Tuesday, April 21, 2026
College Place Planning Commission - (Hybrid: In-Person & Online)

429th Regular Planning Commission Meeting
Tuesday, April 21, 2026, at 6:00 P.M.
Agenda: https://go.boarddocs.com/wa/cocp/Board.nsf/goto?open&id=DSAUEN7BBA4E
In-Person at City Hall - 625 S College Avenue, College Place, WA 99324
The workshop may be viewed by joining the Zoom meeting.
Zoom Attendee Link: https://us06web.zoom.us/j/84144857091
Or you may call this number to listen: 1-669-900-9128 ID#84144857091
Phone controls: *6 - toggle mute/unmute and *9 - raise hand
Meetings will be posted on the City of College Place, Washington YouTube channel at https://www.youtube.com/playlist?list=PLqwYY-Thlbf4pY19KUMwVoO6iynKx_Zdn

1. OPENING ITEMS

Subject :	1.01 Call To Order 429th Regular Planning Commission Meeting
Meeting :	Apr 21, 2026 - College Place Planning Commission - (Hybrid: In-Person & Online)
Category :	1. OPENING ITEMS
Access :	Public
Type :	Procedural
Subject :	1.02 Roll Call
Meeting :	Apr 21, 2026 - College Place Planning Commission - (Hybrid: In-Person & Online)
Category :	1. OPENING ITEMS
Access :	Public
Type :	Information, Procedural

Public Content

Position 1 - Nic Ivy, Chair - term exp. 12-31-2027

Position 2 - Felix Tan - term exp. 12-31-29
Position 3 - Claudia Santellano - term exp. 12-31-2028
Position 4 - Victor Valerio - term exp. 12-31-2028

Position 5 -Gayla Rogers - term exp. 12-31-2029
Position 7 - Todd A. Reiswig, Vice Chair -term exp. 12-31-2027

Excused absence:
Position 6 - Brandon Stepper - term exp. 12-31-2028

Staff

Jon Rickard - Community Development Director
Michael Maret - Senior Planner
Robert McAndrews - Public Works Director

Carolyn Holm - City Clerk

Guests
Elizabeth Smith - JUB Engineers
Derrick Braaten - JUB Engineers
Alex Romero - JUB Engineers
Tyler French - JUB Engineers

Subject :	1.03 Appearance of Fairness Doctrine
Meeting :	Apr 21, 2026 - College Place Planning Commission - (Hybrid: In-Person & Online)
Category :	1. OPENING ITEMS
Access :	Public
Type :	Procedural

Public Content

The Appearance of Fairness Doctrine is a rule of law requiring government decision-makers to conduct non-court hearings and proceedings in a way that is fair and unbiased in both appearance and fact.

The doctrine requires that adjudicatory or quasi-judicial public hearings meet two requirements:

- They must be procedurally fair.
- They must appear to be conducted by impartial decision-makers.

By following Appearance of Fairness requirements, local governments have a method for disqualifying decision-makers from quasi-judicial hearings who have prejudged the issues, who have a bias in favor of one side in the proceeding, who have a conflict of interest, or who cannot otherwise be impartial. "Ex parte" communications between a decision-maker and a proponent or opponent of the matter being decided are prohibited (RCW 42.36.060).

For more information, click this link:MRSC - Appearance of Fairness Doctrine

-and/or-

watch this video:Short Course on Planning Appearance and Fairness Doctrine - YouTube

Subject :	1.04 Public Comment
Meeting :	Apr 21, 2026 - College Place Planning Commission - (Hybrid: In-Person & Online)
Category :	1. OPENING ITEMS
Access :	Public
Type :	Information

Public Content

Planning Commission meetings are primarily structured to permit Commission membersto make recommendationsto the City Council regarding decisions necessary to govern the City.

Public Comment is the time set aside for Citizens to address the Planning Commission regarding items of concern/interest either not appearing on this agenda, or on the consent agenda.*If you wish to speak on anysuch item,this is the time to come forward when the Chair asks for public comments.*

Virtual Meeting Protocol for Public Comment:

When submitting public comments, include the following regardless of the manner you are using: - Note that there are deadlines for each method of commenting.

- Your Name
- Your Address

Public comments may be provided in writing(If typewritten, no less than 11 pt font). Submit to Clerk@cpwa.usno later than 4:30PMon the meeting date to be included in the record.

Public Comments in person may be madeby telephone orvirtuallyduring the meeting:

- Telephone comment - Call1-669-900-9128, entering the meeting ID (provided at beginning of agenda) and raising your hand (*9 to raise hand, *6 to mute/un-mute) when comments are requested.
- Virtual comment -Join using theZoom Attendee link (provided at beginning of agenda) and raise your hand when comments are requested.

Once recognized, you will have five minutes to speak on any subject that is under the control of the Commission.

2. CONSENT AGENDA

Subject :	2.01 Approve Agenda for April 21, 2026
Meeting :	Apr 21, 2026 - College Place Planning Commission - (Hybrid: In-Person & Online)
Category :	2. CONSENT AGENDA
Access :	Public
Type :	Action (Consent)

Consent

Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing several items for approval of the Board by a single motion. Most of the items listed under the consent agenda have gone through Board subcommittee review and recommendation. Documentation concerning these items has been provided to all board members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any board member.

Subject :	2.02 Approve Minutes from February 17, 2026
Meeting :	Apr 21, 2026 - College Place Planning Commission -

	(Hybrid: In-Person & Online)
Category :	2. CONSENT AGENDA
Access :	Public
Type :	Action (Consent)

File Attachments

Draft Meeting Minutes.pdf (553 KB)

Consent

Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing several items for approval of the Board by a single motion. Most of the items listed under the consent agenda have gone through Board subcommittee review and recommendation. Documentation concerning these items has been provided to all board members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any board member.

Subject :	2.03 Approve Consent Agenda - Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing several items for approval of the Planning Commission by a single motion. Most of the items listed under the consent agenda have gone through previous review either at a workshop, or by subcommittee review and recommendation. Documentation concerning these items has been provided to all Planning Commission and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any Planning Commission member.
Meeting :	Apr 21, 2026 - College Place Planning Commission - (Hybrid: In-Person & Online)
Category :	2. CONSENT AGENDA
Access :	Public
Type :	Action (Consent)
Recommended Action :	Motion to approve consent agenda items 2.01 through 2.03

Consent

Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing several items for approval of the Board by a single motion. Most of the items listed under the consent agenda have gone through Board subcommittee review and recommendation. Documentation concerning these items has been provided to all board members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any board member.

3. REGULAR AGENDA

Subject :	3.01 General Sewer Plan 2026 Update
Meeting :	Apr 21, 2026 - College Place Planning Commission - (Hybrid: In-Person & Online)

Category :	3. REGULAR AGENDA
Access :	Public
Type :	Action, Discussion
Recommended Action :	Motion recommending the City Council adopt the General Sewer Plan Update.

Public Content

General Sewer Plan Update
The General Sewer Plan Update identifies improvements required for the Citys wastewater collection system and wastewater treatment facility to increase reliability, efficiency, and capacity. The plan considers a 10-year period, prioritizing improvement projects based upon growth projections, regulatory requirements, project costs, and risk reduction. No site-specific development project is being evaluated at this time.
Alex Romero & Tyler French with J-U-B will provide a presentation on the update and be available for questions.
A public comment period will occur.
The Planning Commission, following the public comment, will make a recommendation to the City Council on whether to adopt the General Sewer Plan Update.

File Attachments

GeneralSewerPlanUpdate_Draft.pdf (43,636 KB)
GSP Update DNS PM PUBLIC NOTICE.pdf (80 KB)
GSP Presentation.pdf (1,857 KB)

Subject :	3.02 Comprehensive Plan - Periodic Update Workshop
Meeting :	Apr 21, 2026 - College Place Planning Commission - (Hybrid: In-Person & Online)
Category :	3. REGULAR AGENDA
Access :	Public
Type :	Discussion, Information

Public Content

Workshop to discuss Draft Comprehensive Plan.
Elizabeth Smith & Derrick Braaten with J-U-B will guide us in continued collaborative discussion around the draft Comprehensive Plan amendments for Urban Growth Area (UGA) expansions.
Existing Comp Plan documents are located here:https://www.cpwa.us/departments/planning/comprehensive_plan.php

File Attachments

COCP_CompPlan_Ch01_IntroductionMarch2026.docx (154 KB)
COCP_CompPlan_Ch02_LandUseMarch2026.docx (67 KB)
COCP_CompPlan_Ch03_HousingMarch2026.docx (226 KB)
COCP_CompPlan_Ch04_CapitalFacilities.docx (90 KB)
COCP_CompPlan_Ch05_Utilities.docx (66 KB)

COCP_CompPlan_Ch06_Transportation_Draft.docx (63 KB)
COCP_CompPlan_Ch07_Climate.docx (46 KB)
COCP_CompPlan_Ch08_EconDev_Draft.docx (64 KB)
COCP_CompPlan_Ch09_Parks.docx (79 KB)
COCP_CompPlan_Ch10_HistoricPreservation.docx (73 KB)

4. REPORTS

Subject :	4.01 Comprehensive Plan Amendment Applications for Urban Growth Area (UGA) Expansions
Meeting :	Apr 21, 2026 - College Place Planning Commission - (Hybrid: In-Person & Online)
Category :	4. REPORTS
Access :	Public
Type :	Information

Public Content

Applications for Comprehensive Plan amendments for Urban Growth Area (UGA) expansions were accepted by Walla Walla Walla County on July 1, 2025.
Director Rickard will provide an update regarding College Place's options for Comprehensive Plan amendments for Urban Growth Area (UGA) expansions.

5. CLOSING ITEMS

Subject :	5.01 The next regularly scheduled meeting is May 19, 2026.
Meeting :	Apr 21, 2026 - College Place Planning Commission - (Hybrid: In-Person & Online)
Category :	5. CLOSING ITEMS
Access :	Public
Type :	Procedural

Public Content

The next regularly scheduled meeting is March 17, 2026.

Subject :	5.02 Conclude
Meeting :	Apr 21, 2026 - College Place Planning Commission - (Hybrid: In-Person & Online)
Category :	5. CLOSING ITEMS
Access :	Public
Type :	Action (Consent), Procedural
Recommended Action :	Make a motion to conclude the February 17, 2026, Planning Commission Meeting.

Consent

Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing several items for approval of the Board by a single motion. Most of the items listed under the consent agenda have gone through Board subcommittee review and recommendation. Documentation concerning these items has been provided to all board members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any board member.

College Place Planning Commission- (Hybrid: In-Person & Online) - (Tuesday, February 17, 2026)
Generated by Michael Maret on April 15, 2026

1. OPENING ITEMS

Procedural: 1.01 Call To Order 428th Regular Meeting of the Planning Commission

Acting Vice-Chair Reiswig called the meeting to order at 6:00 pm.

Information, Procedural: 1.02 Roll Call

PRESENT:

Commission Members:	Nic Ivy Felix Tan Claudia Santellano Gayla Rogers Brandon Stepper Todd Reiswig, Vice-Chair
Absent Commission Members:	Victor Valerio
Staff:	Community Development Director, Jon Rickard Community Development Senior Planner, Michael Maret City Clerk, Carolyn Holm
Guests:	Elizabeth Smith - JUB Engineers

Information: 1.03 Welcome New Planning Commissioner
Procedural: 1.05 Appearance of Fairness Doctrine
Information: 1.05 Public Comment

None

2. CONSENT AGENDA

Action (Consent): 2.01 Approve Agenda for February 17, 2026
Action (Consent): 2.02 Approve Minutes from November 18, 2025
Action (Consent): 2.03 Approve Consent Agenda - Our adopted rules of Parliamentary Procedure, The Standard Code of Parliamentary Procedure, provide for a consent agenda listing several items for approval of the Planning Commission by a single motion. Most of the items listed under the consent agenda have gone through previous review either at a workshop, or by subcommittee review and recommendation. Documentation concerning these items has been provided to all Planning Commission and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any Planning Commission member.

Motion: Commissioner Ivy made a motion to approve the consent agenda.
Second: Commissioner Santellano seconded.
Vote: The motion passed.

3. REGULAR AGENDA

Action: 3.01 Election of Officers for 2026

Commissioner Ivy volunteered to be Chair.
A motion to appoint Commissioner Ivy as Chair was made by Commissioner Santellano, and Commissioner Tan seconded.
The motions passed.

Commissioner Reiswig volunteered to be Vice-Chair.
A motion to appoint Commissioner Reiswig as Vice-Chair was made by Commissioner Santellano, and Commissioner Ivy seconded.

DRAFT

The motions passed.

Information: 3.02 BoardDocs Training
Mr. Maret provided an overview of the BoardDocs platform.

Information, Discussion: 3.03 Comprehensive Plan - Periodic Update Workshop
Mr. Maret and JUB Staff led a workshop to discuss the Comprehensive Plan Goals and Policies related to Historic Preservation.
Discussion ensued.

4. REPORTS

Information: 4.01 Comprehensive Plan Amendment Applications for Urban Growth Area (UGA) Expansions
Information: 4.02 TylerTech Enterprise Permitting & Licensing Software

5. CLOSING ITEMS

Information: 6.01 The next regularly scheduled meeting is March 17, 2026.
Procedural: 6.02 Conclude

Commissioner Stepper made a motion to adjourn the meeting. Commissioner Santellano seconded, and the motion passed.
Acting Vice-Chair Reiswig concluded the meeting at 7:02 pm.

Approved:

_____
Todd Reiswig - Vice-Chair

Attest:

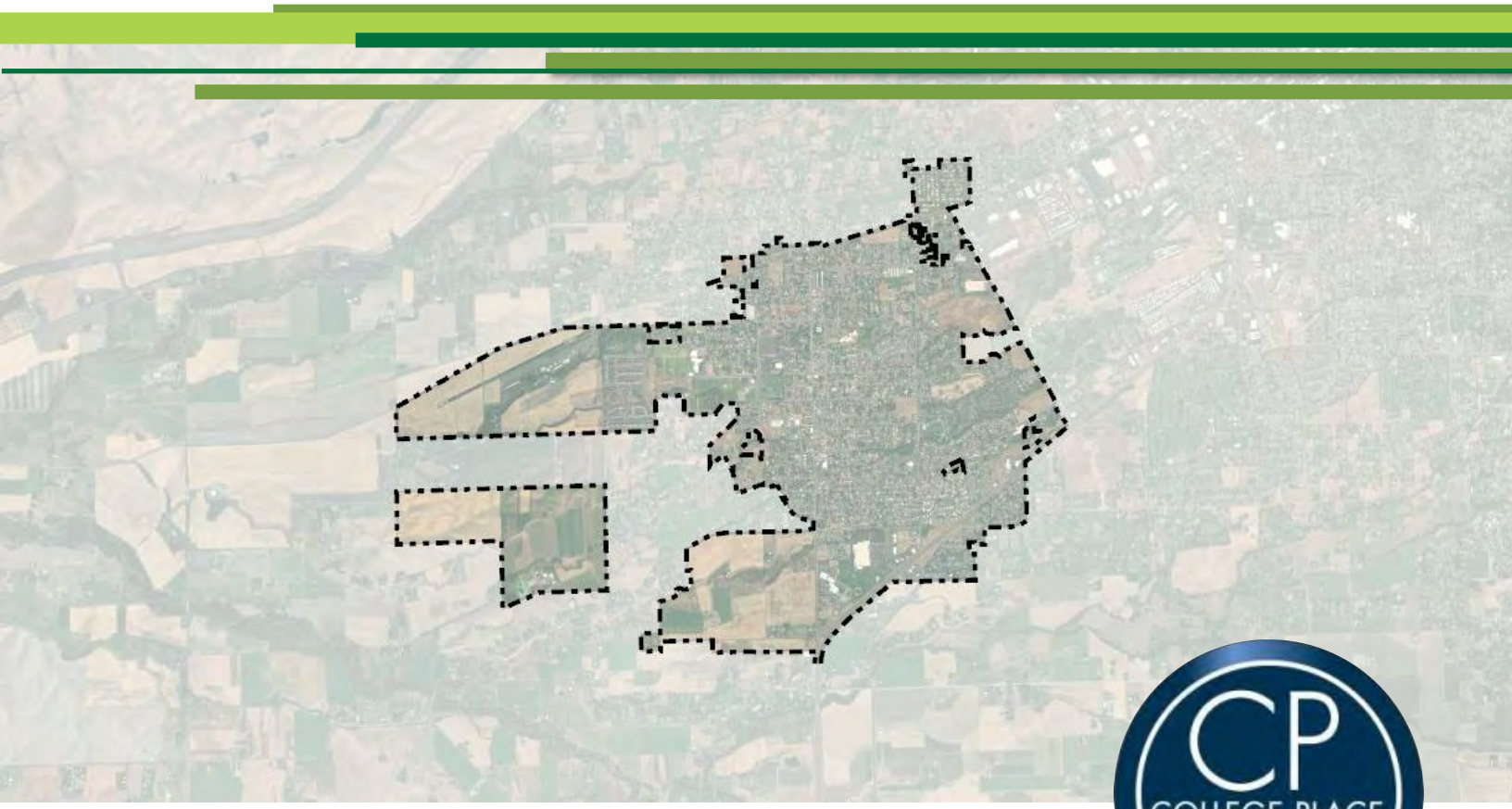
_____
Michael Maret, Senior Planner

The foregoing minutes are the official record of the Planning Commission meeting that occurred _____, 2026. Further details may be obtained by reviewing the actual audio recording made during this session.

DRAFT

CITY OF COLLEGE PLACE

General Sewer Plan



MARCH 2026

J·U·B ENGINEERS, INC.

THE LANGDON GROUP

GATEWAY MAPPING INC.

J-U-B FAMILY OF COMPANIES

3611 S. Zintel Way, Kennewick, WA 99337 | 509-783-2144

CITY OF COLLEGE PLACE

General Sewer Plan

MARCH 2026

Certification

This General Sewer Plan Update for the City of College Place has been prepared under the direction of the following Registered Professional Engineers, in compliance with the Washington Department of Ecology for a General Sewer Plan, WAC 173-240-050.



Alejandro Romero, P.E.
J-U-B ENGINEERS, Inc.
3611 S. Zintel Way
Kennewick, WA 99337
(509) 783-2144



Tirzah Eyre, P.E.
J-U-B ENGINEERS, Inc.
3611 S. Zintel Way
Kennewick, WA 99336
(509) 783-2144

Table of Contents

Page

Table of Contents i

Abbreviations and Acronyms v

Executive Summary ES-1

ES.1 Purpose ES-1
ES.2 Planning Boundaries ES-1
ES.3 Collection System Summary ES-2
ES.4 WWTP Summary ES-4
ES.5 Capital Improvement Plan Summary ES-4
ES.6 Financial Plan ES-5
ES.7 Acknowledgements ES-5

Chapter 1 – Introduction 1-1

1.1. Background 1-1
1.2. Study Scope 1-2
1.3. System Overview 1-2
1.3.1. WWTP 1-2
1.3.2. Collection System 1-3

Chapter 2 – Planning Information 2-1

2.1. Planning Area 2-1
2.2. Service Area 2-1
2.2.1. Valle Lindo Homes 2-1
2.2.2. Onsite Sewer Systems 2-1
2.3. Service Area Characteristics 2-2
2.3.1. Topography 2-2
2.3.2. Climate 2-2
2.3.3. Geology 2-3
2.3.4. Soils 2-3
2.3.5. Flood and Emergency Management Agency Floodway Mapping 2-3
2.4. Domestic Water System 2-3
2.5. Existing Nearby Facilities 2-4
2.6. Water Reclamation and Reuse 2-4
2.7. Service Area Policies 2-4
2.8. Growth Management Act Compliance 2-4
2.9. Population 2-5
2.10. Zoning/Land Use 2-5
2.11. SEPA Compliance 2-5

Chapter 3 – Flow and Load Analysis 3-1

3.1. Introduction 3-1
3.2. Industrial Flows 3-1
3.3. Infiltration and Inflow 3-1
3.3.1. Non-Excessive Infiltration 3-2
3.3.2. Non-Excessive Inflow 3-2
3.3.3. Infiltration and Inflow Measures 3-2

Chapter 4 – Performance and Design Criteria 4-1
4.1. City Standard Specifications and Standard Drawings 4-1
4.2. Collection System Design Criteria 4-1
4.2.1. Pipes 4-1
4.2.2. Lift Stations 4-2
4.3. Discharge Standards 4-4
Chapter 5 – Wastewater Treatment Plant 5-1
5.1. Facility Plan 5-1
Chapter 6 – Collection System 6-1
6.1. Introduction 6-1
6.2. Hydraulic Modeling 6-1
6.2.1. Existing System 6-1
6.2.2. Master Plan System 6-2
6.3. Master Plan 6-4
6.3.1. Martin Airfield 6-5
6.3.2. Walla Walla University Study Area 6-6
6.3.3. Southwest Area 6-7
6.3.4. East of WWTP 6-7
6.3.5. North Blalock Area 6-7
6.3.6. North Whitman Area 6-8
6.4. Lift Stations 6-8
6.4.1. Description of Existing Facilities (Walla Walla Housing Authority) 6-8
6.4.2. Description of Existing Facilities (City of College Place) 6-9
Chapter 7 – Capital Improvement Plan 7-1
7.1. Replacement Program Development 7-1
7.2. Prioritization Criteria and Weighting 7-1
7.3. Developing Pipe Condition Ratings 7-3
7.4. Updating the Prioritization 7-4
7.5. Construction Method Determination 7-5
7.6. Capital Improvement Plan Projects 7-6
7.7. Collection System Replacement Analysis 7-9
Chapter 8 – Financial Plan 8-1
8.1. Introduction 8-1
Chapter 9 – Operations Program 9-1
9.1. Introduction 9-1
9.2. Management 9-1
9.2.1. Organizational Structure 9-1
9.2.2. Staffing Requirements 9-2
9.2.3. Training 9-4
9.2.4. Customer Service 9-4
9.2.5. Management Information Systems 9-4
9.2.6. Sanitary Sewer Overflows 9-5
9.2.7. Backflow Devices 9-5
9.3. Operations 9-5
9.3.1. Monitoring 9-6
9.3.2. Safety – Wastewater Collections 9-6

9.3.3. Emergency Preparedness and Response 9-6
9.3.4. Record Keeping 9-7
9.3.5. Collection System Repairs 9-7
9.3.6. New Construction 9-7
9.4. Maintenance 9-7
9.4.1. Sewer System Inspection 9-7
9.4.2. Sewer Cleaning 9-8
9.4.3. Parts and Equipment Inventory 9-10
9.4.4. Maintain Operating Equipment 9-10
9.4.5. Protective Coatings 9-12
9.4.6. Routine Maintenance 9-12
9.5. Summary of Recommendations 9-12
Works Cited WC-1

Appendices

Appendix A – Pipe Replacement Plan Scoring
Appendix B – Pipe Replacement Plan Figures
Appendix C – Capital Improvement Plan
Appendix D – Requirements for a General Sewer Plan
Appendix E – SEPA Checklist
Appendix F – Model Assumptions
Appendix G – Operations and Maintenance Standard Operating Procedures
Appendix H – Washington State Department of Ecology Comments

Figures

Figure ES-1 – Planning Boundaries ES-2
Figure ES-2 – Collections System Replacement Costs ES-3
Figure 2-1 – Service Area Boundaries 2-6
Figure 2-2 – Onsite Sewer Systems 2-7
Figure 2-3 – Soils 2-8
Figure 2-4 – FEMA Flood Areas 2-9
Figure 2-5 – Land Use Plan 2-10
Figure 6-1 – Existing System Pipe Size 6-12
Figure 6-2 – Existing System Pipe Material 6-13
Figure 6-3 – Existing System Pipe Age 6-14
Figure 6-4 – Existing System Pipe Condition 6-15
Figure 6-5 – Existing Sewer Basins 6-16
Figure 6-6 – Proposed Sewer Basins 6-17
Figure 6-7 – Master Plan Future Pipes 6-18
Figure 6-8 – Master Plan Martin Airfield Alternative 1 6-19
Figure 6-9 – Master Plan Martin Airfield Alternative 2 6-20
Figure 6-10 – Master Plan Walla Walla University Study Area Alternative 1 6-21
Figure 6-11 – Master Plan Walla Walla University Study Area Alternative 2 6-22
Figure 6-12 – Master Plan Southwest Area 6-23
Figure 6-13 – Master Plan East of WWTP Area 6-24
Figure 6-14 – Master Plan North Blalock 6-25
Figure 6-15 – Master Plan North Whitman Area 6-26
Figure 7-1 – Prioritization Criteria 7-3
Figure 7-2 – Collections System Replacement Costs 7-10
Figure 9-1 – Wastewater Collection Organization Chart 9-2

Tables

Table ES-1 – CIP Cost Summary (2026 Dollars) ES-4
Table 1-1 – Existing Gravity Collection System Pipes 1-4
Table 1-2 – Existing Lift Stations 1-4
Table 2-1 – Historical Climatic Summary 2-2
Table 4-1 – Collection System Planning Criteria 4-1
Table 4-2 – Future Pipe Design Parameters 4-2
Table 6-1 – Developer Driven Improvement Locations 6-4
Table 6-2 – Existing Walla Walla Housing Authority Lift Stations 6-8
Table 6-3 – Existing City of College Place Lift Stations 6-10
Table 7-1 – Defects Determining Rehabilitation Methods 7-5
Table 7-2 – CIP Projects 7-7
Table 7-3 – CIP Cost Summary (2026 Dollars) 7-9
Table 9-1 – Wastewater Collection System Staffing Suggestions (by Population) 9-3
Table 9-2 – Staffing Comparison 9-4
Table 9-3 – Frequency of Maintenance Activities 9-7

Abbreviations and Acronyms

ADF	Average Daily Flow
ADWF	Average Dry Weather Flow
AWWF	Average Wet Weather Flow
cf (CF)	Cubic Feet
cfs	Cubic Feet Per Second
CIP	Capital Improvement Plan
D	Depth
ECY	Washington Department of Ecology
EPA	U.S. Environmental Protection Agency
ERU	Equivalent Residential Unit
ESA	Endangered Species Act
fpm	Feet Per Minute
fps	Feet Per Second
ft	Feet
gpcd	Gallons per Capita Day
gpd	Gallons Per Day
gph	Gallons Per Hour
gpm	gallons per minute
I/I	Inflow and Infiltration
L	Length
LF	Linear Feet
LS	Lump Sum
M	Million
MACP	Manhole Assessment Certification Program
MDF	Maximum/Minimum Daily Flow
MG	Million Gallons
Mgal	Million Gallons
mgd (MGD)	Million Gallons per Day
AMSL (msl)	Above Mean Sea Level
N/A	Not Available or Not Applicable
NOAA	National Oceanic and Atmospheric Administration
NPDES	National Pollutant Discharge Elimination System
O&M	Operation and Maintenance
OSHA	Occupational Safety and Health Administration
PDF	Peak Day Flow
PF	Peaking Factor
PHF	Peak Hourly Flow
POTW	Publicly Owned Treatment Work
PVC	Polyvinyl Chloride
SBR	Sequence Batch Reactor
SCS	US Department of Agriculture Soil Conservation Service (Now RD)
SEPA	State Environmental Policy Act
SERP	State Environmental Review Process
sf (SF)	Square Feet
SIU	Significant Industrial Users
SRF	State Revolving Loan Fund
TDH	Total Dynamic Head
TMDL	Total Maximum Daily Load
UGA	Urban Growth Area
USGS	United States Geological Survey
V (vol)	Volume
VFD	Variable Frequency Drive
W	Width
WRF	Wastewater Reuse Facility
WQS	Water Quality Standards
WWTP	Wastewater Treatment Plant
WWU	Walla Walla University

Executive Summary

ES.1 Purpose

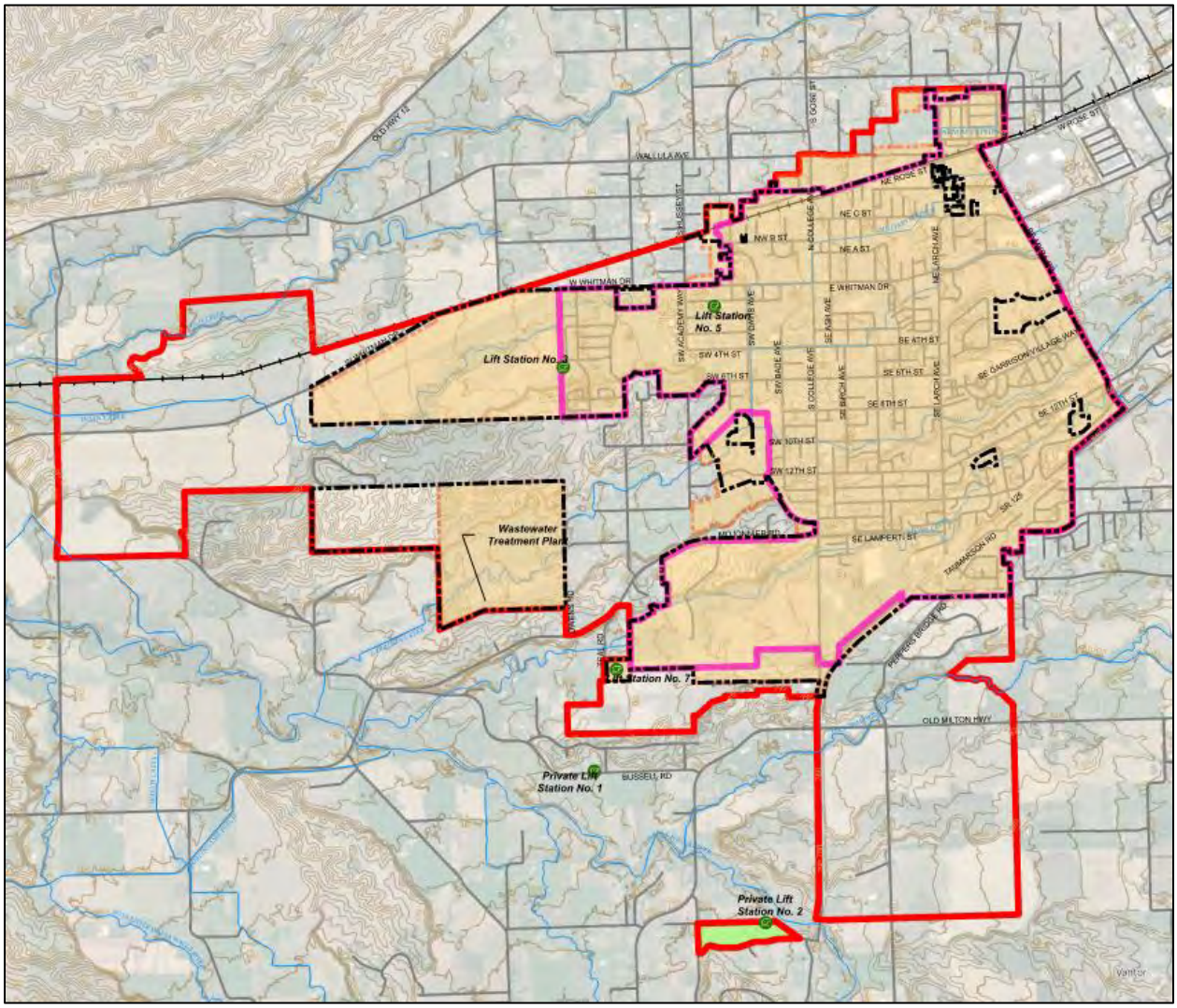
This document is intended to replace the 2022 General Sewer Plan for the City of College Place. The 2022 General Sewer Plan identified seventeen (17) collection system rehabilitation projects and all but four (4) of these projects have already been completed with funding support from the Washington State Department of Ecology. This 2026 General Sewer Plan will include a new Capital Improvement Plan of projects for the next ten years and beyond. The major goals of the General Sewer Plan are as follows:

- Update "Likelihood of Failure" ratings that incorporate sanitary sewer pipe condition data in order to prioritize improvement projects.
- Update "Consequence of Failure" ratings for sanitary sewer pipes in order to further prioritize improvement projects.
- Update overall scoring criteria for sanitary sewer pipes utilizing "Likelihood of Failure" and "Consequence of Failure" criteria such that City staff can combine this data with separate planned water and transportation projects in order to identify and prioritize the most cost-effective rehabilitation and replacement projects.
- Update the comprehensive sanitary sewer utility Capital Improvement Plan (CIP) with particular emphasis on the next 10 years for preferred alternatives.
- Identify conceptual routing for future sewer pipes to serve currently undeveloped portions of the Urban Growth Area (UGA).
- Satisfy ECY and WAC requirements for a General Sewer Plan.

ES.2 Planning Boundaries

This plan evaluates the existing sanitary sewer collection system of the City of College Place. The existing collection system serves the existing City Limits as depicted in **Figure ES-1**. The orange area is the UGA and the red boundary is the study area boundary.

Figure ES-1 – Planning Boundaries



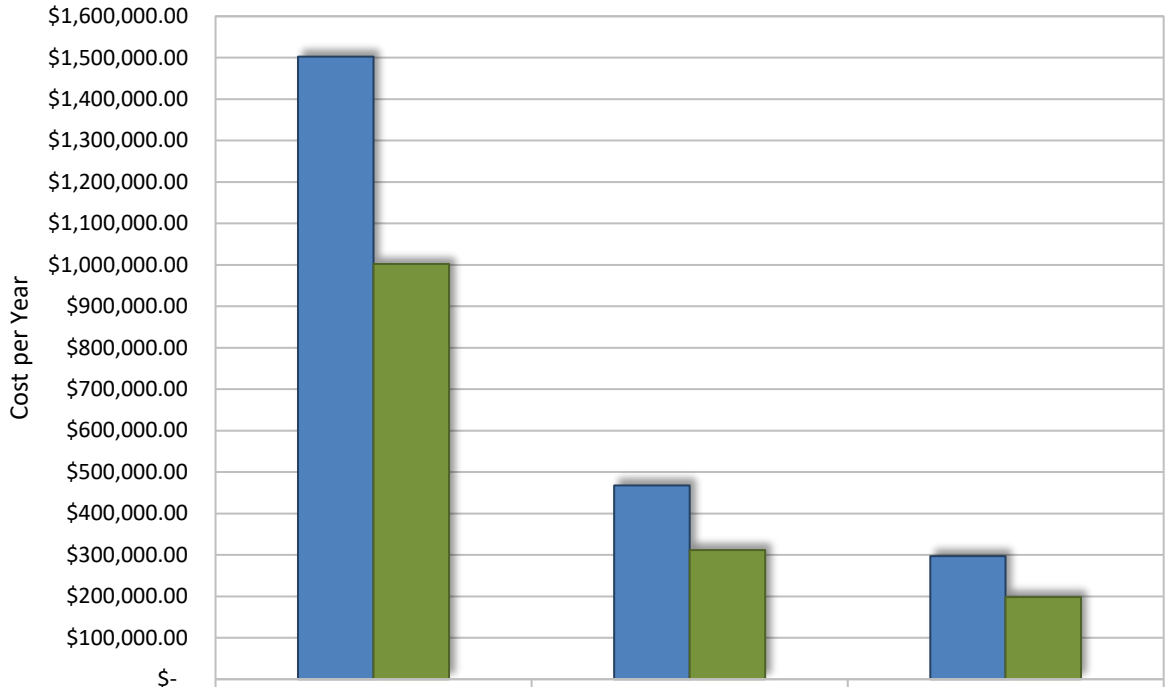
ES.3 Collection System Summary

The City's sanitary sewer collection system has expanded from an initial series of pipelines serving the old downtown area to a system containing over 40 miles of gravity pipelines and five (5) pumping stations (3 City owned, 2 privately owned) providing public sanitary sewer service to a residential population of approximately 10,222, which includes 9,762 City residents and 460 residents from the Valle Lindo Homes neighborhood. The total area that can be provided with public sanitary sewer service totals 1,730 acres or nearly 3 square miles. The existing wastewater collection system consists of gravity pipelines ranging in size from 6 inches in diameter up to 30 inches in diameter. The collection system is showing its age, and a proactive renewal and replacement program has been developed to address this.

In terms of a general system replacement cost analysis, the City should be budgeting between $200,000 and $300,000 per year (2026 dollars) for collection system rehabilitation/replacement. This analysis

assumes that PVC pipes will not have to be rehabilitated in the next 75 years. The high end of the range assumes that the non-PVC pipes must be either trenchless rehabilitated or open trench replaced every 50 years. The low end of this range assumes that the non-PVC pipe can be rehabilitated/replaced every 75 years. A summary of the cost of the various replacement scenarios is depicted in **Figure ES-2**.

