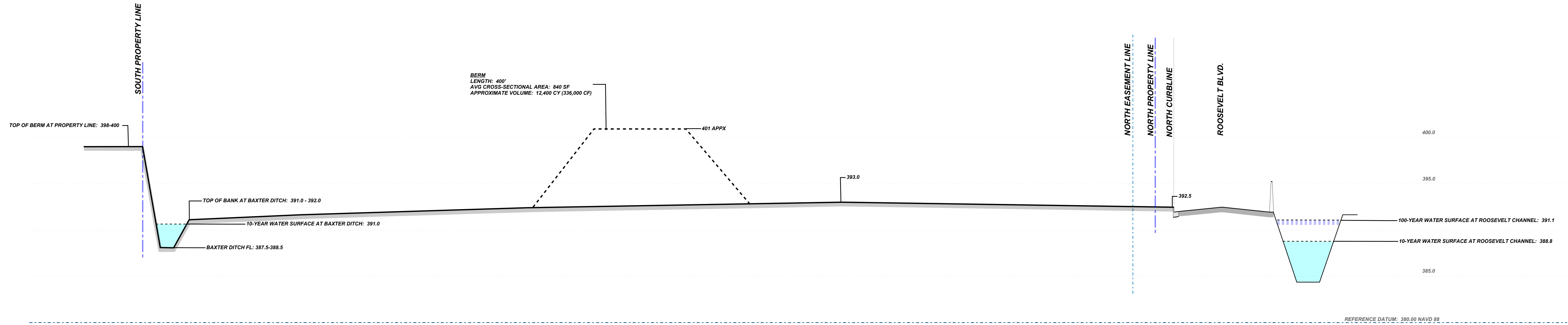


LEGEND

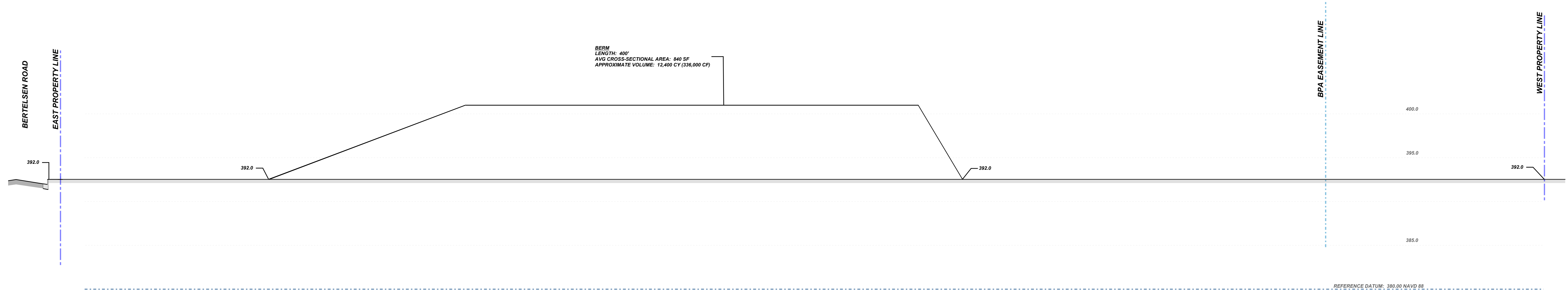
—	SANITARY SEWER - EXISTING PUBLIC SYSTEM
—	SANITARY SEWER - PROPOSED
—	WATER - EXISTING PUBLIC SYSTEM
—	DOMESTIC WATER - PROPOSED
—	FIRE PROTECTION - EXISTING (FIRE HYDRANT)
—	FIRE PROTECTION - PROPOSED

- WATER SYSTEM KEYNOTES**
- WE1. EXISTING 12" EWEB WATER MAIN
 - WE2. EXISTING PUBLIC FIRE HYDRANT
 - WF1. FIRE PROTECTION WATER SERVICE.
 - WF2. FIRE PROTECTION BACKFLOW PREVENTER IN BELOW GRADE VAULT.
 - WF3. NEW PUBLIC FIRE HYDRANT.
 - WF4. NEW PRIVATE FIRE HYDRANT.
 - WF5. FIRE DEPARTMENT CONNECTION.
 - WF6. FIRE PROTECTION BUILDING CONNECTION.
 - WF6. STUB FOR FUTURE PHASE.
 - W1. DOMESTIC WATER SERVICE
 - W2. DOMESTIC WATER BACKFLOW PREVENTER IN BELOW GRADE VAULT.
 - W3. DOMESTIC WATER BUILDING CONNECTION.
 - W4. NON-POTABLE WATER DISTRIBUTION TO YARD HYDRANTS WITH BACKFLOW PREVENTER.
 - W5. STUB FOR FUTURE PHASE.
 - W6. FREEZE PROOF POTABLE SANITARY YARD HYDRANTS FOR ICS RESPONSE.
 - WI1. IRRIGATION BACKFLOW PREVENTER AND STUB.
 - WN. WATER SERVICE FOR NW NATURAL (NIC).

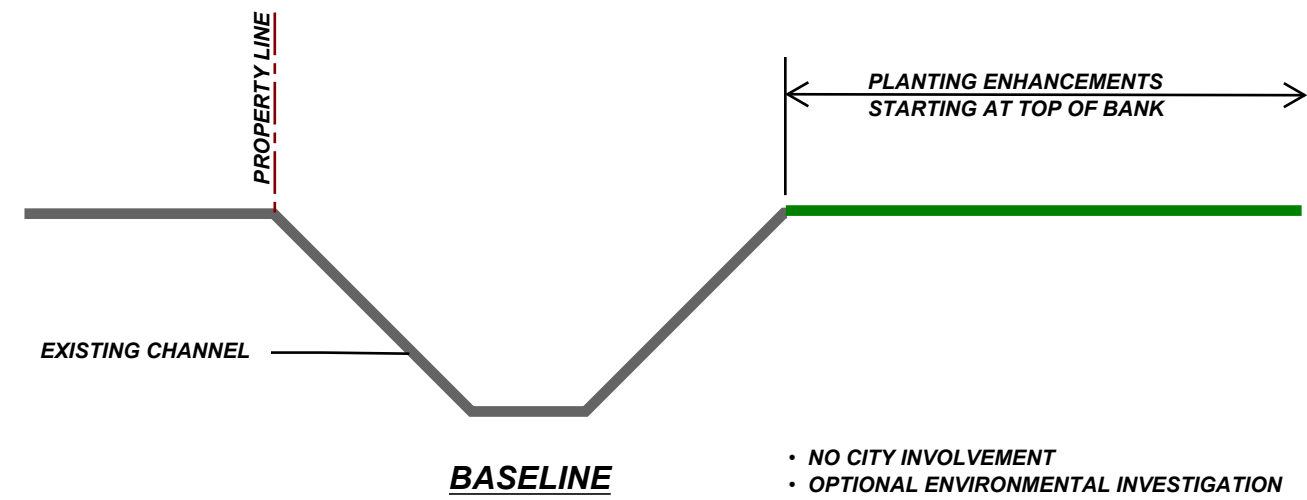
- SANITARY SEWER KEYNOTES**
- SE1. EXISTING PUBLIC SANITARY SEWER
 - SE2. EXISTING PUBLIC SANITARY SEWER MANHOLE.
 - S1. SANITARY SEWER SERVICE CONNECTION TO EXISTING MANHOLE.
 - S2. SANITARY SEWER MANHOLE.
 - S3. SANITARY SEWER BUILDING CONNECTION.
 - S4. SANITARY SEWER FOR SOLID WASTE STORAGE (AREA DRAIN, TRAP PRIMER, VENTING, ETC).
 - S5. STUB FOR FUTURE PHASE.