Figure ES-2 – Collections System Replacement Costs



	Replacement Cost for All Gravity Collection Pipe by Open Trench	Replacement Cost for All Gravity Collection Pipe by Open Trench; excluding PVC and HDPE	Replacement/Rehab Cost for All Gravity Collection Pipe by Open Trench and CIPP; excluding PVC and HDPE
$/yr Over 50 Years	$1,502,905.68	$467,959.88	$296,594.29
$/yr Over 75 Years	$1,001,937.12	$311,973.26	$197,729.53

A pipe replacement program was developed to prioritize and schedule sanitary sewer pipes with the greatest need for replacement into projects for the next ten budget years. The prioritization method is composed of two main categories: likelihood of failure (pipe condition) and consequence of failure (risk). The majority of the criteria in each category involved processes and/or data that are already maintained by the City. Through workshops with City staff, each category and associated criteria were assigned a weighting value to reflect relative importance. These weights are easily modified and will likely be adjusted and fine-tuned over time as the City implements the replacement and rehabilitation program.

Using the overall priority score the pipe segments can be grouped into projects that will fit a particular replacement time frame or budget. In most cases, project areas were expanded to include adjacent lower priority pipes where appropriate to gain economy of scale for replacement and avoid having

significantly deteriorated reaches adjacent to improved reaches. The result was a final list of pipe segments (~46,550 LF) in the final CIP.

Considering factors such as construction method, projects were identified for each year from 2026 through 2035. The project schedule identifies, on average, approximately $500,000 every other year in 2026 dollars needed to implement the collection system CIP over the next ten (10) years. This is based on current budget information provided by the City. It is recommended that the City consider doubling the amount budgeted for renewal and replacement during the next budget review and rate study. The City plans to update the sewer rate model in 2026.

ES.4 WWTP Summary

The WWTP is scheduled for upgrades to increase capacity and comply with several permit requirements. A Facility Plan was completed in 2018. Design of the Phase 1 Improvements was completed in 2021. Phase 1A was constructed in 2025 and Phase 1B is scheduled for construction in 2026-2027. The Phase 1 improvements primarily reduce the need to discharge to Garrison Creek during the spring and fall – as dictated by the compliance schedule in the permit.

Most of the projects identified in Phases 2 and 3 should only be necessary if permit changes require additional ammonia removal or PCB restrictions; however, the Solids Processing improvements will be necessary once growth increases to the point that the third SBR needs to come online. Currently, one of the three SBRs serves as a solids stabilization tank to reduce odors in the solids. Once growth has increased to a point at which the third SBR must come online, the Solids Processing project should be completed. For planning purposes, this project is estimated to occur in 2032.

ES.5 Capital Improvement Plan Summary

Table ES-1 includes a summary of all identified projects in the CIP and recommended timeframe for completion.

Table ES-1 – CIP Cost Summary (2026 Dollars)

Year	Collection System Annual Cost	WWTP Annual Cost	Annual Cost
2026	$291,000	$10,456,000	$10,747,000
2027	$614,000	$5,163,000	$5,777,000
2028	$1,888,000	$0	$1,888,000
2029	$0	$0	$0
2030	$348,000	$0	$348,000
2031	$0	$0	$0
2032	$557,000	$7,047,000	$7,604,000
2033	$0	$0	$0
2034	$416,000	$0	$416,000
2035	$0	$0	$0
As Budget Allows	$13,257,000	$0	$13,257,000
TOTAL	**$17,371,000**	**$22,666,000**	**$40,037,000**

ES.6 Financial Plan

The CIP recommends approximately $4.1M (in 2026 dollars) be spent in capital improvements to the sanitary sewer collection system. An additional $13.3M in improvements is identified as budget may allow. An additional $22.7M in improvements are scheduled at the WWTP.

A financial plan was not developed specifically for this General Sewer Plan. However, this budget is consistent with the budget presented in the 2026-2031 Capital Facility Plan. The City maintains a rate model that is updated every three years. This rate model is scheduled for update in 2026. The CIP provided in **Table ES-1** above will inform the rate model when the City updates their financial model and financial plan in 2026. The projects are presented in a prioritized order; however, the actual years of implementation may vary depending on funding availability, development plans, and coordination with other utility projects.

Many of these collection system projects could be eligible for Ecology SRF funding via low interest loans and, in some cases, grant monies.

ES.7 Acknowledgements

Many people were extremely helpful in providing documentation, information, and input throughout the course of this project. We wish, however, to especially thank the City of College Place staff who contributed to this report: Robert McAndrews, Mike Holden, Wade Antle, Juan Betancourt were instrumental in collecting data, presenting improvement ideas, evaluating alternatives, expressing system concerns, and giving timely, pointed feedback. Paul Olson and Ian Grant from Jacobs were also instrumental in identifying system concerns.

Chapter 1

Introduction

Chapter 1– Introduction

1.1. Background

The City of College Place owns a sanitary sewer collection system and Wastewater Treatment Plant (WWTP) that serves the City Limits as well as a neighboring Walla Walla Housing Authority property. The activated sludge WWTP is located approximately one mile southwest of City Limits. The collections system and treatment facility have been contract operated by Jacobs since April 2016. The WWTP was most recently upgraded in 2001 and currently discharges to a land treatment site during the growing season and Garrison Creek from November through April. Limitations of the storage, irrigation system, and land treatment site have historically resulted in some discharges to Garrison Creek during the months of May and October which are outside of the window allowed in the existing National Pollution Discharge Elimination System (NPDES) permit.

The existing NPDES permit includes a compliance schedule focusing on minimizing discharge to Garrison Creek from May through October. In accordance with the compliance schedule, a *Wastewater Treatment Plant Facility Plan* (J-U-B, 2018) was prepared and approved by Ecology. The *Facility Plan* was later modified by *Amendment No. 1* (J-U-B, 2019) and *Amendment No. 2* (J-U-B, 2019). *Amendment No. 1* revised the capital improvement plan and the timing of the three phases of wastewater treatment plant improvements identified by the *Facility Plan*. *Amendment No. 2* evaluated the sanitary sewer collection system master planning effort for approximately 1,500 acres in the southwest corner of the City and identified improvements to the collection system for areas anticipated for immediate growth.

Of the wastewater treatment plant improvements, Phase 1 focuses on storage, irrigation, and land treatment expansion to minimize discharge to Garrison Creek during the critical period of May through October. The Phase 2 improvements address changes and upgrades to the biological treatment system and solids handling systems. The Phase 3 improvements involve a significant expansion of the storage and land treatment system which will be necessary to eliminate any discharge to Garrison Creek due to polychlorinated biphenyls (PCB) limits. The driver for Phase 3 improvements will be any changes to the approved testing and reporting requirements for PCB compliance. A new permit is anticipated to be issued sometime in 2027.

An Ecology SRF loan was secured in 2019 to cover the cost of design for the first phase of improvements. In 2022 another Ecology SRF grant/loan was secured to fund construction of the Phase 1 improvements. The Phase 1 improvements were split into two phases of construction, Phase 1A and Phase 1B. The Phase 1A improvements include upgrades to the headworks, air piping for the Sequence Batch Reactors (SBRs), equalization basin, and lighting/electrical upgrades at various buildings. The Phase 1B improvements include upgrades to the UV system, the effluent pump station, effluent storage pond, and the land treatment irrigation system. The Phase 1A improvements were constructed in 2025. The Phase 1B improvements are planned to be constructed in 2026-2027.

Many of the collections system improvement projects identified in the 2022 General Sewer Plan have been designed and constructed; therefore, the focus of this 2026 General Sewer Plan Update is to develop an updated 10-year capital improvement plan for collections system rehabilitation.

1.2. Study Scope

The purpose of this General Sewer Plan document is to identify the sanitary sewer capital improvement projects that will be needed for rehabilitation and replacement to meet the needs of the planning period through 2036. Specific objectives of this study include the following:

- Evaluate the existing collection system trunk pipes and lift stations to determine recommended improvements under current conditions.
- Establish long-term improvements for the collection system with a specific 10-year Capital Improvement Plan (CIP) based on established prioritization criteria.
- Satisfy ECY and WAC requirements for a General Sewer Plan.

Subsequent chapters in this report are summarized as follows:

Chapter 2 – Planning Information
The planning area characteristics are presented in this chapter.

Chapter 3 – Flow and Loads Analysis
The flow and load projections for the WWTP are summarized in this chapter.

Chapter 4 – Performance and Design Criteria
This chapter provides a summary of collection system design criteria as well as reference to Federal and State Regulations relating to WWTP performance criteria.

Chapter 5 – Wastewater Treatment Plant
A brief history of the improvement projects at the WWTP is provided in this chapter.

Chapter 6 – Collection System
This chapter describes the existing collection system.

Chapter 7 – Capital Improvement Plan
A prioritized list of collection system capital projects is provided in this chapter.

Chapter 8 – Financial Plan
An overview of the City's revenues, projections, and plans for financing the projects identified in the CIP is provided in this chapter.

Chapter 9 – Operations Program
This chapter includes an overview of the organizational structure and staffing requirements for the wastewater collection system operations program.

1.3. System Overview

1.3.1. WWTP

The City has planned for, and implemented, wastewater system improvements to provide for the continuing health, safety, and general welfare of its citizens. As the population within the City's Service

Area has increased, and as water quality objectives for discharge of wastewater have become more restrictive, the City has implemented system improvements to stay current with community needs and meet regulatory requirements. All discharge of the treated wastewater to Garrison Creek, as well as reuse for irrigation crops, is operated to comply with the National Pollution Discharge Elimination System (NPDES) permit issued by the Washington Department of Ecology (ECY) in 2014. The permit expired in 2019 and the City is currently working with Ecology to update the permit.

The Wastewater Treatment Plant (WWTP) is located approximately one mile southwest of the City Limits on a 125-acre site. It is an activated sludge WWTP which is permitted by the ECY under Permit WA0020656. The WWTP and collection system are operated under contract with the City by a private firm (Jacobs) which has operated the plant since April 2016.

The WWTP was most recently upgraded in 2001 and a three-phase approach of design for the next upgrade was identified in the approved *Wastewater Treatment Plant Facility Plan* (J-U-B, 2018) and *Amendment No. 1* (J-U-B, 2019) documents. Phase 1A is currently in construction and focuses on upgrading the headworks, various piping improvements, expansion of the equalization basin, and electrical upgrades at several buildings. Phase 1B is currently in design and focuses on storage, irrigation, and land treatment expansion in order to minimize discharge to Garrison Creek from May through October. Phase 1B is scheduled for construction in 2026-2027. With the exception of the Solids Processing improvements, the Phase 2 and Phase 3 upgrades are expected to only be triggered by permit changes. The Solids Processing improvements will be necessary as growth continues and requires the third SBR to be brought online.

1.3.2. Collection System

Sanitary sewage generated in the City is collected and transported to the treatment plant via gravity collection sewers and pump stations. The City's public collection system has expanded from an initial series of pipelines serving the old downtown area to a system containing over 40 miles of gravity pipelines, 970 manholes, and 5 active pumping stations providing public sanitary sewer service to a residential population of approximately 10,222, including 9,762 City residents and 460 residents from the Valle Lindo Homes neighborhood. The total area that can be provided with public sanitary sewer service totals approximately 1,730 acres or nearly 3 square miles. This is the current Service Area that contributes to the sewer collection system but is not the same area as the City's Service Area boundary, the City's Service Area boundary is defined in **Chapter 2**.

The existing wastewater collection system consists of gravity pipelines ranging in size from 6 inches in diameter up to 30 inches in diameter. **Table 1-1** provides a summary of the size and lengths of collection pipes that make up the public collection system.

Table 1-1 – Existing Gravity Collection System Pipes

Diameter (inches)	Length (feet)	Length (miles)
6	1,280	0.24
8	169,950	32.2
10	2,825	0.54
12	22,580	4.28
16	30	0.01
18	7,265	1.37
21	1,415	0.28
24	2,890	0.55
30	8,805	1.67
TOTAL	**217,040**	**41.14**

Approximately 80 percent of the collection system is made up of pipelines 8 inches and smaller in diameter. These pipelines are generally referred to as local collection pipelines and provide service to individual sub-drainage basins located within the Service Area. Pipelines 10 inches and greater in diameter are often referred to as trunk or interceptor pipelines and may provide service to entire drainage basins or more than one drainage basin within the Service Area.

The ability of the gravity collection system to provide sanitary sewer service within the current Service Area is dependent upon the topography. The current Service Area extends from elevation 700 feet on the west side near the WWTP to over 870 feet on the east side near the intersection of SE Myra Road and SE 12th Street. The elevation at the south edge of the current Urban Growth Area (UGA) is approximately 760 feet. The contours are depicted in **Figure 2-1**. There are currently five (5) sewage pumping stations located throughout the collection system. Two (2) of these are private lift stations that are operated by the Walla Walla Housing Authority and three (3) are owned by the City and operated by Jacobs staff. The location and capacity of these sewage pumping stations are summarized in **Table 1-2**.

Table 1-2 – Existing Lift Stations

LS Name	Location	Pump No.	HP	Capacity (gpm)	Motor Speed
Lift Station No. 1[1]	Bussell Road, SW corner of 78 Dale Way	1 2	15 15	300 300	Constant Constant
Lift Station No. 2[1]	NW corner of 325 Farmland Road	1 2	Unknown Unknown	Unknown Unknown	Constant Constant
Lift Station No. 3[2]	1355 SW 4th Street	1 2	30 23	196 183	Constant Constant
Lift Station No. 5	537 SW 1st Street	1 2	5.5 5.5	180 180	Variable Variable
Lift Station No. 7[3]	199 Teal Lane	1 2	30 30	1,170 1,170	Variable Variable

1. Lift Station No. 1 and 2 are privately owned and operated by the Walla Walla Housing Authority. Capacities are approximated.
2. Lift Station No. 3 has dual forcemains (4-inch and 6-inch). Current pumping capacities are for a 4-inch forcemain.
3. Lift Station No. 7 has capacity for a third pump at buildout, it is currently operating as a duplex pump station.

As development continues within the Service Area, new trunk sanitary sewer and sewage pumping stations will be required to provide continuous service to the City's customers. Existing trunk sewers and sewage pumping stations may need to be upgraded in size to accommodate increased wastewater flows as the area develops and to maintain the station service life.

Chapter 2

Planning Information

Chapter 2– Planning Information

2.1. Planning Area

The City of College Place is located in Walla Walla County. Walla Walla, the nearest city and the county seat, borders the eastern City limits. Milton-Freewater, Oregon is located approximately six miles to the south. The City's UGA is represented in **Figure 2-1** (at the end of this chapter). The UGA was established by the City of College Place and Walla Walla County. The City updated their Comprehensive Plan in 2018 and updated the UGA to accommodate the growth projected through the year 2037, the City then amended the Comprehensive Plan in 2021. An update of the Comprehensive Plan is scheduled for 2026. The Planning Area for this General Sewer Plan includes the City's UGA and additional areas of growth identified by the City, the Planning Area boundary can be seen in **Figure 2-1** (at the end of this chapter).

2.2. Service Area

The City's Service Area boundary (commensurate with the UGA) is presented on **Figure 2-1** (at the end of this chapter) and represents the area that the existing system of interceptor sewers, trunk sewers, collection system, and pumping stations should effectively serve. The City also currently serves the Valle Lindo Homes neighborhood to the South.

Development within the City currently trends toward the southwest, being limited on the east by the City of Walla Walla. Future development is expected to continue its current south and west directional trend with future population increases anticipated due to the addition of a new school, parks and recreational facilities, and commercial development. Higher population densities will continue to be the norm in the north-central area of the City where Walla Walla University (WWU), commercial areas, and the historic downtown district are available to provide customer service.

2.2.1. Valle Lindo Homes

The Walla Walla Housing Authority, an independent public corporation providing housing assistance programs in Walla Walla County, manages the Valle Lindo Homes neighborhood which is a farmworker housing community south of the College Place City Limits. The Valle Lindo Homes neighborhood is located near the intersection of Old Milton Highway and County Road #448, west of SR 125. The housing community encompasses approximately 20 acres and includes 128 residential units; (53) 2-bedroom units, (63) 3-bedroom units, and (12) 4-bedroom units. The current population of the community is estimated at 460 residents. The community is served by a private sanitary sewer collection system that is owned, operated, and maintained by Walla Walla Housing Authority staff. The system includes two (2) private lift stations that pump the collected flow to the City's existing sanitary sewer system.

2.2.2. Onsite Sewer Systems

The Walla Walla County Health District (WWCHD) has primary responsibility for permitting and policing the residential and small flow commercial dischargers using onsite sewer systems within the City's UGA.

The current Service Area and the UGA include scattered areas where onsite sewer systems are currently the primary means of wastewater disposal. These areas are typically low density developments which predate the expansion of the City's corporate boundaries. **Figure 2-2** (at the end of this chapter) depicts

the locations of suspected parcels with onsite sewer systems within the Planning Area. There are approximately 50 parcels within the City Limits with onsite septic systems – and 21 of these have a residential land use type. An estimated 50 people within the City Limits currently utilize septic tanks and drain fields as a method to dispose of their wastewater.

2.3. Service Area Characteristics

2.3.1. Topography

The topography of the City's Service Area generally slopes from east to west. Elevations range from 870 feet above mean sea level (AMSL) in the east to 700 feet AMSL in the southwest near the WWTP. Major contours are depicted in **Figure 2-1** (at the end of this chapter).

2.3.2. Climate

Climatic data for the area is recorded by a weather station near College Place identified as Whitman Mission (Station 459200). A summary of this data is provided in **Table 2-1**. According to the Western Regional Climate Center (WRCC) at the Walla Walla Regional Airport, prevailing winds are predominantly from the south. The climate is generally moderate with approximately 14.2 inches of annual average precipitation. Precipitation arrives in the spring and fall as rain and falls in the winter as snow. The summers are warm and dry.

Table 2-1 – Historical Climatic Summary

Month	Average Max. Temperature (F)	Average Min. Temperature (F)	Average Total Precipitation (in)	Average Total Snowfall (in)	Average Snow Depth (in)	Average Wind Speed (mph)
January	41.3	26.5	1.71	3.8	1	8.0
February	47.6	29.0	1.23	1.5	0	8.0
March	56.9	33.0	1.40	0.3	0	9.8
April	63.8	37.2	1.35	0.0	0	9.1
May	72.3	43.4	1.22	0.0	0	9.1
June	80.2	49.5	1.00	0.0	0	9.3
July	89.4	53.1	0.43	0.0	0	9.1
August	88.7	51.4	0.54	0.0	0	8.8
September	79.5	43.6	0.62	0.0	0	8.1
October	65.6	35.3	1.13	0.0	0	7.8
November	50.3	31.7	1.77	0.4	0	7.7
December	41.3	26.8	1.82	3.7	0	7.6
Annual Average	**64.8**	**38.4**	**14.21**	**9.5**	**0**	**8.5**

Source: Western Regional Climate Center, www.wrcc.dri.edu
Period of Record: October 1, 1962 to June 7, 2016 (1996-2006 for wind speed)

2.3.3. Geology

The geology of the Walla Walla basin is consistent with the rest of the Inland Northwest and greater Columbia Basin. Beginning in the Miocene epoch approximately 17 million years ago, repeated basaltic lava flows flooded the region. The resulting Columbia River Basalts stretch from Idaho, through Oregon and Washington, to the Pacific Ocean. Over 300 individual lava flows have been identified and the greater geologic formation has been found to be over 6,000 feet deep. Groundwater is located in the porous layers between the strata of relatively impermeable basalt.

2.3.4. Soils

The soils in the College Place area are typically variations of silt loam that range from poorly drained to well-drained. The rooting depth of well-drained silt loam can range from four to more than 40 inches. The capacity of the most limiting layer to transmit water ranges from very low, to moderately high (0.00 to 1.98 inches/hour Ksat). A Natural Resource Conservation Service (NRCS) Web Soil Survey Map of the College Place area is included in **Figure 2-3** (at the end of this chapter).

2.3.5. Flood and Emergency Management Agency Floodway Mapping

According to the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map (FIRM) for the College Place area, depicted in **Figure 2-4** (at the end of this chapter), the majority of the area is determined to be outside the 0.2 percent annual chance flood plain. According to the 2001 Flood Insurance Study (FIS), flows in Garrison Creek are normally very low. No defined floodways for Garrison Creek were identified in the FIS. Garrison Creek is classified as Zone A under the Special Flood Hazard Areas (SFHAs) subject to inundation by the 1.0 percent annual chance flood. Zone A areas are those for which no base flood elevation has been determined. The City has not experienced any flooding at the site. Stone Creek is classified as Zone B as an area of a 500-year flood.

2.4. Domestic Water System

The City last updated their Water System Plan in 2021. The following is a summary of the information from the 2021 Water System Plan Update by RH2 Engineering.

The City provides water to approximately 3,639 connections – of which approximately 81% are single-family residential. Approximately 80% of the City's population is served by the City's water system – with the remainder being served by private water systems including Walla Walla University, Green Tank Irrigation District No. 11, and Consolidated Irrigation District No. 14.

The source water for the City's system comes from three deep groundwater wells in addition to an intertie with an adjacent water system. The City's annual supply volume is approximately 425 MG. There is one booster station and three storage reservoirs which provide service to three pressure zones in the distribution system. The distribution system consists of over 48 miles of pipe ranging in size from 2-inches to 24-inches in diameter.

The City has sufficient water source capacity to meet the demands of existing and future customers until at least 2040. The storage capacity is slightly deficient, but capital improvement projects have been identified to resolve the deficiency.

2.5. Existing Nearby Facilities

The City of Walla Walla operates a Wastewater Treatment and Reuse Facility (WRF) approximately three miles northeast of College Place. Effluent from this facility has been utilized since 1927 for agricultural purposes. Both the Gose and Blalock Irrigation District No. 3 have year-round adjudicated rights to the City's effluent that is enforced by the Department of Ecology. In 2024, the cities of Walla Walla and College Place explored options for regional wastewater treatment. After a joint council meeting and several months of evaluation, College Place decided to maintain their own independent sewer system.

2.6. Water Reclamation and Reuse

The effluent from College Place's WWTP is currently being used to irrigate 110 acres of crops for agricultural purposes during the growing season. The wintertime effluent is discharged into Garrison Creek. This combination of beneficial use and discharge to the creek may arguably be the best application for the water at this time.

As part of the 2018 Facility Plan, the City evaluated alternative reuse options; however, they were all determined to be infeasible due to a water rights impairment analysis. Should Ecology's position on water rights impairment change, the City would be interested in exploring reuse options.

2.7. Service Area Policies

Service Area policies of the Wastewater Utility are defined in Title 13 of the Municipal Code of College Place. This includes provisions for use of the sewer system, prohibited discharges to the public facilities, requirements for pretreatment, general standards for building sewers, general standards for public sewer construction, and requirements for compliance with the Uniform Plumbing Code.

Rates and connection fees are set by resolution and approved by the City Council. The current sewer base rate is $53.45 and an additional $5.11 per 1,000 gallons after the first 3,000 gallons. The rates are generally increased each year.

2.8. Growth Management Act Compliance

The Growth Management Act (GMA) was enacted in 1990 to ensure coordinated, planned urban growth. Walla Walla County (and the cities within Walla Walla County) have opted to plan under the Act. The GMA requires the establishment of "Urban Growth Areas" in order to help guide urban growth into areas that are most appropriate and to reduce urban sprawl. The City has assisted in the development of the Comprehensive Plan for the Walla Walla Urban Area under the GMA and is in full compliance with all regulatory mandates. The City's most recent Comprehensive Plan Update was completed and approved in 2021. An update of the Comprehensive Plan is scheduled for 2026.

This General Sewer Plan represents a complementary implementation plan for the City's Comprehensive Plan. Significant capital investments will be required for the City to achieve the objectives identified in the Comprehensive Plan. The ability to properly manage wastewater is essential to future residential development and to attracting new commerce and industry.

2.9. Population

According to the United States Census Bureau, the population of the City of College Place is currently estimated at 9,762 people – 15.9% of the Walla Walla County population, not including the Valle Lindo Homes population (460). According to the Washington State Office of Financial Management (OFM) medium series growth estimate, the 2038 projected population for College Place is 10,825 people. The population growth for Walla Walla County was approximately 6.5% from 2010 to 2020, historical population growth in College Place has been relatively steady at approximately 1% growth per year since 1990.

According to the United States Census Bureau, the average household size in the City was 2.69 persons per household over the past 5 years (2019 to 2023), which has increased from 2.26 in 2010. The average household size in all of the County was 2.45 persons per household over the past 5 years (2019 to 2023), which has decreased from 2.50 persons per household in 2010. The higher average household size in the City reflects a higher percentage of single-family homes in the City compared to the County. This is likely due to the impact of the student population at Walla Walla University. It is estimated that a little over 1,000 Walla Walla University students arrive each October and leave each May. This seasonal impact is noticeable in the influent flow measurements at the WWTP.

2.10. Zoning/Land Use

The City's Land Use Plan is presented in **Figure 2-5** (at the end of this chapter) and is based on current and projected zoning designations. Within the Land Use districts, reserve areas are provided to facilitate the orderly expansion of the City's residential, commercial and industrial base.

2.11. SEPA Compliance

A SEPA checklist was developed for this plan and is included in the **Appendix E** along with a Determination of Non-Significance (DNS).

City of College Place
2026 General Sewer Plan

Figure 2-1
Service Area Boundaries

Legend

- City Limits
- UGA
- Planning Area
- Valle Lindo Homes
- Sewer Service Area
- Road
- Railroad Track
- Stream
- 10' Contour
- Existing Lift Station

0 2,000 4,000 ft

N W E S

Date: Mar 19, 2026

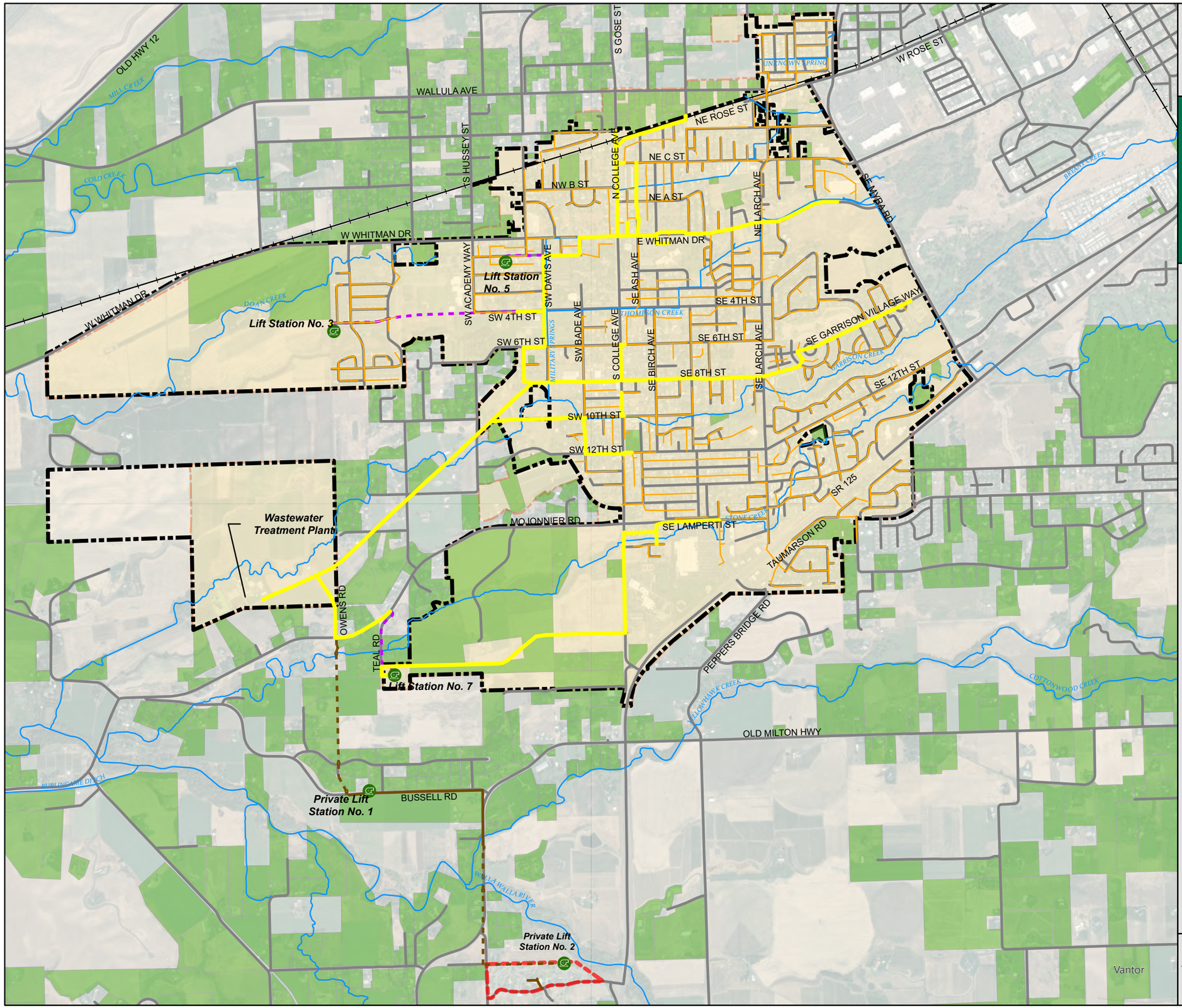
J·U·B ENGINEERS, INC.

Vantor

City of College Place
2026 General Sewer Plan

Figure 2-2

Onsite Sewer Systems



Legend

- City Limits
- UGA
- Valle Lindo Homes
- Parcels on Septic
- Road
- Railroad Track
- Stream
- Existing Lift Station

Pressurized Pipe

- Pressurized Pipe
- Private Pressurized Pipe

Gravity Pipe

- Sewer Collectors (≤ 8")
- Sewer Trunks (≥ 10")
- Private

0 1,750 3,500 ft

N W E S

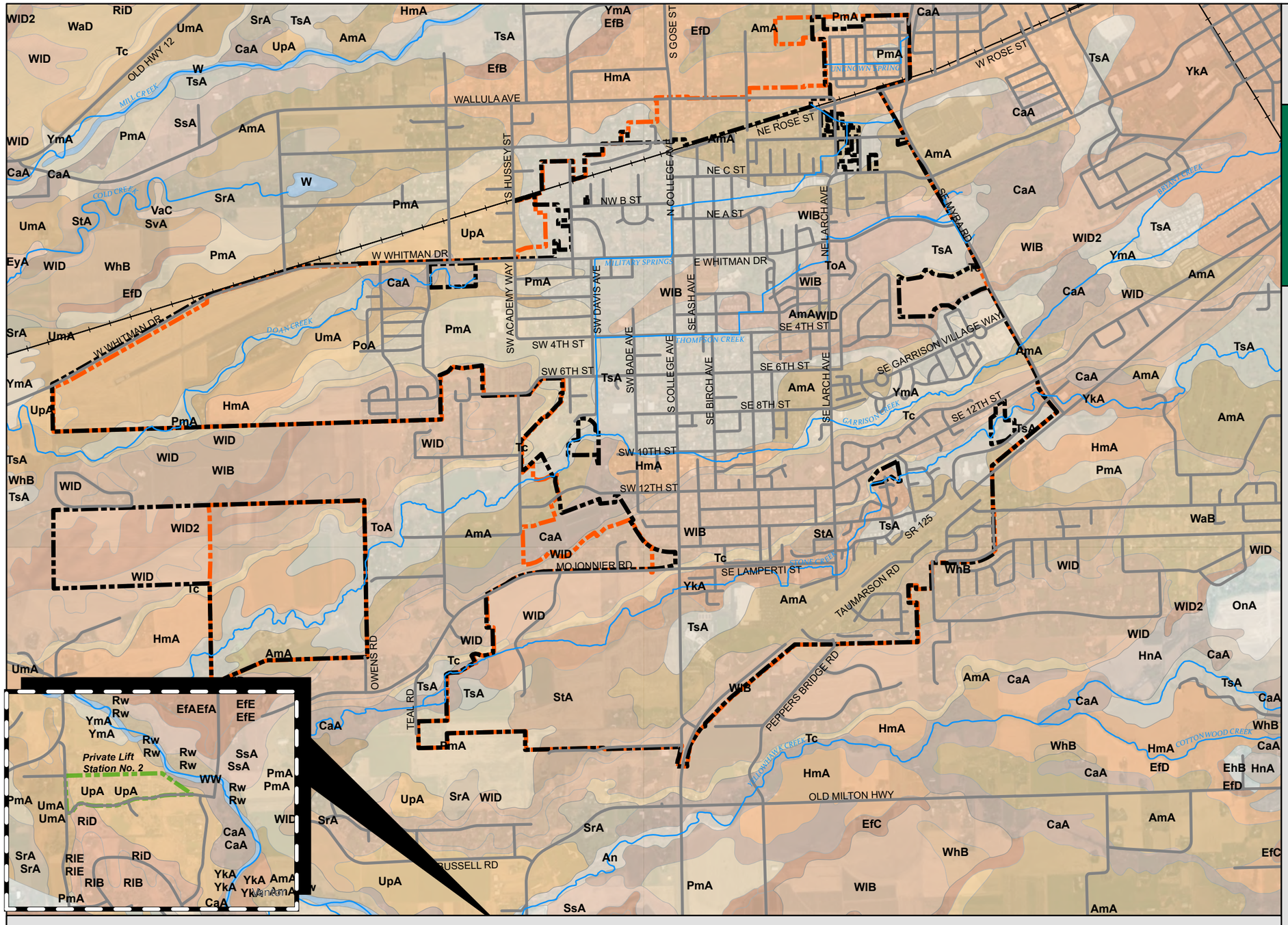
Date: Mar 18, 2026

J-U-B ENGINEERS, INC.

City of College Place
2026 General Sewer Plan

Figure 2-3

Soils



Legend

- City Limits
- UGA
- Valle Lindo Homes
- Road
- Railroad Track
- Stream

- AmA: Ahtanum silt loam
- An: Alluvial land
- CaA: Catherine silt loam
- EfA, EfB, EfC, EfD, EfE: Ellisforde silt loam
- EyA: Esquatzel very fine sandy loam
- HmA: Hermiston silt loam
- HnA: Hermiston very fine sandy loam
- PmA: Pedigo silt loam
- PoA: Pedigo silt loam, overwashed
- RiD, RIB, RIE: Ritzville silt loam
- Rw: Riverwash
- SrA: Stanfield silt loam
- SsA: Stanfield silt loam, leached surface
- StA: Stanfield very fine sandy loam
- SvA: Stanfield very fine sandy loam, leached surface
- Tc: Terrace escarpments
- ToA: Touchet gravelly silt loam
- TsA: Touchet silt loam
- UmA: Umapine silt loam
- UpA: Umapine silt loam, leached surface
- UwA: Umapine very fine sandy laom, leached surface
- VaC: Volcanic-ash land, undulating to hilly
- WaB, WaD, WaE: Walla Walla silt loam
- WhB: Walla Walla silt loam, hardpan variant
- WIB, WID: Walla Walla silt loam, lacustrine substratum
- WID2: Walla Walla silt loam, lacustrine substratum, erod
- W: Water
- YkA: Yakima gravelly silt loam
- YmA: Yakima silt loam

0 1,750 3,500 ft

N W E S

Date: Mar 18, 2026

J·U·B ENGINEERS, INC.