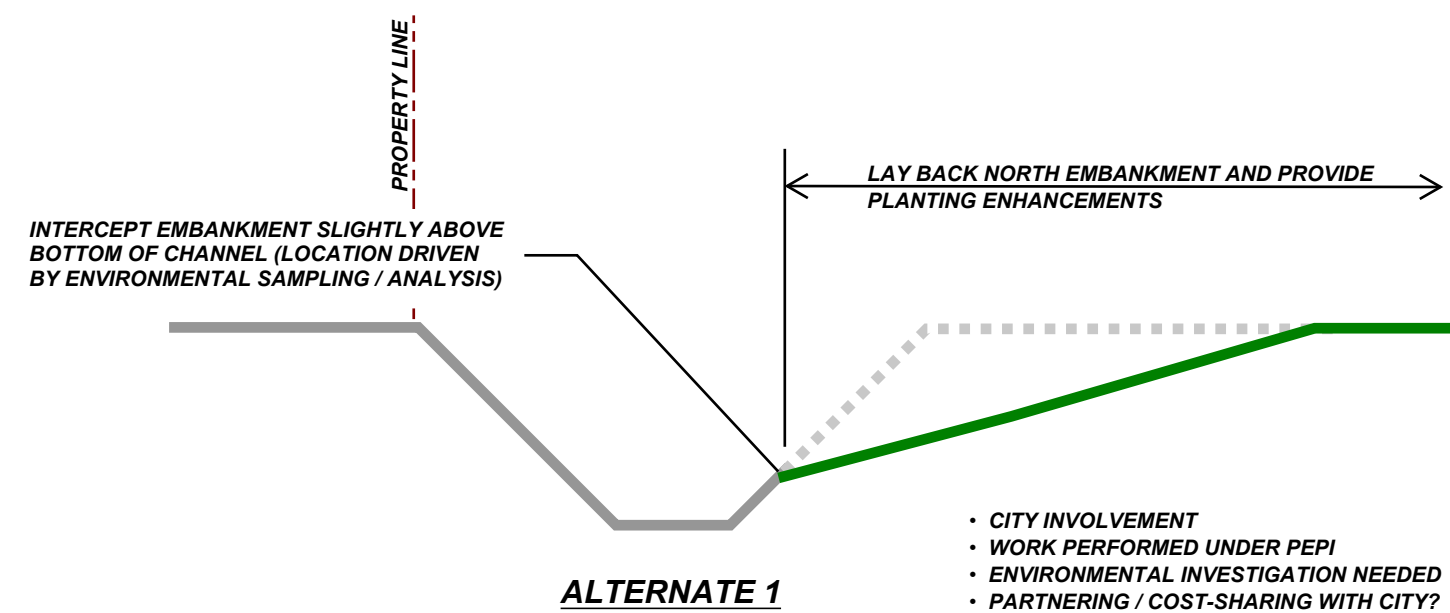
(A) EXISTING SITE SECTION - LOOKING WEST
NOT TO SCALE



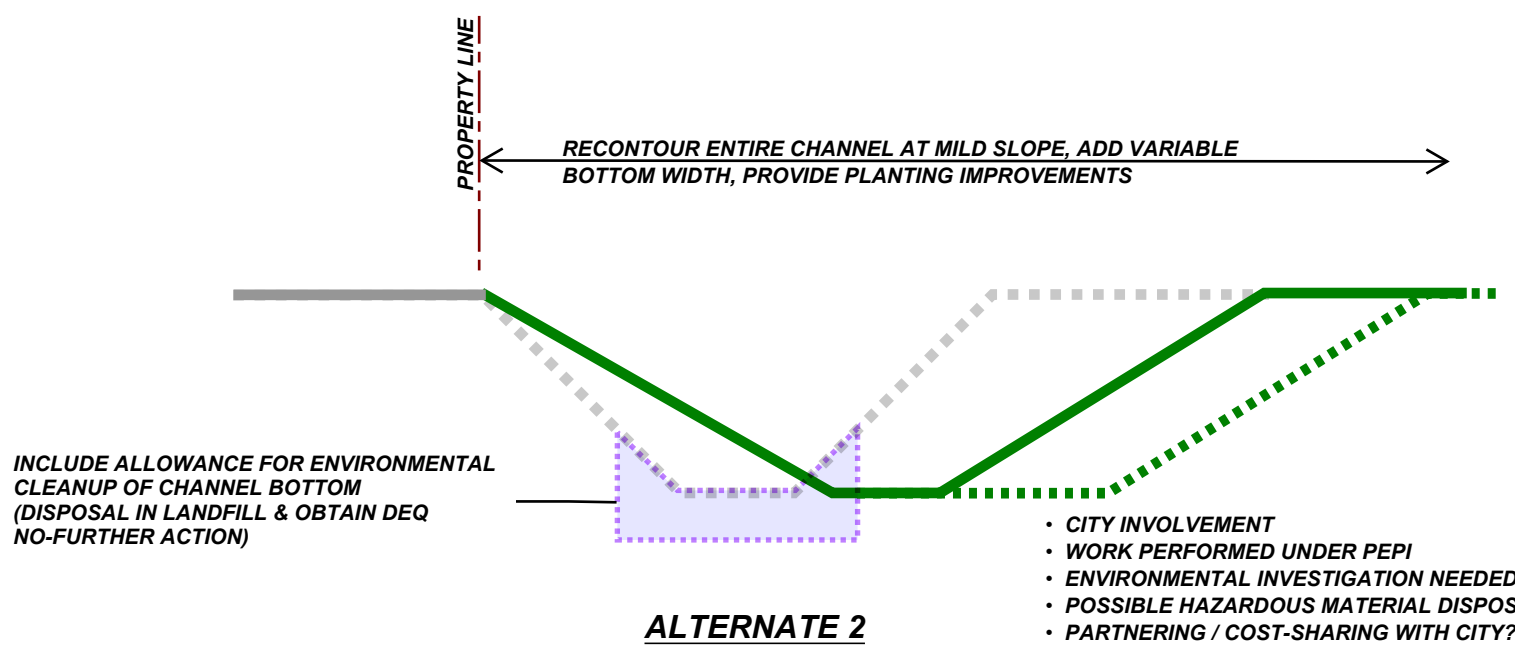
(B) EXISTING SITE SECTION - LOOKING SOUTH
NOT TO SCALE



BASELINE

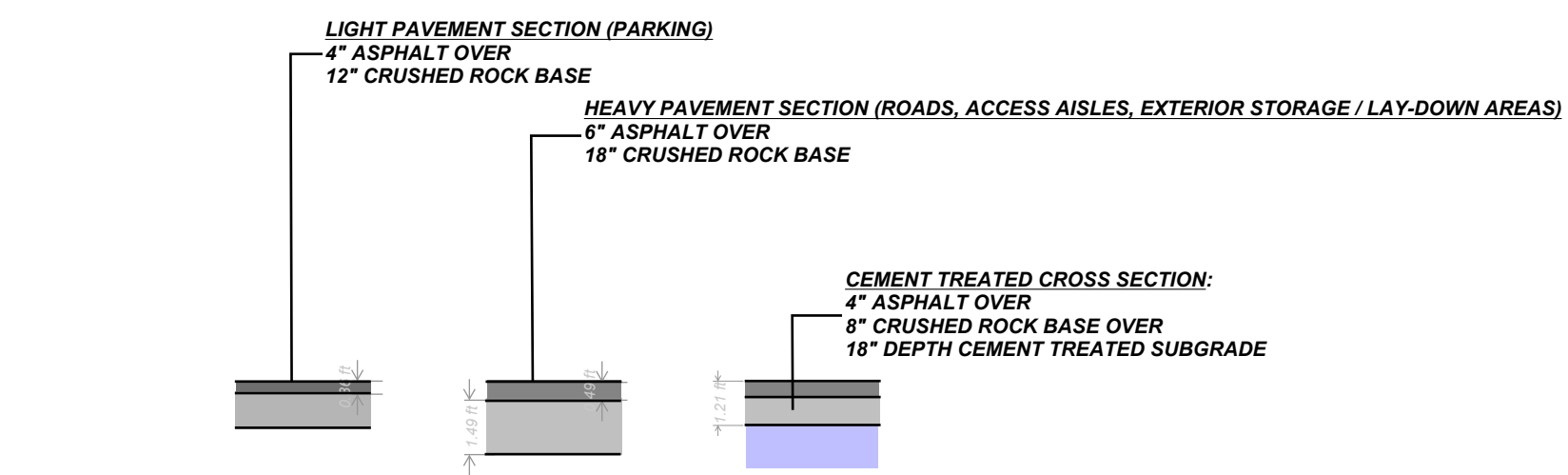


ALTERNATE 1

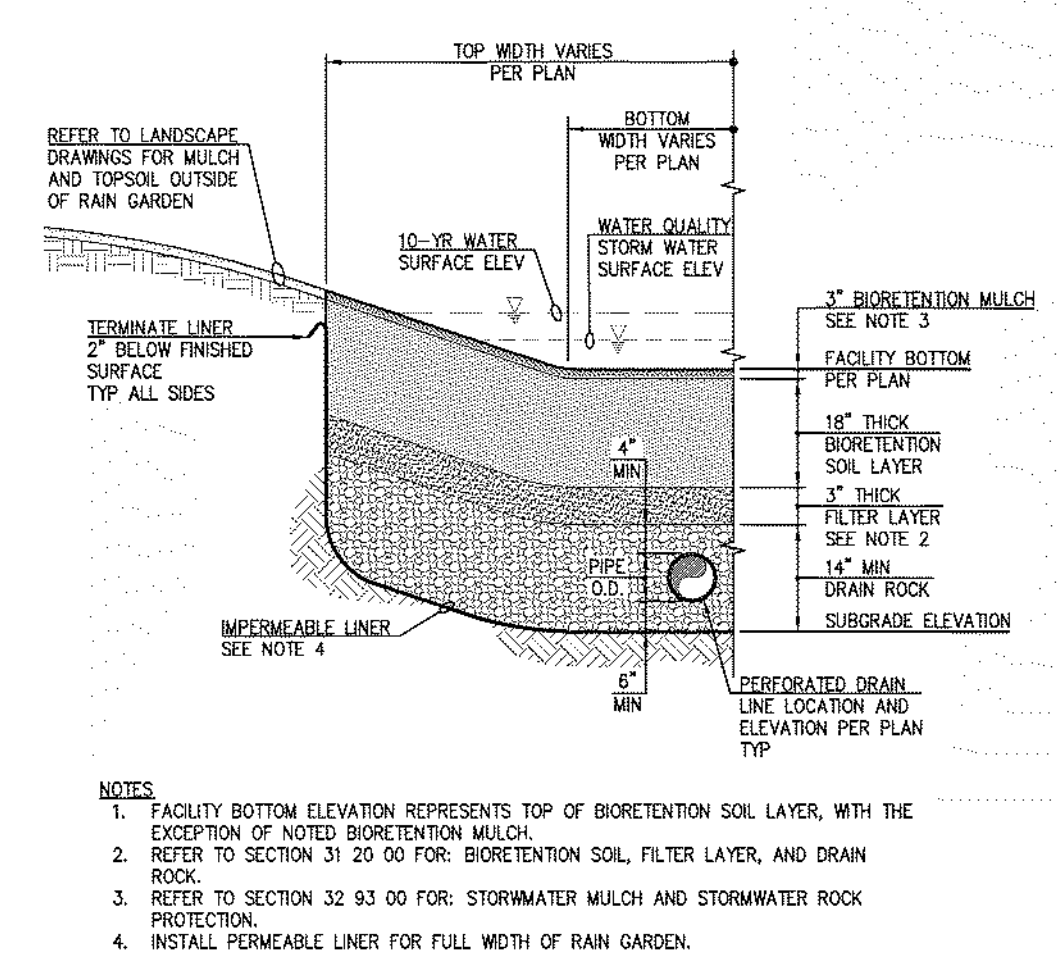


ALTERNATE 2

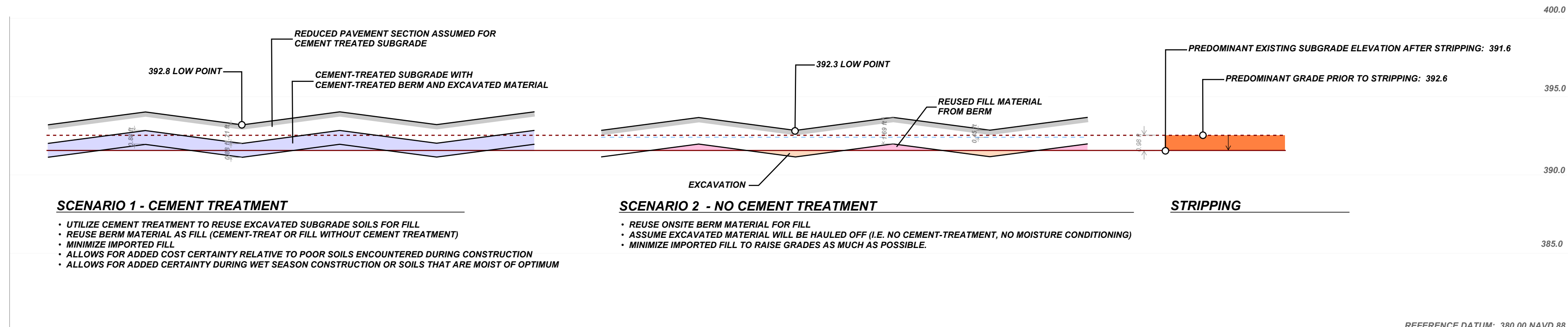
(E) BAXTER DITCH IMPROVEMENT ALTERNATIVES



(A) PAVEMENT CROSS-SECTIONS



(D) TYPICAL STORMWATER FACILITY SECTION



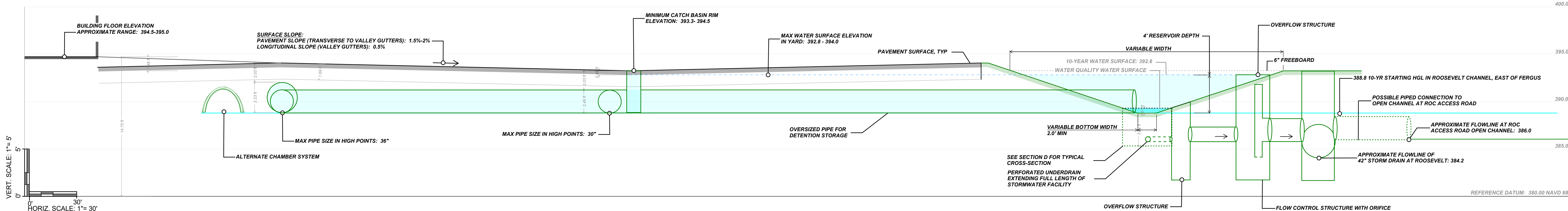
(B) EARTHWORK CROSS-SECTIONS

EARTHWORK & GRADING NOTES:

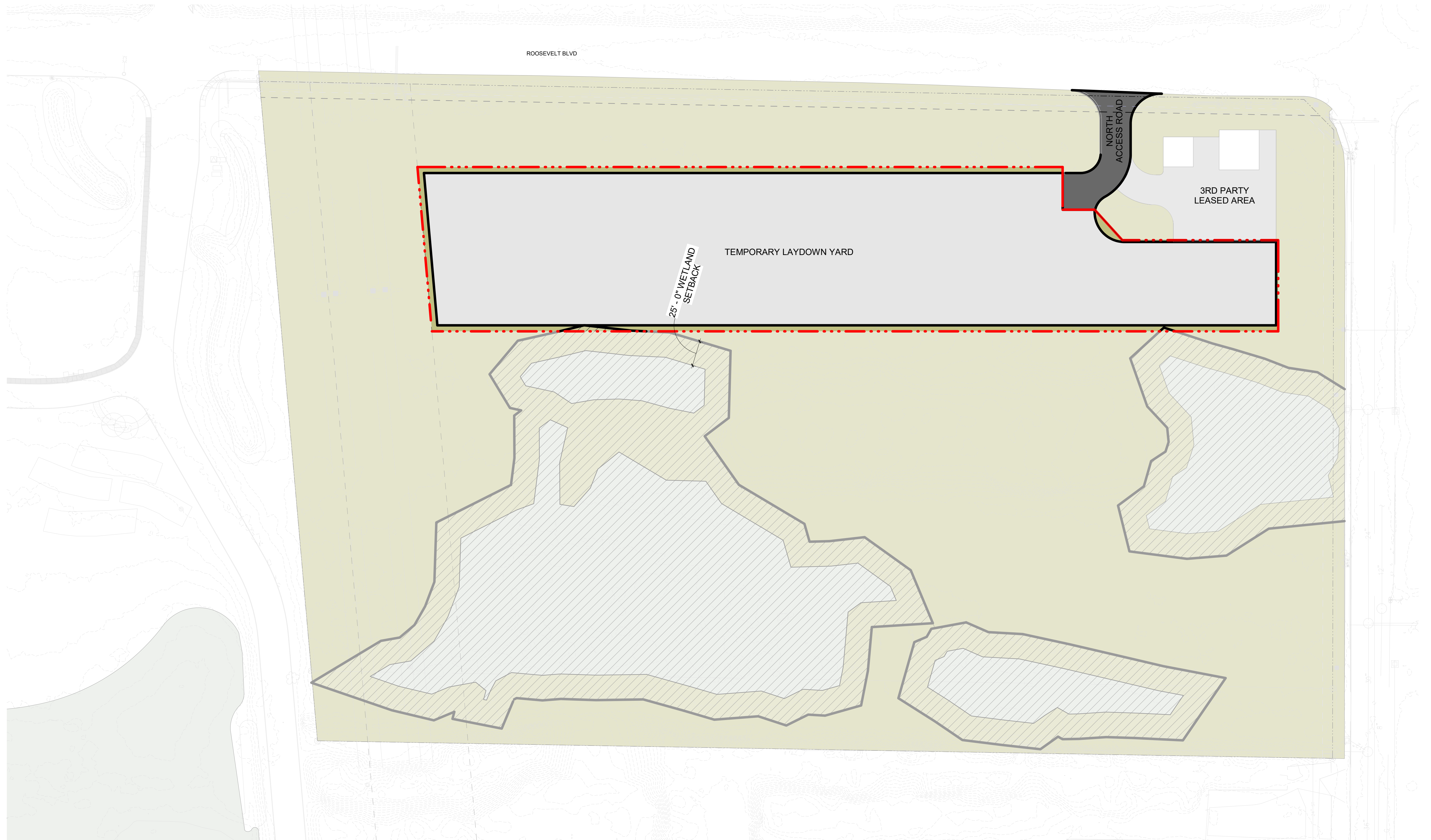
- SECTIONS BELOW DEPICT OPTIMUM SECTIONS TO MINIMIZE EXCESS EXCAVATION AND FILL AND WILL SERVE AS TARGET FOR SITE GRADING SCHEME.
- INCLUDE APPROPRIATE ALLOWANCES FOR ADDITIONAL EXCAVATION AND FILL TO ACCOMMODATE VARIATIONS THROUGHOUT SITE TO ACCOMMODATE SITE GRADING.

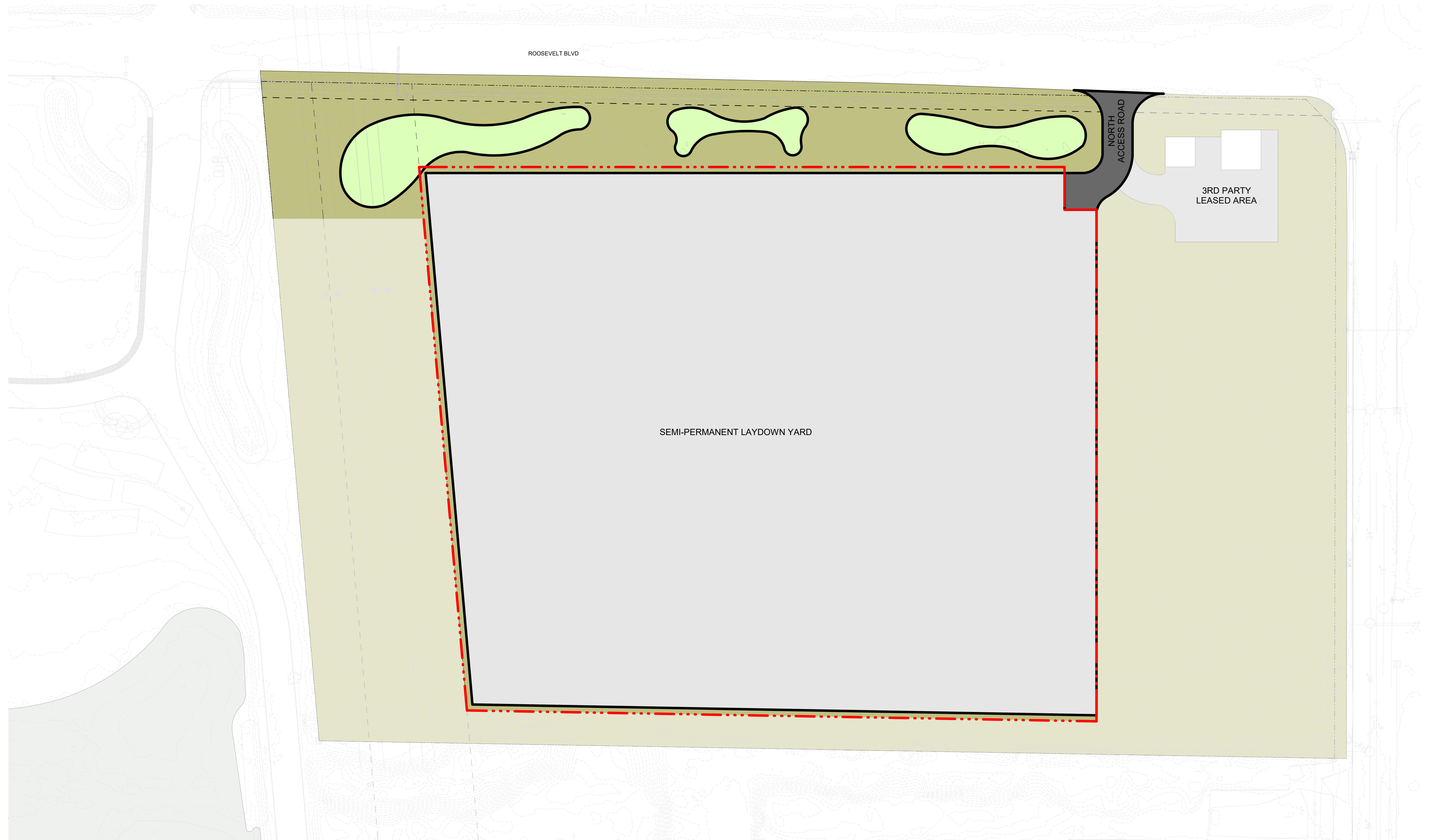
EARTHWORK VOLUME NOTES:

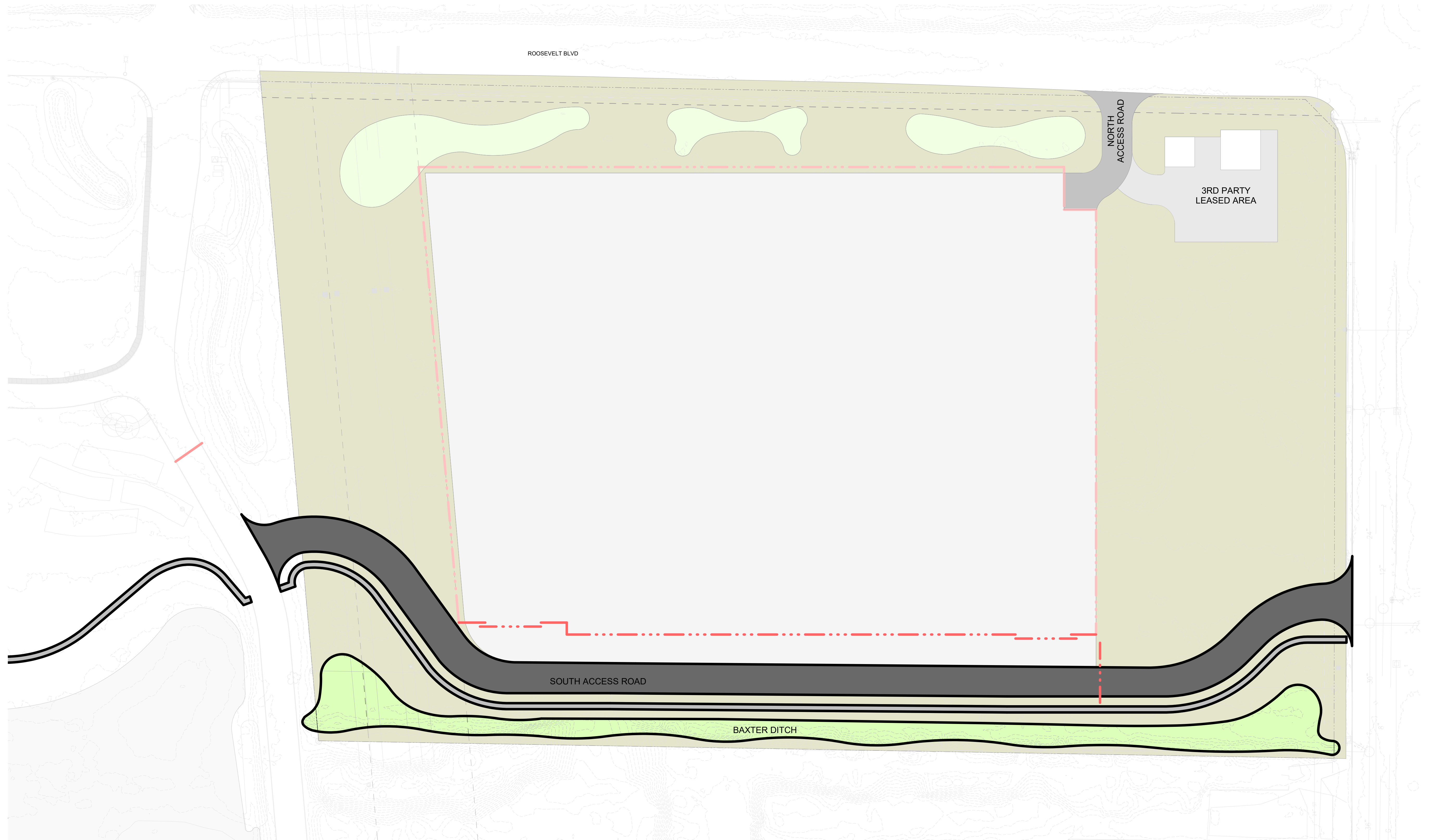
- BERM:**
 BULK VOLUME: 336,000 CF
 AVAILABLE VOLUME: 235,000 CF (AT 70%)
- STORMWATER FACILITY EXCAVATION:**
 AVAILABLE VOLUME: 216,000 CF (EXCLUDES TRENCH EXCAVATION)
- TOTAL EXCAVATION (BERM AND STORMWATER EXCAVATION):**
 541,000 CF

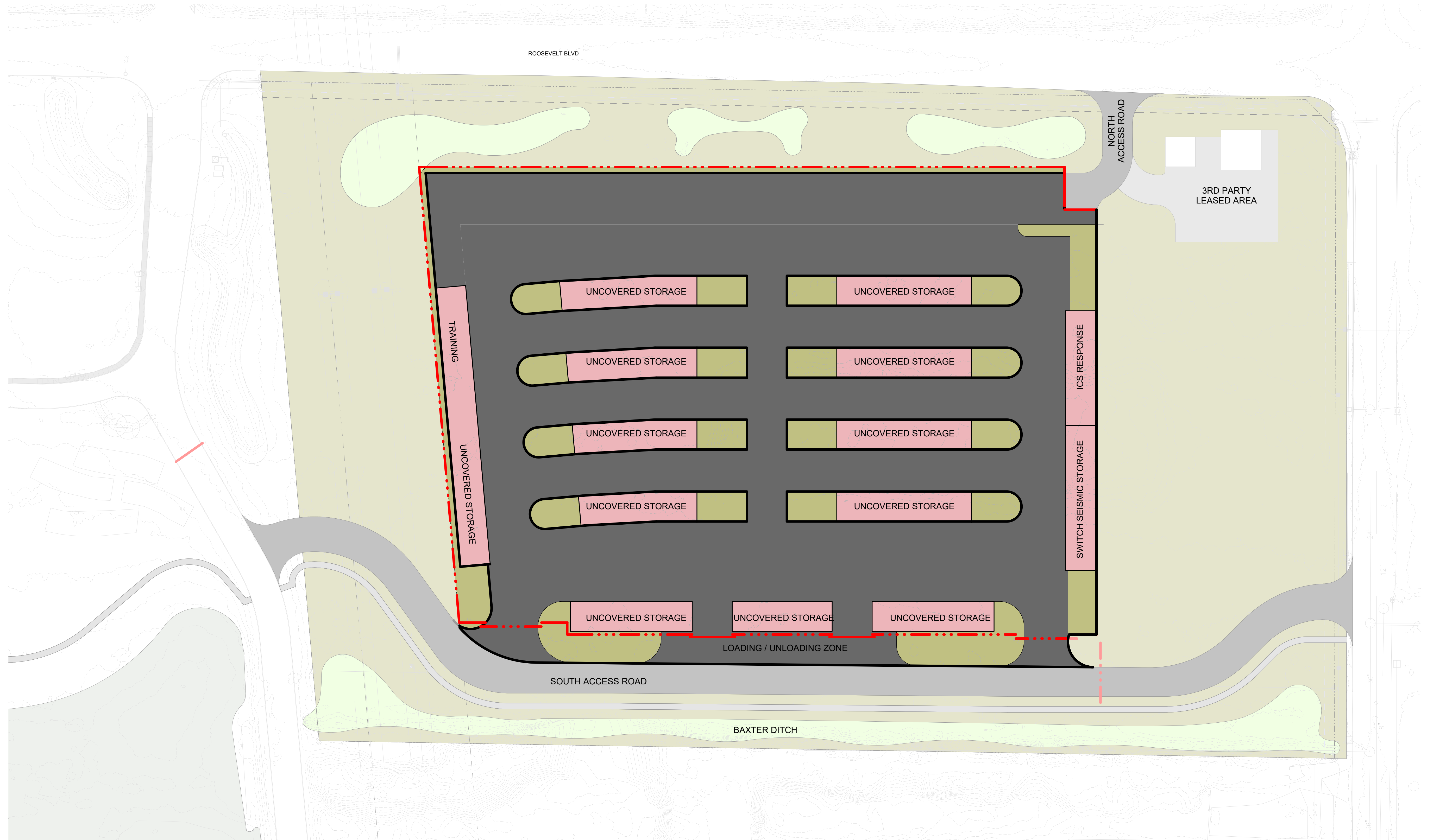


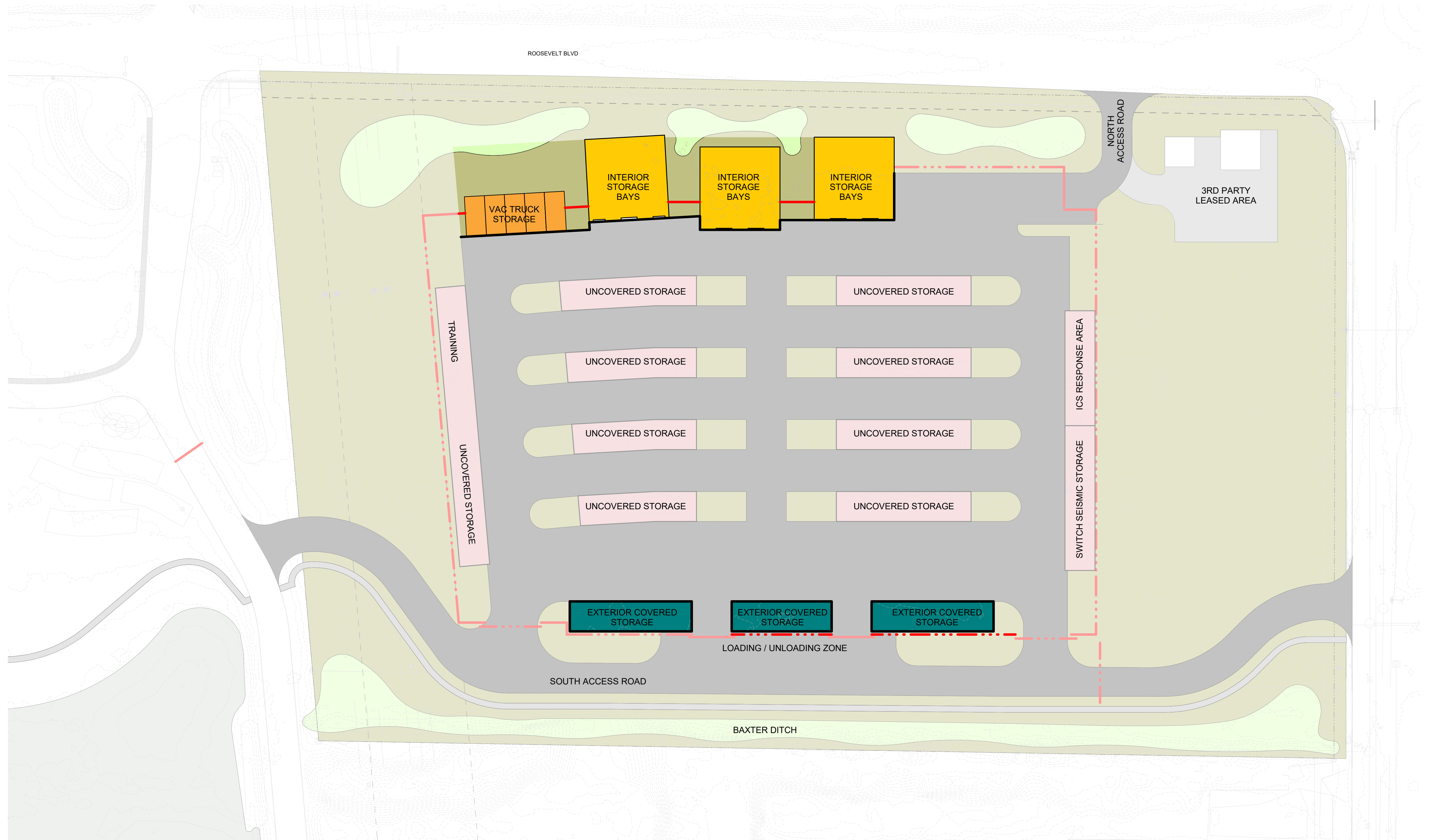
(C) STORMWATER MANAGEMENT CROSS-SECTION

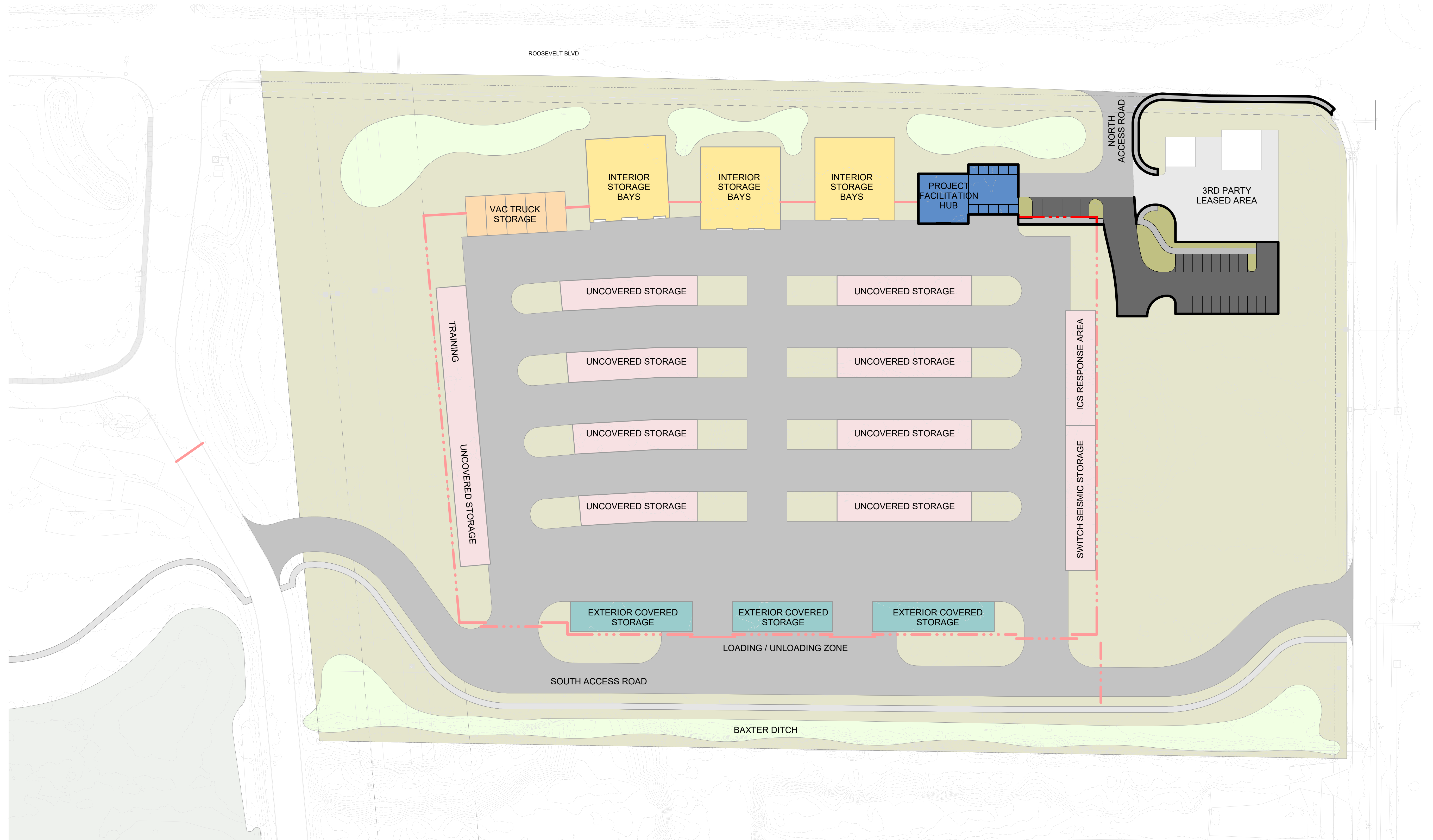


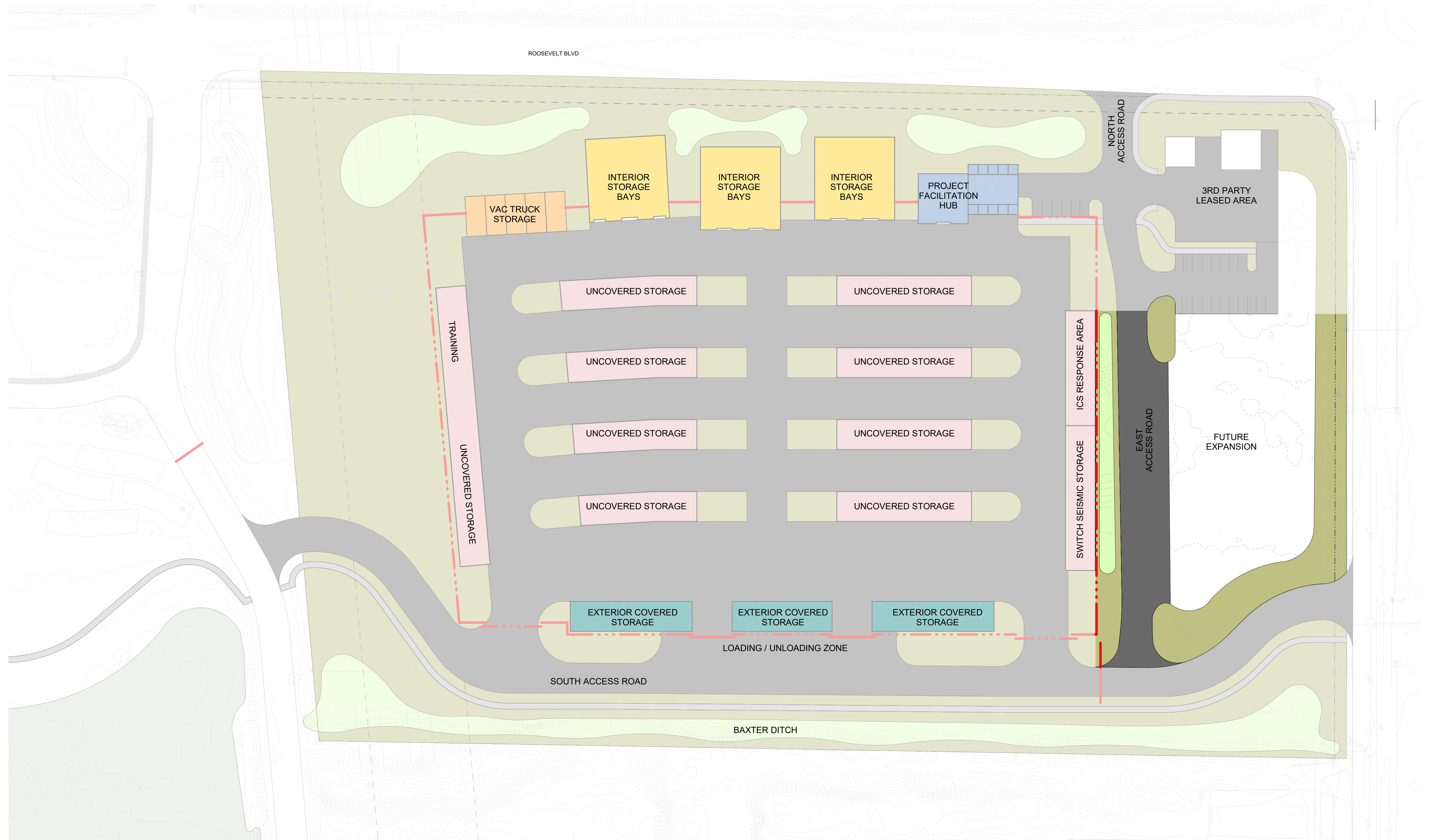




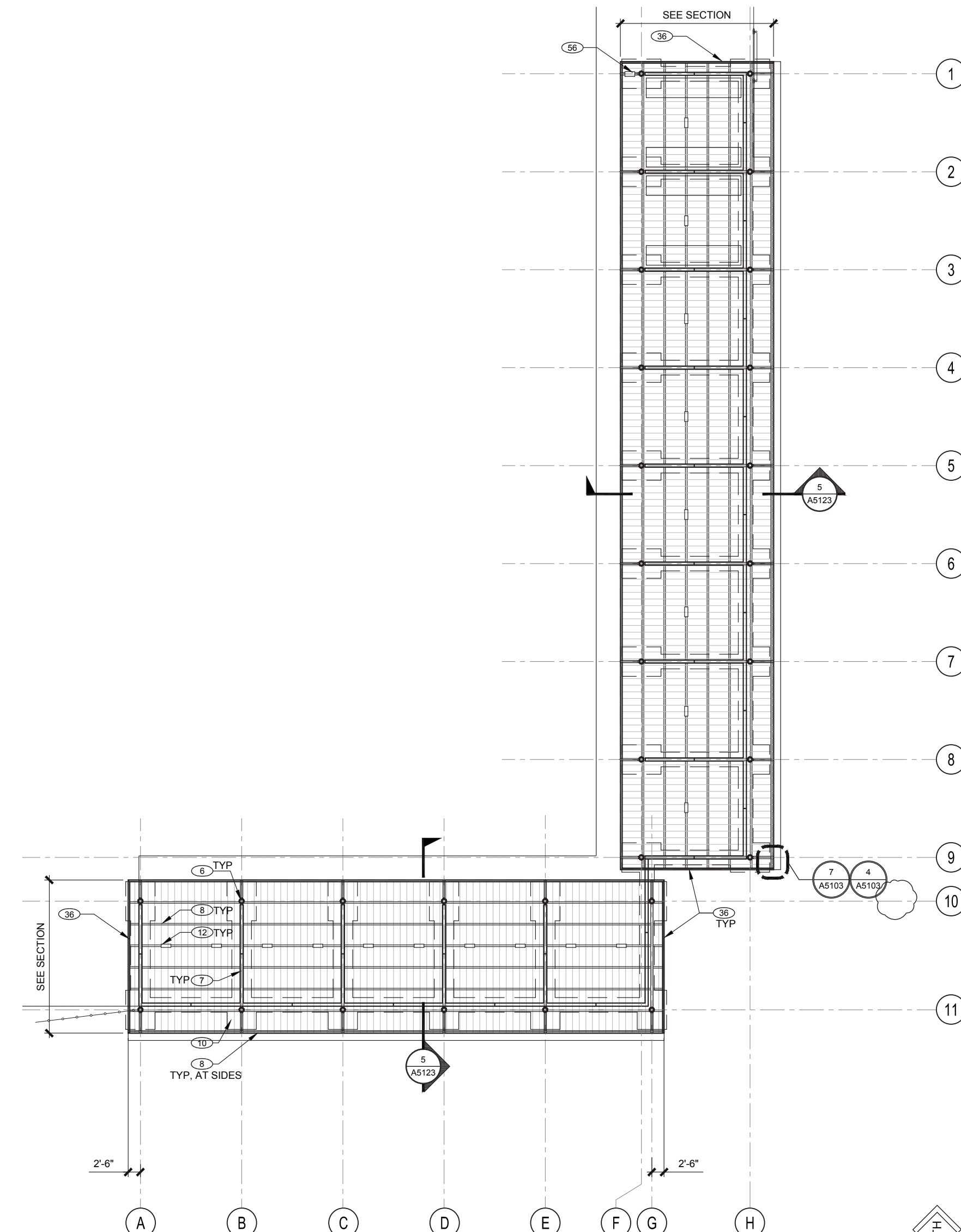




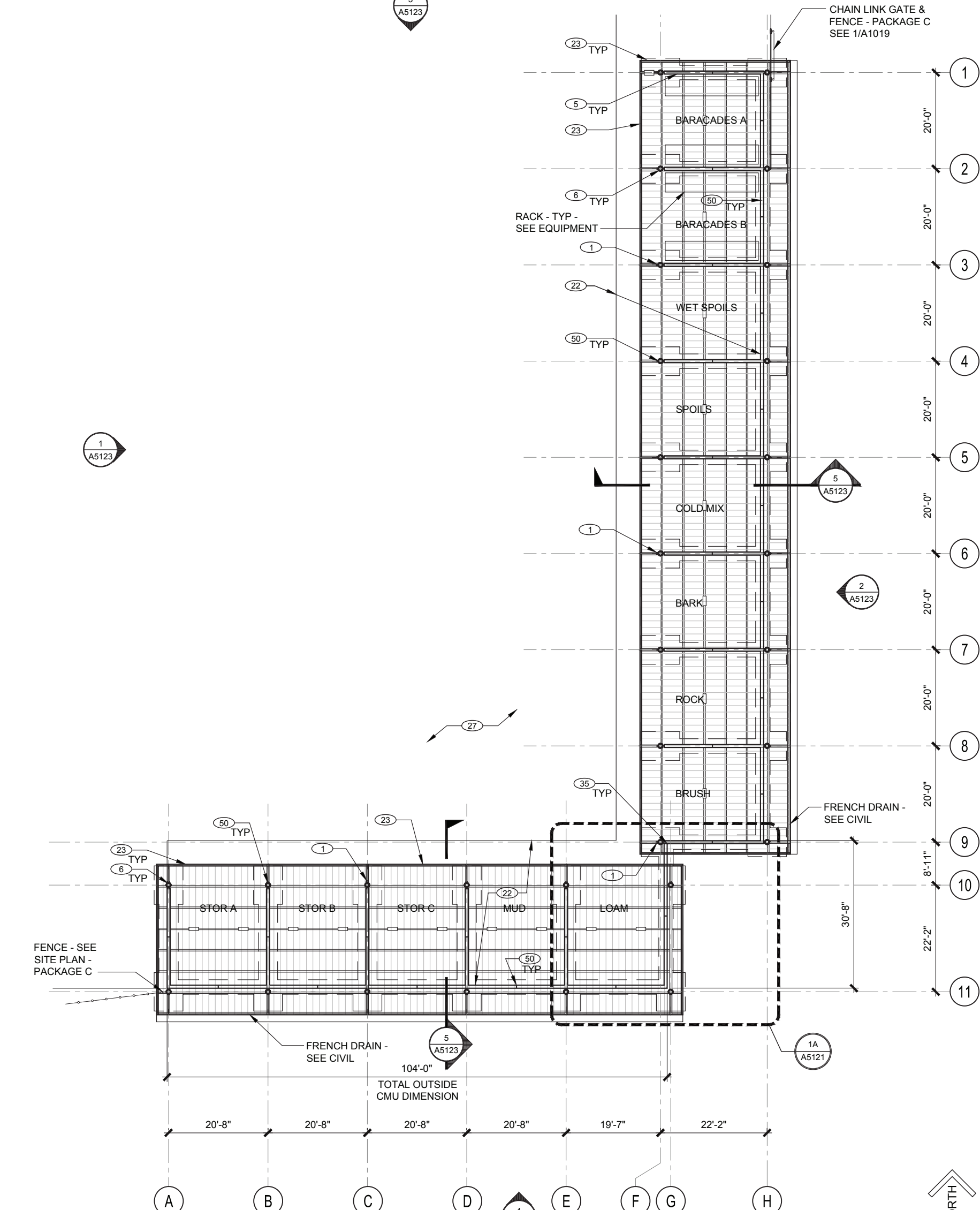




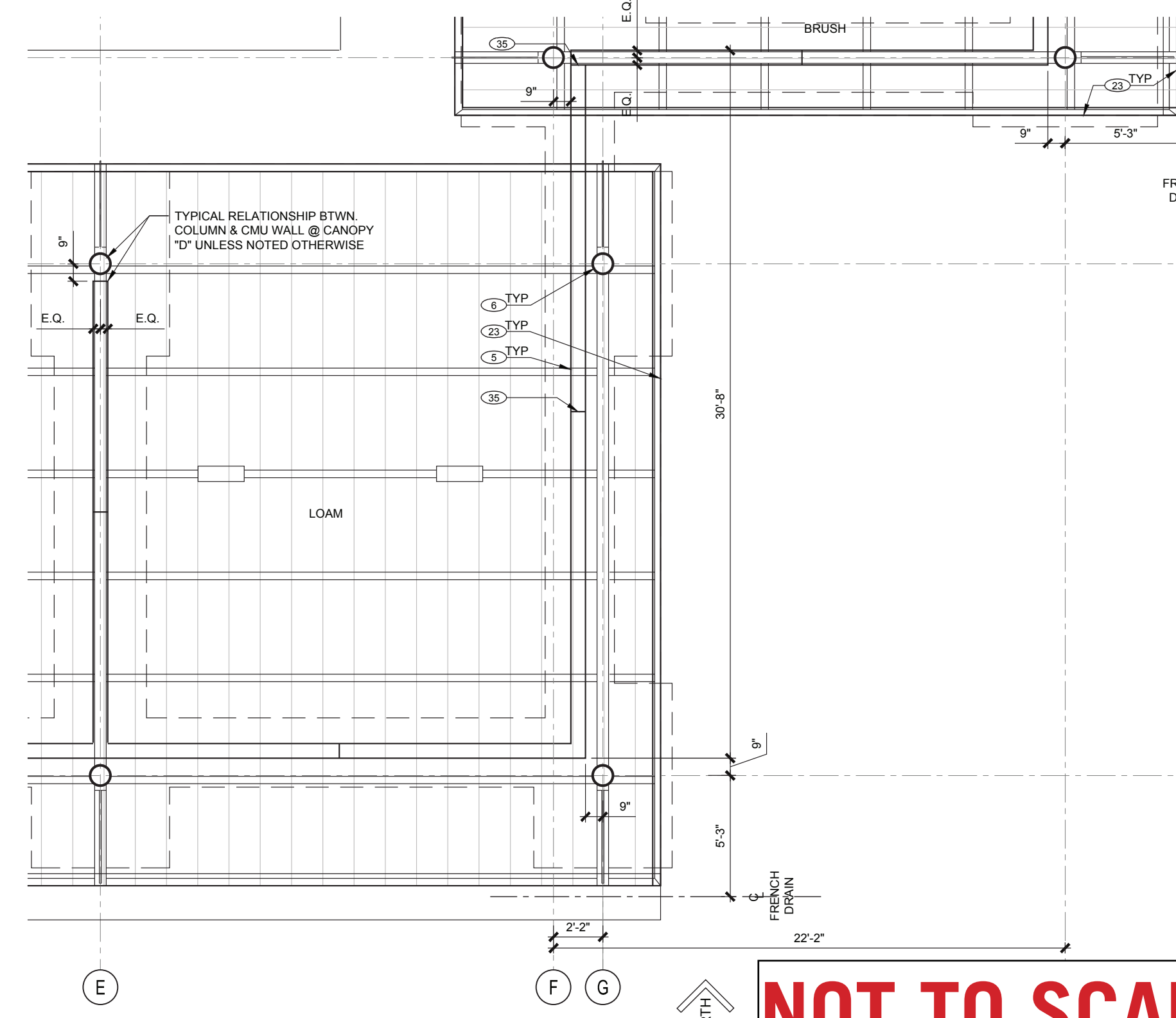
2 CEILING PLAN
CANOPY D - GRANULAR MATERIAL STORAGE



1 PLAN
CANOPY D - GRANULAR MATERIAL STORAGE



1A ENLARGED PLAN
CANOPY D - GRANULAR MATERIAL STORAGE



NOT TO SCALE

GENERAL NOTES ALL 5000 SHEETS

- A. CANOPIES A, E, H, & L DESIGNED TO ACCOMMODATE FUTURE PV PANELS.
- B. SEE CIVIL PACKAGE A HORIZONTAL CONTROL PLANS FOR CANOPY LOCATIONS.
- C. DATUM ELEVATIONS VARY @ EACH CANOPY - SEE SHEETS SPECIFIC TO EACH CANOPY FOR ELEVATION INFORMATION. SEE CIVIL FOR GRADING INFORMATION.
- D. SEE 2/C1055 FOR JOINTS IN PKG A PAVING
- E. SEE C1024 FOR PKG A GRADING
- F. METAL ROOFING SYSTEM AND ASSOCIATED FLASHINGS TO BE PACKAGE C UNLESS NOTED OTHERWISE
- G. ALL CMU DIMENSIONS ARE NOMINAL UNLESS NOTED OTHERWISE
- H. ALL SHEET METAL FLASHING ASSOCIATED WITH METAL ROOFING TO BE PRECOATED SHEET METAL U.N.O.
- I. NOT USED
- J. ALL VISIBLE STEEL TO BE PAINTED U.N.O.
- K. ALL 1" X 3" H.S.S. TO HAVE 3/16" WALL THICKNESS.

KEYNOTES ALL 5000 SHEETS

- 1 FIRE EXTINGUISHER
- 2 4" PAINT STRIPE, TYP
- 3 SECTIONAL DOOR
- 4 PAVING JOINT - SEE LANDSCAPE
- 5 CMU WALL - SEE STRUCTURAL FOR ADDITIONAL INFORMATION
- 6 HSS COLUMN - SEE STRUCTURAL
- 7 WIDE FLANGE BEAM - SEE STRUCTURAL
- 8 WIDE FLANGE PURLIN - SEE STRUCTURAL
- 9 GUSSET PLATE - SEE STRUCTURAL
- 10 FACTORY FINISHED METAL ROOFING
- 11 CONC. SIDEWALK - SEE LANDSCAPE
- 12 LIGHT FIXTURE, TYP - SEE ELECTRICAL
- 13 BLOCK HEATER, TYP - SEE ELECTRICAL
- 14 NOT USED
- 15 ORNAMENTAL FENCE ENCLOSURE
- 16 METAL GATE WITH ACCESS CONTROL
- 17 INTERPRETIVE SIGNS AND INFORMATION
- 18 BIKE RACKS, ONE FOR EVERY TWO BIKES. SEE LANDSCAPE
- 19 SHEET METAL GUTTER
- 20 CMU CAP BLOCK - SLOPE TO EXTERIOR TO DRAIN 1/4" PER FOOT
- 21 STEEL WIDEFLANGE HEADER
- 22 HEAVY CONCRETE PAVING - SEE CIVIL, PACKAGE A
- 23 SELECT FILL - PACKAGE A
- 24 SELECT FILL - PACKAGE B
- 25 VALLEY GUTTER - SEE CIVIL, PACKAGE A
- 26 HEAVY AC PAVING - SEE CIVIL, PACKAGE A
- 27 CHAINLINK FENCE
- 28 DOWNSPOUT
- 29 RECEPTACLE - SEE ELECTRICAL
- 30 PHOTOVOLTAIC PANEL
- 31 ACCESS PANEL, ONE SIDE OF COLUMN ONLY U.N.O. - AT LOCATIONS WHERE COLUMN IS ADJACENT TO C.M.U. WALL. LOCATE ACCESS PANEL AT SIDE OPPOSITE FROM WALL - SEE DETAIL 10/A5103.
- 32 CONCRETE FOOTING - SEE STRUCTURAL
- 33 NOT USED