City of College Place
2026 General Sewer Plan

Figure 2-4

FEMA Flood Areas

Legend

- City Limits
- UGA
- Valle Lindo Homes
- Road
- Railroad Track
- Stream
- Existing Lift Station
- 100-yr Floodplain

0 1,750 3,500 ft

N W E S

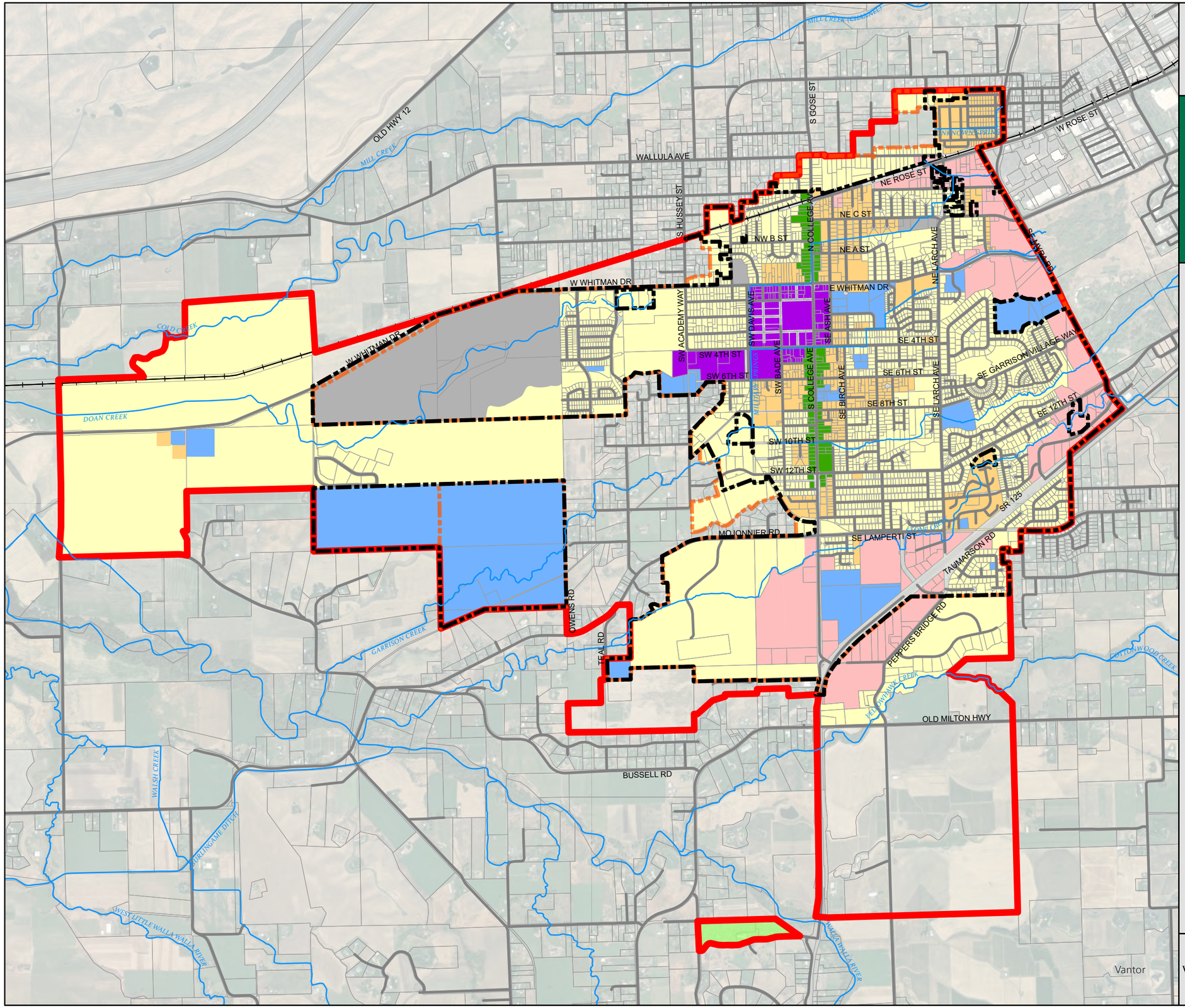
Date: Mar 18, 2026

J-U-B ENGINEERS, INC.

City of College Place
2026 General Sewer Plan

Figure 2-5

Land Use



Legend

- City Limits
- UGA
- Planning Area
- Valle Lindo Homes
- Road
- Railroad Track
- Stream

Future Land Use

- College Avenue District
- Commercial
- Light Industrial
- Multiple Family Residential
- Public Uses
- Single Family Residential
- Walla Walla University

0 2,000 4,000 ft

N W E S

Date: Mar 18, 2026

J·U·B ENGINEERS, INC.

Chapter 3

Flow and Load Analysis

Chapter 3– Flow and Load Analysis

3.1. Introduction

The majority of dischargers into the City's wastewater system are primarily residential – accounting for 84% of the water use. The City also accepts wastewater from a population of approximately 460 at the Walla Walla Housing Authority which pumps wastewater into the City system through two lift stations.

Influent flow to the College Place WWTP is recorded continuously at the Parshall Flume and summarized as a daily total volume. There are currently two flumes at the WWTP. The original flume is located near the grit chamber is the one currently used for reporting. This flume over-represents the actual influent flows because it also received recycle flows from the WWTP. A new influent flume was constructed farther upstream, but operators are waiting for approval from Ecology before considering that the official location for reporting. The new permit expected in 2027 will likely authorize use of this new flume for official reporting. The dry weather average day flow (ADF) at the WWTP is approximately 0.8 MGD. For details regarding the existing and projected flows and loads (BOD, TSS, TKN) at the WWTP, the reader is directed to Chapter 3 of the *Facility Plan*.

3.2. Industrial Flows

The City does not currently have any significant industrial users (SIUs) that are permitted with the Department of Ecology with the Service Area. Additionally, the City does not have a separate industrial wastewater collection system to convey flows to the WWTP. The *Facility Plan* (J-U-B, 2018) did not consider additions of any SIUs in the 20-year planning period and assumed the growth of the WWTP demands to match the general service population growth rate. The impact of the addition of any SIUs to the City's wastewater collection system and WWTP will require careful evaluation and planning as the flows and loads of industrial users vary based on the proposed industry.

In the event any SIUs are permitted within the Service Area, prospective users will be required to pretreat industrial wastewater onsite within typical sanitary sewer strength before discharging to the sanitary sewer collection system. Pretreatment requirements and regulations are provided in Chapter 13.12 of the City's municipal code.

3.3. Infiltration and Inflow

Infiltration is the term for groundwater that enters the system through faulty joints, cracks, and service connections as well as through illegal connections of irrigation overflows and foundation drains. Inflow accounts for water that enters the system during a storm event through manhole lids and miscellaneous connections to roof drains and storm drainage structures. College Place experiences a significant amount of infiltration throughout the entire year – likely the result of shallow groundwater and an aging collection system. College Place also experiences a noticeable seasonal variation in inflow that corresponds with the rainy season through the fall and winter.

Infiltration and inflow (I/I) affect the sewer system by increasing the volume of flow that must be collected and treated at the WWTP. This results in reduction of efficiencies in biological processes and increases the cost of unit processes that are sized based on detention time. Therefore, it is desirable to

minimize I/I. The EPA has established some general criteria for determining non-excessive I/I that are summarized below.

3.3.1. Non-Excessive Infiltration

Infiltration is considered non-excessive if the average daily flow (ADF) rate is less than 120 gallons per capita per day (gpcd) during a dry period when there is seasonally high groundwater and no rainfall. Groundwater levels are typically at their highest during the winter months in College Place. The ADF in the winter is approximately 1.1 MGD, which corresponds to about 105 gpcd for the Service Area population of 10,222. Therefore, the infiltration component of the City's sewer flow is considered "non-excessive" per EPA standards.

3.3.2. Non-Excessive Inflow

The determination of whether inflow is non-excessive is made using the highest daily flow recorded during a storm event. If the total daily flow during the high rainfall day is less than 275 gpcd, the EPA considers the system to have non-excessive inflow. The highest peak flow that can be attributed to a significant rainfall event was the 1.27 MGD event that can be correlated to a 1.3" rainfall event on March 13, 2025. Based upon the Service Area population of 10,222, this is about 124 gpcd. Therefore, the inflow component of the City's sewer flow is considered "non-excessive" per EPA standards.

3.3.3. Infiltration and Inflow Measures

The City has taken aggressive measures to reduce the amount of I/I in recent years. Several portions of aged system in suspected areas of shallow groundwater have been repaired with trenchless rehabilitation methods. The City should be budgeting between $250,000 per year, or $500,000 per biennium for Cured-In-Place-Pipe (CIPP) rehabilitation. The Capital Improvement Plan identified in Chapter 7 includes an evaluation of the existing collection system and development of a 10-year plan to focus on sewer pipe rehabilitation to reduce operational burden as well as reduce infiltration.

Chapter 4

Performance and Design Criteria

Chapter 4– Performance and Design Criteria

4.1. City Standard Specifications and Standard Drawings

The City of College Place Public Works Department has developed standards which provide minimum construction criteria for Public Works within the City or for which the City will take ownership. Section 300 of the 2025 Standard Specifications defines the minimum sanitary sewer construction standards and is supplemented by the Standard Drawings Series 300.

The Standard Specifications are enforced on construction contracts led by the City, and on public improvements constructed by developers, property owners, or other public agencies for which the City will receive ownership and/or operation, maintenance, and replacement responsibility.

4.2. Collection System Design Criteria

4.2.1. Pipes

The design criteria listed in **Table 4-1** is to be used for future system planning. The design criteria is based on the flow and load analysis performed for the *Facility Plan* (J-U-B, 2018) and *Amendment No. 2* (J-U-B, 2019). The domestic sanitary sewer unit flows were developed from recorded data of cities similar in size and land use to the City of College Place, these assumptions are provided in **Appendix F**.

Table 4-1 – Collection System Planning Criteria

Parameter	Value
Domestic Sanitary Sewer Unit Flows	
Residential	175 GPDU
Multi-Family	175 GPDU
Townhouse	175 GPDU
Commercial	520 GPAD
Commercial/Light Industrial[1]	520 GPAD
Hotel or Senior	2,130 GPAD
Park	135 GPAD
Public Reserve	135 GPAD
School	1,000 GPAD
Industrial Wastewater Unit Flows	
Industrial Wastewater (Light)[2]	1,425 GPAD
Industrial Wastewater (Medium)[2]	2,850 GPAD
Other	
Manning Pipe Roughness Coefficient	0.012
Minimum Sewer Velocity	2 feet per second

1. Light industrial unit flow for domestic sanitary sewer (i.e. onsite toilets, sinks, floor drains, etc.)
2. Industrial wastewater unit flow for industrial demands (i.e. process, washdown, manufacturing, etc.). Gross area flow based on *Wastewater Engineering: Treatment and Reuse*, Fourth Edition by Metcalf & Eddy. Industrial flows are categorized as either light industrial or medium industrial. Light industrial water demands range from 1,000 to 1,500 GPAD, and medium industrial water demands range from 1,500 to 3,000 GPAD. Industrial wastewater flows are typically no more than 95% of water demands.

Approximate sizing of future pipes was accomplished using the design parameters listed in **Table 4-2**. It should be noted that a portion of undeveloped land within the Planning Area has sufficient slope to allow pipes to be constructed at steeper than minimum grade, thereby allowing a possible reduction in pipe size.

Table 4-2 **–** Future Pipe Design Parameters

Diameter (inches)	Maximum Allowed Depth/Diameter	Minimum Slope (%)	Service Area (acres)
8	0.50	0.40	75
10	0.55	0.28	139
12	0.60	0.22	241
15	0.65	0.15	431
18	0.75	0.12	814
21	0.75	0.10	1,176
24	0.75	0.10	1,779
27	0.75	0.10	2,671
30	0.75	0.10	3,581
36	0.75	0.10	6,917
42	0.75	0.10	11,974
48	0.75	0.10	18,199
60	0.75	0.10	36,318
72	0.75	0.10	63,240

Additional design criteria used for hydraulic modeling is provided in **Appendix F**.

4.2.2. Lift Stations

As a general rule, the number of sewage pumping lift stations should be minimized due to the costs of operating and maintaining these facilities. The ability of the gravity collection system to provide sewer service within the Service Area is dependent upon the topography of the Service Area. There are currently five (5) sewage pumping lift stations located throughout the collection system. The planned expansion of the sewer collections system as presented in Chapter 6 indicates the need for several additional lift stations in the future based upon topography of the Service Area; however, there could be opportunities to abandon existing lift stations as the gravity collection system is expanded outward. The addition of new lift stations should be evaluated on a case by case basis and should generally follow the planned expansion of the system as presented in **Chapter 6**.

This section describes a list of lift station requirements for existing lift station sites and provides a performance outline for future lift stations.

Station Capacity

Lift station pumps and wet-well capacities should be sized in accordance with WDOE requirements and guidelines (WDOE Criteria for Sewage Works Design – Orange Book). Sizing calculations should be

completed to verify that wet well cycle times do not exceed 10 minutes at design average flows, the pumps are not cycled too frequently causing premature pump failure, and that one pump is capable of delivering the peak hourly flow at the station. Force mains should be sized to maintain self-cleansing velocities with a minimum velocity of 2 feet per second.

Configuration

Lift stations should be submersible wet-well lift stations with duplex submersible pumps on stainless steel rails to allow removal and reinstallation without entry into the wet-well. Where feasible, lift stations shall standardize Flygt Concertor pumps.

Valve Box

Isolation and check valves on the pump discharge pipes should be located in a separate but adjacent below-grade concrete vault with an access hatch.

Flow Meter

Lift stations should include a flow meter on the force main and shall be located in the valve box or a separate but adjacent below grade concrete manhole with an access hatch,

Bypass Pumping Capability

Appropriate valves and fittings should be provided to facilitate bypass pumping of the lift station with a temporary pump.

Maintenance Water Hydrant

A water meter should be provided at each lift station site for maintenance purposes. Water service should include a cross-connection control device.

Confined Space Entry Safety System

The City and/or Jacobs currently owns a portable hoist that can be used for station confined space entry access. To accommodate this equipment, a concrete pad and adequate foundation should be constructed around and adjacent to the access hatch. On this pad, a pedestal mount should be provided for placing the portable hoist.

Site Security

The prevention of unauthorized entry to all of the sewage lift stations is critical to both protecting the station from vandalism and damage as well as preventing potential injuries to the public. When possible, lift stations should be provided with a fenced enclosure. At locations where fencing is not practical, the existing access hatch padlocks should be carefully maintained, and all above-grade electrical and telemetry panels and switches should be provided with padlocks.

Emergency (Standby) Electrical Power

In accordance with WDOE criteria, an emergency power source is required for sewage lift stations unless the history of power outages and the available storage at the station provide sufficient storage for expected outages. Smaller residential lift stations can be served by existing portable generator equipment since most wet-well storage volumes should have sufficient additional capacity to permit the generators to be rotated among the stations without overflows occurring. As peak flows tend to occur at the same time of day, multiple portable generators may be necessary. An automatic transfer switch, easily accessible, should be included at lift stations for connection to a portable generator.

Electrical Equipment

Each lift station should be provided with a main disconnect and an over-current protection device (either a fusible switch or circuit breaker) which is rated as Suitable for Use as Service Entrance (SUSE). In addition, a transfer switch which can safely switch from normal (PUD) power to standby (engine generator) power should be provided after the main disconnect. It may be possible to combine these equipment items in a single unit or piece of equipment. The transfer switch should be rated for fault closing duty and be operable from the exterior of the enclosure to avoid flash or fault hazard to the operator. The transfer switch should be multi-pole, double-throw to avoid the possibility of feedback to the utility circuits when operating from the generator power source; interlocked breakers or contactors should not be used for this purpose.

PLC electrical controls should be located above ground in a safety enclosure and padlocked to prevent vandalism.

Wet-well Level Controls and Alarms

Each lift station should have submersible pressure transducer level control and “pump stop”, “start lead”, and “start lag” operating controls. Low- and high-level floats should be installed for alarming should the submersible pressure transducer fail or drift. These switches should be linked to the SCADA system.

Telemetry System

Each lift station should be equipped with a remote telemetry unit that is linked to the SCADA system.

4.3. Discharge Standards

For a summary of Federal and State Regulations pertaining to the WWTP discharge standards, the reader is directed to Chapter 4 of the *Facilities Plan* (J-U-B, 2018).

Chapter 5

Wastewater Treatment Plant

Chapter 5– Wastewater Treatment Plant

5.1. Facility Plan

J-U-B ENGINEERS, Inc. prepared the 2018 *Wastewater Treatment Plant Facility Plan* which summarizes past planning documents and develops alternatives for wastewater treatment plant upgrades. The planning period for the Facilities Plan is through 2038. The *Facility Plan* (J-U-B, 2018) was later modified by *Amendment No. 1* (J-U-B, 2019) and *Amendment No. 2* (J-U-B, 2019). *Amendment No. 1* revised the capital improvement plan and the timing of the three phases of wastewater treatment plant improvements identified by the *Facility Plan*. *Amendment No. 2* evaluated the sanitary sewer collection system master planning effort for approximately 1,500 acres in the southwest corner of the City and identified improvements to the collection system for areas anticipated for immediate growth. The reader is encouraged to read these separate documents for details regarding the existing wastewater treatment plant (WWTP) and future plans for expansion.

Chapter 6

Collection System

Chapter 6– Collection System

6.1. Introduction

The City of College Place owns a sanitary sewer collection system that serves the City Limits as well as a neighboring Walla Walla Housing Authority property. The system consists mainly of manholes, gravity pipes, cleanouts, lift stations, and force main pipes. The gravity collection pipes range in diameter from 6-inch to 30-inch and comprise a network of over 40 miles. The majority of pipes are PVC and the remaining pipes are either concrete or asbestos cement. Approximately half of them were installed prior to the year 2000 where the oldest pipes were installed in the 1950s. **Figure 6-1**, **Figure 6-2**, and **Figure 6-3** (at the end of this Chapter) show the existing collection pipe sizes, materials, and age, respectively. City staff identified approximately 58 pipes with known concerns including roots, infiltration, grease, and bellies. **Figure 6-4** (at the end of this chapter) shows the areas with known issues.

Four (4) sump manholes were also identified by City staff. At these locations, sanitary sewer flows collect at the bottom of the manhole in holes or broken shelves before continuing through the system. These manholes are discussed further in **Chapter 7**.

The City's three (3) lift stations and Walla Walla Housing Authority's two (2) private lift stations act as local collection points for sanitary sewer flows within areas that cannot be served by extensions of the existing gravity collection system. The five (5) lift station pumps convey wastewater through force mains that have a combined total length of greater than 2 miles. The lift stations are discussed more in **Section 6.4**. A map depicting the locations of the existing lift stations and the drainage area serviced by each is included as **Figure 6-5** (at the end of this chapter). Basin A will need to be served by a future lift station as described in **Section 6.3.1**. Basin B is served by Lift Station No. 3. Basin C is served by Lift Station No. 5. Basin D gravity flows into the Davis Trunk. Basins E and F gravity flow into the 30-inch interceptor. Basin G is served by Lift Station No. 7.

This Chapter details the evaluation of the City's sewer collection system within the Planning Area.

6.2. Hydraulic Modeling

6.2.1. Existing System

The sanitary sewer collection system within the current Service Area is not known to have any hydraulic deficiencies and is mostly built out; therefore, hydraulic modeling of the entire system is not needed. If a significant amount of re-development is expected within the current Service Area with higher flow densities than those shown in **Table 4-1**, the City should consider the hydraulic effects of increased flows and determine if hydraulic modeling of the entire sanitary sewer collection system is necessary.

There were multiple locations where the existing collection system was updated since the 2022 plan update. The areas updated include:

- RR.1 - SE 12th St & Alley Between Broadway Ave & Birch Ave (CIPP Rehabilitation)
- RR.2 - SE 10th Between Bade Ave & College Ave (CIPP Rehabilitation)
- RR.3 - Alley Between Puff Ln & College Ave (CIPP Rehabilitation)

- RR.4 - Puff Ln (CIPP Rehabilitation)
- RR.5 - 12th Street Wastewater Project (College Ave to Larch Ave) (CIPP Rehabilitation, New Pipe)
- RR.6 - Lift Station No. 5 Replacement (Relocated Existing Lift Station, New Pipe)
- RR.7 - Birch to Date Between 2nd & 3rd (CIPP Rehabilitation)
- RR.8 - Alley between B St & Whitman (West of College Ave) (CIPP Rehabilitation)
- RR.9 - SE 12th St Between Newgate and Vista (CIPP Rehabilitation)
- RR.10 - SE Brentwood Pl (CIPP Rehabilitation)
- RR.12 - Ash Ave Between Rose St & C St (CIPP Rehabilitation)
- RR.13 - NE Cedar Ave Wastewater Replacement Project (CIPP Rehabilitation)
- RR.15 - Alley Between Clay Ave and Bade Ave (CIPP Rehabilitation)
- F.1 - SE 5th St & SE Hillcrest Dr (CIPP Rehabilitation)
- F.2 - Lions Park (CIPP Rehabilitation)
- F.3 - Alley Between Roseville Ln & 6th St (CIPP Rehabilitation)
- F.4 - Alley Between 4th St, 6th St, College Ave, & Birch Ave (CIPP Rehabilitation)
- F.5 - Alley Between 4th St, 5th St, Date Ave, & Elm Ave (CIPP Rehabilitation)
- F.6 - Alley Between Bade Ave, 8th St, College Ave, & 9th St (CIPP Rehabilitation)
- F.7 - SE 10th St Between Birch Ave & Date Ave (CIPP Rehabilitation)
- F.8 - SE Birch Ave Between 10th St & 11th St (CIPP Rehabilitation)
- F.9 - SW Bade Ave & SW 13th St (CIPP Rehabilitation)
- F.10 - Whitman Dr and Alley Between Ash Ave & College Ave (CIPP Rehabilitation)

6.2.2. Master Plan System

A simplified Master Plan analysis was performed to identify and size the new collection system extensions for serving the development of the Planning Area. As noted in **Chapter 2**, the Planning Area includes full buildout of the UGA and additional areas of growth identified by the City. Collection system extensions were determined using available topographic survey information to maintain a minimum of six feet of cover in roadways and sized using the sizing criteria in **Table 4-2**.

6.2.2.1. Master Plan Modeling

In select areas where significant growth is anticipated, hydraulic modeling was performed to size future collection system infrastructure. Future growth within the Planning Area is anticipated to occur primarily in the southern portion of the City therefore future pipes in this area were hydraulically modeled as part of *Amendment No. 2* (J-U-B, 2019) for the Southwest Master Plan Area (study area) as shown in **Figure 6-12** (at the end of this chapter). The hydraulic modeling of this area included using InfoSWMM modeling software to provide a GIS-based modeling environment and a hydraulic modeling engine. Two modeling scenarios were evaluated:

- Existing Conditions: This scenario represents the current sanitary sewer collection system within the study area limits.
- Master Plan: The Master Plan scenario represents full development of the study area and includes recommended improvements to the existing collection system and future Master Plan extensions for expansion.

Model Assumptions

The model's primary purpose is to:

- Provide a snapshot of the current and future collection system flows within the study area.
- Provide the approximate size, location, and depth for future sewer trunks within the study area.
- Develop a base model to use in evaluating future wastewater service scenarios.

The model consists of two layers – 1) the System Layer and 2) the Flow Generation Layer. Each layer includes multiple parameters and corresponding assumptions that characterize the area and system being modeled. Key modeling assumptions used are documented in **Appendix F**.

System Layer

The system was organized into drainage basins as shown in **Figure 6-5** and **Figure 6-6** (at the end of this chapter). The system layer consists of manholes, gravity sewer pipes, forcemains and lift stations in the Master Plan collection system.

Master Plan pipes should serve as a guide for expansion of the existing collection system to buildout of the study area. It is important to note that the service extents for each trunk pipe within the study area are based on aerial mapping and therefore are approximate. Individual drainage basin boundaries may change slightly as field survey is performed and development occurs. While safety factors built into the model allow for these minor changes, significant proposed changes or the cumulative effect of minor changes should be analyzed to prevent over-allocation of future trunk capacity.

Approximate sizing of future pipes was accomplished using the design parameters listed in **Table 4-2.** It should be noted, a portion of undeveloped land within the Southwest Master Plan Area was modeled based on maintaining minimum pipe slopes and appropriate cover since the existing ground elevations are rolling farmland. As the area develops, mass grading could be performed to flatten the area which would allow the sewer pipes to be constructed at steeper slopes, thereby allowing a possible reduction in pipe size.

Flow Generation Layer

Flows were developed for the model which assume 100% development within the study area. Land use designations for the Model were determined from existing land use and zoning designations and City staff input. Land use designations are presented in **Figure 2-5**. Unit flows based on land use are listed in **Table 4-1**. Each parcel in the study area was modeled by injecting flow into the upstream manhole of the nearest pipe in the system layer.

As discussed in **Chapter 2**, the study area includes areas of existing onsite sewer systems. The hydraulic model of the collection system assumed that all these parcels would be connected to the collection system upon buildout of the study area. Flows for each parcel were assigned based on the land use designation.

Areas inside the City limits or within residential areas were assumed to need no adjustment to the current average unit flows. Undeveloped non-residential areas within the study area were adjusted to account for future roadways. Unit demands for these areas were adjusted based on the assumptions provided in **Appendix F**.

A majority of the study area is characterized by residential flows. Since the highest average and peak residential flows usually occur on weekends, most pipes will experience peak flows on the weekend.

However, non-residential flows may experience peak flows during the weekdays. For example, a school generates most of its wastewater during the week, and very little flow is distributed over the weekend. To account for this fluctuation in flows, the hydraulic model assigns a diurnal curve (the typical 24-hour shape of the flow) to each designated land use type. The diurnal curves for each land use type were based on typical historical modeling efforts done by J-U-B ENGINEERS, Inc. at other municipalities. The diurnal curves used in the model can be found in **Appendix F**.

Infiltration and Inflow

Infiltration is the term for groundwater that enters the system through faulty joints, cracks, and service connections as well as through illegal connections of irrigation overflows and foundation drains. Inflow accounts for water that enters the system during a storm event through manhole lids and miscellaneous connections to roof drains and storm structures. Infiltration and inflow (I/I) affect the sewer system by increasing the volume of flow that must be collected and treated at the WWTP. Generally, I/I is a concern in existing-aged collection systems.

An estimated infiltration and inflow was assumed in the hydraulic model in order to size future pipes conservatively. Infiltration was assumed to be 593 gallons per acre-day (GPAD). Inflow was assigned to each sewer sub-basin based on 0.005 acres/manhole and the Type 1A, 24-hour storm with 2-year return period.

6.3. Master Plan

The Master Plan represents the development of the City's sanitary sewer collection system to meet the needs of a fully developed Planning Area; including the entire UGA boundary and other areas of growth identified by the City.

Master Plan pipes within the Planning Area are presented in **Figure 6-7** through **Figure 6-15** (at the end of this chapter). These are conceptual in nature but should serve as a guide for expansion of the existing collection system. Detailed design will be necessary to determine the exact alignment and depth needed. Phasing for these improvements is dependent on developments in these areas and are market motivated. As new developments occur, the Master Plan piping size, depth, and locations should be used as a guide for further investigation and design.

Figure 6-7 shows the locations of all Master Plan improvements. For ease of reference, these development areas are given names that correspond to their general location and are shown in **Table 6-1**.

Table 6-1 – Developer Driven Improvement Locations

Location Name	Figure	Description
Martin Airfield	Figure 6-8, Figure 6-9	Section 6.3.1
Walla Walla University Study Area	Figure 6-10, Figure 6-11	Section 6.3.2
Southwest Area	Figure 6-12	Section 6.3.3
East of WWTP	Figure 6-13	Section 6.3.4
North Blalock Area	Figure 6-14	Section 6.3.5
North Whitman Area	Figure 6-15	Section 6.3.6

The improvements recommended inside the current City Limits are included as part of the Capital Improvement Plan discussed in **Chapter 7**. Ideally, the improvements for the sewer collection system could be done in conjunction with other roadway and utility projects.

6.3.1. Martin Airfield

With the construction of the Southwest Sewer Project, the City is able to provide sanitary sewer service to essentially all of the land within the UGA – with the exception of the Martin Airfield area. The area is bounded by Whitman Drive to the northwest, Hampton Lane to the south, Last Chance Road to the west, and the Homestead Village development to the east. It is also bisected by Doan Creek. The portion lying north of Doan Creek is planned for light industrial development as outlined in the *Martin Airfield Area Planning Study 2025* (J-U-B & Metts, 2025). The portion lying south of Doan Creek is planned for single-family residential development. This area is comprised of Basin A, Basin B, and Basin J as depicted in **Figure 6-6**.

Lift Station No. 3 does have available capacity and although a small portion of the Martin Airfield area can gravity flow into Lift Station No. 3, not all of it can due to topography. Therefore, lift stations will be required in order to serve the remaining portion of the Martin Airfield area. A small lift station with 175 gpm capacity will be needed to serve the southeast corner of the area. This portion is entirely single-family residential and can be served with 8-inch collector pipes to the new lift station. One additional lift station will be needed on the west side of the property to serve the remaining light industrial and single-family areas. There are two capacity alternatives for this lift station which are evaluated further in this section.

6.3.1.1. Alternative 1 – New Martin Airfield Lift Station

Figure 6-8 (at the end of this chapter) illustrates the Master Plan piping for the first alternative to serve the Martin Airfield area. In this alternative, Lift Station No. 3 would remain in service, and a new lift station would be located on the west side of the Martin Airfield area to serve the remaining portion of the Martin Airfield area. A small portion of single-family residential area is served by the existing Lift Station No. 3, the southeast corner of single-family residential area is served by 8-inch pipes and a 175 gpm capacity lift station, and the remaining area is served by a 540 gpm capacity lift station located on the west side of the Martin Airfield area. The small 175 gpm capacity lift station is required based on existing ground elevations; however, the lift station could be eliminated with mass grading during development or installing gravity line down the future Owens Road extension toward the WWTP. The west lift station capacity includes anticipated flows from the North Whitman area which is discussed in **Section 6.3.6**. The west lift station collection system is composed of three 8-inch and 10-inch main lines with a short run of 12-inch pipe between the lift station and the manhole directly upstream where the three main lines converge. Very preliminary routes for forcemains are depicted on **Figure 6-8**; however, further analysis is needed to identify the optimal routes and secure the necessary easements.

The portion of residential area that the existing Lift Station No. 3 could serve was determined from topography. The topography of the Martin Airfield area, in combination with the existing Lift Station No. 3 collection system inverts, limited Lift Station No. 3 to a small area west of the southwest corner of the Homestead Village development.

6.3.1.2. Alternative 2 – Remove Lift Station No. 3

Figure 6-9 (at the end of this chapter) illustrates the Master Plan piping for the second alternative to serve the Martin Airfield area. In this alternative the existing Lift Station No. 3 would be removed, and a new lift station would be located on the west side of the Martin Airfield area to serve the combined Martin Airfield and Lift Station No. 3 areas. The southeast corner of single-family residential area is served by 8-inch pipes and a 175 gpm capacity lift station, and the remaining area and Lift Station No. 3 service area are served by a 625 gpm capacity lift station. The west lift station capacity includes anticipated flows from the North Whitman area which is discussed in **Section 6.3.6**. The west lift station collection system is composed of three 8-inch and 10-inch main lines with a short run of 12-inch pipe between the lift station and the manhole directly upstream where the three main lines converge. Very preliminary routes for forcemains are depicted on **Figure 6-9**; however, further analysis is needed to identify the optimal routes and secure the necessary easements.

6.3.2. Walla Walla University Study Area

In June of 2024, the Engineering 445/6 class at Walla Walla University submitted the *Preliminary Design Options for Expansion Area West of Martin Airfield* report to the City. The report evaluated an area of Walla Walla University property that is south of Creekside Lane, north of Mission Road, east of Last Chance Road, and west of Harding Road and Hampton Lane. While this area is outside of the UGA, the City identified this area as part of the 50-year development area. The future land use was assumed to be primarily single-family residential with 4 acres of multi-family residential, 0.23 acres of neighborhood commercial, 2 acres of municipal, and 8 acres of park/open space to be consistent with the selected zoning option (Zoning Option 3) of the Walla Walla University report (Walla Walla University, 2024). This area is comprised of Basin L as depicted in **Figure 6-6**.

The report recommended gravity collection pipes for the entire area to direct flow to the Martin Airfield west lift station. In order for this solution to work, the Martin Airfield west lift station would need to be 40 feet deep which is not feasible. Instead, the Walla Walla University area will need its own lift station. There are two capacity alternatives for this lift station which are evaluated further in this section. The impact of this area to the wastewater treatment plant (WWTP) was not considered. It's assumed the WWTP capacity is growing at a 1% annual growth rate, a capacity analysis is recommended if that growth rate changes.

6.3.2.1. Alternative 1 – New Walla Walla University Lift Station

Figure 6-10 (at the end of this chapter) illustrates the Master Plan piping for the first alternative to serve the Walla Walla University area. In this alternative, the new lift station would be located on the west side of the Walla Walla University area and would only need to serve that area. The lift station would have a capacity of 930 gpm. Four main lines of 8-inch, 10-inch, 12-inch, and 15-inch pipe collect flows and direct them to the lift station. A very preliminary forcemain route is depicted on **Figure 6-10**; however, further analysis is needed to identify the optimal route and secure the necessary easements.

6.3.2.2. Alternative 2 – Remove Martin Airfield Lift Station

Figure 6-11 (at the end of this chapter) illustrates the Master Plan piping for the second alternative to serve the Walla Walla University area. In this alternative, the existing Lift Station No. 3 and new west Martin Airfield lift station would be removed. The new lift station would be located on the west side of the Walla Walla University area and would serve the combined Walla Walla University, Martin Airfield,

and Lift Station No. 3 areas. The lift station would have a capacity of 1,550 gpm. Four main lines of 8-inch, 10-inch, 12-inch, 15-inch, and 18-inch pipe collect flows and direct them to the lift station. A very preliminary forcemain route is depicted on **Figure 6-11**; however, further analysis is needed to identify the optimal route and secure the necessary easements.

6.3.3. Southwest Area

Figure 6-12 (at the end of this chapter) illustrates the Master Plan piping for the Southwest area. This area is comprised of Basin G, Basin H, and Basin I as depicted in **Figure 6-6**. As the UGA expands, it is likely that additional lift stations will be required. The plan identified as *Amendment No. 2* of the *Facility Plan* has identified Basin H and Basin I will each require a lift station. The basins are defined by the Planning Area boundary to the south, a high ridge running between Basin H and I, and a low creek to the north. The Basin I lift station pumps through approximately 1,100 feet of forcemain to a gravity main in Basin H. The Basin H lift station pumps sewage collection from Basin H and I through approximately 1,020 feet of forcemain to a gravity main located in Basin G. From this discharge location, sewage can gravity flow through the collection system towards Lift Station No. 7.

Proposed collection system piping in Basing G is primarily 8-inch and 10-inch pipes. A 15-inch collection pipe will cross SR 125 in order to serve the portion of Basin G located southeast of SR 125. Basin H piping will primarily be 8-inch pipes with 10-inch and 12-inch main lines directing flow to the new Basin H lift station. Basin I piping will be entirely 8-inch pipes.

6.3.4. East of WWTP

Figure 6-13 (at the end of this chapter) illustrates the Master Plan piping for the East of WWTP area. This area is comprised of Basin F and Basin K as depicted in **Figure 6-6**. The unincorporated area between the WWTP and the UGA consists mainly of homes with onsite sewer systems. As the onsite sewers systems fail, there may be a desire to extend sanitary sewer service to these areas. Trunk lines could extend along Mojonnier Road, SW Valley Road, Clarence Avenue, Brickner Road, Stanley Drive, Smith Drive, Grandview Avenue, and Lawson Lane. The Mojonnier Road trunk line would connect to an existing 21-inch trunk line at the intersection of Mojonnier Road and Teal Lane. All other extensions would connect to the existing 30-inch trunk line that flows southwest towards the WWTP. While the majority of homes could be served with gravity services, the homes on Mojonnier Road and Mojonnier Place will have to have individual grinder pumps to pump flow up to gravity pipes in Mojonnier Road when their septic systems fail.

6.3.5. North Blalock Area

Figure 6-14 (at the end of this chapter) illustrates the Master Plan piping for the North Blalock area. This area is comprised of Basin D as depicted in **Figure 6-6**. There is a small pocket of undeveloped land at the north end of the City (north of Wallula Avenue and west of Villa Avenue) that has the potential to be included into the UGA in the future. Possible service alignments to this pocket extend along N. College Avenue, Wallula Avenue, Damson Avenue, and within private property. The western half of this pocket would connect to the existing system at the intersection of N. College Avenue and NW. Blalock Avenue. The eastern half of this pocket would connect to the existing system at the intersection of NE. Damson Avenue and NE. Rose Street. A second pocket of potential growth is located nearby at the southwest corner of the NE Rose Street and NE Carey Court intersection. Possible service alignments to this pocket

extend along NE Rose Street and NE Carey Court. The North Blalock area can be served entirely with 8-inch pipes.

6.3.6. North Whitman Area

Figure 6-15 (at the end of this chapter) illustrates the Master Plan piping for the North Whitman area. This area is comprised of Basin A as depicted in **Figure 6-6**. The unincorporated area is bounded to the northwest by the railroad, south by Whitman Drive, and east by Evans Avenue. It mainly consists of homes with onsite sewer systems and a portion of undeveloped land. As the area develops and onsite sewer system fail, there may be a desire to extend sanitary sewer service to these areas. The area can be served entirely with 8-inch pipes directing flow west to the Martin Airfield area. Pipes would extend along Whitman Drive and branch off to Campbell Road and Hussey Street.

6.4. Lift Stations

This section discusses the existing conditions of the five (5) lift stations that convey wastewater through the collection system and includes the existing pump capacities. In addition, this section identifies any needs and upgrades for each lift station.

Lift stations are generally classified as belonging to one of two different categories, local service or interceptor service. In general, the interceptor lift stations receive flow from large service areas and their operation is important to the overall performance of the collection system. If an interceptor service lift station were to fail, it could have significant impacts as measured by the area affected by flooding and/or the quantity of raw sewage that was bypassed. Special attention and prioritization is given to these stations.