- 34 CMU EXPANSION JOINT - SEE STRUCTURAL FOR DETAIL
- 35 STEEL C-CHANNEL AT RAKE - SEE 4 & 7/A5103 AND SEE STRUCTURAL
- 36 STEEL COLUMN CAP PLATE - SEE STRUCTURAL
- 37 SHEET METAL FLASHING
- 38 CURBS - PACKAGE A, TYP.
- 39 FLOOR SLAB JOINTS, TYP.
- 40 PROVIDE OPENING IN STRUCTURAL ELEMENT FOR CONDUIT BY ELECTRICAL - SEE ELECTRICAL
- 41 STEEL & MESH ENCLOSURE - 1" X 3" STL. TUBE FRAME W/ 1" X 1" STL. ANGLE SUBFRAME W/ WIRE MESH ENCLOSURE - TYP - ALL WIRE MESH TO BE 2" X 4" SPACING EXCEPT AT LOCATIONS W/ DESIGNATION (A) WHERE MESH SHALL BE 1" X 2" SPACING
- 42 ACCESS CONTROL DEVICE
- 43 CATWALK - SEE SHEET A5153 FOR DETAILS
- 44 STEEL GRATING - SEE 17/A8261
- 45 METAL WALL PANEL
- 46 SHEET METAL FLASHING - PACKAGE B
- 47 16" CONCRETE COLLAR - SEE STRUCTURAL - SET FLUSH WITH AC. PROVIDE EXPANSION JOINT BETWEEN CONCRETE AND COLUMN. PROVIDE CONTROL JOINT AT GRID LINE 1
- 48 (E) SUBGRADE
- 49 PROVIDE EXPANSION JOINT BETWEEN CONC. PAVING AND CMU WALLS AND BETWEEN CONC. PAVING AND COLUMNS
- 50 NOT USED
- 51 PURLIN SPLICE - SEE STRUCTURAL
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- 53 STEEL C-CHANNEL DOWNSPOUT - SEE 5/A5143 AND SEE STRUCTURAL
- 54 6" WIDE SLOT IN CONCRETE CURB
- 55 BLOCK HEATER CORD REEL - SEE ELECTRICAL - ENSURE THAT BOTTOM OF CORD REEL IS 14'-0" MIN. ABOVE HIGH POINT OF GRADE
- 56 ROUND PIPE OR DUCT PENETRATION BY OTHERS - PROVIDE ROOF MANUFACTURER'S STANDARD FLASHING
- 57 REINFORCED STUD FRAMING - CENTERED ON DOOR TRACK MOUNTING PADS OR DOOR TRACK

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CONFORMED SET
EUGENE WATER & ELECTRIC BOARD
ROOSEVELT OPERATIONS CENTER

SITE STRUCTURES
CANOPY D - GRANULAR MATERIAL STORAGE

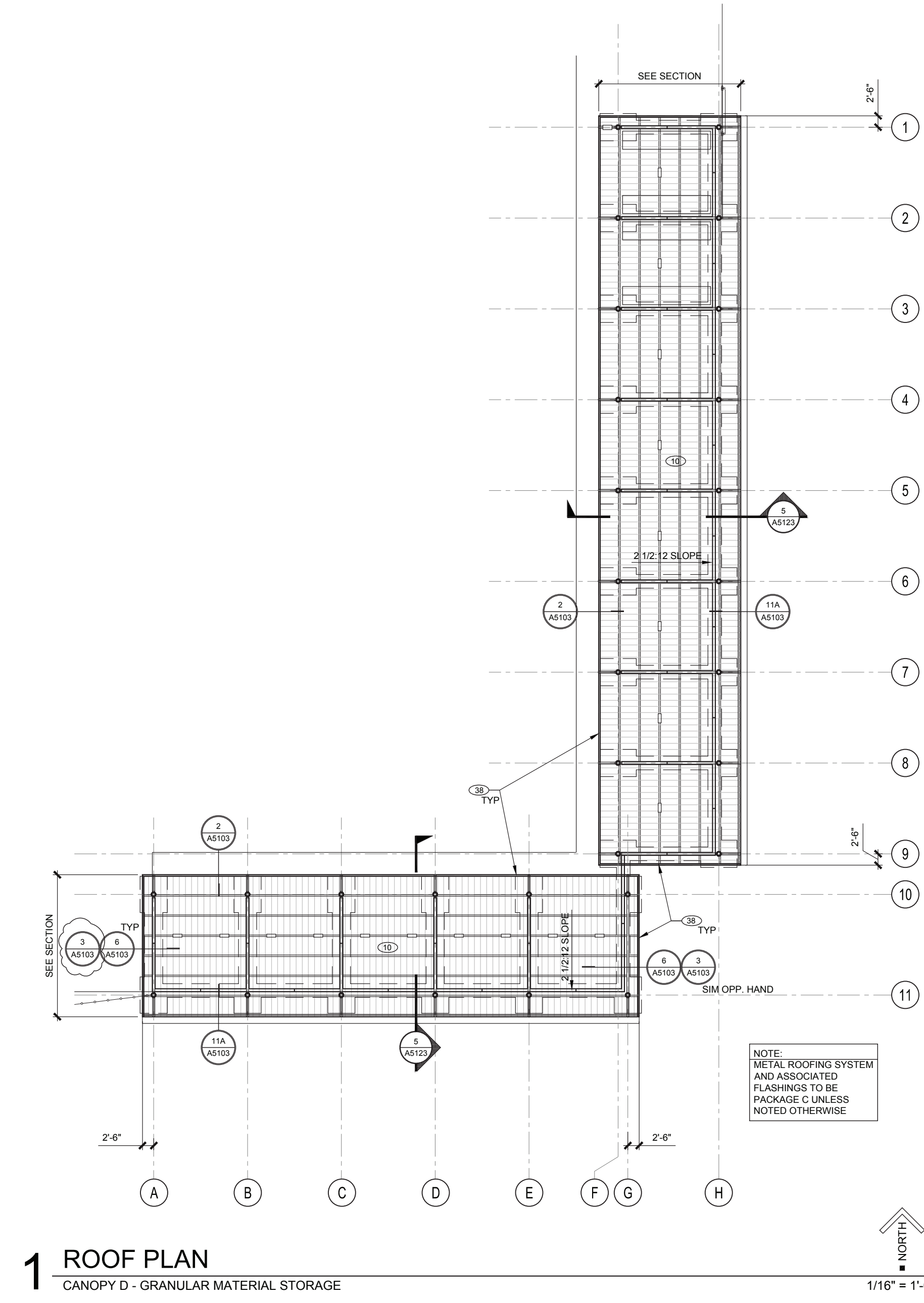
PROJECT NO.	074400	REVISIONS	
DATE	05/07/08	DATE	MARCH 2011 RECORDED DRAWINGS
DRAWN	MRN, GC, DR	CHECK	EG
A5121		CAN	

GENERAL NOTES ALL 5000 SHEETS

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- B. SEE CIVIL PACKAGE A HORIZONTAL CONTROL PLANS FOR CANOPY LOCATIONS.
- C. DATUM ELEVATIONS VARY @ EACH CANOPY - SEE SHEETS SPECIFIC TO EACH CANOPY FOR ELEVATION INFORMATION - SEE CIVIL FOR GRADING INFORMATION.
- D. SEE 2/C1055 FOR JOINTS IN PKG A PAVING
- E. SEE C1024 FOR PKG A GRADING
- F. METAL ROOFING SYSTEM AND ASSOCIATED FLASHINGS TO BE PACKAGE C UNLESS NOTED OTHERWISE
- G. ALL CMU DIMENSIONS ARE NOMINAL UNLESS NOTED OTHERWISE
- H. ALL SHEET METAL FLASHING ASSOCIATED WITH METAL ROOFING TO BE PRECOATED SHEET METAL U.N.O.
- I. NOT USED
- J. ALL VISIBLE STEEL TO BE PAINTED U.N.O.
- K. ALL 1" X 3" H.S.S. TO HAVE 3/16" WALL THICKNESS.

KEYNOTES ALL 5000 SHEETS

- 1 FIRE EXTINGUISHER
- 2 4" PAINT STRIPE, TYP
- 3 SECTIONAL DOOR
- 4 PAVING JOINT - SEE LANDSCAPE
- 5 CMU WALL - SEE STRUCTURAL FOR ADDITIONAL INFORMATION
- 6 HSS COLUMN - SEE STRUCTURAL
- 7 WIDE FLANGE BEAM - SEE STRUCTURAL
- 8 WIDE FLANGE PURLIN - SEE STRUCTURAL
- 9 GUSSET PLATE - SEE STRUCTURAL
- 10 FACTORY FINISHED METAL ROOFING
- 11 CONC. SIDEWALK - SEE LANDSCAPE
- 12 LIGHT FIXTURE, TYP - SEE ELECTRICAL
- 13 BLOCK HEATER, TYP - SEE ELECTRICAL
- 14 NOT USED
- 15 ORNAMENTAL FENCE ENCLOSURE
- 16 METAL GATE WITH ACCESS CONTROL
- 17 INTERPRETIVE SIGNS AND INFORMATION
- 18 BIKE RACKS, ONE FOR EVERY TWO BIKES. SEE LANDSCAPE
- 19 SHEET METAL GUTTER
- 20 CMU CAP BLOCK - SLOPE TO EXTERIOR TO DRAIN 1/4" PER FOOT
- 21 STEEL WIDEFLANGE HEADER
- 22 HEAVY CONCRETE PAVING - SEE CIVIL PACKAGE A
- 23 ROOF ABOVE
- 24 SELECT FILL - PACKAGE A
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- 26 VALLEY GUTTER - SEE CIVIL PACKAGE A
- 27 HEAVY AC PAVING - SEE CIVIL PACKAGE A
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- 31 PHOTOVOLTAIC PANEL
- 32 ACCESS PANEL, ONE SIDE OF COLUMN ONLY U.N.O. - AT LOCATIONS WHERE COLUMN IS ADJACENT TO CMU WALL, LOCATE ACCESS PANEL AT SIDE OPPOSITE FROM WALL - SEE DETAIL 10/A5103.
- 33 CONCRETE FOOTING - SEE STRUCTURAL
- 34 NOT USED
- 35 CMU EXPANSION JOINT - SEE STRUCTURAL FOR DETAIL
- 36 STEEL C-CHANNEL AT RAKE - SEE 4 & 7/A5103 AND SEE STRUCTURAL
- 37 STEEL COLUMN CAP PLATE - SEE STRUCTURAL
- 38 SHEET METAL FLASHING
- 39 CURBS - PACKAGE A, TYP.
- 40 FLOOR SLAB JOINTS, TYP.
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- 42 STEEL & MESH ENCLOSURE - 1" X 3" STL. TUBE FRAME W/ 1" X1" STL. ANGLE SUBFRAME W/ WIRE MESH ENCLOSURE - TYP - ALL WIRE MESH TO BE 2" X 4" SPACING EXCEPT AT LOCATIONS W/ DESIGNATION (A) WHERE MESH SHALL BE 1" X 2" SPACING
- 43 ACCESS CONTROL DEVICE
- 44 CATWALK - SEE SHEET A5153 FOR DETAILS
- 45 STEEL GRATING - SEE 17/A6261
- 46 METAL WALL PANEL
- 47 SHEET METAL FLASHING - PACKAGE B
- 48 16" CONCRETE COLLAR - SEE STRUCTURAL - SET FLUSH WITH AC. PROVIDE EXPANSION JOINT BETWEEN CONCRETE AND COLUMN. PROVIDE CONTROL JOINT AT GRID LINE 1
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- 58 REINFORCED STUD FRAMING - CENTERED ON DOOR TRACK MOUNTING PADS OR DOOR TRACK



1 ROOF PLAN
CANOPY D - GRANULAR MATERIAL STORAGE

NOT TO SCALE

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RECORD DOCUMENTS
EUGENE WATER & ELECTRIC BOARD
ROOSEVELT OPERATIONS CENTER

SITE STRUCTURES
CANOPY D - GRANULAR MATERIAL STORAGE

PROJECT NO.	074610	REVISIONS	
DATE	06/27/09	RECORD DRAWING	
DRAWN	M.T. JHRC	EG	
CHECK			

A5122
CAN

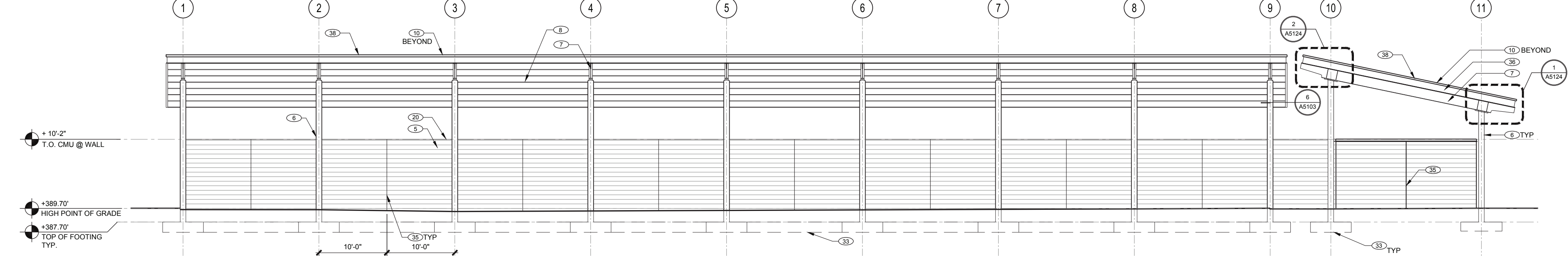
GENERAL NOTES ALL 5000 SHEETS

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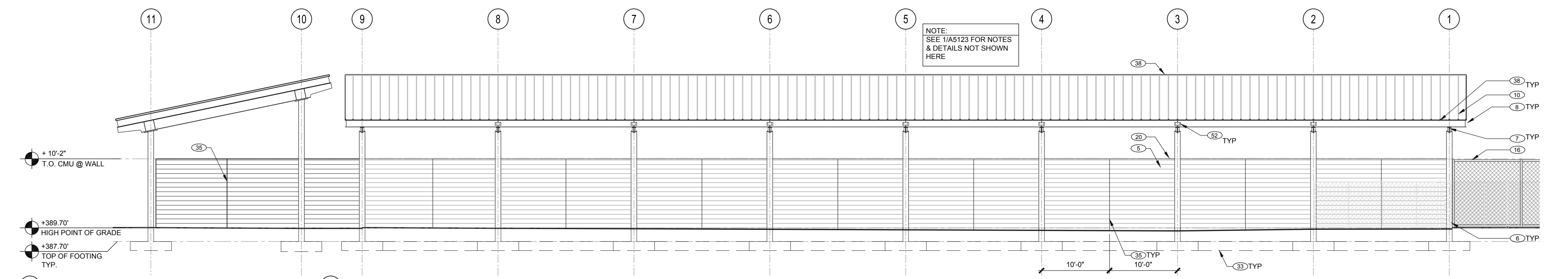
THIS DRAWING WAS PREPARED BY PIVOT ARCHITECTURE, INC. FOR THE USE OF THE CLIENT. PIVOT ARCHITECTURE HAS NOT VERIFIED THIS INFORMATION AND ASSUMES NO RESPONSIBILITY FOR ITS ACCURACY. THESE DRAWINGS AND FINAL CONSTRUCTION DRAWING IS NOT FOR CONSTRUCTION.

KEYNOTES ALL 5000 SHEETS

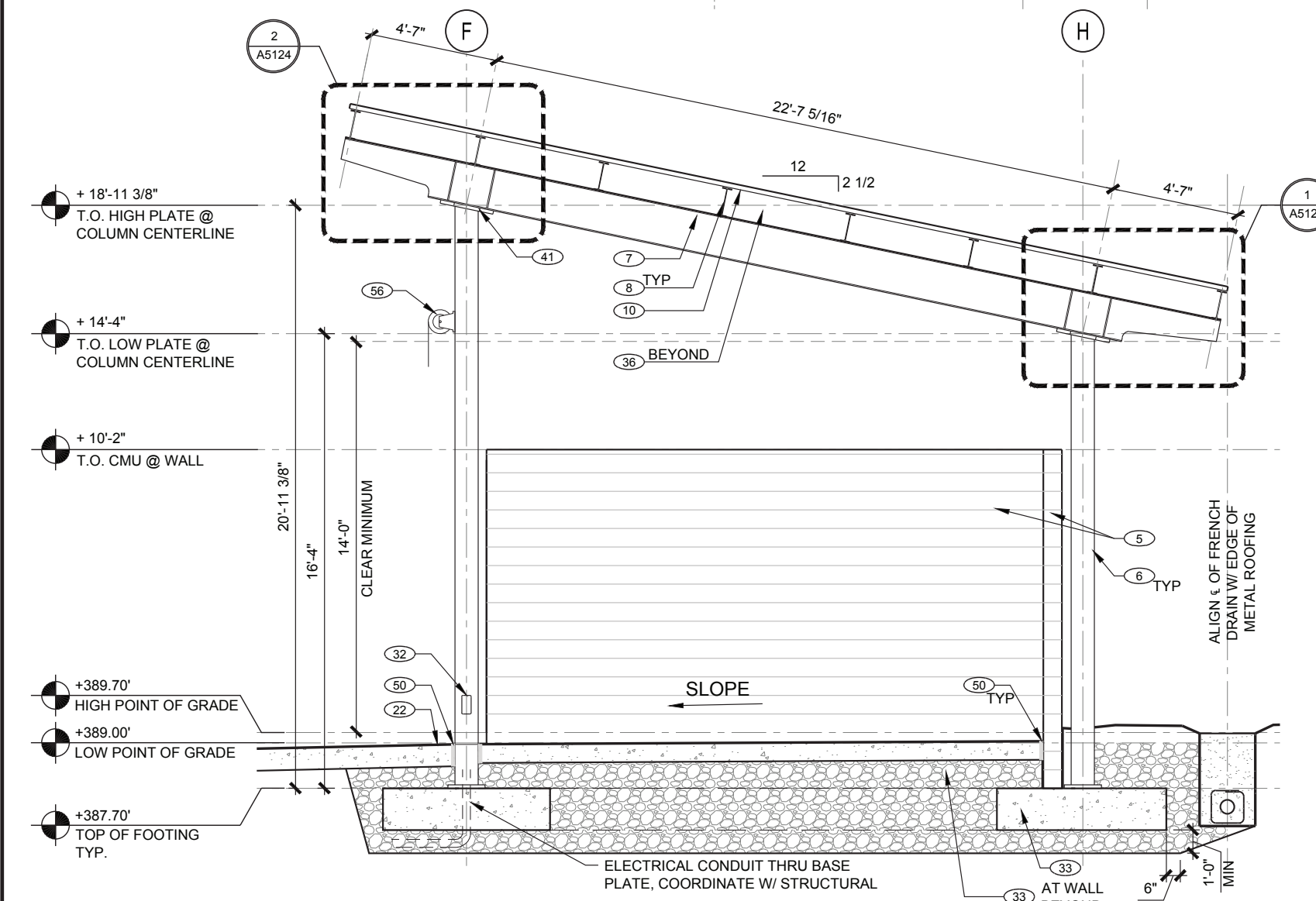
- 1 FIRE EXTINGUISHER
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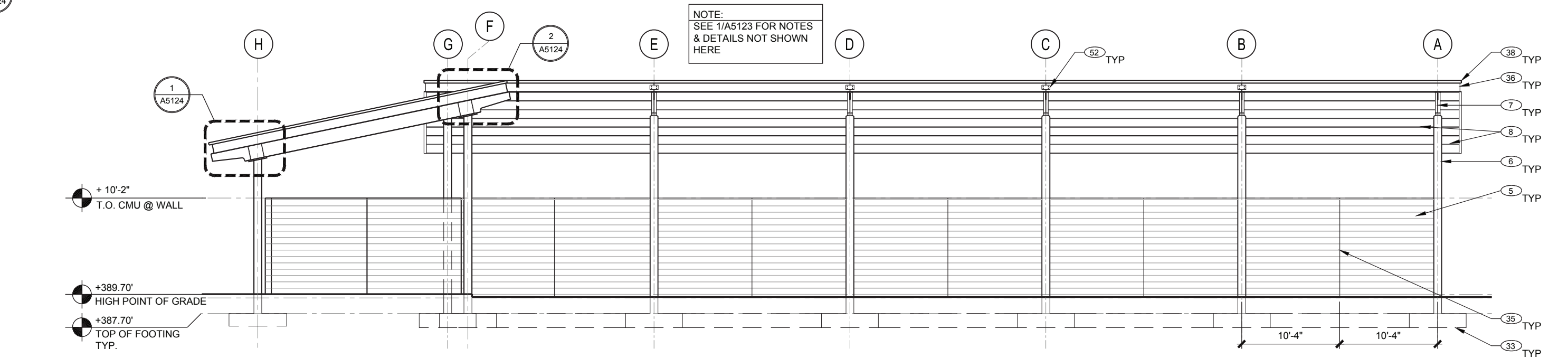
1 WEST ELEVATION
CANOPY D - GRANULAR MATERIAL STORAGE
1/8" = 1'-0"