6.4.1. Description of Existing Facilities (Walla Walla Housing Authority)

The Walla Walla Housing Authority currently maintains two (2) private lift stations that collect flow from the Valley Lindo Homes neighborhood. The City of College Place accepts flows from these lift stations into their existing sanitary sewer system. The Walla Walla Housing Authority lift stations are listed in **Table 6-2**.

Table 6-2 – Existing Walla Walla Housing Authority Lift Stations

LS Name	Year Constructed/ Last Major Rehabilitation	Design Operating Point	Pump Description	Wet-Well (Diam.)	Classification
LS No. 1 (Bussell Road)	2008	300 gpm / 95-ft	Hydromatic, 15 hp, S4P/S4PX	6-feet	Local Service
LS No. 2 (Valle Lindo Homes)	Unknown	Unknown	Unknown	6-feet	Local Service

Lift station rehabilitation is generally needed about every 20 years. None of the existing lift stations are scheduled to be rehabilitated in the next 10-year timeframe. The following is a general description of each of the lift station facilities.

6.4.1.1. Lift Station No. 1 – Bussell Road

Lift Station No. 1 is privately owned and operated by the Walla Walla Housing Authority and is located approximately 250 feet west of the Date Way and Bussell Road intersection. Construction of this lift station was completed in 2008. This lift station replaced the first Lift Station No. 1 which was nearing the end of its service life. Lift Station No. 1 currently serves the Lift Station No. 2 forcemain discharge flows. The wet well is a 6-foot diameter precast manhole and approximately 18-feet deep. Two submersible pumps are used in a duplex configuration to remove the sewage from the wet well. A 6-inch forcemain (3,785 LF) is used to transport the pumped sewage north to a gravity system discharge manhole located at the intersection of Owens Road and Mojonnier Road. The station currently has a capacity of 300 gpm (0.43 MGD) with one pump in operation.

Fencing is provided around the station.

There have been no station improvements since 2008.

6.4.1.2. Lift Station No. 2 – Valle Lindo Homes

Lift Station No. 2 is privately owned and operated by the Walla Walla Housing Authority and is located north of Labor Camp Road and serves the Valle Lindo Homes neighborhood. The wet well is a 6-foot diameter precast manhole, the depth is not known at this time. Two submersible pumps are used in a duplex configuration to remove the sewage from the wet well. A 6-inch forcemain (3,780 LF) is used to transport the pumped sewage north to the gravity system discharge manhole located north of Yellow Hawk Creek. An 8-inch gravity sewer pipe conveys the flow towards Lift Station No. 1. The stations current operating capacity is not known. The Lift Station No. 2 site includes a flowmeter measure the flow sent to the City's collection system.

Fencing is provided around the station. Backup power is provided at the site.

6.4.2. Description of Existing Facilities (City of College Place)

The City of College Place currently owns three (3) lift stations, the lift stations are operated and maintained by Jacobs staff. Lift Station No. 5 and Lift Station No. 7 are interceptor service lift stations. The City's lift stations are shown in **Figure 6-1** (at the end of this chapter) and are listed in **Figure 6-4**.

Table 6-3 – Existing City of College Place Lift Stations

LS Name	Year Constructed/ Last Major Rehabilitation	Design Operating Point	Pump Description	Wet-Well (Diam.)	Classification
LS No. 3[1]	2009	183 gpm / 128-ft	Hydromatic, 30 hp, H4Q/H4QX Flygt, 23 hp, NP 3153.09 SH 3~ 276	6-feet	Local Service
LS No. 5	2025	180 gpm / 34-ft	Flygt, 5.5 hp, Concertor DP N80-2000	6-feet	Interceptor
LS No. 7[2]	2022	1,170 gpm / 69-ft	Flygt, 30 hp, NP3171.095 HT 3~ 454	10-feet	Interceptor

1. Original lift station constructed in 2009, Pump No. 2 has been replaced since original installation.
2. Lift Station No. 7 current design operating point for each pump as a duplex pump station, will change to 866 gpm / 86-ft for each pump as a triplex pump station at buildout.

Lift station rehabilitation is generally needed about every 20 years. None of the City owned lift stations are scheduled to be rehabilitated in the next 10-year timeframe. The following is a general description of each of the lift station facilities.

6.4.2.1. Lift Station No. 3 – Homestead

Lift Station No. 3 was constructed in 2009 as part of the Homestead Village Phase 1A and 1B Construction. Lift Station No. 3 is owned by the City and operated by Jacobs staff. It is located on the west end of SW 4th St and primarily serves the Homestead Village residential development. The wet well is a 6-foot diameter precast manhole and approximately 19-feet deep. Two submersible pumps are used in a duplex configuration to remove the sewage from the wet well. The lift station has dual forcemain pipes, 4-inch (3,400 LF) and one 6-inch (3,400 LF) to accommodate increased sewer flows to the station as the Homestead Village subdivision develops and flows are increased to the station. Currently only the 4-inch forcemain is in use and transports the pumped sewage east to the gravity system discharge manhole located 490 feet west of the intersection of SW 4th Street and SW Davis Avenue. The station currently has one of the original 30 hp Hydromatic pumps in service, the second Hydromatic pump has been replaced by a 23 hp Flygt pump. The existing Hydromatic pump has been having hydraulic issues and the City is looking to repair or replace this pump in the near future. The station currently has a capacity of 183 gpm (0.26 MGD) with one pump in operation.

Fencing is provided around the station. Pump alarms are transmitted to the Wastewater Treatment Plant by an autodialer. Backup power is provided at the site.

In addition to replacement of the existing pump, telemetry improvements are also recommended. The telemetry system requires and upgrade from a landline based system to a cellular based telemetry system due to the existing landline utility service becoming obsolete in the near future.

6.4.2.2. Lift Station No. 5

Lift Station No. 5 was reconstructed in 2025 and relocated from the previous lift station location. Lift Station No. 5 is owned by the City and operated by Jacobs staff and is now located at 537 SW 1st Street. This lift station currently serves a large basin of residential users in addition to a commercial lot and a school. The new wet well is a 6-foot diameter precast manhole and approximately 20-feet deep. Two 5.5 hp Flygt Concertor submersible sewage pumps are used in a duplex configuration to remove the sewage from the wet well. A 4-inch PVC forcemain (760 LF) is used to transport the pumped sewage east to the gravity system discharge manhole located near the intersection of SW 1st Street and SW Davis Avenue. The station has a capacity of 180 gpm (0.26 MGD) with one pump in operation.

Fencing is provided around the station. Pump alarms are transmitted to the Wastewater Treatment Plant by a cellular based telemetry system. Backup power is provided at the site.

There are no major improvements planned at this lift station for the next ten years.

6.4.2.3. Lift Station No. 7

Lift Station No. 7 is owned by the City and operated by Jacobs staff and is located on the south end of Teal Lane. This lift station was constructed in 2022 and currently serves a large basin of residential and commercial users. The basin, however, has potential to grow as land south of Mojonnier Road could be included within City Limits in the future and developed to accommodate additional residential and commercial users. The wet well is a 10-foot diameter precast manhole and approximately 25-feet deep. Two 30 hp Flygt submersible sewage pumps are used in a duplex configuration to remove the sewage from the wet well. A third 30 hp Flygt submersible sewage pump can be added to the wet-well once capacity is reached by the duplex station. A 12-inch HDPE forcemain (1,450 LF) is used to transport the pumped sewage north to a gravity system discharge manhole located at the intersection of Mojonnier Road and Teal Lane. The station has a capacity of 1,170 gpm (1.68 MGD) with one pump in operation.

Fencing is provided around the station and includes an electrical building. Intrusion alarms are provided on the wet-well and valve vault access hatches and the electrical building doors. Pump alarms are transmitted to the Wastewater Treatment Plant by an autodialer. Backup power is provided at the site.

The telemetry system requires and upgrade from a landline based system to a cellular based telemetry system due to the existing landline utility service becoming obsolete in the near future.

City of College Place
2026 General Sewer Plan

Figure 6-1

Existing System Pipe Size

Legend

- City Limits
- UGA
- Valle Lindo Homes
- Road
- Railroad Track
- Stream
- Existing Lift Station

Pressurized Pipe Size (in)

- 4
- 6
- 12
- Private

Gravity Pipe Size (in)

- 6
- 8
- 10
- 12
- 16
- 18
- 21
- 24
- 30
- Private

0 1,750 3,500 ft

N W E S

Date: Mar 18, 2026

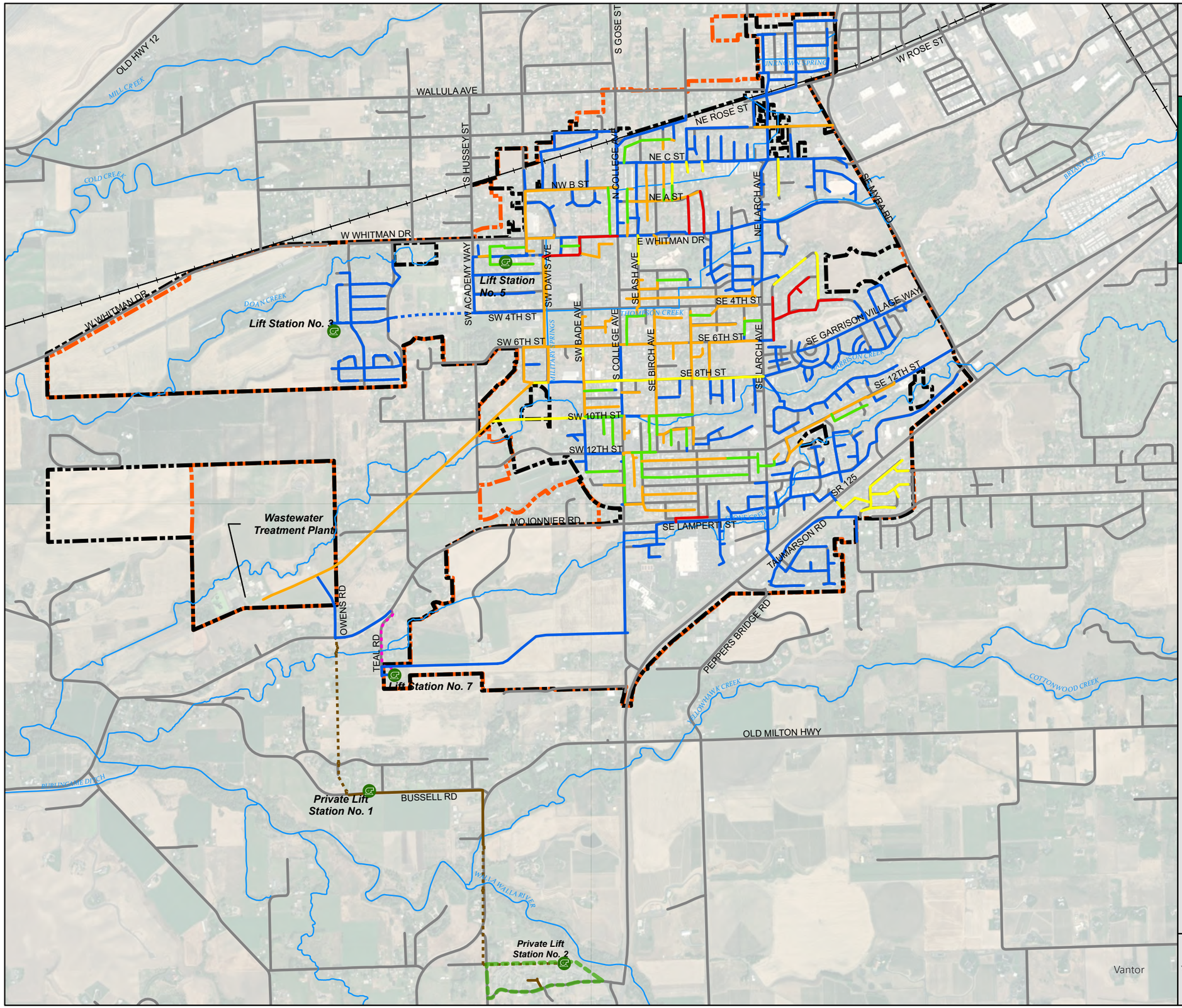
J-U-B ENGINEERS, INC.

Vantor

City of College Place
2026 General Sewer Plan

Figure 6-2

Existing System Pipe Material



Legend

- City Limits
- UGA
- Valle Lindo Homes
- Road
- Railroad Track
- Stream
- Existing Lift Station

Gravity Pipe Material

- PVC
- CIPP
- AC
- Concrete
- Unknown
- Private

Pressurized Pipe Material

- HDPE
- Cast Iron
- PVC
- Private

0 1,750 3,500 ft

N W E S

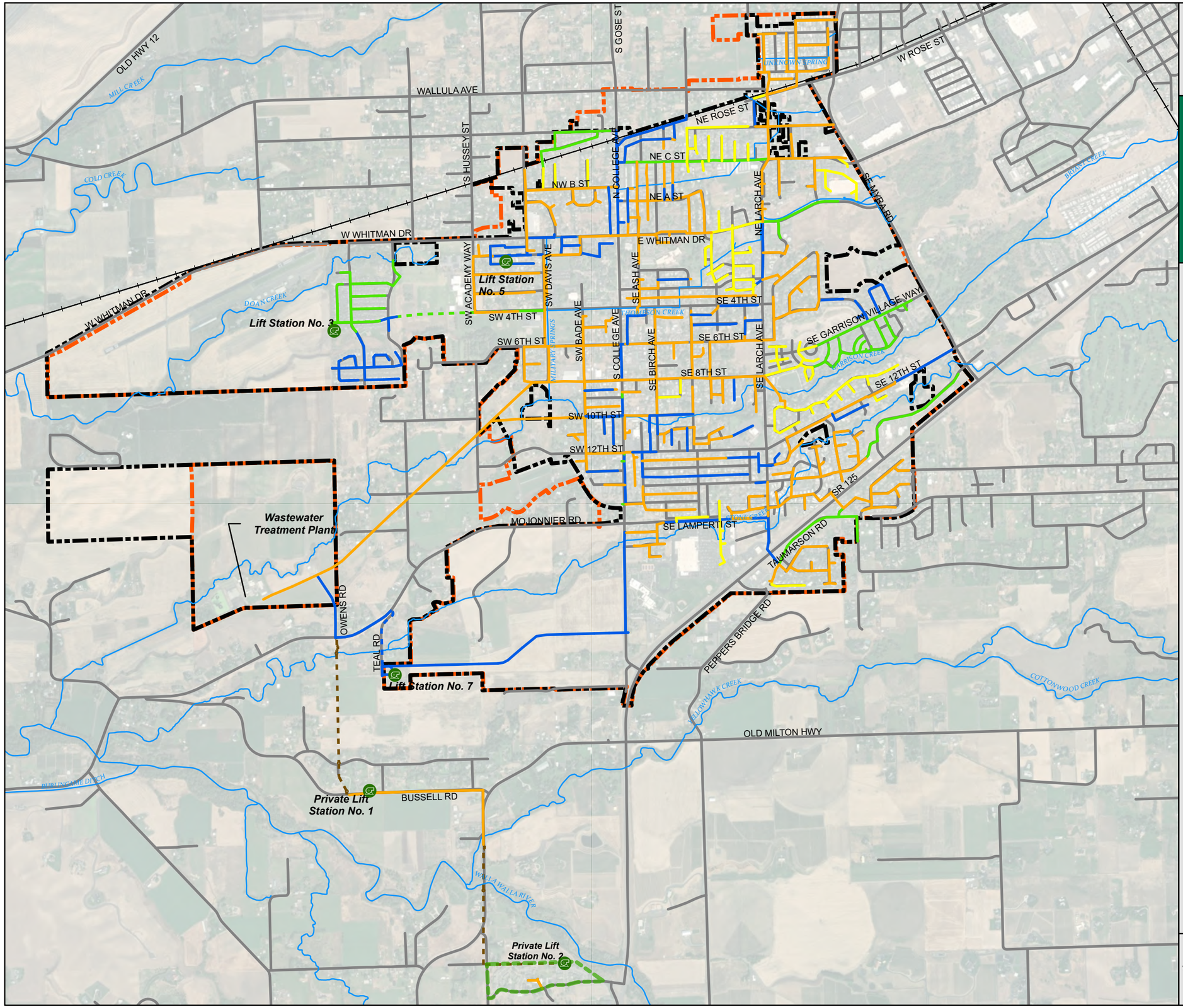
Date: Mar 18, 2026

J·U·B ENGINEERS, INC.

City of College Place
2026 General Sewer Plan

Figure 6-3

Existing System Pipe Age



Legend

- City Limits
- UGA
- Valle Lindo Homes
- Road
- Railroad Track
- Stream
- Existing Lift Station

Pressurized Pipe Age

- 0 - 10 years
- 10 - 15 years
- Over 30 years
- Private

Gravity Pipe Age

- 0 - 10 years
- 10 - 15 years
- 20 - 25 years
- Over 30 years
- Unknown
- Private

0 1,750 3,500 ft

N W E S

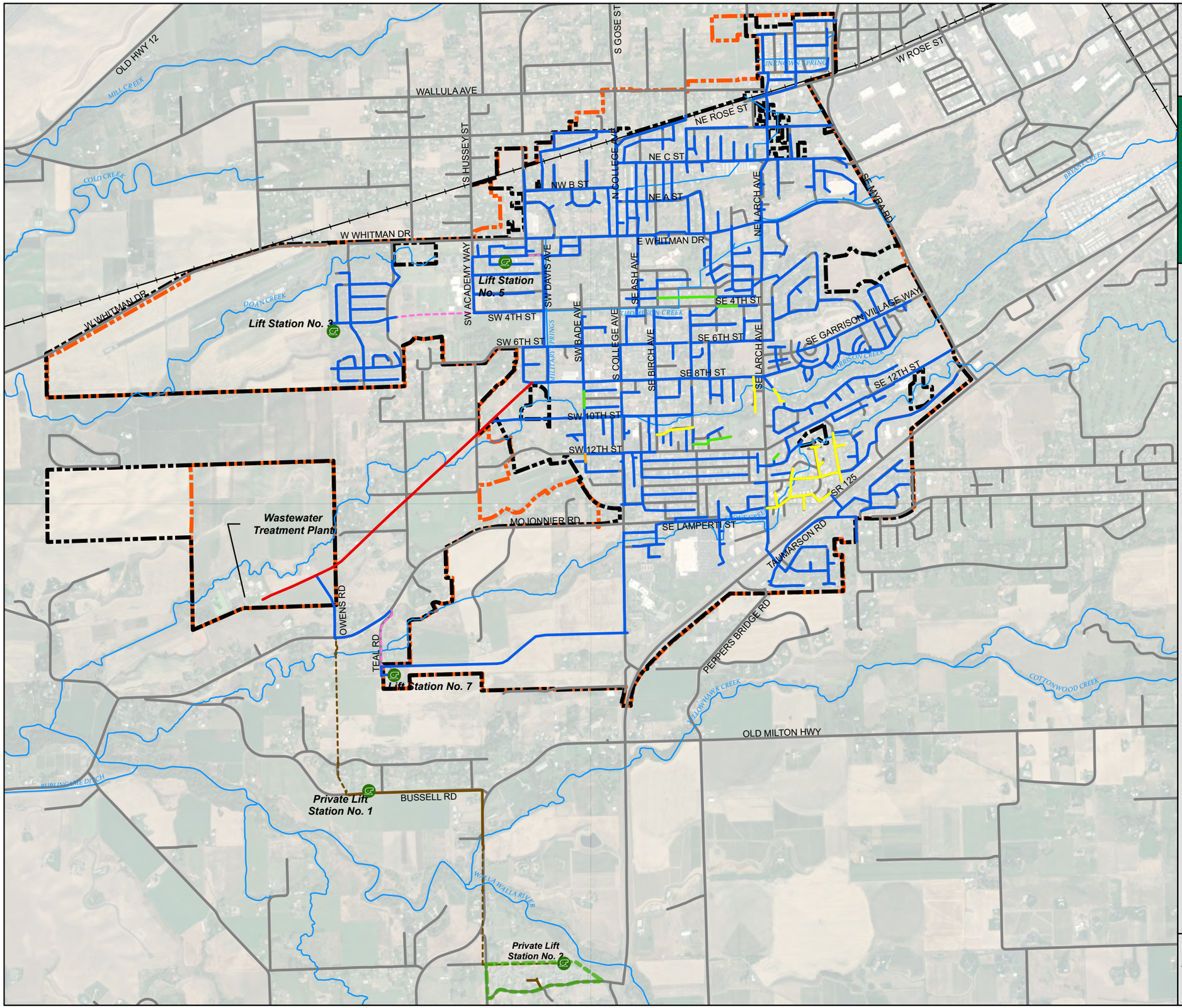
Date: Mar 18, 2026

J-U-B ENGINEERS, INC.

City of College Place
2026 General Sewer Plan

Figure 6-4

Existing System Pipe Condition



Legend

- City Limits
- UGA
- Valle Lindo Homes
- Road
- Railroad Track
- Stream
- Existing Lift Station
- Existing Pressurized Pipe
- Private Pressurized Pipe
- Private Gravity Pipe

Condition

- Good Condition
- Roots
- Inflow and Infiltration
- Bad Condition
- Unknown

Note: Pipe condition is based solely on City staff institutional knowledge.

0 1,750 3,500 ft

N W E S

Date: Mar 18, 2026

J·U·B ENGINEERS, INC.

City of College Place
2026 General Sewer Plan

Figure 6-5

Existing Sewer Basins

Legend

- City Limits
- UGA
- Valle Lindo Homes
- Road
- Railroad Track
- Stream
- Existing Lift Station
- Existing Pressurized Pipe
- Private Pressurized Pipe
- Existing Gravity Pipe
- Private Gravity Pipe

Basin

- A
- B
- C
- D
- E
- F
- G

0 1,750 3,500 ft

N W E S

Date: Mar 18, 2026

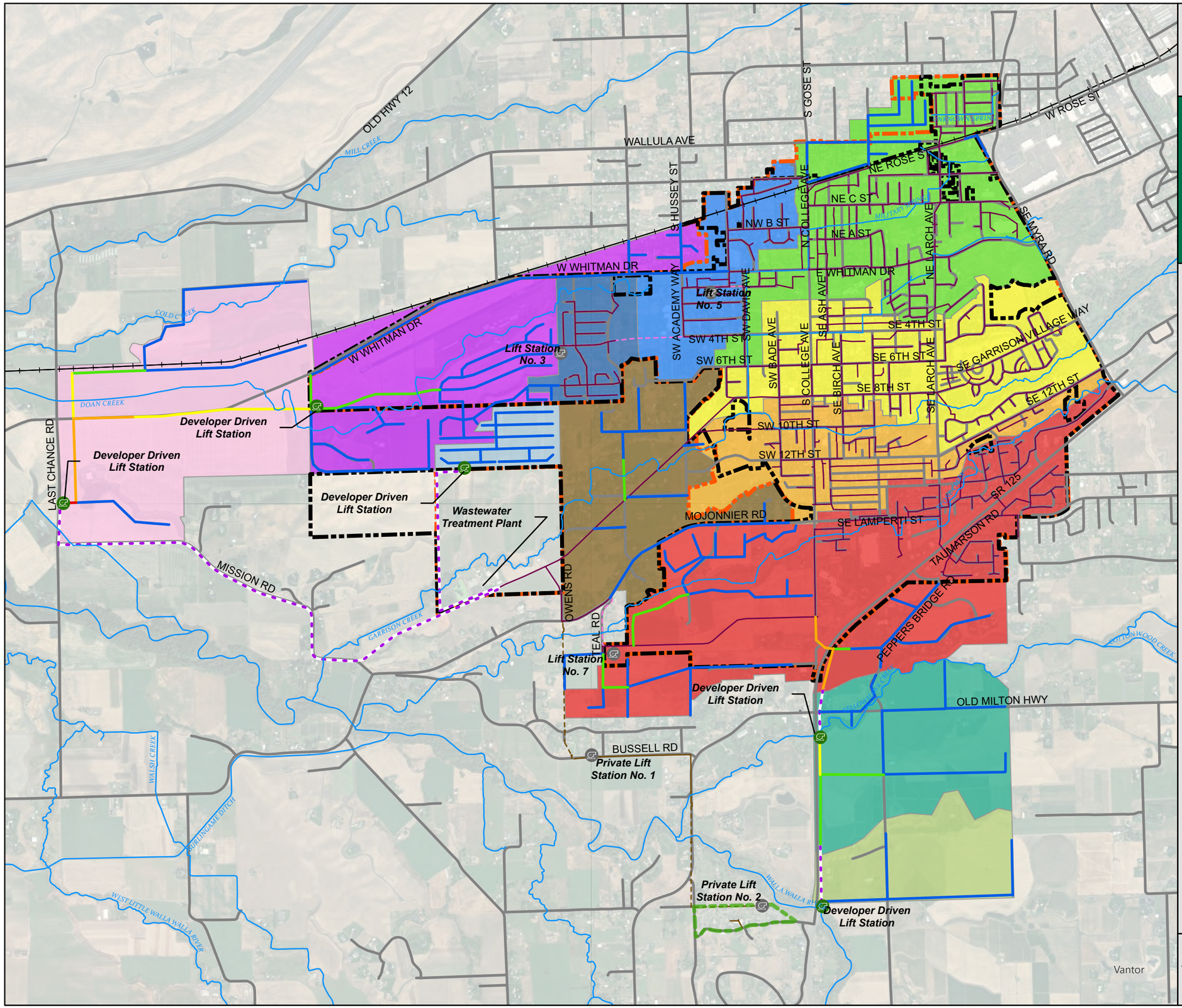
J·U·B ENGINEERS, INC.

Vantor

City of College Place
2026 General Sewer Plan

Figure 6-6

Proposed Sewer Basins



Legend

- City Limits
- UGA
- Valle Lindo Homes
- Road
- Railroad Track
- Stream
- Existing Lift Station
- Proposed Lift Station

Master Plan Pipe Size (In)

- Forcemain
- 8
- 10
- 12
- 15
- 18
- Existing Gravity Pipe
- Private Gravity Pipe
- Existing Pressurized Pipe
- Private Pressurized Pipe

Basin

- A
- B
- C
- D
- E
- F
- G
- H
- I
- J
- K
- L

0 1,750 3,500 ft

N W E S

Date: Mar 18, 2026

J·U·B ENGINEERS, INC.

City of College Place
2026 General Sewer Plan

Figure 6-7

Master Plan Future Pipes

Legend

- City Limits
- UGA
- Road
- Railroad Track
- Stream
- Existing Lift Station
- Proposed Lift Station
- Existing Pressurized Pipe
- Private Pressurized Pipe
- Existing Gravity Pipe
- Private Gravity Pipe

Master Plan Pipe Size (In)

- Forcemain
- 8
- 10
- 12
- 15
- 18

0 1,750 3,500 ft

N W E S

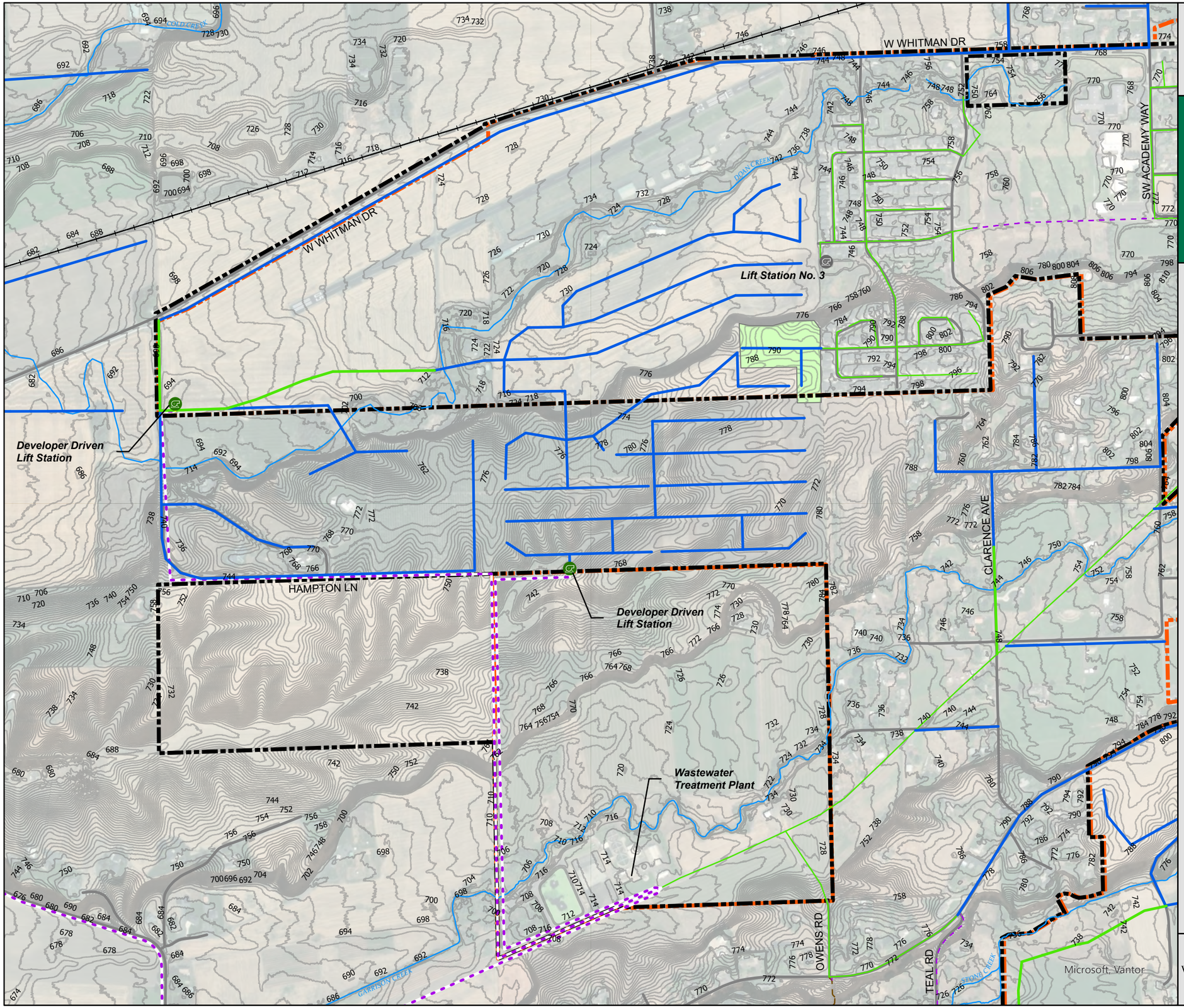
Date: Mar 18, 2026

J-U-B ENGINEERS, INC.

City of College Place
2026 General Sewer Plan

Figure 6-8

Master Plan
Martin Airfield - Alt. 1



Legend

- City Limits
- UGA
- Additional LS No. 3 Service area
- Road
- Railroad Track
- Stream
- Existing Lift Station
- Proposed Lift Station
- Existing Pressurized Pipe
- Private Pressurized Pipe
- Existing Gravity Pipe
- Private Gravity Pipe

Master Plan Pipe Size (In)

- Forcemain
- 8
- 10
- 12
- 15
- 18

0 750 1,500 ft

N W E S

Date: Mar 18, 2026

J-U-B ENGINEERS, INC.

City of College Place
2026 General Sewer Plan

Figure 6-9

Master Plan
Martin Airfield - Alt. 2

Legend

- City Limits
- UGA
- Road
- Railroad Track
- Stream
- Existing Lift Station
- Proposed Lift Station
- Existing Pressurized Pipe
- Private Pressurized Pipe
- Existing Gravity Pipe
- Private Gravity Pipe

Master Plan Pipe Size (In)

- Forcemain
- 8
- 10
- 12
- 15
- 18

0 750 1,500 ft

N W E S

Date: Mar 18, 2026

J-U-B ENGINEERS, INC.

Developer Driven Lift Station

Lift Station No. 3

Developer Driven Lift Station

Wastewater Treatment Plant

W WHITMAN DR

HAMPTON LN

SW ACADEMY WAY

CLARENCE AVE

OWENS RD

TEAL RD

COLD CREEK

DOAN CREEK

GARRISON CREEK

Microsoft, Vantor

City of College Place
2026 General Sewer Plan

Figure 6-10
Master Plan
Walla Walla University
Study Area - Alt. 1

Legend

- City Limits
- UGA
- WWU Study Area
- Road
- Railroad Track
- Stream
- Existing Lift Station
- Proposed Lift Station
- Existing Pressurized Pipe
- Private Pressurized Pipe
- Existing Gravity Pipe
- Private Gravity Pipe

Master Plan Pipe Size (In)

- Forcemain
- 8
- 10
- 12
- 15
- 18

0 800 1,600 ft

N W E S

Microsoft, Vantor

Date: Mar 18, 2026

J-U-B ENGINEERS, INC.

City of College Place
2026 General Sewer Plan

Figure 6-11
Master Plan
Walla Walla University
Study Area - Alt. 2

Legend

- City Limits
- UGA
- WWU Study Area
- Road
- Railroad Track
- Stream
- Existing Lift Station
- Proposed Lift Station
- Existing Pressurized Pipe
- Private Pressurized Pipe
- Existing Gravity Pipe
- Private Gravity Pipe

Master Plan Pipe Size (In)

- Forcemain
- 8
- 10
- 12
- 15
- 18

0 800 1,600 ft

N W E S

Microsoft, Vantor

Date: Mar 18, 2026

J-U-B ENGINEERS, INC.

City of College Place
2026 General Sewer Plan

Figure 6-12

Master Plan Southwest Area

CLARENCE AVE
MOJONNIER RD
CHRISTENSEN LN
STONE CREEK
S COLLEGE AVE
TAUMARSON RD
TEAL RD
Lift Station No. 7
YELLOWHAWK CREEK
OLD MILTON HWY
BUSSELL RD
Private Lift Station No. 1
Developer Driven Lift Station
S 125
PEPPERS BRIDGE RD
Developer Driven Lift Station
Private Lift Station No. 2
WALLA WALLA RIVER

Legend

- City Limits
- UGA
- Road
- Railroad Track
- Stream
- Existing Lift Station
- Proposed Lift Station
- Existing Pressurized Pipe
- Private Pressurized Pipe
- Existing Gravity Pipe
- Private Gravity Pipe

Master Plan Pipe Size (In)

- Forcemain
- 8
- 10
- 12
- 15
- 18

0 800 1,600 ft

N W E S

Date: Mar 18, 2026

J·U·B ENGINEERS, INC.

City of College Place
2026 General Sewer Plan

Figure 6-13

Master Plan East of WWTP Area

SMITH DR
GRANDVIEW AVE
STANLEY DR
BRICKNER RD
CLARENCE AVE
GARRISON CREEK
VALLEY ST
LAWSON LN
MOJONNIER RD
OWENS RD
TEAL RD
STONE CREEK

Legend

- City Limits
- UGA
- Road
- Railroad Track
- Stream
- Existing Lift Station
- Proposed Lift Station
- Existing Pressurized Pipe
- Private Pressurized Pipe
- Existing Gravity Pipe
- Private Gravity Pipe

Master Plan Pipe Size (In)

- Forcemain
- 8
- 10
- 12
- 15
- 18

0 500 1,000 ft

N W E S

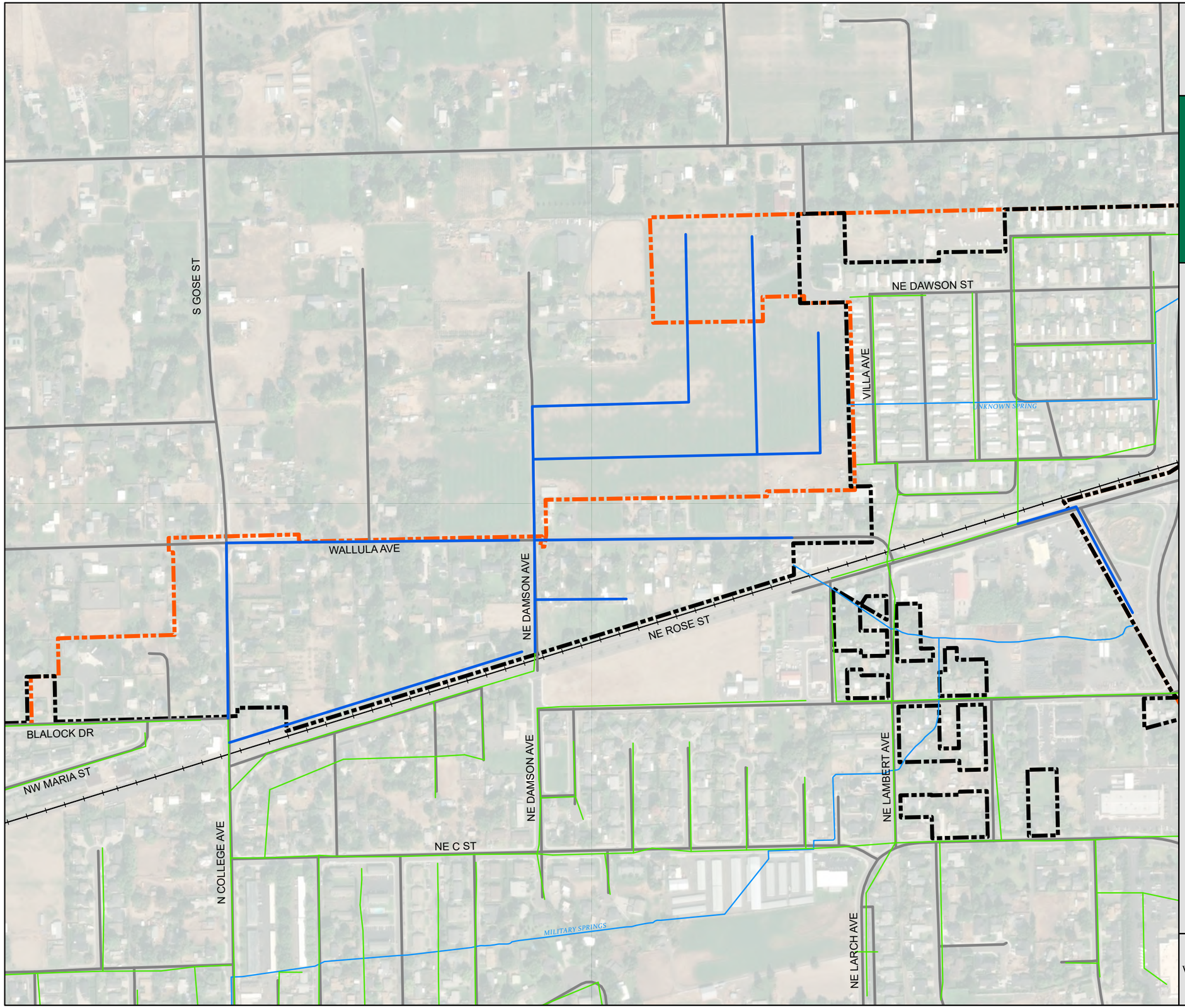
Date: Mar 18, 2026

J-U-B ENGINEERS, INC.