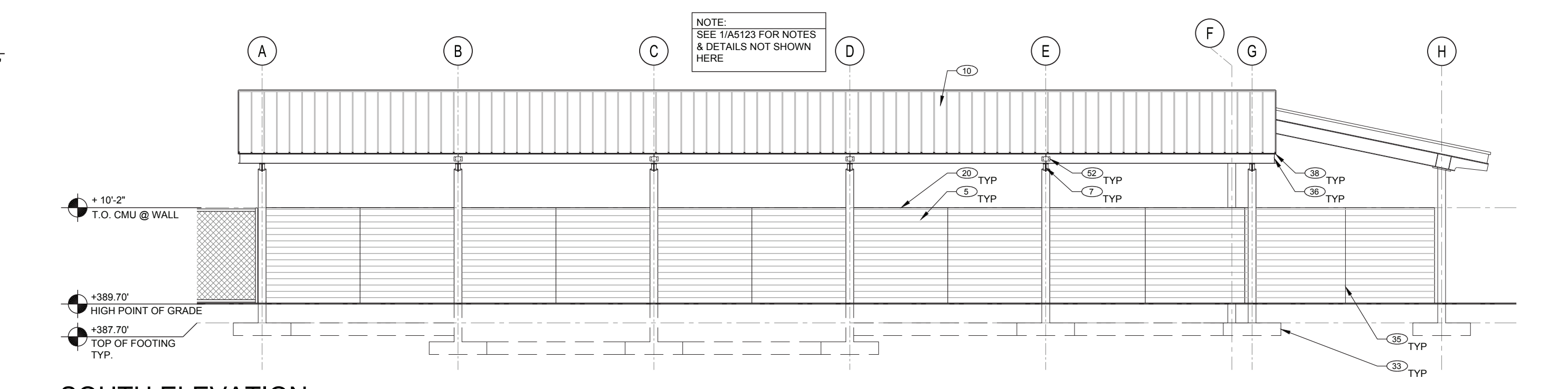
2 EAST ELEVATION
CANOPY D - GRANULAR MATERIAL STORAGE
1/8" = 1'-0"



5 TYPICAL CANOPY SECTION
CANOPY D - GRANULAR MATERIAL STORAGE
1/4" = 1'-0"



3 NORTH ELEVATION
CANOPY D - GRANULAR MATERIAL STORAGE
1/8" = 1'-0"



4 SOUTH ELEVATION
CANOPY D - GRANULAR MATERIAL STORAGE
1/8" = 1'-0"

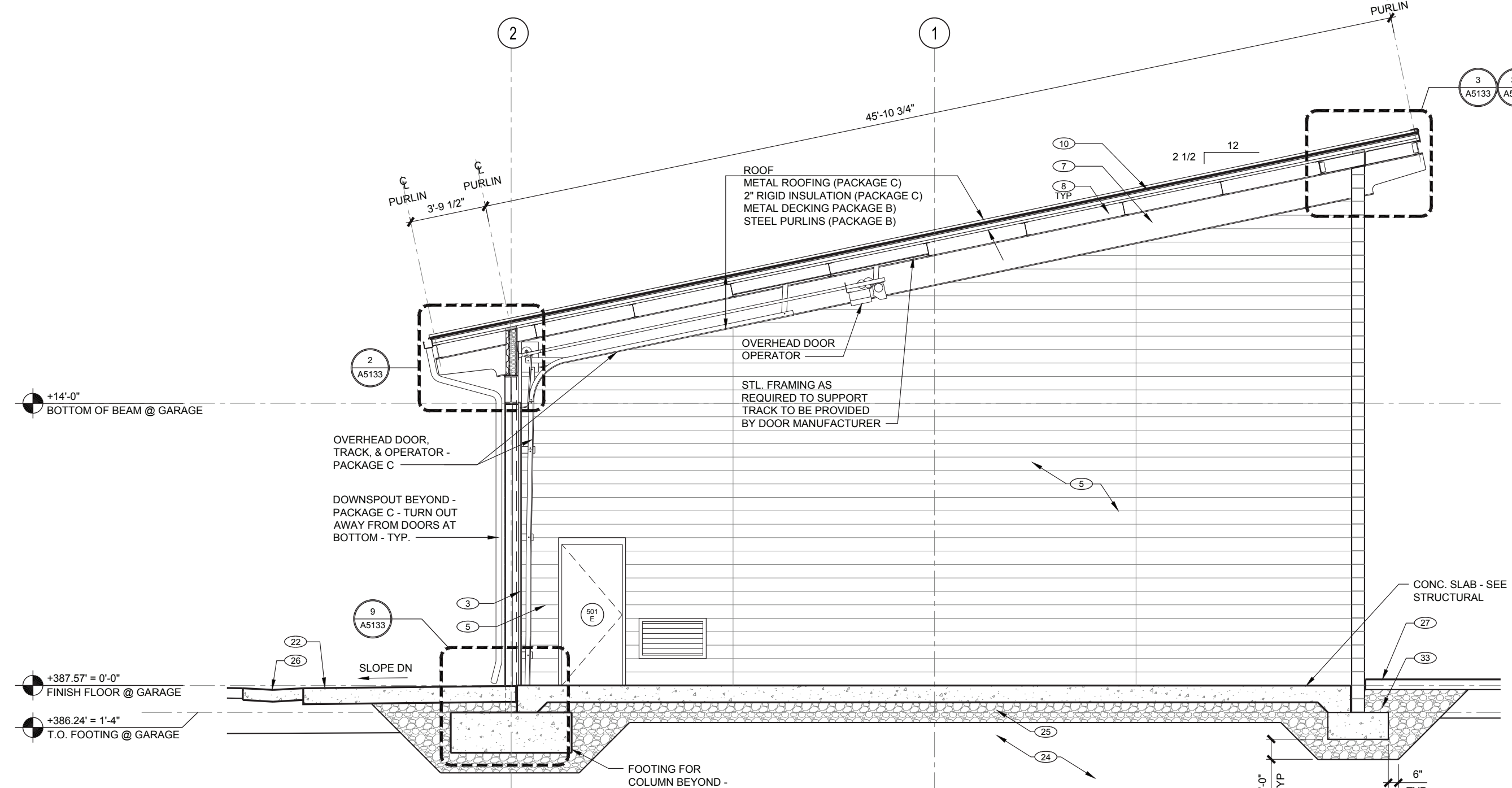
6 NOT USED

NOT TO SCALE

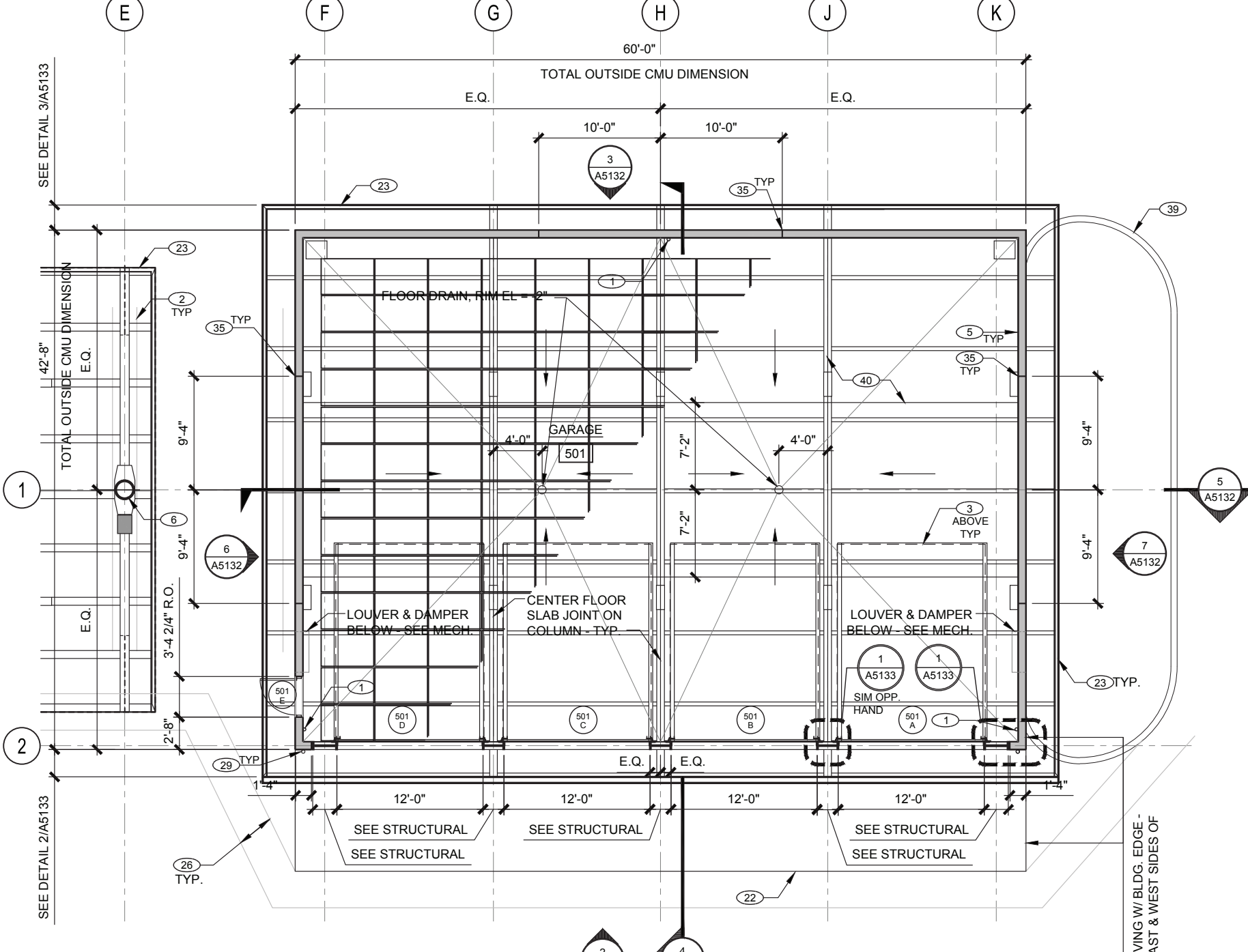
RECORD DOCUMENTS
EUGENE WATER & ELECTRIC BOARD
ROOSEVELT OPERATIONS CENTER

SITE STRUCTURES
CANOPY D - GRANULAR MATERIAL STORAGE

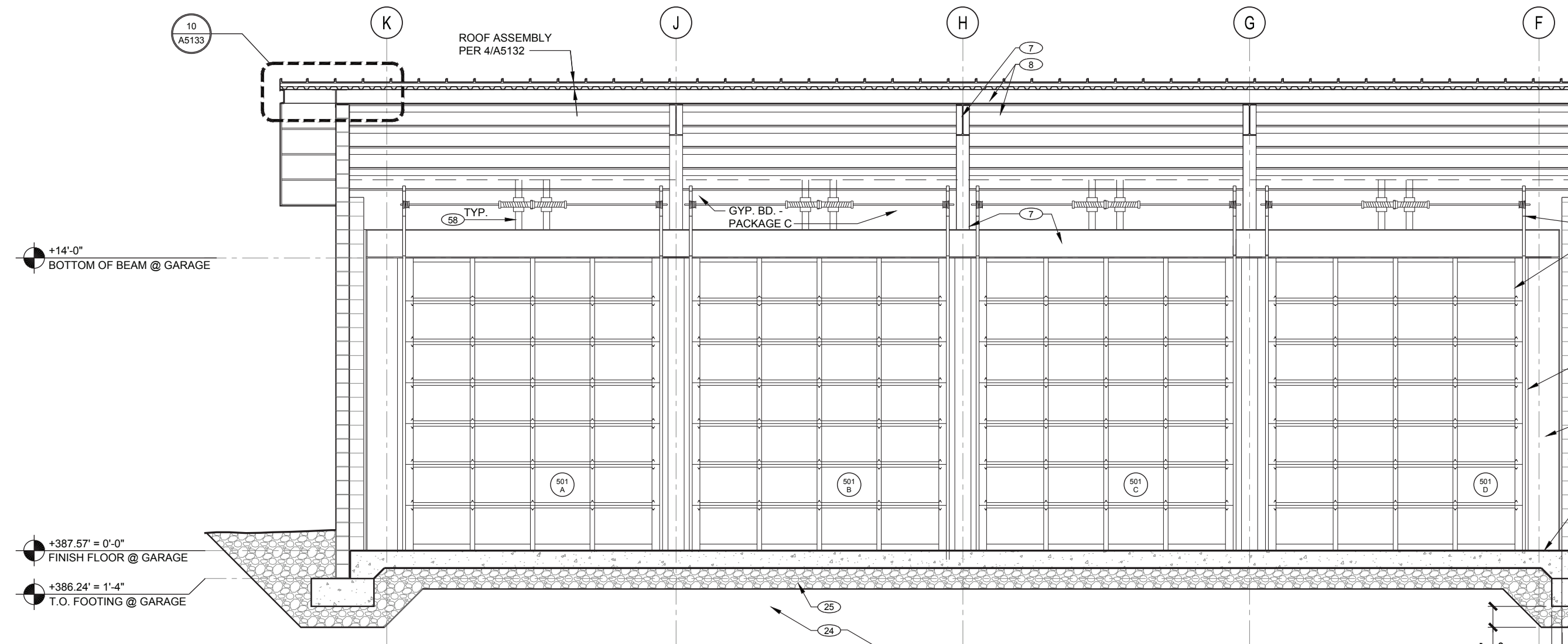
PROJECT NO. 044.00	REVISIONS
DATE: 06/07/08	MARCH 2011 RECORD DRAWINGS
DRAWN: MRR, GC, DR	
CHECK: MRR, GC, DR	
A5123	
CAN	