City of College Place
2026 General Sewer Plan

Figure 6-14

Master Plan North Blalock



Legend

- City Limits
- UGA
- Road
- Railroad Track
- Stream
- Existing Lift Station
- Proposed Lift Station
- Existing Pressurized Pipe
- Private Pressurized Pipe
- Existing Gravity Pipe
- Private Gravity Pipe

Master Plan Pipe Size (In)

- Forcemain
- 8
- 10
- 12
- 15
- 18

0 400 800 ft

N W E S

Date: Mar 18, 2026

J-U-B ENGINEERS, INC.

City of College Place
2026 General Sewer Plan

Figure 6-15

Master Plan North Whitman Area

WALLULA AVE
BLALOCK DR
S CAMPBELL RD
RUSSET RD
COLD CREEK
MCKINNEY RD
S HUSSEY ST
SW EVANS AVE
W WHITMAN DR
SW 1ST ST
SW ACADEMY WAY
Lift Station No. 5
SW 2ND ST
MILITARY SPRINGS
SW 3RD ST
SW 4TH ST
SW HOMESTEAD RD
SW DOANS AVE
DOAN CREEK
Lift Station No. 3
SW DAVIS AVE
THOMPSON CREEK

Legend

- City Limits
- UGA
- Road
- Railroad Track
- Stream
- Existing Lift Station
- Proposed Lift Station
- Existing Pressurized Pipe
- Private Pressurized Pipe
- Existing Gravity Pipe
- Private Gravity Pipe

Master Plan Pipe Size (In)

- Forcemain
- 8
- 10
- 12
- 15
- 18

0 500 1,000 ft

N W E S

Date: Mar 18, 2026

J-U-B ENGINEERS, INC.

Chapter 7

Capital Improvement Plan

Chapter 7 – Capital Improvement Plan

7.1. Replacement Program Development

The City has an aged collection system with known condition issues. Therefore, the City's Capital Improvement Plan (CIP) for the next ten years will primarily focus on a repair/replacement program for the most aged portions of the collection system based upon condition and risk of failure factors. The replacement program prioritizes sanitary sewer pipes with the greatest need for replacement each budget year. The City's goals for the replacement plan include the following:

- Utilize and leverage existing GIS data and existing pipe condition assessment data.
- Develop a comprehensive prioritization tool to help City staff make informed engineering decisions about which sanitary sewer pipes to target for rehabilitation and replacement planning efforts.
- Provide ability for City staff to update the prioritization 'in-house'.
- Summarize priority pipes into projects that include budget level costs and preliminary construction method recommendations.

Through discussions and meetings with City staff a prioritization method combining pipe condition and risk was developed. Manhole condition was not included in the prioritization at this time, but could be added in the future as standardized manhole condition rating methods are adopted and applied (e.g. MACP).

7.2. Prioritization Criteria and Weighting

The prioritization method is composed of three main categories including likelihood of failure (pipe condition), consequence of failure (risk), and access. The majority of the criteria in each category involved processes and/or data previously collected by the City. Through workshops with City staff, each category and criteria was assigned a certain weighting value to reflect relative importance. These weights are easily modified and will likely be adjusted and fine-tuned over time as the City implements the replacement and rehabilitation program.

The Likelihood of Failure (LoF) category generally represents the condition of the pipe. It includes the following criteria:

- Pipe Material – clay and concrete pipes are given a higher weight, while PVC is given a lower weight.
- O&M Cleaning Frequency – pipes that require more frequent maintenance are given a higher weight.
- Pipe Age – pipe age is based on GIS data, record drawings, or estimated based on City knowledge, with older pipes given a higher weight.
- Infiltration and Inflow – pipes with known infiltration and inflow, as identified by City staff, are given a higher weight.
- Roots – pipes with known roots, as identified by City staff, are given a higher weight.

- Pipe Condition – pipes with bad condition (e.g. bellies, grease), as identified by City staff, are given a higher weight.

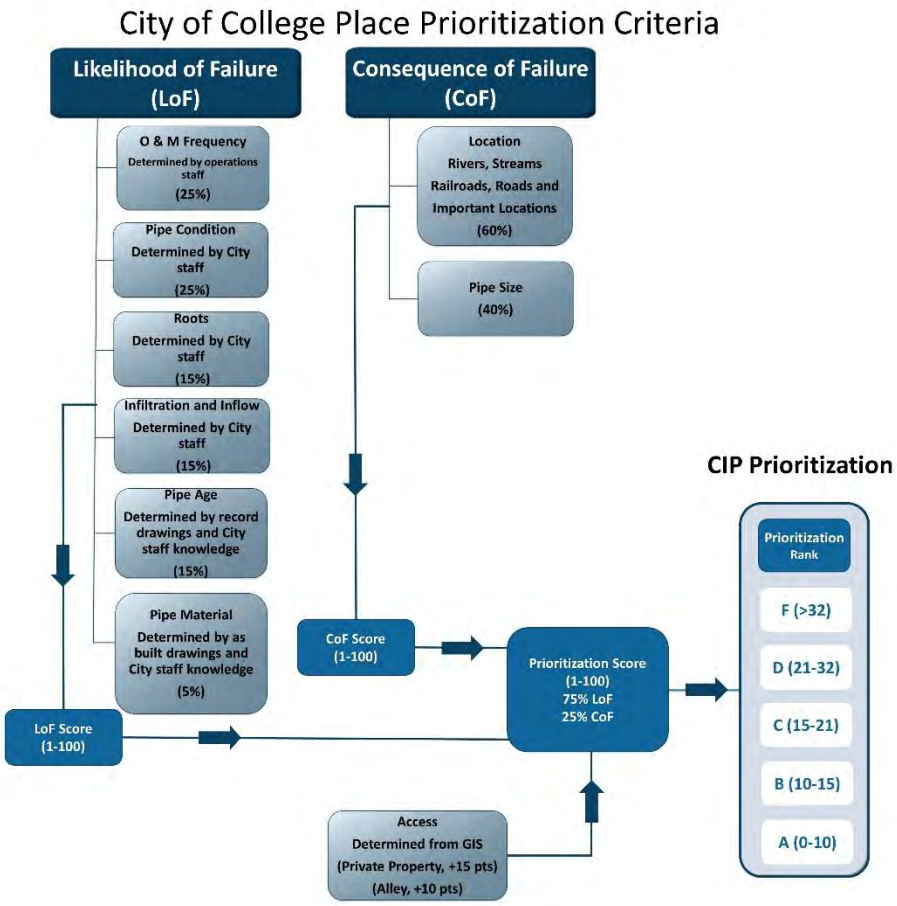
The Consequence of Failure (CoF) category represents the risk and impact of pipe failure and includes the following criteria:

- Pipe size – larger pipes generally serve a greater number of customers and have greater impact on disruption of service.
- Location – pipes that cross or run nearby waterways are given a higher weight due to the potential environmental risks. Pipes that cross or are located in main arterial roads or cross railroads are given a higher weight due to the increased nuisance to citizens during disruption of service.

The Access category adds additional weight to pipes that the City identified as requiring difficult access through private property or alleys.

A score (0-100) was then assigned to each pipe for each scoring criteria. **Appendix A** includes a detailed explanation of each criterion and how scores are calculated. Data field calculations are performed using functionality built into ESRI ArcGIS Pro. Each criterion score is then multiplied by the weighting factor and the two categories are summed individually. This results in a CoF score (0-100) and a LoF score (0-100). These two categories are then combined using the category weighting factors to establish a priority score for each pipe (0-100). The higher the score, the greater priority should be given for pipe rehabilitation or replacement. Several iterations were conducted by varying the weighting for various criteria. **Figure 7-1** outlines the final weighting criteria and prioritization process that was used.

Figure 7-1 – Prioritization Criteria



Using the overall priority score the pipe segments can be grouped into categories that will fit a particular replacement time frame or budget. Figures summarizing the prioritization scoring are included in **Appendix B**. The City can easily modify the individual criteria weighting or LoF/CoF weighting to further refine and customize the prioritization over time. This can be done using simple ArcGIS Pro field calculations without expending significant time.

7.3. Developing Pipe Condition Ratings

The City has not been actively performing CCTV assessment of existing pipes on a routine basis and heavily relies on field observations and institutional knowledge of the system by City staff. Therefore, it is recommended that the City budget to acquire this condition information in the future. The current pipe scoring and prioritization list, resulting from the effort in this plan, provides a general guideline and target to identify those portions of the system the City should immediately focus on gathering condition data. Results are shown in **Appendix B**.

Because most PVC pipe has been recently constructed, the City should focus on the assessment of all non-PVC pipe in the collection system. The City GIS data indicates that there is approximately 82,280 LF

of non-PVC pipe in the system. If using City crews, a good goal would be to CCTV the system every five years. Alternatively, there are companies that can be hired to clean and CCTV the collection system. A planning level cost for CCTV and pipe condition rating is approximately $5/LF. Therefore, this effort is expected to cost approximately $500,000. A typical rate of assessment is 2,000 LF per day. Therefore, the non-PVC pipes in the system would take approximately 45 days to CCTV. The existing prioritization scoring should be utilized to identify which areas of the City should be immediately targeted during the CCTV and pipe condition rating effort.

Another benefit of the pipe condition scoring effort will be a database listing the types of defects that are found in the various pipes of the collection system. This data will then be valuable in determining the likely construction methods of rehabilitation. A preliminary construction method can be determined by evaluating the type of defects associated with each pipe segment. By joining the pipe defect data and the City's current sanitary sewer pipe dataset in GIS and using tools within ArcGIS Pro, a preliminary construction method can be determined for each pipe segment. The City should ensure that this pipe defect data is included in the deliverable for the CCTV and pipe condition rating effort.

7.4. Updating the Prioritization

Once the pipe condition rating data has been gathered by the City, it can easily be incorporated into the overall pipe scoring system. Once completed, the backbone of the sanitary sewer rehabilitation and replacement program will be the City's existing sanitary sewer GIS data and CCTV results. This prioritization tool utilizes existing City datasets and the power of GIS to visualize LoF (condition rating) and CoF (risk rating) over the entire City. This tool will allow the City to make informed engineering decisions about each replacement or rehabilitation project.

Each pipe segment can be given an updated LoF score (condition) by joining the City's CCTV results to the City's current sanitary sewer pipe dataset in GIS and running a simple field calculation. This can be done as often as the City desires, whether it is yearly, quarterly, or more frequently. Additional LoF (condition) criterion that the City may wish to add and update regularly could include Time since Last CCTV Inspection and Overflows.

The CoF scores (risk) requires less frequent updates because the criteria used in this category are less dynamic than the LoF (condition) criteria. The Pipe Size and Location criteria are nearly static and only need to be updated for pipes that are added, replaced, or abandoned. Additional CoF (risk) criterion that the City may wish to add and update could include Existing Peak Flow and Pipe Depth. Including Existing Peak Flow would require modeling the existing sanitary sewer system while including Pipe Depth would require surveying the existing system.

Appendix A details procedures to update all of the LoF and CoF criteria. It is recommended that the LoF (condition) scores and overall prioritization scores be updated on a yearly basis, prior to establishing the CIP for the coming year. It is recommended the CoF (risk) scores be updated approximately every 5 years or when the existing sanitary sewer system has additions or replacements. As the sanitary sewer rehabilitation and replacement program is refined in coming years, the City can easily update the LoF, CoF, and overall prioritization score more or less frequently as required.

7.5. Construction Method Determination

Consideration of construction method was needed to generate budgetary costs for the CIP. It is important to note that this is a planning level stage determination of construction method and does not replace a preliminary engineering evaluation. Preliminary engineering is required to fully evaluate rehabilitation methods once the City moves into the project implementation stage.

The current construction method determination assumes that all non-PVC pipes are able to be rehabilitated with CIPP unless City staff identified otherwise. Any pipes that the City noted had significant structural defects are planned to be open trench replaced. Once the CCTV has been gathered by the City, the construction method determination can be updated by evaluating the type of defects associated with each pipe segment.

Key defects that preclude rehabilitation methods are outlined below in **Table 7-1**. There can be many other factors that affect the construction method selection, such as sags, number of services, location within public right-of-ways, existing utilities, etc. Again, this is a planning level document, and a more detailed evaluation is necessary during the preliminary engineering stage.

Table 7-1 – Defects Determining Rehabilitation Methods

Requires Open Trench			Cured in Place Pipe (CIPP)
Code	**Severity**	**Description**	
Broken	High	Collapse or soil visible	All other pipes
Broken	Moderate	Crack through wall	
Deformation	High	Deformation > 25% of diameter	
Deformation	Moderate	Deformation 10-25% of diameter	
Grade Break	High	Break > 50% of diameter	
Grade Break	Moderate	Break 25-50% of diameter	
Grease	High	Buildup > 25% of diameter	
Grease	Moderate	Buildup 10-25% of diameter	
Joint	High	Broken, gap > 2”, or displaced 35% of diameter	
Joint	Moderate	Partly broken, gap ½”-2”, or displaced 15-35% of diameter	
Point Repair	High	Defective repair	

If there are 4 or more of the particular defects identified in **Table 7-1** then CIPP is no longer a preliminary construction method candidate and pipe bursting or open trench is recommended.

Based upon aerial imagery and available GIS information, it was also determined that several projects that should be open trenched would be very difficult due to trees, structures, and significant private property restoration. Each of the specific projects identified in the 10-year CIP were reviewed with the Public Works Department as well as Operations and Maintenance staff for concurrence.

In total, the final CIP includes approximately 41,450 LF of pipe – of which approximately 30,800 LF (74%) are proposed to be CIPP lined. As previously stated, this is a planning level stage determination of construction method and does not replace a preliminary engineering evaluation. Preliminary engineering is required to fully evaluate rehabilitation methods once the City moves into the project implementation stage.

7.6. Capital Improvement Plan Projects

The Capital Improvement Plan (CIP) prioritizes the improvements that are necessary in the near term to relieve capacity issues, replace deteriorated segments of the collection system, and implement improvements that will relieve access issues.

The design life for each CIP project is dependent on the type of improvement. The proposed changes assume the following design life:

- Pipeline Improvements/Replacements Project – 50 Years
- Lift Station Project – 20 Years

The **CIP Summary Map** in **Appendix C** shows the location and timeline of each project in the CIP. **Appendix C** contains detailed opinions of probable cost and a CIP summary/figure for each project. All capital costs are in 2026 dollars. The opinions of probable cost are for budgetary purposes only and further refinement of the cost opinions will be required during subsequent preliminary engineering and design phases for each CIP project. The timeframes for the CIP projects shown on **Table 7-2** are based on overall prioritization scores and review with City staff. **Table 7-3** shows a summary of CIP project costs by year. If this work is not completed in the designated year timeframe, the work should be carried forward into the following year timeframe and the budgets revised accordingly.

It should be noted that there are four (4) sump manholes in the existing collection system as shown in the **CIP Summary Map**. These manholes require grouting and rechanneling to prevent flow from stagnating in the manholes. It is recommended that the City maintenance crew perform this work as time and budget allows.

Table 7-2 – CIP Projects

ID	Description/ System Name	Recommended Action	Timeframe and Capital Cost (in Millions of Dollars)										
			2026[1]	2027[1]	2028[1]	2029[1]	2030[1]	2031[1]	2032[1]	2033[1]	2034[1]	2035[1]	Future[2]
Wastewater Treatment Plant (WW) Projects – Funded by Rates													
WW.01	WWTP Improvements – Implementation Phase 1	Construct Phase 1 improvements	$10.000	$5.163									
WW.02	WWTP Check Valve Replacement	Replace check valves	$0.456										
WW.03	WWTP Solids Upgrades	Upgrade solids handling							$7.047				
Collection System (CS) Maintenance Projects – Funded by Rates													
CS.01	Lift Station No. 3 Upgrades	Upgrade pumps and SCADA	$0.073										
CS.02	Lift Station No. 7 Upgrades	Upgrade SCADA	$0.021										
CS.03	WWTP Trunk CCTV	Evaluate condition of existing pipe	$0.197										
Rehabilitation and Replacement (RR) Projects – Funded by Rates													
RR.01	Central Ave	Install new sewer main pipe		$0.614									
RR.02	12th Street Wastewater Project (SE Larch Ave to NE Myra Rd)	Rehabilitate with CIPP, replace services to right-of-way			$1.888								
RR.03	SE Dewey Dr	Rehabilitate with CIPP, replace with new sewer main pipe, install new sewer main pipe					$0.348						
RR.04	Alley Between SE 3rd St & SE 4th St	Rehabilitate with CIPP							$0.378				
RR.05	Alley Between Bade Ave, 9th St, College Ave, & 10th St	Rehabilitate with CIPP							$0.179				
RR.06	SW Bade Ave & SW 13th St	Replace with new sewer main pipe									$0.300		
RR.07	SE 11th St	Rehabilitate with CIPP									$0.116		
Future Rehabilitation and Replacement (F) Projects – As Funding Allows													
F.01	SE Mockingbird Dr & SE Scenic View Dr	Replace with new sewer main pipe											$0.374
F.02	Brentwood Pl	Replace with new sewer main pipe											$0.453
F.03	SE Mockingbird Dr & SE Chickadee Ln	Replace with new sewer main pipe											$0.489
F.04	Lions Park	Replace with new sewer main pipe											$0.349
F.05	SE Standford Pl	Replace with new sewer main pipe											$0.456
F.06	SE Robin Dr	Replace with new sewer main pipe											$0.474
F.07	SE Newgate Dr & SE Falbo Dr	Replace with new sewer main pipe											$0.360
F.08	SE Scenic View Dr Between SE Robin Dr & SE Mockingbird Dr	Replace with new sewer main pipe											$0.366
F.09	Osprey Ln to SE Independence Dr	Rehabilitate with CIPP, replace with new sewer main pipe											$0.185
F.10	SE 10th St & S College Ave	Rehabilitate with CIPP, replace with new sewer main pipe											$0.344
F.11	SE Birch Ave by Davis Elementary School	Rehabilitate with CIPP											$0.076
F.12	Elm Pl	Rehabilitate with CIPP											$0.045

ID	Description/ System Name	Recommended Action	Timeframe and Capital Cost (in Millions of Dollars)										
			2026[1]	2027[1]	2028[1]	2029[1]	2030[1]	2031[1]	2032[1]	2033[1]	2034[1]	2035[1]	Future[2]
F.13	City Shop	Rehabilitate with CIPP											$0.069
F.14	NE Cedar Ave	Rehabilitate with CIPP											$0.063
F.15	SW 10th Ave	Rehabilitate with CIPP											$0.475
F.16	E Whitman Dr by Davis Elementary School	Replace with new sewer main pipe											$0.250
F.17	Between SE 3rd St & Highland Park Dr	Replace with new sewer main pipe											$0.141
F.18	SE Mockingbird Dr & SE Bobolink Ln	Replace with new sewer main pipe											$0.451
F.19	SE Mockingbird Dr North of SE Dove Ln	Replace with new sewer main pipe											$0.462
F.20	SE Newgate Dr & SE Moorbrook Ct	Replace with new sewer main pipe											$0.353
F.21	SE Scenic View Dr Between SE Mockingbird Dr & SE Newgate Dr	Replace with new sewer main pipe											$0.288
F.22	SE Mockingbird Dr & Osprey Lane	Replace with new sewer main pipe											$0.479
F.23	SE Mockingbird Dr Between SE Scenic View Dr & SE Dove Ln	Replace with new sewer main pipe											$0.300
F.24	SE Newgate Dr & SE Scenic View Dr	Replace with new sewer main pipe											$0.360
F.25	SE 6th St & SE Date Ave	Rehabilitate with CIPP											$0.033
F.26	Alley Between S College Ave & SE Broadway Ave	Rehabilitate with CIPP											$0.123
F.27	WWTP Trunk	Rehabilitate with CIPP											$2.851
F.28	Alley Between SE 12th St & Mountain View Dr	Rehabilitate with CIPP											$0.205
F.29	Alley Between NE Ash Ave & NE Birch Ave	Rehabilitate with CIPP											$0.135
F.30	Alley Between SE Sunny Dr & SE Valley Dr	Rehabilitate with CIPP, install new sewer main pipe											$0.178
F.31	Alley Between SE Scenic View Dr & SE Sunny Dr	Rehabilitate with CIPP, install new sewer main pipe											$0.131
F.32	SW Davis Ave	Rehabilitate with CIPP											$0.586
F.33	NE Spitzenburg St	Rehabilitate with CIPP											$0.158
F.34	SW Evans Ave Between SW 6th St & SW 8th St	Rehabilitate with CIPP											$0.522
F.35	NW B St & N College Ave	Rehabilitate with CIPP											$0.032
F.36	SW 8th St & S College Ave	Rehabilitate with CIPP											$0.143
F.37	SE 8th St Between SE Tuscany Dr & SE Larch Ave	Rehabilitate with CIPP											$0.129
F.38	SE 8th St & SE Date Ave	Rehabilitate with CIPP											$0.102
F.39	SW 8th St Between SW Davis Ave & SW Bade Ave	Rehabilitate with CIPP											$0.267
Totals			**$10.747**	**$5.777**	**$1.888**	**$0.000**	**$0.348**	**$0.000**	**$7.604**	**$0.000**	**$0.416**	**$0.000**	**$13.257**

1. Dollar amounts have been adjusted for inflation.
2. Dollar amounts have not been adjusted for inflation and are listed in January 2026 dollars.

Table 7-3 – CIP Cost Summary (2026 Dollars)

Year	Collection System Annual Cost	WWTP Annual Cost	Annual Cost
2026	$291,000	$10,456,000	$10,747,000
2027	$614,000	$5,163,000	$5,777,000
2028	$1,888,000	$0	$1,888,000
2029	$0	$0	$0
2030	$348,000	$0	$348,000
2031	$0	$0	$0
2032	$557,000	$7,047,000	$7,604,000
2033	$0	$0	$0
2034	$416,000	$0	$416,000
2035	$0	$0	$0
As Budget Allows	$13,257,000	$0	$13,257,000
TOTAL	**$17,371,000**	**$22,666,000**	**$40,037,000**

7.7. Collection System Replacement Analysis

To determine a range that should be targeted for annual budgeting for collection system renewal/replacement, a total system replacement cost was calculated. The cost of total system replacement for the entire existing gravity sanitary sewer collection system via trench and replacement construction methods is estimated to be approximately $75.1 million. This number assumes sanitary sewer collection mains only and not the service connections to each parcel.

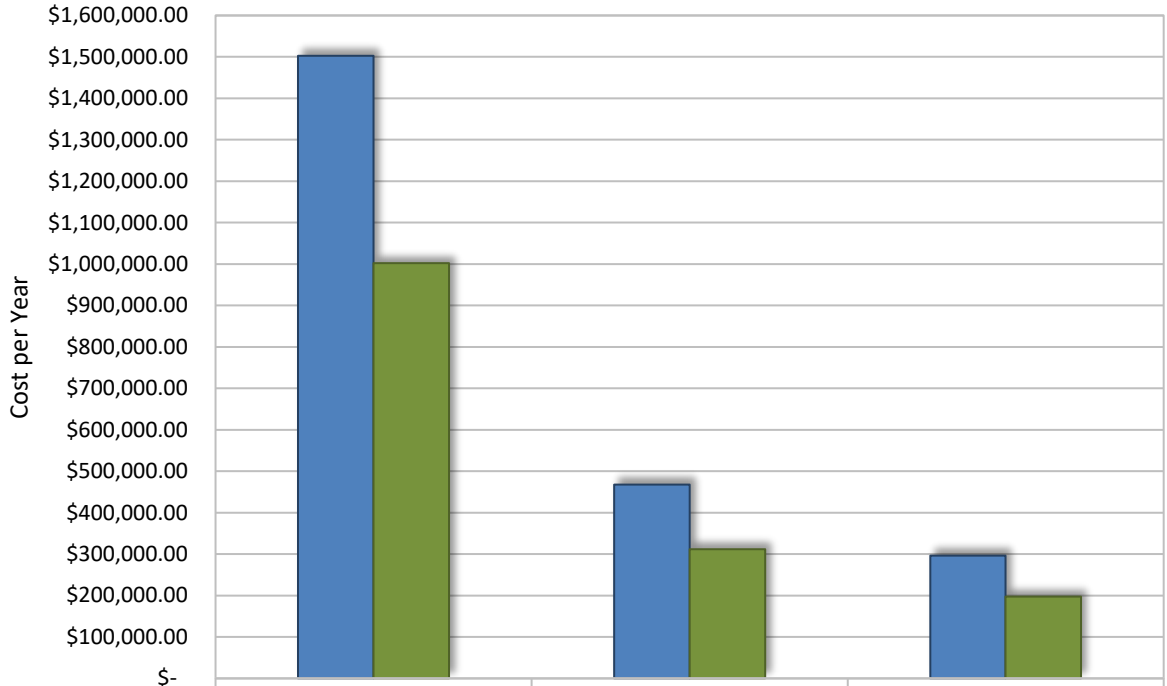
Sanitary sewer collection system pipes have an expected lifetime that ranges from 50 to 75 years. Therefore, assuming the collection system would need to be replaced every 50 years, beginning today, the annual cost for system replacement in 2026 dollars is approximately $1.5 million per year. Assuming replacement every 75 years, the cost is approximately $1.0 million per year.

PVC pipe is expected to have a lifetime of approximately 100 years. Therefore, it is reasonable to assume that none of the existing PVC pipe will need to be replaced in the next 75 years. Similarly, it is reasonable to assume that all pipe that has been rehabilitated with CIPP methods will not require additional rehabilitation in the next 75 years – the City has been conducting CIPP rehabilitation on approximately 21,900 LF of pipe since the early 2000s. If we exclude all PVC pipe and CIPP pipe from the replacement cost analysis, the total collection system replacement cost decreases to approximately $23.4 million - assuming trench and replacement construction methods. Assuming this non-PVC and non-CIPP portion of the collection system would need to be replaced every 50 years, the annual cost for system replacement in 2026 dollars is approximately $0.5 million per year. Assuming replacement every 75 years, the cost is approximately $0.3 million per year.

To take this analysis one step further, it is reasonable to assume that of the non-PVC pipe and non-CIPP pipe to be replaced, rehabilitation costs will decrease if the pipe can be rehabilitated with CIPP lining versus traditional trench and replace methods. Assuming that approximately half of this non-PVC pipe can be rehabilitated with CIPP while the other half is replaced via trenching, the total system

replacement cost in 2026 dollars is approximately $14.8 million. Implementing the rehabilitation/replacement plan over 50 years is a cost of approximately $0.3 million per year. Assuming rehabilitation/replacement every 75 years, the cost is approximately $0.2 million per year.

Figure 7-2 – Collections System Replacement Costs



	Replacement Cost for All Gravity Collection Pipe by Open Trench	Replacement Cost for All Gravity Collection Pipe by Open Trench; excluding PVC and HDPE	Replacement/Rehab Cost for All Gravity Collection Pipe by Open Trench and CIPP; excluding PVC and HDPE
$/yr Over 50 Years	$1,502,905.68	$467,959.88	$296,594.29
$/yr Over 75 Years	$1,001,937.12	$311,973.26	$197,729.53

Based upon this analysis, the City should be budgeting somewhere between $200,000 and $300,000 (2026 dollars) annually for renewal and replacement of the sanitary sewer collection system. In the CIP presented in **Chapter 7**, $250,000 dollars is budgeted annually, or $500,000 dollars bi-annually, beginning in 2026. This is based on current budget information provided by the City. It is recommended that the City consider doubling the amount budgeted for renewal and replacement during the next budget review and rate study.

Chapter 8

Financial Plan

Chapter 8– Financial Plan

8.1. Introduction

The CIP identifies approximately $4.1M (in 2026 dollars) in capital improvements to the sanitary sewer collection system. An additional $13.3M in improvements is also identified for collection system projects as budget or funding availability may allow.

A total of $22.7M in improvements are scheduled at the WWTP, including the Phase 1B project planned for construction in 2026-2027 as well as a planned solids upgrade project. The future solids upgrade project at the WWTP will be driven by growth, but is shown in year 2032 for planning purposes.

A financial plan was not developed specifically for this General Sewer Plan. However, this budget is consistent with the budget presented in the 2026-2031 Capital Facility Plan. The Capital Facility Plan identifies funding strategies for each of these projects – including a mixture of Wastewater Capital Reserve Fund, ECY SRF, PWTF, and Legislative Appropriation. The projects are presented in a prioritized order; however, the actual years of implementation may vary depending on funding availability.

The City maintains a rate model that is updated every three years – and is scheduled to be updated in 2026. The CIP in this General Sewer Plan will inform the 2026 rate model update. Any rate increases are approved by City Council as part of the annual budgeting process. Historically, the City has increased sewer rates somewhere in the range of 3-5% per year.

Many of these collection system projects could be eligible for Ecology SRF funding via low interest loans and, in some cases, grant monies. Because this General Sewer Plan was funded by Ecology as a Small Communities Priority Project List (SCPPL) project, the improvement projects identified in the CIP are eligible for SCPPL funding – which varies year to year. If applying for ECY SRF funding, it may be advantageous to group several years of projects together. Another source of funding to consider is the Public Works Trust Fund (PWTF).

Chapter 9

Operations Program

Chapter 9– Operations Program

9.1. Introduction

The purpose of this Chapter is to document the standard operation and maintenance (O&M) activities that are routinely implemented by the City. The City's existing O&M Program is summarized herein along with changes that are suggested to better manage, operate, and maintain the sewer collection system. This Chapter should be periodically reviewed and adjusted to better meet performance goals.

9.2. Management

The City of College Place owns the sanitary sewer collection system and Wastewater Treatment Plan (WWTP), however, both have been contract operated by Jacobs since April 2016. The Jacobs staff operate under the direction of the City's Public Works Department. The Director of Public Works provides the administrative direction and oversight of the wastewater utility. Jacob's Project Manager/Supervisor reports to the Public Works Director and manages the activities of the wastewater group. Jacobs' wastewater group covers both wastewater collection and wastewater treatment responsibilities. As described in **Chapter 6**, Jacobs provides operation and maintenance oversight for the WWTP and all sewer pumping stations. As such, Jacobs is responsible for the operations and maintenance (O&M) at the WWTP, NPDES permit compliance reporting, and biosolids management. A more comprehensive discussion on O&M services provided by Jacobs is provided in the WWTP Facility Plan (J-U-B, 2018). This chapter focuses on the remainder of the sewer collection system.

9.2.1. Organizational Structure

Jacobs' wastewater collection unit is responsible for the operation and maintenance of all publicly owned sanitary sewer pipelines within the City of College Place collection system. The existing wastewater collection system contains approximately 40 miles of pipelines and 970 manholes. There is one lead (crewleader) for the sewer utility that reports directly to the Project Manager/Supervisor. The crewleader oversees a crew of five (5), including one (1) general craftsworker/equipment operator, (1) maintenance craftsworker/CCTV operator, and two (2) laborer/craftsmen. The staff of six (6) typically split their time between the wastewater collections and treatment. **Figure 9-1** illustrates the organizational structure of the sewer utility.

Figure 9-1 – Wastewater Collection Organization Chart



9.2.2. Staffing Requirements

The wastewater unit has a combined total staff of 6 FTE (full-time employees) with a combined annual budget of approximately $590,000. The average cost per permanent full-time employee is estimated at $98,300 annually including all benefits.

As a point of comparison, **Table 9-1** presents a typical staff complement for wastewater collection systems serving various sized communities.

Table 9-1 – Wastewater Collection System Staffing Suggestions (by Population)

Occupational Title	Number of Personnel			Manhours per Week		
	College Place (10,222)	10,000[1]	25,000[1]	College Place (10,222)	10,000[1]	25,000[1]
Superintendent (PM/Supervisor)	0.5	1	1	20	10	20
Maintenance Supervisor						
Foreman (Crewleader)	0.25	1	1	10	20	20
Maintenance Man II		1	1		20	20
Maintenance Man I		1	2		20	60
Maintenance Equipment Personnel/Operator	0.5		1	20		40
Construction Equipment Personnel/Operator	0.75	1	1	30	20	20
Laborer (Craftsworker)	1.0	1	2	40	20	40
Maintenance Mechanic II[2]						
Maintenance Mechanic I[3]						
Mechanic Helper[3]						
STAFF TOTAL	**3.0**	**6**	**9**	**120**	**110**	**220**

1. Presented in Guide for Evaluating Capacity, Management, Operation, and Maintenance Programs at Sanitary Sewer Collection Systems (U.S. EPA 2005).
2. Multiply number of lift stations maintained by 8/3 (15 lift stations in system).
3. Multiply number of lift station visits per week by 1.
4. Multiply estimated construction site visits per week by 8/3.
5. Determined by the number of Construction Inspectors employed and developed on a judgmental basis.

Based on the suggested staffing requirements for sewer system maintenance contained in the EPA Guide for Evaluating Capacity, Management, Operation, and Maintenance Programs at Sanitary Sewer Collection Systems, approximately 6 people would be required to operate and maintain a wastewater collection system in a community the size of College Place. With the equivalent of three (3) full-time employees assigned to the collection system service unit, Jacobs is currently operating these facilities with as many as three (3) fewer full-time employees than the EPA Guide suggests. The numbers in these guidelines were developed in the 1970's and the staff requirements and roles have likely changed since then; however, this does provide a general guideline.

Another metric for comparison is the number of FTEs per mile of collection system in neighboring communities today. **Table 9-2** provides a comparison with Walla Walla, Richland, and Kennewick.

Table 9-2 – Staffing Comparison

Municipality	Population	Collection System FTE	Miles of Collection System Pipes	FTE per 100 miles of Pipe
College Place	10,222	1.5	40	3.8
Walla Walla	35,043	4	143	2.8
Richland	53,054	9	260	3.5
Kennewick	86,820	8.5	315	2.7

9.2.3. Training

The commitment of management to training is a key to a successful program and it is important to recognize training as a budget expense item. According to the EPA *Guide for Evaluating Capacity, Management, Operation, and Maintenance Programs at Sanitary Sewer Collection Systems*, a guideline for the typical amount of funding for training is 3-5% of the gross budget for the collection system. Jacobs currently spends approximately 0.5% of their gross budget on training. Specific training that Jacobs currently provides includes:

- Routine Pipe Maintenance (on-the-job)
- Pipe Inspection
- Confined Space Entry Safety
- Fall Protection
- Personal Protective Equipment (PPE)
- Traffic Control/Flagging
- First Aid/CPR
- CDL Driving
- Record Keeping
- Spill/Emergency Response

9.2.4. Customer Service

An effective customer service and public relations program ensures that the City addresses all incoming queries, requests, and complaints in a timely fashion. Customer service calls are currently received by calling Jacobs (509) 529-2859 (see https://www.cpwa.us/departments/public_works/wastewater.php). Customer service records include:

- Personnel who received the complaint or request.
- Date and nature of the complaint or request.
- Location of the problem.
- Name, address, and telephone number of the customer.
- Cause of the problem.
- To whom the follow-up action was assigned.
- The date of the follow-up action.
- Date the complaint or request was resolved.

9.2.5. Management Information Systems

The ability of the City to effectively manage its collection system is related to its ability to maintain access to the most current information concerning the facilities. The City's Geographic Information System (GIS) department maintains records of physical location, size, depth, and materials of the collection system infrastructure. The GIS mapping is updated routinely to include new construction and/or update old information.

It's recommended the City consider updating their manhole and sewer pipe ID naming system to assist in asset management and record keeping. Some local utilities have implemented a Public Land Survey System (PLSS) grid naming system for a geographical naming standard.

9.2.6. Sanitary Sewer Overflows

In the event of a sanitary sewer overflow (SSO) event (i.e. capacity of sanitary sewer collection system is exceeded) the wastewater collection crew responds to clean spill as soon as the City is notified. In the event of an afterhours incident, Jacobs has an on-call program to help with the response to which the Jacobs' wastewater collection crew has 1-hour to respond to. Upon cleaning the spill, Jacobs shall report an SSO to the Washington State Department of Ecology Regional Office, the current contact is:

Whitney Richardson
Water Quality Program, Eastern Regional Office
Washington State Department of Ecology
whitney.richardson@ecy.wa.gov
(509) 867-4764

Jacobs has a written procedure indicating the entities that should be notified in the event of an SSO as well as a standard form and step by step procedure for responding to the SSO. The procedures and form are included in **Appendix G**.

9.2.7. Backflow Devices

The City has traditionally required the installation of backflow devices on sewer services that have habitable basements or those services that have experienced backflow problems. The Uniform Plumbing Code (UPC) does state that a backflow device should be installed on any drainage piping serving fixtures which have flood level rims located below the elevation of the next upstream manhole. Building officials should be proactive in identifying the code and requiring backflow devices to be installed on all new construction. Moreover, the City should consider a requirement for adding a backflow device to any existing services with a known sanitary sewer overflow (SSO) event. In addition, the City should consider an annual letter to homeowners who have backflow devices to remind them to maintain them.

9.3. Operations

Collection systems have little of what is traditionally referred to as "operability" as compared to a wastewater treatment plant. However, through the use of diversions and pump stations, flow can be routed to the wastewater treatment plant in various directions. This can be accomplished in order to divert flows to provide temporary relief or to add more flow to piping serving an area not yet fully developed to maintain a cleansing velocity.

9.3.1. Monitoring

Jacobs provides all of the monitoring required for the NDPES permit at the WWTP. Jacobs is also responsible for the monitoring of significant industrial dischargers including collection of samples and flow monitoring. There are currently no significant industrial users (SIUs) permitted within the Service Area. Therefore, in the event any SIUs are permitted within the Service Area, prospective users will be required to pretreat industrial wastewater onsite within typical sanitary sewer strength before discharging to the sanitary sewer collection system.

9.3.2. Safety – Wastewater Collections

The danger associated with sewer system operation substantiates the need for safety practices. Physical injuries and infections are a continuous threat. Explosions and asphyxiations may occur during sanitary sewer and pumping station maintenance.

Safety also includes those specific activities of the wastewater utility staff that are needed to accomplish certain other maintenance activities. Safety activities include flagging traffic while equipment and personnel are working in City streets, operating ventilating equipment, and standing by while other personnel enter confined spaces. In addition, shoring and trench safety activities are included. Jacobs has written safety operating procedures (SOP) and a training program which address all of the above issues and are made available to employees. Jacobs also has a host of safety equipment that are available for staff including:

- Atmospheric Gas Testing Equipment
- Hard Hats
- Gloves
- Steel Toe Boots
- Ladders
- Confined Space Ventilation Equipment
- Fall Protection Equipment
- High Visibility Vests
- Safety Glasses
- Antibacterial Soap
- First Aid Kit
- Traffic Control Equipment

9.3.3. Emergency Preparedness and Response

Regarding the wastewater system, the City considers its greatest vulnerability to be at the Wastewater Treatment Plant in the event of a natural disaster or mechanical failure that interrupts Plant operation. To address this vulnerability the City's Wastewater Treatment Plant Operator, Jacobs, has an Emergency Action Site Specific Plan in place that is reviewed and updated annually. This Plan identifies plant personnel, emergency contact numbers, and specific actions to be taken in the event of earthquake, bomb threats, electrical outage, fire, flooding, hazardous spills, flow exceeding plant capacity, toxic discharges or shock loads to the wastewater stream, sludge spills, medical emergencies, and plant evacuation. It's recommended a similar plan(s) be prepared for the collections system.

9.3.4. Record Keeping

Record keeping consists of indexing complaints, repairs, inspections, and rehabilitation measures. Jacobs currently utilizes a hard copy method of record keeping of the collection system historical incidents. Wastewater Treatment Plant and pumping station record keeping involves both laboratory monitoring and maintenance data. The records kept at pumping stations include equipment hours, electric consumption, flowrates, trends, routine site maintenance.

9.3.5. Collection System Repairs

Collection system repairs include both major and minor repairs. Only minor system repairs such as manhole repair, manhole cover replacement and adjustments, and repairs involving only limited excavations (spot repair on shallow lines) is recommended to be performed by City staff. Major system repairs would be contracted to local construction firms with available equipment and personnel to perform this work.

9.3.6. New Construction

The City maintains strict control over the introduction of flows into the system from new construction. The City has published standard drawings, and each proposed construction project is reviewed for adherence to the standards. All sewer collection designs and construction must adhere to the "Criteria for Sewer Works Design" (Orange Book) published by the Washington State Department of Ecology and to the Washington State Standard Specifications for Road, Bridge, and Municipal Construction. The City also has staff that are trained in the protocols for cleaning, inspection, start-up, testing, and approval of new construction.

9.4. Maintenance

Jacobs has a systematic and comprehensive maintenance program including cleaning of pipes and inspection of manholes. The goals of the Jacobs' maintenance program include prevention of overflows and maximization of service and system reliability at minimum cost. The following table provides a suggested average frequency of maintenance activities and how College Place compares. Performance should be tracked and evaluated annually.

Table 9-3 – Frequency of Maintenance Activities

Activity	Average % of System per Year[1]	College Place % of System per Year
CCTV Inspection	7%	0%
Manhole Inspection	20%	17%
Smoke Testing	8%	0%
Cleaning	30%	17%
Root Removal	3%	0%

1. EPA Collection System O&M Fact Sheet – Sewer Cleaning and Inspection

9.4.1. Sewer System Inspection

9.4.1.1. Closed Circuit Television Inspection

Inspection by closed circuit television (CCTV) is the most cost-effective method of determining the nature and extent of internal problems in the City's collection system. Not only can reports be generated with the inspection, but a permanent visual record can be made for subsequent review. The range of inspection is almost unlimited, and small cameras will even televise 4-inch service laterals. Television inspection can also be used for isolating commercial businesses that create a grease problem in the main sewer lines.

A program to internally inspect the system every 10 years (i.e. 1/10 of the system annually) is recommended in this General Sewer Plan. If the City were to implement this program, a total of 640 man-hours (21,700 LF) would be required annually (2 staff, 40 days, 550 LF /day). The existing collection system is currently not being inspected except for new construction infrastructure.

9.4.1.2. Flow Monitoring and Smoke Testing

Flow monitoring and smoke testing are effective methods in identifying the location and quantity of infiltration and inflow (I/I) occurring in the wastewater collection system, and in determining problem areas in conjunction with television inspection. Smoke testing has not been conducted by the City, but the City may consider smoke testing in areas identified with high inflow. Smoke testing is not typically used on a routine basis, but rather when evidence of excessive I/I already exists. Specific benefits of a system monitoring program include:

- Identification of illegal connections to the collection system including roof drains and cross connections with storm drainage facilities.
- Identification of collection system defects associated with broken pipelines, leaking manholes, and other system failures.
- Prior to design and implementation of collection system improvements, additional flow measurements would better define the magnitude and frequency of the I/I peaks. This will allow more accurate and economical sizing of facilities.
- Routine flow monitoring will allow the City to detect signs of future deterioration in the collection system or new sources of significant I/I flows.
- The City will have a clear understanding of how much flow it delivers to the treatment plant and what are the characteristics of the daily flow patterns. This data will help the City to determine accurate user charges and will help evaluate the cost-effectiveness of various flow reduction alternatives.
- Information from flow monitoring can be used in conjunction with a sewer model to determine the implementation schedule for collection system improvements to accommodate an expanding service area.

9.4.2. Sewer Cleaning

Maintaining a clean and fully operational sewer pipeline is a primary goal of the preventive maintenance program. Organic matter or mechanical failure can cause problems in the sewer lines. Organic build up includes root intrusion and grease accumulation that can eventually clog the pipe. Mechanical problems include protruding service connections, misaligned joints, or collapsed pipes. Hydraulic problems can be caused by undersized pipe or by an inadequate or excessive slope that induces solids deposition or erosion. Steep grades may cause wastewater to splash and release gases. Hydraulic problems are difficult to correct once the system has been designed and installed, as the cost of replacement may be

prohibitive. Daily inspections and maintenance keep the affected areas clear and routine maintenance of the most serious problems allows for spreading the cost and workload.

Roots, rags, grease and deposited solids are the most common cleaning problems. Effective control of these problems necessitates understanding how they develop. Grease builds up in a pipe over time as waste oils from food preparation float on the surface of the wastewater and coat the inside of the line. Repeated coatings can restrict a pipe to a fraction of its original size and inhibit flow. The grease coating hardens over time and becomes difficult to remove. This problem is usually found around restaurants and commercial food processors. Household garbage disposal units also affect the character of residential wastewater and can lead to grease problems.

NASSCO also has a *Jetter Code of Practice* manual that can offer supplemental information. In general, a "jet" is used to clean pipes in the upstream direction. A water pump delivers water through a nozzle at high pressure and volume moving most materials in a pipe. Jetting downstream can cause services to back up. Blockages are typically removed while sending the jet upstream and "slamming" into the blockage. The actual cleaning is performed when the jet is brought back downstream – pulling the debris with the jet.

Power rodding equipment requires the use of a machine for turning the rod. The rod, which is stored on a reel, is fed into the pipe and turned automatically. Rodders are used to clear obstructions such as root intrusions and grease accumulations and retrieve rags and other materials. Rodders can operate from a fixed point for as long as necessary. With proper tools, tough roots in 4- to 15-inch pipes can be removed. Set up time for rodders is longer than is required for hydraulic jet cleaners and greater operator skill is needed. Experience is necessary to operate rods without damaging them.

A principal goal of maintaining public support and system reliability of the wastewater collection system is to ensure that sewers remain clear of stoppages and free of odor. A program designed to clean all sewer lines, approximately 40 miles, at least once every five (5) years, is recommended in this General Sewer Plan. Problem areas shall be identified and placed on a routine cleaning schedule until system repairs are made to eliminate the restrictions or problem areas. Currently Jacobs is cleaning approximately 35 miles every five (5) years over a period of 6 months per year, this accounts to approximately 6,200 LF per month. Jacobs currently uses a jet rod to clean the pipes. Although no specific root removal is being done on the system, the jet rod attachment used has a rotating head that is used during cleaning to break up roots as much as possible.

9.4.2.1. Treatment of Roots

College Place's collection system is typical of other systems throughout eastern Washington. Trees planted near the pipelines seek out the available water in the collection system by forcing their root systems through deteriorated joints or broken pipe. The roots cause restrictions in the pipeline which may cause system backups.

Chemical root control is an alternative to mechanical removal methods. Chemical treatment is widely used with the addition of such products as copper sulfate and sodium hydroxide, which may kill the roots with repeated applications but do not necessarily, inhibit regrowth. It is best to use only proven chemicals for which explicit instructions are available and follow these instructions carefully. Television monitoring of the sewer pipe is useful for determining the condition of the pipe, severity of the root

problem, best application of chemicals, and results after the process. Proper application of an effective herbicide ensures that roots in the pipe are killed, become brittle, and are eventually pulled away by the flow in the pipe. Several applications may be necessary for substantial root intrusions. Larger root masses are removed from the pipe to prevent blockage. With proper application, herbicides can inhibit root growth for two to three years.

It's recommended a proactive root treatment program be developed including identifying areas of root growth, chemical application to reduce further root growth, and development of a capital improvement plan to repair areas of high root intrusion.

9.4.2.2. Grease Removal

Grease deposits are considered to be a significant maintenance problem. The Jacobs' cleaning (jetting and rodding) program includes the removal of grease from the collection system; however, there is a noticed an increasing trend of blockages due to grease and a few locations where grease is a concern. As noted, Jacobs does have a cleaning program that includes cleaning all pipes about once every five (5) years; however, grease balls can grow quickly (especially with flushable wipes). Therefore, preventative maintenance is especially important for grease control.

The College Place Municipal Code (13.08.215) requires grease interceptors/traps on all hotels, motels, nursing homes, cafeterias, boardinghouses, restaurants, or where required by officials. However, the City does not have a clear understanding of the number or location of such grease traps or if they are maintained. It's recommended to develop and refine a more formal Fat, Oil & Grease (FOG) program. It is recommended to focus on the FOG program as a preventative maintenance practice to lessen grease removal that is required from the collection system pipes.

9.4.3. Parts and Equipment Inventory

Jacobs currently maintains an inventory of spare parts, equipment, and supplies for the collections system. Some of the items included are spare pump parts, spare pumps, flexible couplings, and spare building materials. Due to the extents of the collection system repair responsibilities, collection system related parts are not typically kept or maintained by Jacobs' staff. Spare parts are typically stored at the WWTP or at pumping station sites.

Files are maintained on all pieces of equipment and major tools. Tools and equipment are subject to sign out procedures to provide accountability. Tools and equipment are replaced at the end of their useful life and are accounted for in the annual budgeting.

9.4.4. Maintain Operating Equipment

Operating equipment includes all plant and pumping stations, and wastewater collection maintenance equipment. Each pumping station should be visited at least three times per week with one visit including a complete cleaning (wash-down) and lubrication of the facility. Electrical equipment should be tested once per week to establish operational conditions.

Part of maintaining any operating equipment is the establishment of preventive and predictive maintenance systems and other program elements that assure equipment reliability and operation of

critical system components. Below are listed maintenance program elements, a brief description, and their purpose in maintaining wastewater operating equipment.

Operations and Maintenance Program

This program is developed from individual manufacturer's equipment manuals and from the Wastewater Treatment Plant Operations and Maintenance Manual. These manuals provide the basis for generating comprehensive preventive and predictive maintenance programs for all operating equipment. A pumping station operations and maintenance program needs to be similarly developed to maximize cost-effectiveness and reliability of these facilities. This is scheduled to be completed with the pumping station improvements projects.

Preventive/Predictive Maintenance Programs

Preventive maintenance programs are schedules of both routine and major maintenance in the wastewater utility to assure dependability and reliability of all operating equipment. These programs also minimize overall equipment maintenance costs by preventing costly unplanned equipment failures and associated high emergency repair costs.

Predictive maintenance programs consist of utilizing periodic measurements on all pumps, motors, motor control centers, and electrical connections to evaluate operational status, indicate potential problems, and mitigate equipment breakdown before it occurs. Measurements recorded and analyzed include temperature (determined by infrared techniques) and a variety of electrical tests and vibration analysis of all rotating equipment. These programs not only help to minimize overall equipment maintenance costs but also help to prioritize repairs in planning both operations and maintenance and capital budgets.

Identification of Critical Operational Components and Contingency Planning

This element identifies critical components that need to be operational at all times to prevent major treatment failures, bypasses of untreated wastewater effluent, or catastrophic failure. Redundant components and/or contingency plans need to be available for all identified operational equipment. The City has concentrated on redundant components and will devote more time to contingency planning.

Spare Parts Inventory

This element provides for the adequate supply of recommended or reasonably anticipated spare parts for all current operating equipment. This inventory also includes complete redundant units kept for critical components where feasible.

Maintenance of Electrical and Computer Systems

This area of maintenance will not be performed by personnel in the wastewater utility, but the operation of both systems will be imperative. Subcontracted electrical operation staff traditionally only perform necessary electrical maintenance and has responsibility for the telemetry system. New telemetry systems and computer networking, while making programs more efficient, will require continual upgrades and system support to remain effective. The current level of electrical maintenance effort requires that most of the work be contracted out with the exception of emergency needs.

In similar communities to College Place, pumping stations have required a commitment of five to six hours per week per pumping station to provide the required level of service. For College Place, a total of

936 man-hours annually would be needed for the three (3) City owned and operated stations, several new lift stations are planned in the future, therefore these man-hours are expected to increase.

9.4.5. Protective Coatings

Coatings on buildings and equipment are needed to protect the facilities from the effects of exposure to wastewater. There are coatings that can protect electrical and electronic components from exposure to wastewater and should be considered to prolong equipment life, especially at the WWTP. There may also be a use for graffiti-proofing some facilities, and the installation of cathodic protection, where appropriate. Any work needed would be determined during maintenance reviews.

9.4.6. Routine Maintenance

Routine maintenance includes grounds upkeep, including weed control at pumping stations, light bulb replacement, lubrication of door hinges, and a variety of minor projects not otherwise classified as being site specific. Routine maintenance spare parts should include belts, fans, sump pumps, and dehumidifiers for the Wastewater Treatment Plant and pumping stations.

In addition to the above routine maintenance operations, several other activities are generally required by the collection system staff to assure the overall cost-effectiveness of the program.

- Properly organized yard and shop facilities are needed for efficient collection system operations.
- Centralized supplies and materials need to be available to quickly affect wastewater collection repairs.

9.5. Summary of Recommendations

The following is a summary of a few minor changes that are suggested to better manage, operate, and maintain the sewer collection system:

- Track labor hours spent so as to determine what percentage of crew's time is spent on preventative vs routine vs emergency vs special projects.
- Consider adding additional FTEs (see Section 9.2.2).
- Develop a system to determine GIS pipe condition rating data as the system is updated upon completed work orders, updated CCTV inspections, adjustments in cleaning frequency, adjustments to root control methods, etc. (see Section 9.2.5).
- Consider updating collection system manhole/pipe ID naming system to assist in asset management and record keeping (see Section 9.2.5).
- Log SSOs into GIS to be used in updating the pipe replacement scoring (see Section 9.2.5 and
- Section 9.2.6).
- Building officials should be proactive in identifying the code requiring backflow valve installation (see section 9.2.7).
- Consider requiring installation of backflow devices at all parcels with documented backflow events (see Section 9.2.7).
- Consider an annual letter to homeowners who have backflow devices to remind them to maintain them (see Section 9.2.7).

- Track maintenance activities (CCTV, Manhole Inspection, Smoke Testing, Cleaning, Root Removal) and compare to recommended frequencies (See **Table 9-3**).
- Consider preparing emergency preparedness and response plan for the collections system (see Section 9.3.3).
- Consider developing a system to CCTV approximately 20% of the collection system each year (see Section 9.4.1.1).
- Consider conducting condition assessment of the large diameter trunk that follows the abandoned railroad tracks. This is an old concrete pipe and the condition is unknown. The consequence of failure for this pipe is high.
- Consider implementing smoke testing in areas of the collection system with high inflow (see Section 9.4.1.2).
- Continue cleaning approximately 17% of the collection system each year (see Section 9.4.2).
- Consider implementing a root treatment program (see Section 9.4.2.1).
- Consider developing a FOG Program. Inventory the existing grease control devices in the City and require all food handling establishments to install appropriate grease control devices (see Section 9.4.2.2).
- Continue tracking spare parts and equipment inventory (see Section 9.4.3).

Works Cited

City of College Place. *Updated Comprehensive Plan*. October 2018.

City of College Place. Standard Specifications & Drawings. February 2025.

Federal Emergency Management Agency. *Flood Insurance Study for City of College Place, Washington.* September 7, 2001. http://www.fema.gov/. Retrieved May 5, 2017.

Federal Emergency Management Agency. Map Service Center – College Place, Washington Floodplain Map. http://www.fema.gov/. Retrieved May 5, 2017.

J-U-B Engineers, Inc. *City of College Place General Sewer Plan*. March 2022.

J-U-B Engineers, Inc. *City of College Place Wastewater Treatment Plant Facility Plan*. September 2018.

J-U-B Engineers, Inc. *City of College Place Wastewater Treatment Plant Facility Plan Amendment No. 1.* October 2019.

J-U-B Engineers, Inc. *City of College Place Wastewater Treatment Plant Facility Plan Amendment No. 2.* December 2019.

J-U-B Engineers, Inc., & The Metts Group. *Martin Airfield Area Planning Study 2025*. March 2025.

National Association of Sewer Service Companies. *Jetter Code of Practice*. May 2006.

RH2. *City of College Place Comprehensive Water System Plan*. April 2021.

United States Environmental Protection Agency Office of Enforcement and Compliance Assurance. *Guide for Evaluating Capacity, Management, Operation, and Maintenance Programs at Sanitary Sewer Collection Systems*. January 2005.

United States Environmental Protection Agency. *Collection Systems O&M Fact Sheet – Sewer and Cleaning and Inspection*. September 1999.

Walla Walla County. *Comprehensive Plan*. August 2019.

Walla Walla University. *Preliminary Design Options for Expansion Area West of Martin Airfield*. June 2024.

Washington Department of Ecology Water Quality Program. *Criteria for Sewage Works Design*. August 2008.

Appendix A

Pipe Replacement Plan Scoring

Likelihood of Failure (LoF) Criteria (75%)

1. LoF Pipe Material (5%)

Generally Pipe Material has already been recorded in the GIS data, however, if a pipe does not have a material assigned then it will be estimated based on considering material data on nearby pipes and when a neighborhood was developed or a house was built. To generate a score, from 0 to 100, here is the scoring breakdown:

- PVC (Poly Vinyl Chloride) = 0
- CIPP (Lined) = 30
- DI (Ductile Iron) = 80
- CI (Cast Iron) = 80
- CP (Corrugated Pipe) = 80
- STL (Steel) = 80
- AC (Asbestos Concrete) = 90
- CL (Clay) = 90
- CON (Concrete) = 100

2. LoF O&M Frequency (25%)

The City has a 'Trouble Spots' List for Sewer based on field observations and institutional knowledge about problem areas in the system. To generate a score, the following is proposed:

- Routine = 0
- 2x Annually = 25
- Every Other Month = 75

3. LoF Pipe Age (15%)

An age will be estimated by City Staff based on considering nearby pipes, material data, and when the neighborhood was developed or the homes were built. To generate a score, from 0 to 100, here is the scoring breakdown:

- 0 to 10 years = 0
- 10 years to 15 years = 20
- 15 years to 20 years = 40
- 20 years to 25 years = 60
- 25 years to 30 years = 80
- Over 30 years = 100

4. LoF Infiltration and Inflow (15%)

A pipe receiving abnormal amount of infiltration and inflow will be estimated by City Staff based on field observations and institutional knowledge about the system. To generate a score, the following is proposed:

- No = 0
- Yes = 100

5. LoF Roots (15%)

Pipes with roots will be determined by City Staff based on field observations and institutional knowledge about the system. To generate a score the following is proposed:

- No = 0
- Yes = 100

6. LoF Pipe Condition (25%)

Pipe condition will be subjective based on field observations and institutional knowledge about the system by City Staff. To generate a score the following is proposed:

- Normal Condition = 0
- Bad Condition = 100

Consequence of Failure (CoF) Criteria (25%)

1. CoF Pipe Size (40%)

Generally the Pipe Size has already been recorded in the GIS data, however, a size can also be estimated based on considering nearby pipes. For areas with missing pipe size information, City Staff reviewed size estimates based on institutional knowledge. To generate a score, from 0 to 100, here is the scoring breakdown:

- Greater than or equal to 42” = 100
- Greater than or equal to 36” = 90
- Greater than or equal to 30” = 80
- Greater than or equal to 24” = 70
- Greater than or equal to 21” = 60
- Greater than or equal to 18” = 50
- Greater than or equal to 15” = 40
- Greater than or equal to 12” = 30
- Greater than or equal to 10” = 20
- Greater than or equal to 8” = 10
- Less than or 8” = 0
- If no diameter has been recorded or if it is unknown, then score is 0.

2. CoF Location (60%) (Proximity to Waterways, Roads, Railroads, & Imp. Locations)

Location scores are based on comparing the pipe segment location to the nearest waterways, roads, railroads and predetermined set of important locations (Hospital, Schools, etc).

- Waterways: Line shapefile of County streams
- Roads: City Road shapefile. Road classification types are used to determine scores. The higher the traffic volume, the greater the effect on the risk score.
- Railroads: City Railroad Shapefile

Scoring will be based on the following:

- Distance from major waterway
    - Greater than 400 feet = 0
    - 200 to 400 feet = 20
    - 100 to 200 feet = 40
    - 50 to 100 feet = 60
    - 10 to 50 feet = 80
    - 1 to 10 feet = 90
    - Pipe Crosses Waterway = 100
- Roads - if any portion of pipe segments falls within 100 feet of the following roadway classifications:
    - State Highway = 100
    - Principal Arterial = 90
    - Minor Arterial = 70
    - Collector = 50
    - Residential = 30
- Railroads
    - Pipe crosses railroad = 100
    - Pipe does not cross railroad = 0

Access Criteria (Added to Combined LoF and CoF Score)

Pipes that are difficult to access will be determined by City Staff based on field observations and institutional knowledge about the system. To generate a score the following is proposed:

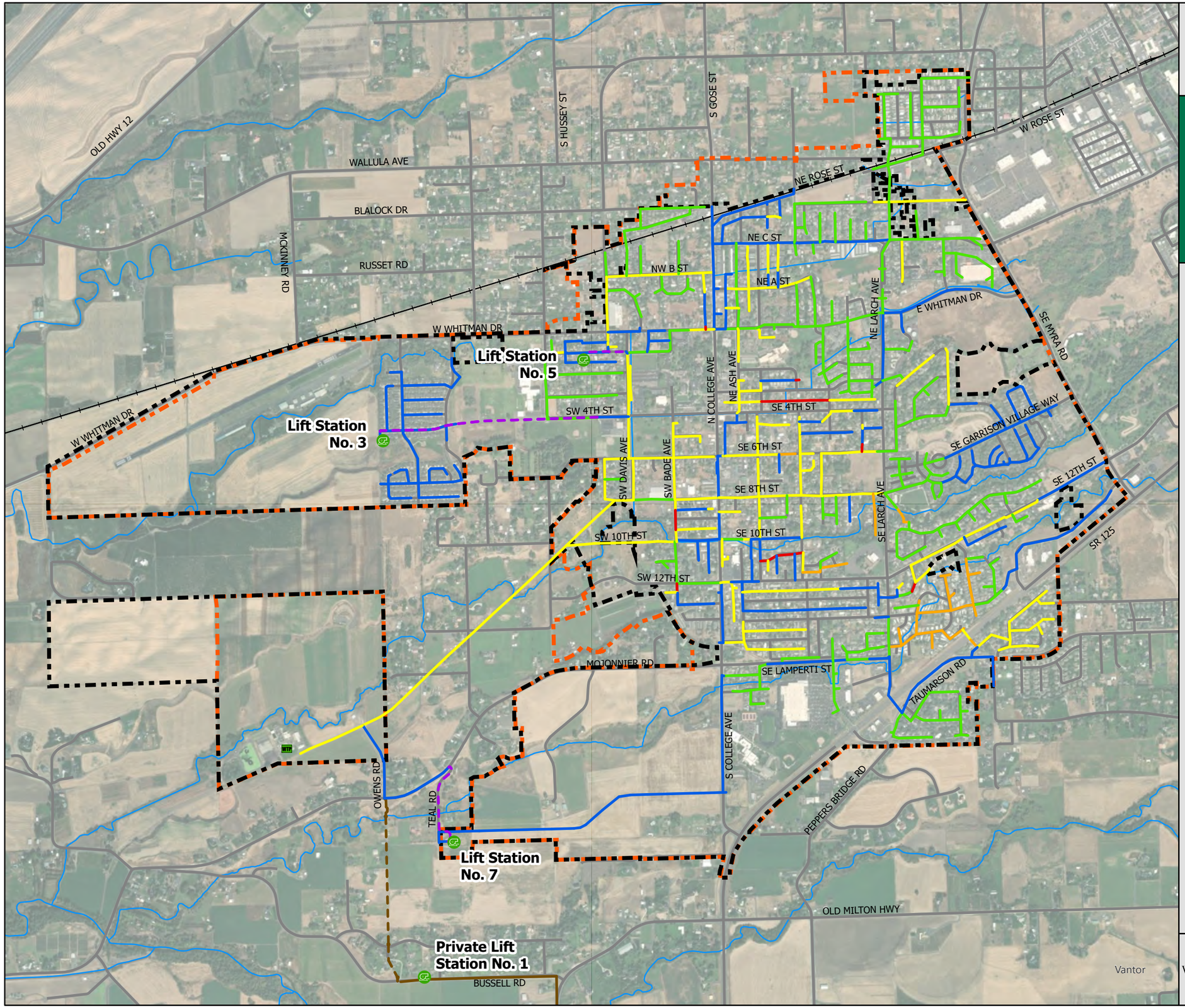
- No access concern = 0
- Alley access = 10
- Private property access = 15

Appendix B

Pipe Replacement Plan Figures

City of College Place
2026 General Sewer Plan

Figure B1
Likelihood of Failure (LoF) Score



Legend

- City Limits
- UGA
- Railroad
- Road
- Stream
- Wastewater Treatment Plant
- Existing Lift Station
- Pressurized Pipe
- Private Pressurized Pipe
- Private Gravity Pipe

LoF Score

- 0 - 5
- 5 - 15
- 15 - 25
- 25 - 30
- 30 - 100

0 1,500 3,000 ft

N W E S

Date: Mar 18, 2026

J-U-B ENGINEERS, INC.

City of College Place
2026 General Sewer Plan

Figure B2
Consequence of Failure (CoF) Score

Legend

- City Limits
- UGA
- Railroad
- Road
- Stream
- Wastewater Treatment Plant
- Existing Lift Station
- Pressurized Pipe
- Private Pressurized Pipe
- Private Gravity Pipe

CoF Score

- 0 - 5
- 5 - 30
- 30 - 50
- 50 - 60
- 60 - 100

0 1,500 3,000 ft

N W E S

Date: Mar 18, 2026

J·U·B ENGINEERS, INC.

Lift Station No. 5
Lift Station No. 3
Lift Station No. 7
Private Lift Station No. 1

OLD HWY 12
WALLULA AVE
BLALOCK DR
RUSSET RD
MCKINNEY RD
W WHITMAN DR
S HUSSEY ST
S GOSE ST
W ROSE ST
NE ROSE ST
NE C ST
NW B ST
NE A ST
NE LARCH AVE
E WHITMAN DR
SE MYRA RD
SW 4TH ST
N COLLEGE AVE
NE ASH AVE
SE 4TH ST
SE GARRISON VILLAGE WAY
SW DAVIS AVE
SW BADE AVE
SE 6TH ST
SE 12TH ST
SE 8TH ST
SW 10TH ST
SE 10TH ST
SE LARCH AVE
SR 125
SW 12TH ST
MOJONNIER RD
SE LAMPERTI ST
TAUMARSON RD
S COLLEGE AVE
PEPPERS BRIDGE RD
OWENS RD
TEAL RD
OLD MILTON HWY
BUSSELL RD
Vantor

City of College Place
2026 General Sewer Plan

Figure B3
Overall Priority Ranking

Legend

- City Limits
- UGA
- Railroad
- Road
- Stream
- Wastewater Treatment Plant
- Existing Lift Station
- Pressurized Pipe
- Private Pressurized Pipe
- Private Gravity Pipe

Total Score

- 0 - 10
- 10 - 15
- 15 - 21
- 21 - 32
- 32 - 100

0 1,500 3,000 ft

N W E S

Date: Mar 18, 2026

J·U·B ENGINEERS, INC.