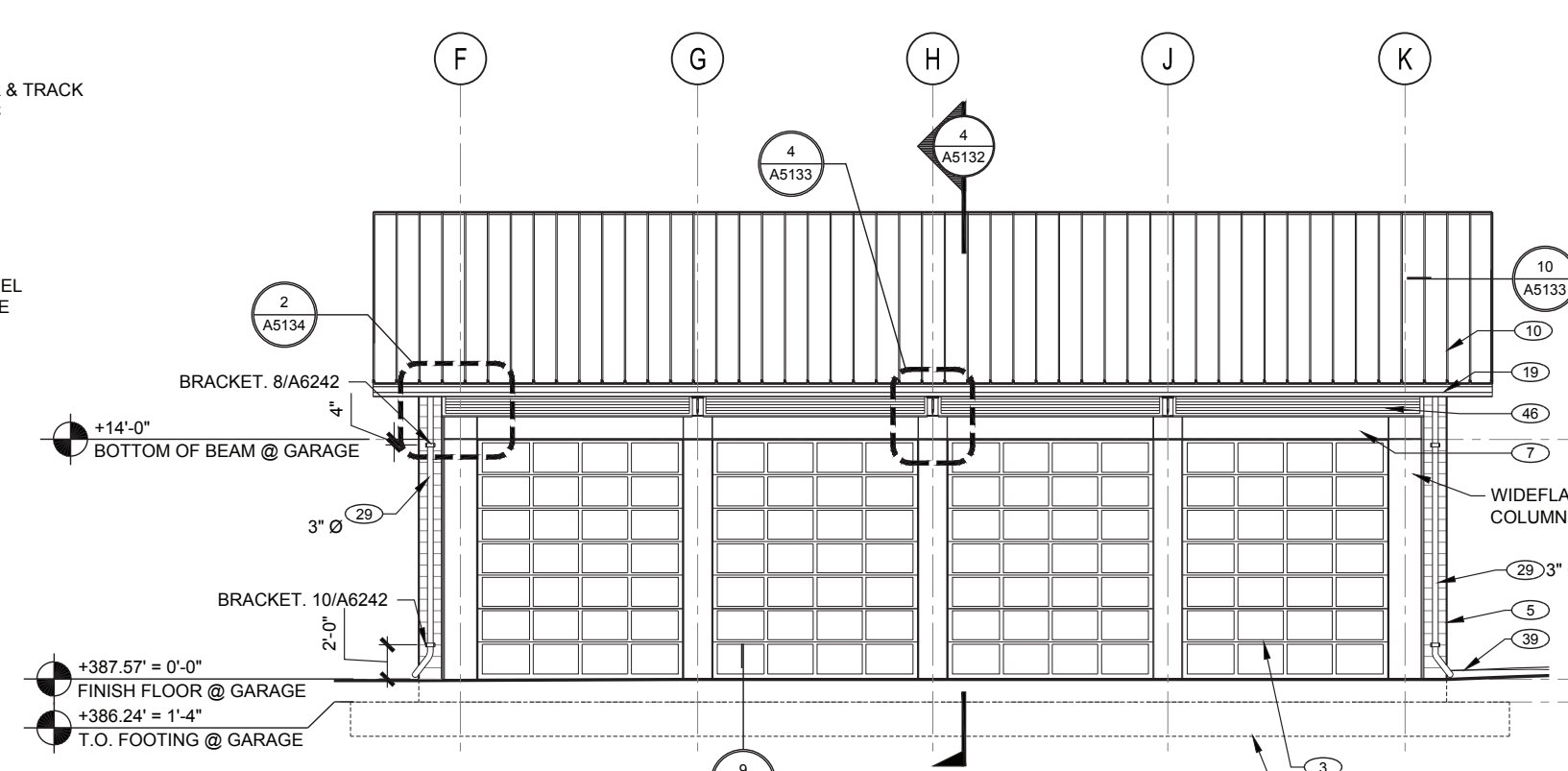
4 NORTH-SOUTH SECTION LOOKING WEST
GARAGE - WATER DIVISION



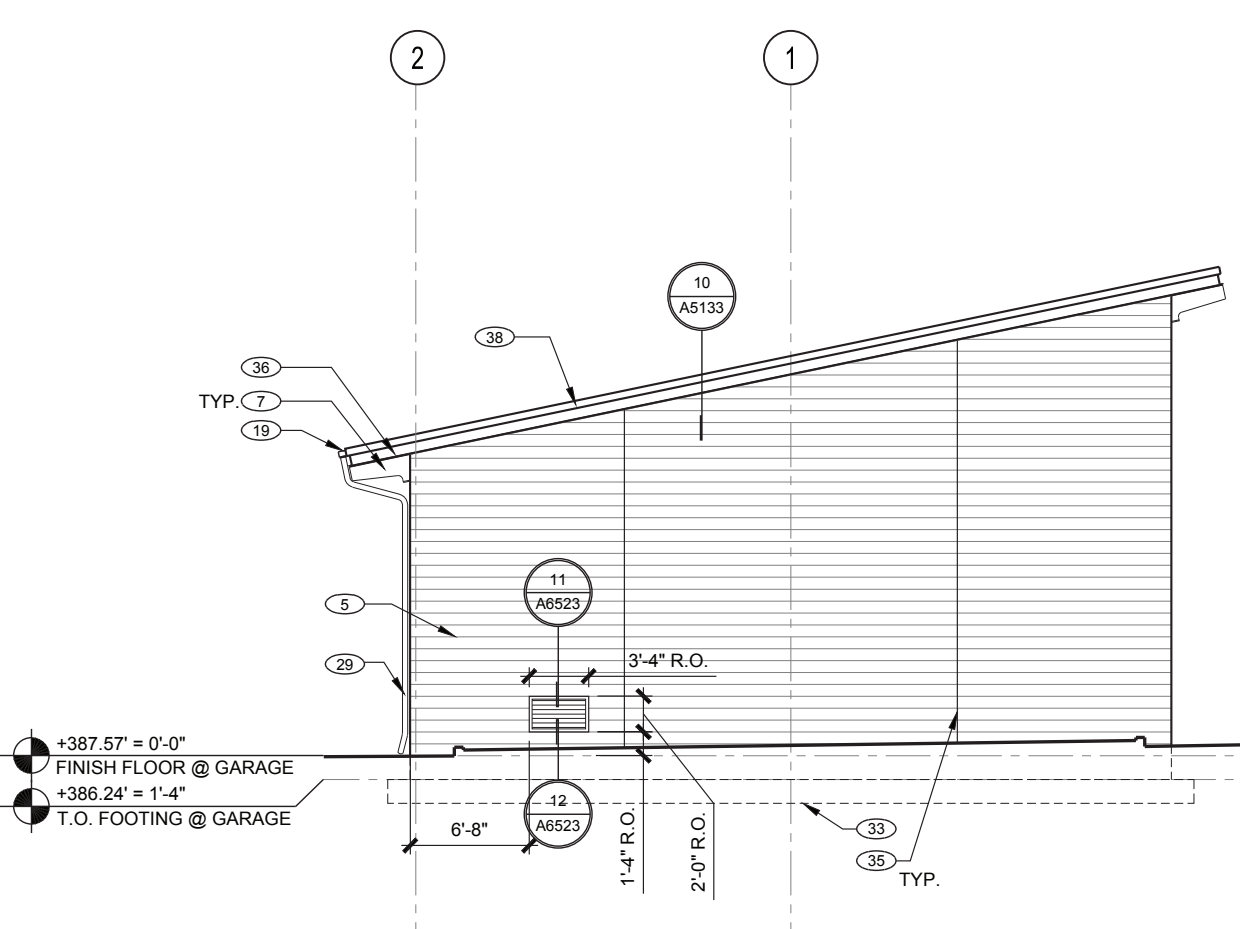
1 ENLARGED PLAN
GARAGE - WATER DIVISION



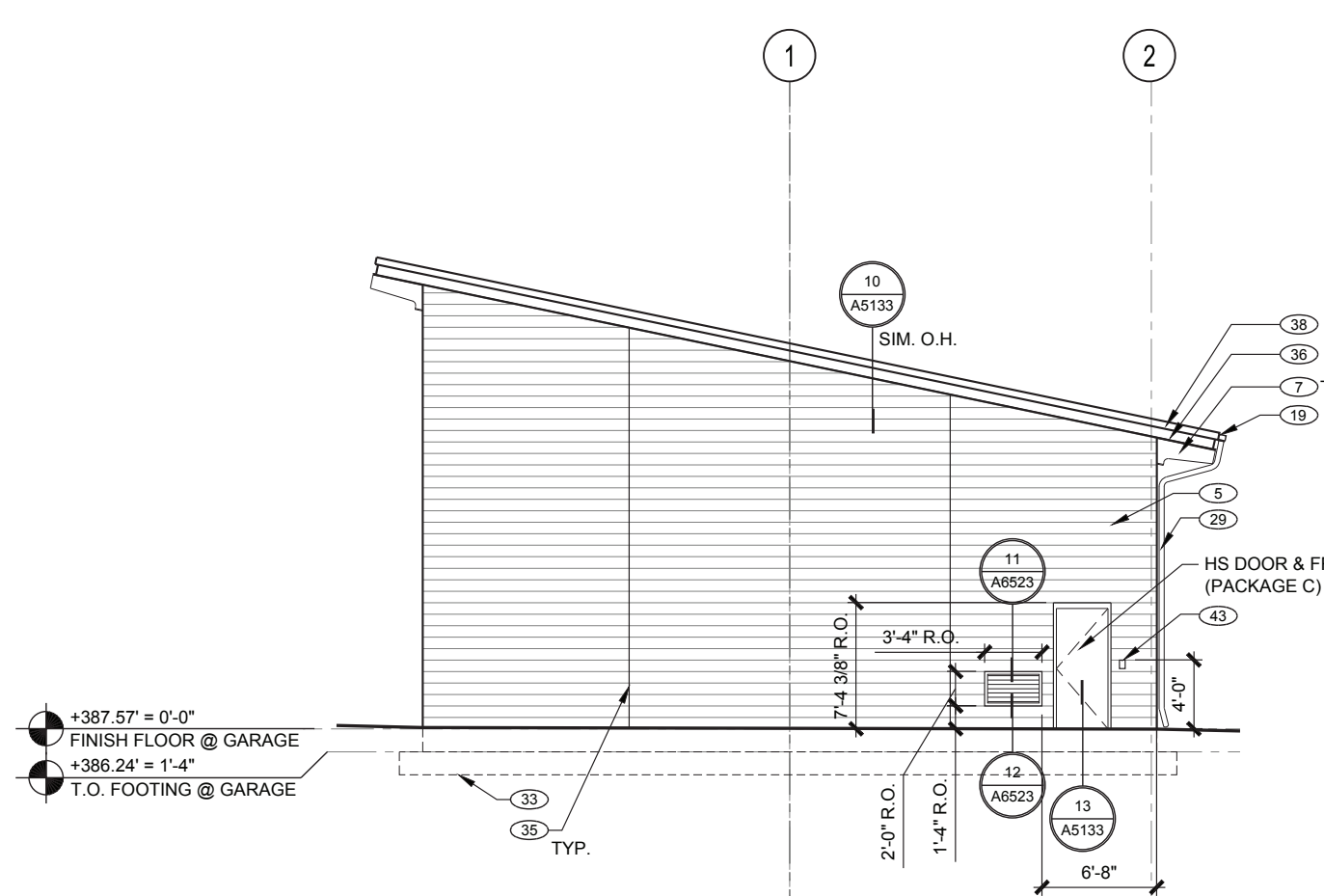
5 EAST-WEST SECTION LOOKING SOUTH
GARAGE - WATER DIVISION



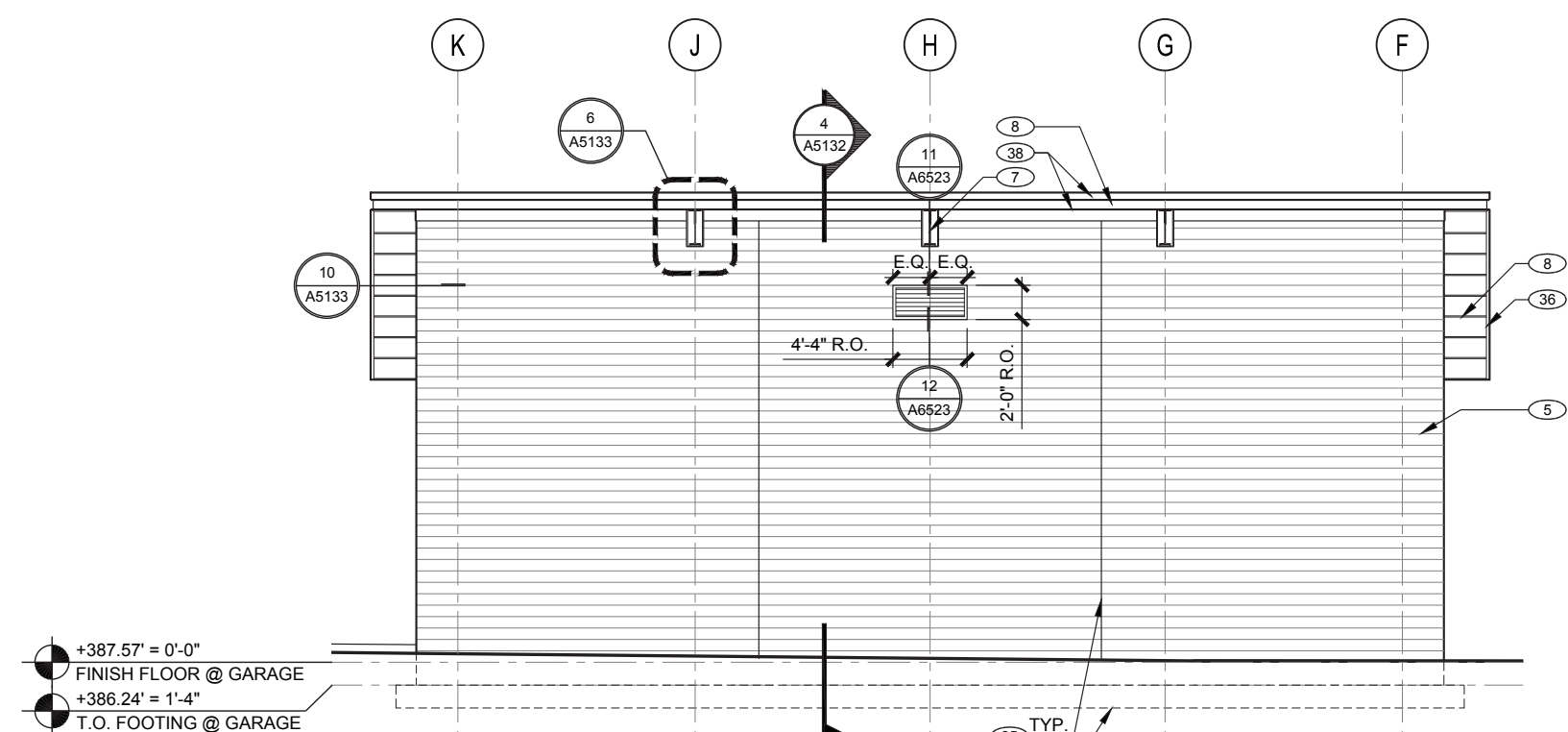
2 SOUTH ELEVATION
GARAGE - WATER DIVISION



7 EAST ELEVATION
GARAGE - WATER DIVISION



6 WEST ELEVATION
GARAGE - WATER DIVISION



3 NORTH ELEVATION
GARAGE - WATER DIVISION

NOT TO SCALE

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RECORD DOCUMENT
EUGENE WATER & ELECTRIC BOARD
ROOSEVELT OPERATIONS CENTER

SITE STRUCTURES
CANOPY E - WATER YARD

PROJECT NO.	04140	REVISIONS	11/20/20
DATE	11/20/20	ISSUED FOR RECORD DRAWINGS	
DRAWN	MLT, SEC, MNH	CHECKED	EDJ

A5132
CAN