Lift Station No. 5
Lift Station No. 3
Lift Station No. 7
Private Lift Station No. 1

OLD HWY 12
WALLULA AVE
BLALOCK DR
RUSSET RD
MCKINNEY RD
W WHITMAN DR
S HUSSEY ST
S GOSE ST
W ROSE ST
NE ROSE ST
NE C ST
NW B ST
NE A ST
NE LARCH AVE
E WHITMAN DR
SE MYRA RD
SW 4TH ST
N COLLEGE AVE
NE ASH AVE
SE 4TH ST
SE GARRISON VILLAGE WAY
SW DAVIS AVE
SW BADE AVE
SE 6TH ST
SE 8TH ST
SE 12TH ST
SW 10TH ST
SE 10TH ST
SE LARCH AVE
SR 125
SW 12TH ST
MOJONNIER RD
SE LAMPERTI ST
TAUMARSON RD
S COLLEGE AVE
PEPPERS BRIDGE RD
OWENS RD
TEAL RD
OLD MILTON HWY
BUSSELL RD
Vantor

Appendix C

Capital Improvement Plan

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place	**DATE:**	11/24/2025
	2026 General Sewer Plan	**J-U-B PROJ. NO.:**	30-24-080
DESCRIPTION:	Summary		

Project No.	CIP Project Name	2026 Cost	Predicted Completion Year	Total Cost
CS.01	Lift Station No. 3 Upgrades	$73,000	2026	$73,000
CS.02	Lift Station No. 7 Upgrades	$21,000	2026	$21,000
CS.03	WWTP Trunk CCTV	$197,000	2026	$197,000
RR.01	Central Ave	$595,000	2027	$614,000
RR.02	12th Street Wastewater Project (S College Ave to SE Myra Rd)	$1,771,000	2028	$1,888,000
RR.03	SE Dewey Dr	$306,000	2030	$348,000
RR.04	Alley Between SE 3rd St & SE 4th St	$312,000	2032	$378,000
RR.05	Alley Between Bade Ave, 9th St, College Ave, & 10th St	$148,000	2032	$179,000
RR.06	SW Bade Ave & SW 13th St	$232,000	2034	$300,000
RR.07	SE 11th St	$90,000	2034	$116,000
F.01	SE Mockingbird Dr & SE Scenic View Dr	$374,000	MD	DF
F.02	Brentwood Pl	$453,000	MD	DF
F.03	SE Mockingbird Dr & SE Chickadee Ln	$489,000	MD	DF
F.04	Lions Park	$349,000	MD	DF
F.05	SE Stanford Pl	$456,000	MD	DF
F.06	SE Robin Dr	$474,000	MD	DF
F.07	SE Newgate Dr & SE Falbo Dr	$360,000	MD	DF
F.08	SE Scenic View Dr Between SE Robin Dr & SE Mockingbird Dr	$366,000	MD	DF
F.09	Osprey Ln to SE Independence Dr	$185,000	MD	DF
F.10	SE 10th St & S College Ave	$344,000	MD	DF
F.11	SE Birch Ave by Davis Elementary School	$76,000	MD	DF
F.12	Elm Pl	$45,000	MD	DF
F.13	City Shop	$69,000	MD	DF
F.14	NE Cedar Ave	$63,000	MD	DF
F.15	SW 10th Ave	$475,000	MD	DF
F.16	E Whitman Dr by Davis Elementary School	$250,000	MD	DF
F.17	Between SE 3rd St & Highland Park Dr	$141,000	MD	DF
F.18	SE Mockingbird Dr & SE Bobolink Ln	$451,000	MD	DF
F.19	SE Mockingbird Dr North of SE Dove Ln	$462,000	MD	DF
F.20	SE Newgate Dr & SE Moorbrook Ct	$353,000	MD	DF
F.21	SE Scenic View Dr Between SE Mockingbird Dr & SE Newgate Dr	$288,000	MD	DF
F.22	SE Mockingbird Dr & Osprey Lane	$479,000	MD	DF
F.23	SE Mockingbird Dr Between SE Scenic View Dr & SE Dove Ln	$300,000	MD	DF
F.24	SE Newgate Dr & SE Scenic View Dr	$360,000	MD	DF
F.25	SE 6th St & SE Date Ave	$33,000	MD	DF
F.26	Alley Between S College Ave & SE Broadway Ave	$123,000	MD	DF
F.27	WWTP Trunk	$2,851,000	MD	DF
F.28	Alley Between SE 12th St & Mountain View Dr	$205,000	MD	DF
F.29	Alley Between NE Ash Ave & NE Birch Ave	$135,000	MD	DF
F.30	Alley Between SE Sunny Dr & SE Valley Dr	$178,000	MD	DF
F.31	Alley Between SE Scenic View Dr & SE Sunny Dr	$131,000	MD	DF
F.32	SW Davis Ave	$586,000	MD	DF
F.33	NE Spitzenburg St	$158,000	MD	DF
F.34	SW Evans Ave Between SW 6th St & SW 8th St	$522,000	MD	DF
F.35	NW B St & N College Ave	$32,000	MD	DF
F.36	SW 8th St & S College Ave	$143,000	MD	DF
F.37	SE 8th St Between SE Tuscany Dr & SE Larch Ave	$129,000	MD	DF
F.38	SE 8th St & SE Date Ave	$102,000	MD	DF
F.39	SW 8th St Between SW Davis Ave & SW Bade Ave	$267,000	MD	DF
		TOTAL PROBABLE COST IN INFLATED DOLLARS[1]		**$ 3,823,000**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

1. Total Cost is for planned CIP projects within the 10-year planning period (2026-2035) only.

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place	**DATE:**	11/24/2025
	2026 General Sewer Plan	**J-U-B PROJ. NO.:**	30-24-080
DESCRIPTION:	Summary		

Predicted Completion Year	Collection System Total Years Cost[1]	WWTP Total Years Cost[1]	Total Years Cost
MD[2]	$13,257,000	$0	$13,257,000
2026	$291,000	$10,456,000	$10,747,000
2027	$614,000	$5,163,000	$5,777,000
2028	$1,888,000	$0	$1,888,000
2029	$0	$0	$0
2030	$348,000	$0	$348,000
2031	$0	$0	$0
2032	$557,000	$7,047,000	$7,604,000
2033	$0	$0	$0
2034	$416,000	$0	$416,000
2035	$0	$0	$0
Total 10-yr Cost	**$17,371,000**	**$22,666,000**	**$40,037,000**

1. Cost shown account for inflation.
2. Cost shown are in 2026 dollars.

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place 2026 General Sewer Plan	**DATE:** **J-U-B PROJ. NO.:**	11/24/2025 30-24-080
CIP NAME:	Central Ave		
ITEM:	RR.01		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$23,000
2.00	**Construction Traffic Control**			2.5%	$7,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe		LF	$65	$0
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe		LF	$95	$0
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral	230	LF	$28	$6,440
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe	605	LF	$26	$15,730
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material	835	LF	$26	$21,710
4.15	Sewer Service Line Connection	6	EA	$500	$3,000
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.	835	LF	$13	$10,855
5.02	4-10 ft. Alley		LF	$17	$0
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material	884	CY	$70	$61,880
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground	50	LF	$20	$1,000
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)		LF	$32	$0
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)	785	LF	$155	$121,675
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.	3	EA	$6,625	$19,875
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering	1	LS	$6,000	$6,000
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$13,000
10.02	Bonding / Admin			2.5%	$7,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$**	**318,000**
Contingency [1]	**$**	**80,000**
Planning, Engineering, & Administrative Costs [2]	**$**	**148,000**
Washington State Sales Tax	**$**	**49,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$**	**595,000**
TOTAL PROBABLE COST IN 2027 DOLLARS[4]	**$**	**614,000**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place 2026 General Sewer Plan	**DATE:** **J-U-B PROJ. NO.:**	11/24/2025 30-24-080
CIP NAME:	12th Street Wastewater Project (S College Ave to SE Myra Rd)		
ITEM:	RR.02		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$81,000
2.00	**Construction Traffic Control**			2.5%	$25,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe	3,460	LF	$65	$224,900
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe		LF	$95	$0
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral	1,000	LF	$28	$28,000
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe	3,200	LF	$26	$83,200
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material	4,200	LF	$26	$109,200
4.15	Sewer Service Line Connection	25	EA	$500	$12,500
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.	4,200	LF	$13	$54,600
5.02	4-10 ft. Alley		LF	$17	$0
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material	3,505	CY	$70	$245,350
6.00	**Surface Repair**				
6.01	Hydroseed	750	LF	$15	$11,250
6.02	Natural Ground		LF	$20	$0
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)	3,450	LF	$32	$110,400
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.	10	EA	$6,625	$66,250
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering	1	LS	$1,000	$1,000
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$47,000
10.02	Bonding / Admin			2.5%	$25,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$**	**1,125,000**
Contingency [1]	**$**	**281,000**
Planning, Engineering, & Administrative Costs [2]	**$**	**219,000**
Washington State Sales Tax	**$**	**146,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$**	**1,771,000**
TOTAL PROBABLE COST IN 2028 DOLLARS[4]	**$**	**1,888,000**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place 2026 General Sewer Plan	**DATE:** **J-U-B PROJ. NO.:**	11/24/2025 30-24-080
CIP NAME:	SE Dewey Dr		
ITEM:	RR.03		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$13,000
2.00	**Construction Traffic Control**			2.5%	$4,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe	875	LF	$65	$56,875
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe		LF	$95	$0
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral	175	LF	$28	$4,900
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe	260	LF	$26	$6,760
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material	435	LF	$26	$11,310
4.15	Sewer Service Line Connection	5	EA	$500	$2,500
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.	435	LF	$13	$5,655
5.02	4-10 ft. Alley		LF	$17	$0
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material	461	CY	$70	$32,270
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground	105	LF	$20	$2,100
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)	330	LF	$32	$10,560
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.	2	EA	$6,625	$13,250
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering	1	LS	$5,000	$5,000
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$8,000
10.02	Bonding / Admin			2.5%	$4,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$**	**180,000**
Contingency [1]	**$**	**45,000**
Planning, Engineering, & Administrative Costs [2]	**$**	**56,000**
Washington State Sales Tax	**$**	**25,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$**	**306,000**
TOTAL PROBABLE COST IN 2030 DOLLARS[4]	**$**	**348,000**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place	**DATE:**	11/24/2025
	2026 General Sewer Plan	**J-U-B PROJ. NO.:**	30-24-080
CIP NAME:	Alley Between SE 3rd St & SE 4th St		
ITEM:	RR.04		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$13,000
2.00	**Construction Traffic Control**			2.5%	$4,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe	2,366	LF	$65	$153,790
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe		LF	$95	$0
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral		LF	$28	$0
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe		LF	$26	$0
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material		LF	$26	$0
4.15	Sewer Service Line Connection		EA	$500	$0
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.		LF	$13	$0
5.02	4-10 ft. Alley		LF	$17	$0
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material		CY	$70	$0
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground		LF	$20	$0
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)		LF	$32	$0
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.		EA	$6,625	$0
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering		LS		$0
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$8,000
10.02	Bonding / Admin			2.5%	$4,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$**	**183,000**
Contingency [1]	**$**	**46,000**
Planning, Engineering, & Administrative Costs [2]	**$**	**57,000**
Washington State Sales Tax	**$**	**26,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$**	**312,000**
TOTAL PROBABLE COST IN 2032 DOLLARS[4]	**$**	**378,000**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place	**DATE:**	11/24/2025
	2026 General Sewer Plan	**J-U-B PROJ. NO.:**	30-24-080
CIP NAME:	Alley Between Bade Ave, 9th St, College Ave, & 10th St		
ITEM:	RR.05		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$6,000
2.00	**Construction Traffic Control**			2.5%	$2,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe	1,123	LF	$65	$72,995
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe		LF	$95	$0
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral		LF	$28	$0
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe		LF	$26	$0
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material		LF	$26	$0
4.15	Sewer Service Line Connection		EA	$500	$0
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.		LF	$13	$0
5.02	4-10 ft. Alley		LF	$17	$0
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material		CY	$70	$0
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground		LF	$20	$0
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)		LF	$32	$0
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.		EA	$6,625	$0
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering		LS		$0
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$4,000
10.02	Bonding / Admin			2.5%	$2,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$**	**87,000**
Contingency [1]	**$**	**22,000**
Planning, Engineering, & Administrative Costs [2]	**$**	**27,000**
Washington State Sales Tax	**$**	**12,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$**	**148,000**
TOTAL PROBABLE COST IN 2032 DOLLARS[4]	**$**	**179,000**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place 2026 General Sewer Plan	**DATE:** **J-U-B PROJ. NO.:**	11/24/2025 30-24-080
CIP NAME:	SW Bade Ave & SW 13th St		
ITEM:	RR.06		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$10,000
2.00	**Construction Traffic Control**			2.5%	$3,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe		LF	$65	$0
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe		LF	$95	$0
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral	245	LF	$28	$6,860
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe	335	LF	$26	$8,710
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material	580	LF	$26	$15,080
4.15	Sewer Service Line Connection	7	EA	$500	$3,500
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.	396	LF	$13	$5,148
5.02	4-10 ft. Alley	184	LF	$17	$3,128
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material	615	CY	$70	$43,050
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground		LF	$20	$0
6.03	Gravel Roadway	184	LF	$14	$2,576
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)	396	LF	$32	$12,672
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.	2	EA	$6,625	$13,250
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering		LS		$0
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$6,000
10.02	Bonding / Admin			2.5%	$3,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$**	**136,000**
Contingency [1]	**$**	**34,000**
Planning, Engineering, & Administrative Costs [2]	**$**	**43,000**
Washington State Sales Tax	**$**	**19,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$**	**232,000**
TOTAL PROBABLE COST IN 2034 DOLLARS[4]	**$**	**300,000**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place 2026 General Sewer Plan	**DATE:** **J-U-B PROJ. NO.:**	11/24/2025 30-24-080
CIP NAME:	SE 11th St		
ITEM:	RR.07		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$4,000
2.00	**Construction Traffic Control**			2.5%	$1,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe	699	LF	$65	$45,435
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe		LF	$95	$0
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral		LF	$28	$0
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe		LF	$26	$0
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material		LF	$26	$0
4.15	Sewer Service Line Connection		EA	$500	$0
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.		LF	$13	$0
5.02	4-10 ft. Alley		LF	$17	$0
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material		CY	$70	$0
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground		LF	$20	$0
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)		LF	$32	$0
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.		EA	$6,625	$0
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering		LS		$0
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$2,000
10.02	Bonding / Admin			2.5%	$1,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$**	**53,000**
Contingency [1]	**$**	**13,000**
Planning, Engineering, & Administrative Costs [2]	**$**	**17,000**
Washington State Sales Tax	**$**	**7,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$**	**90,000**
TOTAL PROBABLE COST IN 2034 DOLLARS[4]	**$**	**116,000**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place	**DATE:**	11/24/2025
	2026 General Sewer Plan	**J-U-B PROJ. NO.:**	30-24-080
CIP NAME:	SE Mockingbird Dr & SE Scenic View Dr		
ITEM:	F.01		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$16,000
2.00	**Construction Traffic Control**			2.5%	$5,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe		LF	$65	$0
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe		LF	$95	$0
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral	385	LF	$28	$10,780
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe	626	LF	$26	$16,276
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material	1,011	LF	$26	$26,286
4.15	Sewer Service Line Connection	11	EA	$500	$5,500
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.	1,011	LF	$13	$13,143
5.02	4-10 ft. Alley		LF	$17	$0
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material	1,071	CY	$70	$74,970
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground	401	LF	$20	$8,020
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)	610	LF	$32	$19,520
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.	1	EA	$6,625	$6,625
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering	1	LS	$3,000	$3,000
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$9,000
10.02	Bonding / Admin			2.5%	$5,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$**	**219,000**
Contingency [1]	**$**	**55,000**
Planning, Engineering, & Administrative Costs [2]	**$**	**69,000**
Washington State Sales Tax	**$**	**31,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$**	**374,000**
TOTAL PROBABLE COST IN MD DOLLARS[4]		**DF**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place 2026 General Sewer Plan	**DATE:** **J-U-B PROJ. NO.:**	11/24/2025 30-24-080
CIP NAME:	Brentwood Pl		
ITEM:	F.02		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$19,000
2.00	**Construction Traffic Control**			2.5%	$6,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe		LF	$65	$0
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe		LF	$95	$0
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral	525	LF	$28	$14,700
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe	650	LF	$26	$16,900
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material	1,175	LF	$26	$30,550
4.15	Sewer Service Line Connection	15	EA	$500	$7,500
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.	1,175	LF	$13	$15,275
5.02	4-10 ft. Alley		LF	$17	$0
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material	1,244	CY	$70	$87,080
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground	907	LF	$20	$18,140
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)	268	LF	$32	$8,576
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.	3	EA	$6,625	$19,875
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering	1	LS	$5,000	$5,000
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$11,000
10.02	Bonding / Admin			2.5%	$6,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$**	**266,000**
Contingency [1]	**$**	**67,000**
Planning, Engineering, & Administrative Costs [2]	**$**	**83,000**
Washington State Sales Tax	**$**	**37,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$**	**453,000**
TOTAL PROBABLE COST IN MD DOLLARS[4]		**DF**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place	**DATE:**	11/24/2025
	2026 General Sewer Plan	**J-U-B PROJ. NO.:**	30-24-080
CIP NAME:	SE Mockingbird Dr & SE Chickadee Ln		
ITEM:	F.03		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$21,000
2.00	**Construction Traffic Control**			2.5%	$6,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe		LF	$65	$0
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe		LF	$95	$0
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral	805	LF	$28	$22,540
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe	472	LF	$26	$12,272
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material	1,277	LF	$26	$33,202
4.15	Sewer Service Line Connection	23	EA	$500	$11,500
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.	1,277	LF	$13	$16,601
5.02	4-10 ft. Alley		LF	$17	$0
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material	1,352	CY	$70	$94,640
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground	414	LF	$20	$8,280
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)	863	LF	$32	$27,616
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.	2	EA	$6,625	$13,250
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering	1	LS	$2,000	$2,000
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$12,000
10.02	Bonding / Admin			2.5%	$6,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$**	**287,000**
Contingency [1]	**$**	**72,000**
Planning, Engineering, & Administrative Costs [2]	**$**	**90,000**
Washington State Sales Tax	**$**	**40,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$**	**489,000**
TOTAL PROBABLE COST IN MD DOLLARS[4]		**DF**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place 2026 General Sewer Plan	**DATE:** **J-U-B PROJ. NO.:**	11/24/2025 30-24-080
CIP NAME:	Lions Park		
ITEM:	F.04		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$15,000
2.00	**Construction Traffic Control**			2.5%	$5,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe		LF	$65	$0
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe		LF	$95	$0
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral	35	LF	$28	$980
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe	755	LF	$26	$19,630
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material	790	LF	$26	$20,540
4.15	Sewer Service Line Connection	1	EA	$500	$500
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.	790	LF	$13	$10,270
5.02	4-10 ft. Alley		LF	$17	$0
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material	837	CY	$70	$58,590
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground	790	LF	$20	$15,800
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)		LF	$32	$0
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.	6	EA	$6,625	$39,750
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering	1	LS	$5,000	$5,000
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$9,000
10.02	Bonding / Admin			2.5%	$5,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$ 205,000**
Contingency [1]	**$ 51,000**
Planning, Engineering, & Administrative Costs [2]	**$ 64,000**
Washington State Sales Tax	**$ 29,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$ 349,000**
TOTAL PROBABLE COST IN MD DOLLARS[4]	**DF**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place 2026 General Sewer Plan	**DATE:** **J-U-B PROJ. NO.:**	11/24/2025 30-24-080
CIP NAME:	SE Stanford Pl		
ITEM:	F.05		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$19,000
2.00	**Construction Traffic Control**			2.5%	$6,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe		LF	$65	$0
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe		LF	$95	$0
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral	315	LF	$28	$8,820
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe	763	LF	$26	$19,838
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material	1,078	LF	$26	$28,028
4.15	Sewer Service Line Connection	9	EA	$500	$4,500
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.		LF	$13	$0
5.02	4-10 ft. Alley	1,078	LF	$17	$18,326
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material	1,142	CY	$70	$79,940
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground		LF	$20	$0
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)	1,078	LF	$32	$34,496
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.	4	EA	$6,625	$26,500
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering	1	LS	$5,000	$5,000
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$11,000
10.02	Bonding / Admin			2.5%	$6,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$ 267,000**
Contingency [1]	**$ 67,000**
Planning, Engineering, & Administrative Costs [2]	**$ 84,000**
Washington State Sales Tax	**$ 38,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$ 456,000**
TOTAL PROBABLE COST IN MD DOLLARS[4]	**DF**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place 2026 General Sewer Plan	**DATE:** **J-U-B PROJ. NO.:**	11/24/2025 30-24-080
CIP NAME:	SE Robin Dr		
ITEM:	F.06		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$20,000
2.00	**Construction Traffic Control**			2.5%	$6,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe		LF	$65	$0
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe		LF	$95	$0
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral	595	LF	$28	$16,660
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe	576	LF	$26	$14,976
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material	1,171	LF	$26	$30,446
4.15	Sewer Service Line Connection	17	EA	$500	$8,500
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.	620	LF	$13	$8,060
5.02	4-10 ft. Alley	551	LF	$17	$9,367
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material	1,240	CY	$70	$86,800
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground	551	LF	$20	$11,020
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)	620	LF	$32	$19,840
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.	4	EA	$6,625	$26,500
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering	1	LS	$2,000	$2,000
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$12,000
10.02	Bonding / Admin			2.5%	$6,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$**	**278,000**
Contingency [1]	**$**	**70,000**
Planning, Engineering, & Administrative Costs [2]	**$**	**87,000**
Washington State Sales Tax	**$**	**39,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$**	**474,000**
TOTAL PROBABLE COST IN MD DOLLARS[4]		**DF**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place 2026 General Sewer Plan	**DATE:** **J-U-B PROJ. NO.:**	11/24/2025 30-24-080
CIP NAME:	SE Newgate Dr & SE Falbo Dr		
ITEM:	F.07		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$15,000
2.00	**Construction Traffic Control**			2.5%	$5,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe		LF	$65	$0
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe		LF	$95	$0
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral	385	LF	$28	$10,780
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe	522	LF	$26	$13,572
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material	907	LF	$26	$23,582
4.15	Sewer Service Line Connection	11	EA	$500	$5,500
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.	907	LF	$13	$11,791
5.02	4-10 ft. Alley		LF	$17	$0
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material	961	CY	$70	$67,270
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground		LF	$20	$0
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)	907	LF	$32	$29,024
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.	2	EA	$6,625	$13,250
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering	1	LS	$2,000	$2,000
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$9,000
10.02	Bonding / Admin			2.5%	$5,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$ 211,000**
Contingency [1]	**$ 53,000**
Planning, Engineering, & Administrative Costs [2]	**$ 66,000**
Washington State Sales Tax	**$ 30,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$ 360,000**
TOTAL PROBABLE COST IN MD DOLLARS[4]	**DF**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place 2026 General Sewer Plan	**DATE:** **J-U-B PROJ. NO.:**	11/24/2025 30-24-080
CIP NAME:	SE Scenic View Dr Between SE Robin Dr & SE Mockingbird Dr		
ITEM:	F.08		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$16,000
2.00	**Construction Traffic Control**			2.5%	$5,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe		LF	$65	$0
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe		LF	$95	$0
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral	385	LF	$28	$10,780
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe	540	LF	$26	$14,040
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material	925	LF	$26	$24,050
4.15	Sewer Service Line Connection	11	EA	$500	$5,500
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.	925	LF	$13	$12,025
5.02	4-10 ft. Alley		LF	$17	$0
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material	980	CY	$70	$68,600
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground		LF	$20	$0
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)	925	LF	$32	$29,600
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.	2	EA	$6,625	$13,250
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering	1	LS	$2,000	$2,000
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$9,000
10.02	Bonding / Admin			2.5%	$5,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$ 215,000**
Contingency [1]	**$ 54,000**
Planning, Engineering, & Administrative Costs [2]	**$ 67,000**
Washington State Sales Tax	**$ 30,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$ 366,000**
TOTAL PROBABLE COST IN MD DOLLARS[4]	**DF**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place 2026 General Sewer Plan	**DATE:** **J-U-B PROJ. NO.:**	11/24/2025 30-24-080
CIP NAME:	Osprey Ln to SE Independence Dr		
ITEM:	F.09		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$8,000
2.00	**Construction Traffic Control**			2.5%	$2,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe	466	LF	$65	$30,290
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe		LF	$95	$0
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral		LF	$28	$0
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe	205	LF	$26	$5,330
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material	205	LF	$26	$5,330
4.15	Sewer Service Line Connection		EA	$500	$0
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.		LF	$13	$0
5.02	4-10 ft. Alley		LF	$17	$0
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley	205	LF	$30	$6,150
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material	431	CY	$70	$30,170
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground		LF	$20	$0
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)	205	LF	$32	$6,560
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.		EA	$6,625	$0
7.02	48" Manholes, 10-16 ft.	1	EA	$8,275	$8,275
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering		LS		$0
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$5,000
10.02	Bonding / Admin			2.5%	$2,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$**	**109,000**
Contingency [1]	**$**	**27,000**
Planning, Engineering, & Administrative Costs [2]	**$**	**34,000**
Washington State Sales Tax	**$**	**15,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$**	**185,000**
TOTAL PROBABLE COST IN MD DOLLARS[4]		**DF**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place 2026 General Sewer Plan	**DATE:** **J-U-B PROJ. NO.:**	11/24/2025 30-24-080
CIP NAME:	SE 10th St & S College Ave		
ITEM:	F.10		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$15,000
2.00	**Construction Traffic Control**			2.5%	$5,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe	688	LF	$65	$44,720
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe		LF	$95	$0
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral	280	LF	$28	$7,840
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe	315	LF	$26	$8,190
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe	38	LF	$45	$1,710
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material	633	LF	$26	$16,458
4.15	Sewer Service Line Connection	8	EA	$500	$4,000
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.	633	LF	$13	$8,229
5.02	4-10 ft. Alley		LF	$17	$0
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material	671	CY	$70	$46,970
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground		LF	$20	$0
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)	633	LF	$32	$20,256
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.	1	EA	$6,625	$6,625
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering	1	LS	$5,000	$5,000
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$8,000
10.02	Bonding / Admin			2.5%	$4,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$**	**202,000**
Contingency [1]	**$**	**51,000**
Planning, Engineering, & Administrative Costs [2]	**$**	**63,000**
Washington State Sales Tax	**$**	**28,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$**	**344,000**
TOTAL PROBABLE COST IN MD DOLLARS[4]		**DF**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place	**DATE:**	11/24/2025
	2026 General Sewer Plan	**J-U-B PROJ. NO.:**	30-24-080
CIP NAME:	SE Birch Ave by Davis Elementary School		
ITEM:	F.11		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$3,000
2.00	**Construction Traffic Control**			2.5%	$1,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe		LF	$65	$0
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe	403	LF	$95	$38,285
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral		LF	$28	$0
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe		LF	$26	$0
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material		LF	$26	$0
4.15	Sewer Service Line Connection		EA	$500	$0
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.		LF	$13	$0
5.02	4-10 ft. Alley		LF	$17	$0
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material		CY	$70	$0
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground		LF	$20	$0
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)		LF	$32	$0
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.		EA	$6,625	$0
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering		LS		$0
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$2,000
10.02	Bonding / Admin			2.5%	$1,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$**	**45,000**
Contingency [1]	**$**	**11,000**
Planning, Engineering, & Administrative Costs [2]	**$**	**14,000**
Washington State Sales Tax	**$**	**6,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$**	**76,000**
TOTAL PROBABLE COST IN MD DOLLARS[4]		**DF**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place 2026 General Sewer Plan	**DATE:** **J-U-B PROJ. NO.:**	11/24/2025 30-24-080
CIP NAME:	Elm Pl		
ITEM:	F.12		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$2,000
2.00	**Construction Traffic Control**			2.5%	$1,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe	330	LF	$65	$21,450
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe		LF	$95	$0
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral		LF	$28	$0
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe		LF	$26	$0
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material		LF	$26	$0
4.15	Sewer Service Line Connection		EA	$500	$0
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.		LF	$13	$0
5.02	4-10 ft. Alley		LF	$17	$0
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material		CY	$70	$0
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground		LF	$20	$0
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)		LF	$32	$0
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.		EA	$6,625	$0
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering		LS		$0
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$1,000
10.02	Bonding / Admin			2.5%	$1,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$**	**26,000**
Contingency [1]	**$**	**7,000**
Planning, Engineering, & Administrative Costs [2]	**$**	**8,000**
Washington State Sales Tax	**$**	**4,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$**	**45,000**
TOTAL PROBABLE COST IN MD DOLLARS[4]		**DF**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place 2026 General Sewer Plan	**DATE:** **J-U-B PROJ. NO.:**	11/24/2025 30-24-080
CIP NAME:	City Shop		
ITEM:	F.13		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$3,000
2.00	**Construction Traffic Control**			2.5%	$1,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe	503	LF	$65	$32,695
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe		LF	$95	$0
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral		LF	$28	$0
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe		LF	$26	$0
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material		LF	$26	$0
4.15	Sewer Service Line Connection		EA	$500	$0
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.		LF	$13	$0
5.02	4-10 ft. Alley		LF	$17	$0
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material		CY	$70	$0
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground		LF	$20	$0
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)		LF	$32	$0
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.		EA	$6,625	$0
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering		LS		$0
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$2,000
10.02	Bonding / Admin			2.5%	$1,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$**	**40,000**
Contingency [1]	**$**	**10,000**
Planning, Engineering, & Administrative Costs [2]	**$**	**13,000**
Washington State Sales Tax	**$**	**6,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$**	**69,000**
TOTAL PROBABLE COST IN MD DOLLARS[4]		**DF**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place 2026 General Sewer Plan	**DATE:** **J-U-B PROJ. NO.:**	11/24/2025 30-24-080
CIP NAME:	NE Cedar Ave		
ITEM:	F.14		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$3,000
2.00	**Construction Traffic Control**			2.5%	$1,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe	464	LF	$65	$30,160
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe		LF	$95	$0
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral		LF	$28	$0
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe		LF	$26	$0
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material		LF	$26	$0
4.15	Sewer Service Line Connection		EA	$500	$0
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.		LF	$13	$0
5.02	4-10 ft. Alley		LF	$17	$0
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material		CY	$70	$0
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground		LF	$20	$0
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)		LF	$32	$0
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.		EA	$6,625	$0
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering		LS		$0
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$2,000
10.02	Bonding / Admin			2.5%	$1,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$**	**37,000**
Contingency [1]	**$**	**9,000**
Planning, Engineering, & Administrative Costs [2]	**$**	**12,000**
Washington State Sales Tax	**$**	**5,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$**	**63,000**
TOTAL PROBABLE COST IN MD DOLLARS[4]		**DF**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place 2026 General Sewer Plan	**DATE:** **J-U-B PROJ. NO.:**	11/24/2025 30-24-080
CIP NAME:	SW 10th Ave		
ITEM:	F.15		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$20,000
2.00	**Construction Traffic Control**			2.5%	$6,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe		LF	$65	$0
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe		LF	$95	$0
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe	1,738	LF	$135	$234,630
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral		LF	$28	$0
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe		LF	$26	$0
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material		LF	$26	$0
4.15	Sewer Service Line Connection		EA	$500	$0
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.		LF	$13	$0
5.02	4-10 ft. Alley		LF	$17	$0
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material		CY	$70	$0
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground		LF	$20	$0
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)		LF	$32	$0
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.		EA	$6,625	$0
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering		LS		$0
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$12,000
10.02	Bonding / Admin			2.5%	$6,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$**	**279,000**
Contingency [1]	**$**	**70,000**
Planning, Engineering, & Administrative Costs [2]	**$**	**87,000**
Washington State Sales Tax	**$**	**39,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$**	**475,000**
TOTAL PROBABLE COST IN MD DOLLARS[4]		**DF**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place 2026 General Sewer Plan	**DATE:** **J-U-B PROJ. NO.:**	11/24/2025 30-24-080
CIP NAME:	E Whitman Dr by Davis Elementary School		
ITEM:	F.16		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$11,000
2.00	**Construction Traffic Control**			2.5%	$3,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe		LF	$65	$0
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe		LF	$95	$0
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral	175	LF	$28	$4,900
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe		LF	$26	$0
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe	449	LF	$45	$20,205
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material	624	LF	$26	$16,224
4.15	Sewer Service Line Connection	5	EA	$500	$2,500
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.	624	LF	$13	$8,112
5.02	4-10 ft. Alley		LF	$17	$0
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material	661	CY	$70	$46,270
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground	120	LF	$20	$2,400
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)	504	LF	$32	$16,128
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.	1	EA	$6,625	$6,625
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering		LS		$0
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$6,000
10.02	Bonding / Admin			2.5%	$3,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$**	**146,000**
Contingency [1]	**$**	**37,000**
Planning, Engineering, & Administrative Costs [2]	**$**	**46,000**
Washington State Sales Tax	**$**	**21,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$**	**250,000**
TOTAL PROBABLE COST IN MD DOLLARS[4]		**DF**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place 2026 General Sewer Plan	**DATE:** **J-U-B PROJ. NO.:**	11/24/2025 30-24-080
CIP NAME:	Between SE 3rd St & Highland Park Dr		
ITEM:	F.17		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$6,000
2.00	**Construction Traffic Control**			2.5%	$2,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe		LF	$65	$0
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe		LF	$95	$0
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral		LF	$28	$0
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe	382	LF	$26	$9,932
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material	382	LF	$26	$9,932
4.15	Sewer Service Line Connection		EA	$500	$0
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.		LF	$13	$0
5.02	4-10 ft. Alley	382	LF	$17	$6,494
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material	405	CY	$70	$28,350
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground	382	LF	$20	$7,640
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)		LF	$32	$0
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.	1	EA	$6,625	$6,625
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering		LS		$0
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$3,000
10.02	Bonding / Admin			2.5%	$2,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$**	**82,000**
Contingency [1]	**$**	**21,000**
Planning, Engineering, & Administrative Costs [2]	**$**	**26,000**
Washington State Sales Tax	**$**	**12,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$**	**141,000**
TOTAL PROBABLE COST IN MD DOLLARS[4]		**DF**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place 2026 General Sewer Plan	**DATE:** **J-U-B PROJ. NO.:**	11/24/2025 30-24-080
CIP NAME:	SE Mockingbird Dr & SE Bobolink Ln		
ITEM:	F.18		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$19,000
2.00	**Construction Traffic Control**			2.5%	$6,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe		LF	$65	$0
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe		LF	$95	$0
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral	665	LF	$28	$18,620
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe	497	LF	$26	$12,922
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material	1,162	LF	$26	$30,212
4.15	Sewer Service Line Connection	19	EA	$500	$9,500
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.	1,162	LF	$13	$15,106
5.02	4-10 ft. Alley		LF	$17	$0
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material	1,231	CY	$70	$86,170
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground		LF	$20	$0
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)	1,162	LF	$32	$37,184
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.	2	EA	$6,625	$13,250
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering		LS		$0
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$11,000
10.02	Bonding / Admin			2.5%	$6,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$**	**265,000**
Contingency [1]	**$**	**66,000**
Planning, Engineering, & Administrative Costs [2]	**$**	**83,000**
Washington State Sales Tax	**$**	**37,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$**	**451,000**
TOTAL PROBABLE COST IN MD DOLLARS[4]		**DF**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place	**DATE:**	11/24/2025
	2026 General Sewer Plan	**J-U-B PROJ. NO.:**	30-24-080
CIP NAME:	SE Mockingbird Dr North of SE Dove Ln		
ITEM:	F.19		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$20,000
2.00	**Construction Traffic Control**			2.5%	$6,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe		LF	$65	$0
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe		LF	$95	$0
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral	630	LF	$28	$17,640
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe	514	LF	$26	$13,364
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material	1,144	LF	$26	$29,744
4.15	Sewer Service Line Connection	18	EA	$500	$9,000
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.	1,144	LF	$13	$14,872
5.02	4-10 ft. Alley		LF	$17	$0
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material	1,212	CY	$70	$84,840
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground		LF	$20	$0
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)	1,144	LF	$32	$36,608
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.	3	EA	$6,625	$19,875
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering	1	LS	$2,500	$2,500
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$11,000
10.02	Bonding / Admin			2.5%	$6,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$**	**271,000**
Contingency [1]	**$**	**68,000**
Planning, Engineering, & Administrative Costs [2]	**$**	**85,000**
Washington State Sales Tax	**$**	**38,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$**	**462,000**
TOTAL PROBABLE COST IN MD DOLLARS[4]		**DF**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place	**DATE:**	11/24/2025
	2026 General Sewer Plan	**J-U-B PROJ. NO.:**	30-24-080
CIP NAME:	SE Newgate Dr & SE Moorbrook Ct		
ITEM:	F.20		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$15,000
2.00	**Construction Traffic Control**			2.5%	$5,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe		LF	$65	$0
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe		LF	$95	$0
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral	455	LF	$28	$12,740
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe	426	LF	$26	$11,076
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material	881	LF	$26	$22,906
4.15	Sewer Service Line Connection	13	EA	$500	$6,500
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.	881	LF	$13	$11,453
5.02	4-10 ft. Alley		LF	$17	$0
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material	933	CY	$70	$65,310
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground		LF	$20	$0
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)	881	LF	$32	$28,192
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.	2	EA	$6,625	$13,250
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering	1	LS	$2,000	$2,000
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$9,000
10.02	Bonding / Admin			2.5%	$5,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$**	**207,000**
Contingency [1]	**$**	**52,000**
Planning, Engineering, & Administrative Costs [2]	**$**	**65,000**
Washington State Sales Tax	**$**	**29,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$**	**353,000**
TOTAL PROBABLE COST IN MD DOLLARS[4]		**DF**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place 2026 General Sewer Plan	**DATE:** **J-U-B PROJ. NO.:**	11/24/2025 30-24-080
CIP NAME:	SE Scenic View Dr Between SE Mockingbird Dr & SE Newgate Dr		
ITEM:	F.21		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$12,000
2.00	**Construction Traffic Control**			2.5%	$4,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe		LF	$65	$0
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe		LF	$95	$0
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral	350	LF	$28	$9,800
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe	364	LF	$26	$9,464
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material	714	LF	$26	$18,564
4.15	Sewer Service Line Connection	10	EA	$500	$5,000
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.	714	LF	$13	$9,282
5.02	4-10 ft. Alley		LF	$17	$0
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material	756	CY	$70	$52,920
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground		LF	$20	$0
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)	714	LF	$32	$22,848
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.	2	EA	$6,625	$13,250
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering	1	LS	$1,000	$1,000
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$7,000
10.02	Bonding / Admin			2.5%	$4,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$ 169,000**
Contingency [1]	**$ 42,000**
Planning, Engineering, & Administrative Costs [2]	**$ 53,000**
Washington State Sales Tax	**$ 24,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$ 288,000**
TOTAL PROBABLE COST IN MD DOLLARS[4]	**DF**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place 2026 General Sewer Plan	**DATE:** **J-U-B PROJ. NO.:**	11/24/2025 30-24-080
CIP NAME:	SE Mockingbird Dr & Osprey Lane		
ITEM:	F.22		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$20,000
2.00	**Construction Traffic Control**			2.5%	$6,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe		LF	$65	$0
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe		LF	$95	$0
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral	595	LF	$28	$16,660
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe	617	LF	$26	$16,042
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material	1,212	LF	$26	$31,512
4.15	Sewer Service Line Connection	17	EA	$500	$8,500
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.	1,212	LF	$13	$15,756
5.02	4-10 ft. Alley		LF	$17	$0
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material	1,284	CY	$70	$89,880
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground		LF	$20	$0
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)	1,212	LF	$32	$38,784
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.	3	EA	$6,625	$19,875
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering		LS		$0
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$12,000
10.02	Bonding / Admin			2.5%	$6,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$**	**281,000**
Contingency [1]	**$**	**70,000**
Planning, Engineering, & Administrative Costs [2]	**$**	**88,000**
Washington State Sales Tax	**$**	**40,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$**	**479,000**
TOTAL PROBABLE COST IN MD DOLLARS[4]		**DF**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place 2026 General Sewer Plan	**DATE:** **J-U-B PROJ. NO.:**	11/24/2025 30-24-080
CIP NAME:	SE Mockingbird Dr Between SE Scenic View Dr & SE Dove Ln		
ITEM:	F.23		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$13,000
2.00	**Construction Traffic Control**			2.5%	$4,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe		LF	$65	$0
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe		LF	$95	$0
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral	420	LF	$28	$11,760
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe	310	LF	$26	$8,060
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material	730	LF	$26	$18,980
4.15	Sewer Service Line Connection	12	EA	$500	$6,000
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.	730	LF	$13	$9,490
5.02	4-10 ft. Alley		LF	$17	$0
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material	773	CY	$70	$54,110
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground		LF	$20	$0
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)	730	LF	$32	$23,360
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.	2	EA	$6,625	$13,250
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering	1	LS	$2,500	$2,500
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$7,000
10.02	Bonding / Admin			2.5%	$4,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$ 176,000**
Contingency [1]	**$ 44,000**
Planning, Engineering, & Administrative Costs [2]	**$ 55,000**
Washington State Sales Tax	**$ 25,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$ 300,000**
TOTAL PROBABLE COST IN MD DOLLARS[4]	**DF**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place	**DATE:**	11/24/2025
	2026 General Sewer Plan	**J-U-B PROJ. NO.:**	30-24-080
CIP NAME:	SE Newgate Dr & SE Scenic View Dr		
ITEM:	F.24		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$15,000
2.00	**Construction Traffic Control**			2.5%	$5,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe		LF	$65	$0
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe		LF	$95	$0
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral	490	LF	$28	$13,720
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe	417	LF	$26	$10,842
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material	907	LF	$26	$23,582
4.15	Sewer Service Line Connection	14	EA	$500	$7,000
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.	907	LF	$13	$11,791
5.02	4-10 ft. Alley		LF	$17	$0
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material	961	CY	$70	$67,270
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground		LF	$20	$0
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)	907	LF	$32	$29,024
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.	2	EA	$6,625	$13,250
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering	1	LS	$1,000	$1,000
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$9,000
10.02	Bonding / Admin			2.5%	$5,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$**	**211,000**
Contingency [1]	**$**	**53,000**
Planning, Engineering, & Administrative Costs [2]	**$**	**66,000**
Washington State Sales Tax	**$**	**30,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$**	**360,000**
TOTAL PROBABLE COST IN MD DOLLARS[4]		**DF**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place 2026 General Sewer Plan	**DATE:** **J-U-B PROJ. NO.:**	11/24/2025 30-24-080
CIP NAME:	SE 6th St & SE Date Ave		
ITEM:	F.25		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$1,000
2.00	**Construction Traffic Control**			2.5%	$0
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe	255	LF	$65	$16,575
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe		LF	$95	$0
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral		LF	$28	$0
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe		LF	$26	$0
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material		LF	$26	$0
4.15	Sewer Service Line Connection		EA	$500	$0
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.		LF	$13	$0
5.02	4-10 ft. Alley		LF	$17	$0
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material		CY	$70	$0
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground		LF	$20	$0
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)		LF	$32	$0
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.		EA	$6,625	$0
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering		LS		$0
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$1,000
10.02	Bonding / Admin			2.5%	$0

ESTIMATED CONSTRUCTION SUBTOTAL	**$**	**19,000**
Contingency [1]	**$**	**5,000**
Planning, Engineering, & Administrative Costs [2]	**$**	**6,000**
Washington State Sales Tax	**$**	**3,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$**	**33,000**
TOTAL PROBABLE COST IN MD DOLLARS[4]		**DF**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place	**DATE:**	11/24/2025
	2026 General Sewer Plan	**J-U-B PROJ. NO.:**	30-24-080
CIP NAME:	Alley Between S College Ave & SE Broadway Ave		
ITEM:	F.26		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$5,000
2.00	**Construction Traffic Control**			2.5%	$2,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe	682	LF	$65	$44,330
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe	168	LF	$95	$15,960
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral		LF	$28	$0
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe		LF	$26	$0
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material		LF	$26	$0
4.15	Sewer Service Line Connection		EA	$500	$0
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.		LF	$13	$0
5.02	4-10 ft. Alley		LF	$17	$0
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material		CY	$70	$0
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground		LF	$20	$0
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)		LF	$32	$0
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.		EA	$6,625	$0
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering		LS		$0
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$3,000
10.02	Bonding / Admin			2.5%	$2,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$**	**72,000**
Contingency [1]	**$**	**18,000**
Planning, Engineering, & Administrative Costs [2]	**$**	**23,000**
Washington State Sales Tax	**$**	**10,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$**	**123,000**
TOTAL PROBABLE COST IN MD DOLLARS[4]		**DF**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place 2026 General Sewer Plan	**DATE:** **J-U-B PROJ. NO.:**	11/24/2025 30-24-080
CIP NAME:	WWTP Trunk		
ITEM:	F.27		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$121,000
2.00	**Construction Traffic Control**			2.5%	$38,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe		LF	$65	$0
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe		LF	$95	$0
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe	6,399	LF	$220	$1,407,780
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral		LF	$28	$0
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe		LF	$26	$0
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material		LF	$26	$0
4.15	Sewer Service Line Connection		EA	$500	$0
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.		LF	$13	$0
5.02	4-10 ft. Alley		LF	$17	$0
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material		CY	$70	$0
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground		LF	$20	$0
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)		LF	$32	$0
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.		EA	$6,625	$0
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering		LS		$0
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$70,000
10.02	Bonding / Admin			2.5%	$37,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$**	**1,674,000**
Contingency [1]	**$**	**419,000**
Planning, Engineering, & Administrative Costs [2]	**$**	**523,000**
Washington State Sales Tax	**$**	**235,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$**	**2,851,000**
TOTAL PROBABLE COST IN MD DOLLARS[4]		**DF**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place	**DATE:**	11/24/2025
	2026 General Sewer Plan	**J-U-B PROJ. NO.:**	30-24-080
CIP NAME:	Alley Between SE 12th St & Mountain View Dr		
ITEM:	F.28		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$9,000
2.00	**Construction Traffic Control**			2.5%	$3,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe	1,542	LF	$65	$100,230
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe		LF	$95	$0
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral		LF	$28	$0
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe		LF	$26	$0
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material		LF	$26	$0
4.15	Sewer Service Line Connection		EA	$500	$0
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.		LF	$13	$0
5.02	4-10 ft. Alley		LF	$17	$0
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material		CY	$70	$0
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground		LF	$20	$0
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)		LF	$32	$0
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.		EA	$6,625	$0
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering		LS		$0
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$5,000
10.02	Bonding / Admin			2.5%	$3,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$**	**120,000**
Contingency [1]	**$**	**30,000**
Planning, Engineering, & Administrative Costs [2]	**$**	**38,000**
Washington State Sales Tax	**$**	**17,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$**	**205,000**
TOTAL PROBABLE COST IN MD DOLLARS[4]		**DF**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place	**DATE:**	11/24/2025
	2026 General Sewer Plan	**J-U-B PROJ. NO.:**	30-24-080
CIP NAME:	Alley Between NE Ash Ave & NE Birch Ave		
ITEM:	F.29		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$6,000
2.00	**Construction Traffic Control**			2.5%	$2,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe	1,012	LF	$65	$65,780
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe		LF	$95	$0
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral		LF	$28	$0
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe		LF	$26	$0
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material		LF	$26	$0
4.15	Sewer Service Line Connection		EA	$500	$0
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.		LF	$13	$0
5.02	4-10 ft. Alley		LF	$17	$0
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material		CY	$70	$0
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground		LF	$20	$0
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)		LF	$32	$0
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.		EA	$6,625	$0
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering		LS		$0
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$3,000
10.02	Bonding / Admin			2.5%	$2,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$**	**79,000**
Contingency [1]	**$**	**20,000**
Planning, Engineering, & Administrative Costs [2]	**$**	**25,000**
Washington State Sales Tax	**$**	**11,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$**	**135,000**
TOTAL PROBABLE COST IN MD DOLLARS[4]		**DF**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place	**DATE:**	11/24/2025
	2026 General Sewer Plan	**J-U-B PROJ. NO.:**	30-24-080
CIP NAME:	Alley Between SE Sunny Dr & SE Valley Dr		
ITEM:	F.30		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$8,000
2.00	**Construction Traffic Control**			2.5%	$2,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe	1,353	LF	$65	$87,945
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe		LF	$95	$0
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral		LF	$28	$0
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe		LF	$26	$0
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material		LF	$26	$0
4.15	Sewer Service Line Connection		EA	$500	$0
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.		LF	$13	$0
5.02	4-10 ft. Alley		LF	$17	$0
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material		CY	$70	$0
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground		LF	$20	$0
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)		LF	$32	$0
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.		EA	$6,625	$0
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering		LS		$0
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$4,000
10.02	Bonding / Admin			2.5%	$2,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$**	**104,000**
Contingency [1]	**$**	**26,000**
Planning, Engineering, & Administrative Costs [2]	**$**	**33,000**
Washington State Sales Tax	**$**	**15,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$**	**178,000**
TOTAL PROBABLE COST IN MD DOLLARS[4]		**DF**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place	**DATE:**	11/24/2025
	2026 General Sewer Plan	**J-U-B PROJ. NO.:**	30-24-080
CIP NAME:	Alley Between SE Scenic View Dr & SE Sunny Dr		
ITEM:	F.31		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$6,000
2.00	**Construction Traffic Control**			2.5%	$2,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe	982	LF	$65	$63,830
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe		LF	$95	$0
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral		LF	$28	$0
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe		LF	$26	$0
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material		LF	$26	$0
4.15	Sewer Service Line Connection		EA	$500	$0
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.		LF	$13	$0
5.02	4-10 ft. Alley		LF	$17	$0
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material		CY	$70	$0
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground		LF	$20	$0
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)		LF	$32	$0
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.		EA	$6,625	$0
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering		LS		$0
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$3,000
10.02	Bonding / Admin			2.5%	$2,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$**	**77,000**
Contingency [1]	**$**	**19,000**
Planning, Engineering, & Administrative Costs [2]	**$**	**24,000**
Washington State Sales Tax	**$**	**11,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$**	**131,000**
TOTAL PROBABLE COST IN MD DOLLARS[4]		**DF**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place 2026 General Sewer Plan	**DATE:** **J-U-B PROJ. NO.:**	11/24/2025 30-24-080
CIP NAME:	SW Davis Ave		
ITEM:	F.32		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$25,000
2.00	**Construction Traffic Control**			2.5%	$8,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe		LF	$65	$0
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe		LF	$95	$0
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe	1,651	LF	$175	$288,925
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral		LF	$28	$0
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe		LF	$26	$0
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material		LF	$26	$0
4.15	Sewer Service Line Connection		EA	$500	$0
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.		LF	$13	$0
5.02	4-10 ft. Alley		LF	$17	$0
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material		CY	$70	$0
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground		LF	$20	$0
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)		LF	$32	$0
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.		EA	$6,625	$0
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering		LS		$0
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$14,000
10.02	Bonding / Admin			2.5%	$8,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$**	**344,000**
Contingency [1]	**$**	**86,000**
Planning, Engineering, & Administrative Costs [2]	**$**	**108,000**
Washington State Sales Tax	**$**	**48,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$**	**586,000**
TOTAL PROBABLE COST IN MD DOLLARS[4]		**DF**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place 2026 General Sewer Plan	**DATE:** **J-U-B PROJ. NO.:**	11/24/2025 30-24-080
CIP NAME:	NE Spitzenburg St		
ITEM:	F.33		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$7,000
2.00	**Construction Traffic Control**			2.5%	$2,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe	1,207	LF	$65	$78,455
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe		LF	$95	$0
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral		LF	$28	$0
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe		LF	$26	$0
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material		LF	$26	$0
4.15	Sewer Service Line Connection		EA	$500	$0
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.		LF	$13	$0
5.02	4-10 ft. Alley		LF	$17	$0
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material		CY	$70	$0
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground		LF	$20	$0
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)		LF	$32	$0
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.		EA	$6,625	$0
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering		LS		$0
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$4,000
10.02	Bonding / Admin			2.5%	$2,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$**	**93,000**
Contingency [1]	**$**	**23,000**
Planning, Engineering, & Administrative Costs [2]	**$**	**29,000**
Washington State Sales Tax	**$**	**13,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$**	**158,000**
TOTAL PROBABLE COST IN MD DOLLARS[4]		**DF**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place 2026 General Sewer Plan	**DATE:** **J-U-B PROJ. NO.:**	11/24/2025 30-24-080
CIP NAME:	SW Evans Ave Between SW 6th St & SW 8th St		
ITEM:	F.34		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$22,000
2.00	**Construction Traffic Control**			2.5%	$7,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe		LF	$65	$0
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe		LF	$95	$0
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe	1,167	LF	$220	$256,740
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral		LF	$28	$0
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe		LF	$26	$0
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material		LF	$26	$0
4.15	Sewer Service Line Connection		EA	$500	$0
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.		LF	$13	$0
5.02	4-10 ft. Alley		LF	$17	$0
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material		CY	$70	$0
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground		LF	$20	$0
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)		LF	$32	$0
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.		EA	$6,625	$0
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering		LS		$0
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$13,000
10.02	Bonding / Admin			2.5%	$7,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$**	**306,000**
Contingency [1]	**$**	**77,000**
Planning, Engineering, & Administrative Costs [2]	**$**	**96,000**
Washington State Sales Tax	**$**	**43,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$**	**522,000**
TOTAL PROBABLE COST IN MD DOLLARS[4]		**DF**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place 2026 General Sewer Plan	**DATE:** **J-U-B PROJ. NO.:**	11/24/2025 30-24-080
CIP NAME:	NW B St & N College Ave		
ITEM:	F.35		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$1,000
2.00	**Construction Traffic Control**			2.5%	$0
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe	251	LF	$65	$16,315
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe		LF	$95	$0
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral		LF	$28	$0
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe		LF	$26	$0
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material		LF	$26	$0
4.15	Sewer Service Line Connection		EA	$500	$0
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.		LF	$13	$0
5.02	4-10 ft. Alley		LF	$17	$0
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material		CY	$70	$0
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground		LF	$20	$0
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)		LF	$32	$0
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.		EA	$6,625	$0
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering		LS		$0
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$1,000
10.02	Bonding / Admin			2.5%	$0

ESTIMATED CONSTRUCTION SUBTOTAL	**$**	**18,000**
Contingency [1]	**$**	**5,000**
Planning, Engineering, & Administrative Costs [2]	**$**	**6,000**
Washington State Sales Tax	**$**	**3,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$**	**32,000**
TOTAL PROBABLE COST IN MD DOLLARS[4]		**DF**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place 2026 General Sewer Plan	**DATE:** **J-U-B PROJ. NO.:**	11/24/2025 30-24-080
CIP NAME:	SW 8th St & S College Ave		
ITEM:	F.36		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$6,000
2.00	**Construction Traffic Control**			2.5%	$2,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe		LF	$65	$0
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe	739	LF	$95	$70,205
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral		LF	$28	$0
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe		LF	$26	$0
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material		LF	$26	$0
4.15	Sewer Service Line Connection		EA	$500	$0
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.		LF	$13	$0
5.02	4-10 ft. Alley		LF	$17	$0
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material		CY	$70	$0
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground		LF	$20	$0
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)		LF	$32	$0
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.		EA	$6,625	$0
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering		LS		$0
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$4,000
10.02	Bonding / Admin			2.5%	$2,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$**	**84,000**
Contingency [1]	**$**	**21,000**
Planning, Engineering, & Administrative Costs [2]	**$**	**26,000**
Washington State Sales Tax	**$**	**12,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$**	**143,000**
TOTAL PROBABLE COST IN MD DOLLARS[4]		**DF**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place	**DATE:**	11/24/2025
	2026 General Sewer Plan	**J-U-B PROJ. NO.:**	30-24-080
CIP NAME:	SE 8th St Between SE Tuscany Dr & SE Larch Ave		
ITEM:	F.37		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$5,000
2.00	**Construction Traffic Control**			2.5%	$2,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe		LF	$65	$0
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe	659	LF	$95	$62,605
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral		LF	$28	$0
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe		LF	$26	$0
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material		LF	$26	$0
4.15	Sewer Service Line Connection		EA	$500	$0
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.		LF	$13	$0
5.02	4-10 ft. Alley		LF	$17	$0
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material		CY	$70	$0
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground		LF	$20	$0
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)		LF	$32	$0
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.		EA	$6,625	$0
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering		LS		$0
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$3,000
10.02	Bonding / Admin			2.5%	$2,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$**	**75,000**
Contingency [1]	**$**	**19,000**
Planning, Engineering, & Administrative Costs [2]	**$**	**24,000**
Washington State Sales Tax	**$**	**11,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$**	**129,000**
TOTAL PROBABLE COST IN MD DOLLARS[4]		**DF**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place 2026 General Sewer Plan	**DATE:** **J-U-B PROJ. NO.:**	11/24/2025 30-24-080
CIP NAME:	SE 8th St & SE Date Ave		
ITEM:	F.38		

ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES			
		QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$4,000
2.00	**Construction Traffic Control**			2.5%	$1,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe		LF	$65	$0
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe	539	LF	$95	$51,205
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral		LF	$28	$0
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe		LF	$26	$0
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe		LF	$45	$0
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material		LF	$26	$0
4.15	Sewer Service Line Connection		EA	$500	$0
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.		LF	$13	$0
5.02	4-10 ft. Alley		LF	$17	$0
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material		CY	$70	$0
6.00	**Surface Repair**				
6.01	Hydroseed		LF	$15	$0
6.02	Natural Ground		LF	$20	$0
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)		LF	$32	$0
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.		EA	$6,625	$0
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering		LS		$0
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$3,000
10.02	Bonding / Admin			2.5%	$1,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$**	**60,000**
Contingency [1]	**$**	**15,000**
Planning, Engineering, & Administrative Costs [2]	**$**	**19,000**
Washington State Sales Tax	**$**	**8,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$**	**102,000**
TOTAL PROBABLE COST IN MD DOLLARS[4]		**DF**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

ENGINEER'S OPINION OF PROBABLE COST

PROJECT:	City of College Place 2026 General Sewer Plan	**DATE:** **J-U-B PROJ. NO.:**	11/24/2025 30-24-080
CIP NAME:	SW 8th St Between SW Davis Ave & SW Bade Ave		
ITEM:	F.39		

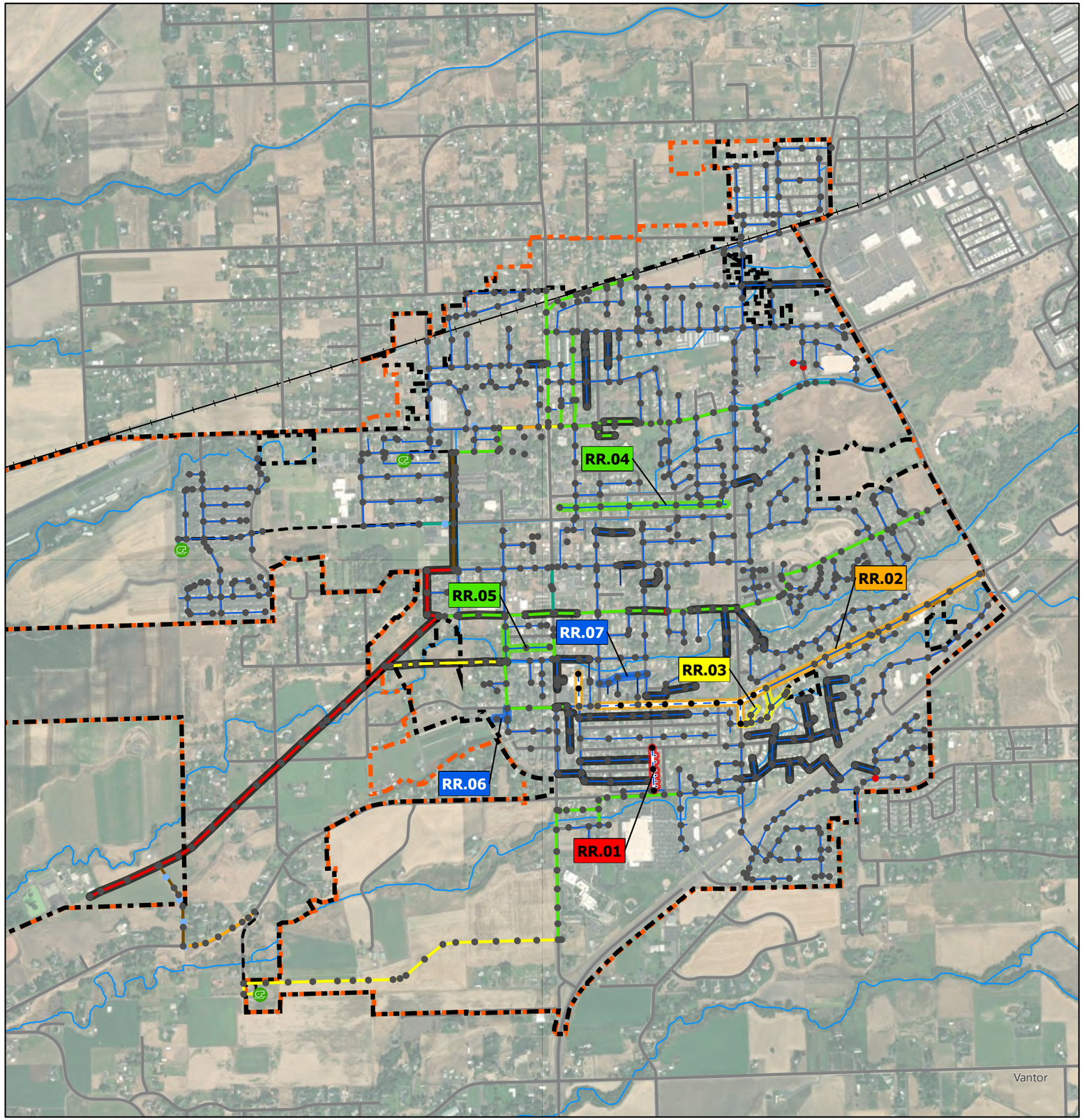
ITEM NO.	DESCRIPTION	SCHEDULE OF VALUES QUANTITY	UNIT	UNIT PRICE	TOTAL COST
1.00	**Mobilization**			8.0%	$11,000
2.00	**Construction Traffic Control**			2.5%	$4,000
3.00	**CIPP Sewer Pipe**				
3.01	4" PVC Service Lateral		LS	5.0%	$0
3.02	4" CIPP Sewer Pipe		LF	$40	$0
3.03	6" CIPP Sewer Pipe		LF	$55	$0
3.04	8" CIPP Sewer Pipe		LF	$65	$0
3.05	10" CIPP Sewer Pipe		LF	$80	$0
3.06	12" CIPP Sewer Pipe		LF	$95	$0
3.07	15" CIPP Sewer Pipe		LF	$115	$0
3.08	16" CIPP Sewer Pipe		LF	$120	$0
3.09	18" CIPP Sewer Pipe		LF	$135	$0
3.10	20" CIPP Sewer Pipe		LF	$150	$0
3.11	21" CIPP Sewer Pipe		LF	$155	$0
3.12	24" CIPP Sewer Pipe		LF	$175	$0
3.13	27" CIPP Sewer Pipe		LF	$195	$0
3.14	30" CIPP Sewer Pipe		LF	$220	$0
3.15	36" CIPP Sewer Pipe		LF	$260	$0
4.00	**Gravity Sewer Pipe**				
4.01	4" PVC Gravity Sewer Service Lateral	35	LF	$28	$980
4.02	8" PVC Gravity Sewer Service Lateral		LF	$43	$0
4.03	6" PVC Gravity Sewer Pipe		LF	$19	$0
4.04	8" PVC Gravity Sewer Pipe		LF	$26	$0
4.05	10" PVC Gravity Sewer Pipe		LF	$34	$0
4.06	12" PVC Gravity Sewer Pipe	651	LF	$45	$29,295
4.07	15" PVC Gravity Sewer Pipe		LF	$62	$0
4.08	18" PVC Gravity Sewer Pipe		LF	$73	$0
4.09	21" PVC Gravity Sewer Pipe		LF	$96	$0
4.10	24" PVC Gravity Sewer Pipe		LF	$124	$0
4.11	27" PVC Gravity Sewer Pipe		LF	$129	$0
4.12	30" PVC Gravity Sewer Pipe		LF	$157	$0
4.13	36" PVC Gravity Sewer Pipe		LF	$223	$0
4.14	Bedding and Foundation Material	686	LF	$26	$17,836
4.15	Sewer Service Line Connection	1	EA	$500	$500
5.00	**Gravity Trench Excavation/Backfill**				
5.01	4-10 ft.	686	LF	$13	$8,918
5.02	4-10 ft. Alley		LF	$17	$0
5.03	10-16 ft.		LF	$24	$0
5.04	10-16 ft. Alley		LF	$30	$0
5.05	16-20 ft.		LF	$34	$0
5.06	16-20 ft. Alley		LF	$42	$0
5.07	20-24 ft.		LF	$45	$0
5.08	24-28 ft.		LF	$58	$0
5.09	28-30 ft.		LF	$67	$0
5.10	Import Backfill and Foundation Material	727	CY	$70	$50,890
6.00	**Surface Repair**				
6.01	Hydroseed	280	LF	$15	$4,200
6.02	Natural Ground		LF	$20	$0
6.03	Gravel Roadway		LF	$14	$0
6.04	Asphalt - Trench Patch Width per City Standards (Required for 4-16' Depth Sewer)	406	LF	$32	$12,992
6.05	Asphalt - 1/2 Street Width per City Standards (Required for 16-20' Depth Sewer)		LF	$155	$0
6.06	Asphalt - Full Street Width per City Standards (Required for 20-30' Depth Sewer)		LF	$310	$0
7.00	**Manholes**				
7.01	48" Manholes, 4-10 ft.	1	EA	$6,625	$6,625
7.02	48" Manholes, 10-16 ft.		EA	$8,275	$0
7.03	48" Manholes, 16-20 ft.		EA	$9,375	$0
7.04	60" Manholes, 20-24 ft.		EA	$14,000	$0
7.05	60" Manholes, 24-28 ft.		EA	$15,250	$0
7.06	60" Manholes, 28-30 ft.		EA	$15,875	$0
8.00	**Lift Stations**				
8.01	Site Work		LS		$0
8.02	Yard Piping		LS		$0
8.03	Lift Station - Structural		LS		$0
8.04	Lift Station - Mechanical		LS		$0
8.05	Lift Station - Electrical		LS		$0
8.06	Lift Station - HVAC		LS		$0
8.07	Lift Station - Odor Control		LS		$0
9.00	**Project Specific Considerations**				
9.01	Cap Existing Sewer with Cleanout		LS	$4,000	$0
9.02	Dewatering		LS		$0
9.03	Install Pipe in Exst. Aerial Crossings		LS	$5,000	$0
10.00	**Miscellaneous Other**				
10.01	Bypass Pumping			5.0%	$7,000
10.02	Bonding / Admin			2.5%	$3,000

ESTIMATED CONSTRUCTION SUBTOTAL	**$**	**157,000**
Contingency [1]	**$**	**39,000**
Planning, Engineering, & Administrative Costs [2]	**$**	**49,000**
Washington State Sales Tax	**$**	**22,000**
TOTAL PROBABLE COST IN 2026 DOLLARS[3]	**$**	**267,000**
TOTAL PROBABLE COST IN MD DOLLARS[4]		**DF**

J-U-B ENGINEERS, INC.
3611 S. ZINTEL WAY, KENNEWICK, WA 99337

City of College Place
2026 General Sewer Plan

CIP Summary Map



- Sump Manhole
- Abandoned Manhole
- Existing Manhole
- Future Manhole
- Existing City Lift Station
- City Limits
- UGA

Existing Pipe Size (in)

- 6
- 8
- 10
- 12
- 16
- 18
- 21
- 24
- 30
- Pressurized Pipe

Future Pipe Size (in)

- Service
- 8
- 10
- 12
- 16
- 18
- 21
- 24
- 30
- Pressurized Pipe

CIP Year

- 2026
- 2028
- 2030
- 2032
- 2034
- As Budget Allows

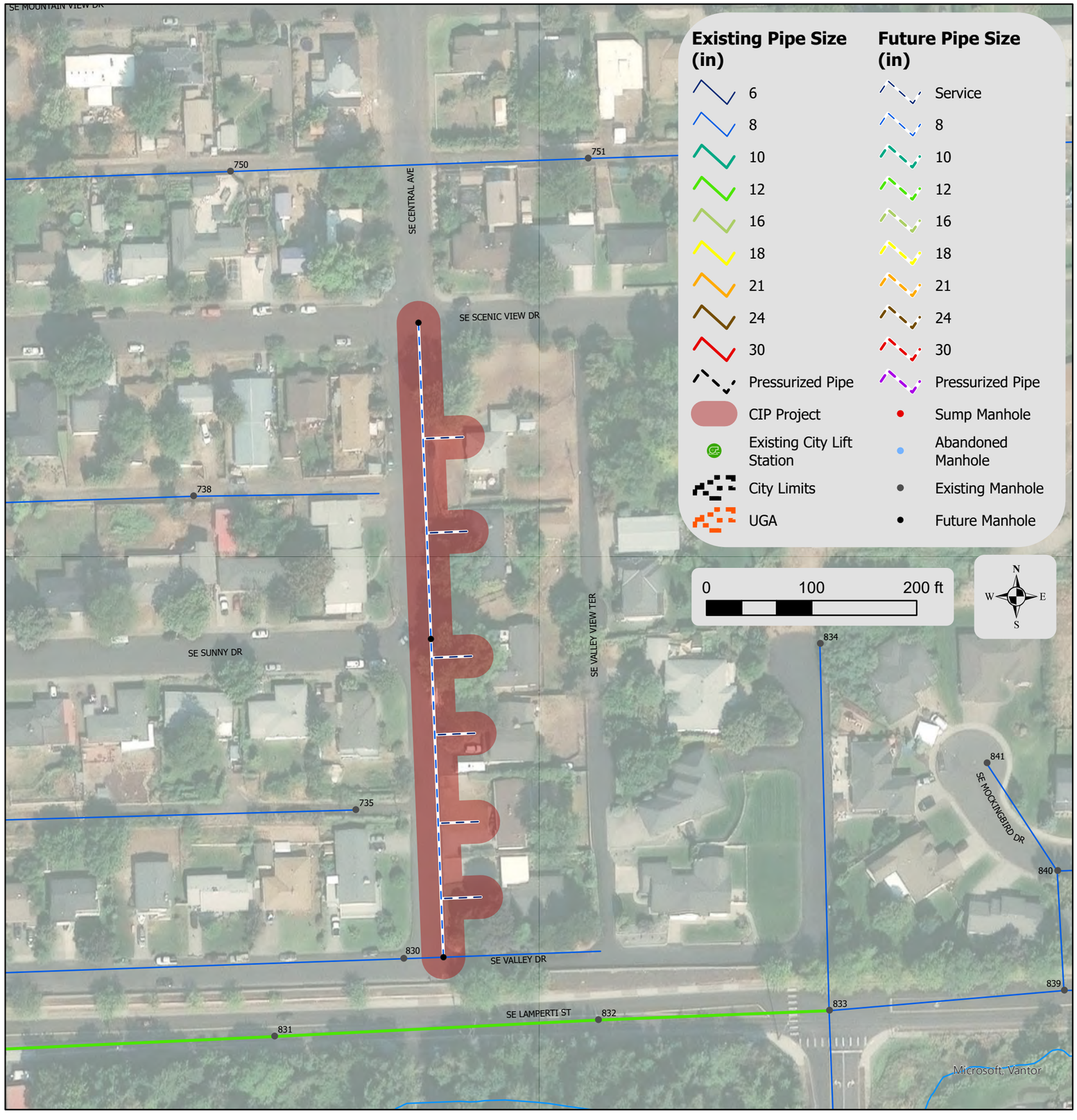
N W E S

0 1,500 3,000 ft

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J·U·B ENGINEERS, INC.



City of College Place

2026 General Sewer Plan

RR.01 Central Ave Wastewater Line Project (Scenic View to Valley)

CORE ISSUE — **System Modifications**

BACKGROUND

Sanitary sewer flows in this area are currently conveyed east to west through alleys and private property. These areas are difficult to access and are not ideal for maintenance and repairs. Installing a new pipe along Central Ave would eliminate some of the access issues. The City identified this project in their 2026 Capital Facility Plan.

RECOMMENDED SOLUTION

Flow Rerouting

> Replace 230 LF of 4-inch gravity service pipe

> Install three new manholes in Central Ave

> Install 605 LF of 8-inch gravity collector pipe between the new manholes

> Opinion of Probable Cost (2027 Dollars) **$ 614,000**

PROJECT TIMING

This project was first identified in the City's 2026 Capital Facility Plan budget as a new sewer line project. **2027**

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

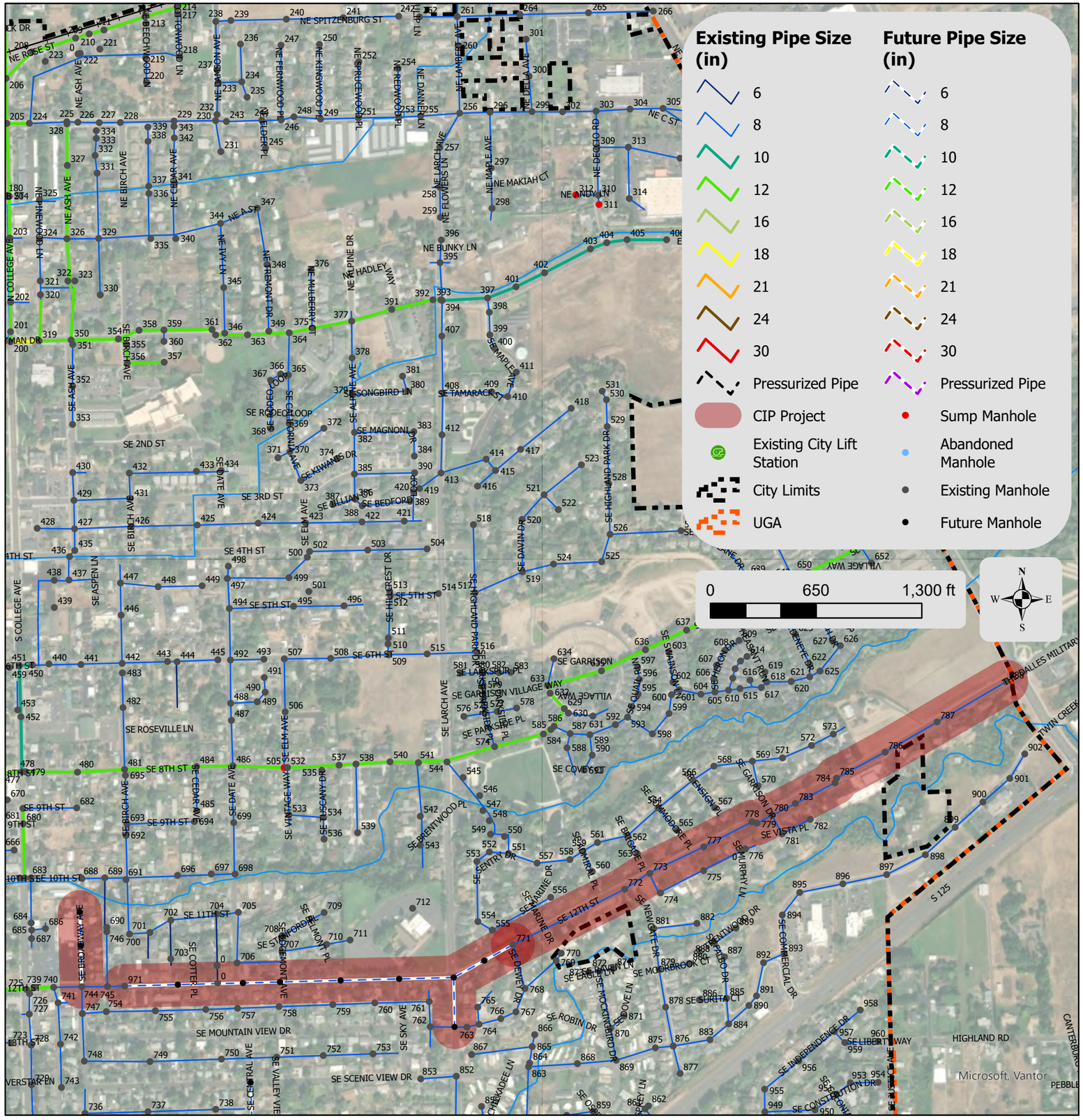
Date: Mar 18, 2026

J·U·B ENGINEERS, INC.

City of College Place

2026 General Sewer Plan

RR.02 12th Street Wastewater Project (S College Ave to SE Myra Rd)



CORE ISSUE

System Modifications

BACKGROUND

The highlighted 8-inch pipe segments (2,258 LF) range in Overall Priority Scores of 21-23 and their Consequence of Failure Score ranges from 24-30. The City identified this project in their 2026 Capital Facility Plan as medium priority. Part of this project includes replacing services from the main to the right-of-way to mitigate high infiltration noted in this area.

The SE 12th St (Larch to Myra) projects involve stormwater, water, and road improvements and are planned to occur in 2028 for this area.

RECOMMENDED SOLUTION

Flow Rerouting

> Add 1,000 LF of 4-inch gravity service pipe

> Add 3,200 LF of 8-inch gravity collector pipe from new manhole in SE Larch Ave to new manhole in SE 12th St, from MH 771 to MH 971, and from new manhole in SE Broadway Ave to MH 744

> Add 10 new manholes

> Abandon pipe between new manhole and MH 762

Pipe Rehabilitation

> Rehabilitate 3,460 LF of 8-inch gravity collector pipe from MH 771 to MH 788

> Opinion of Probable Cost (2028 Dollars) **$ 1,888,000**

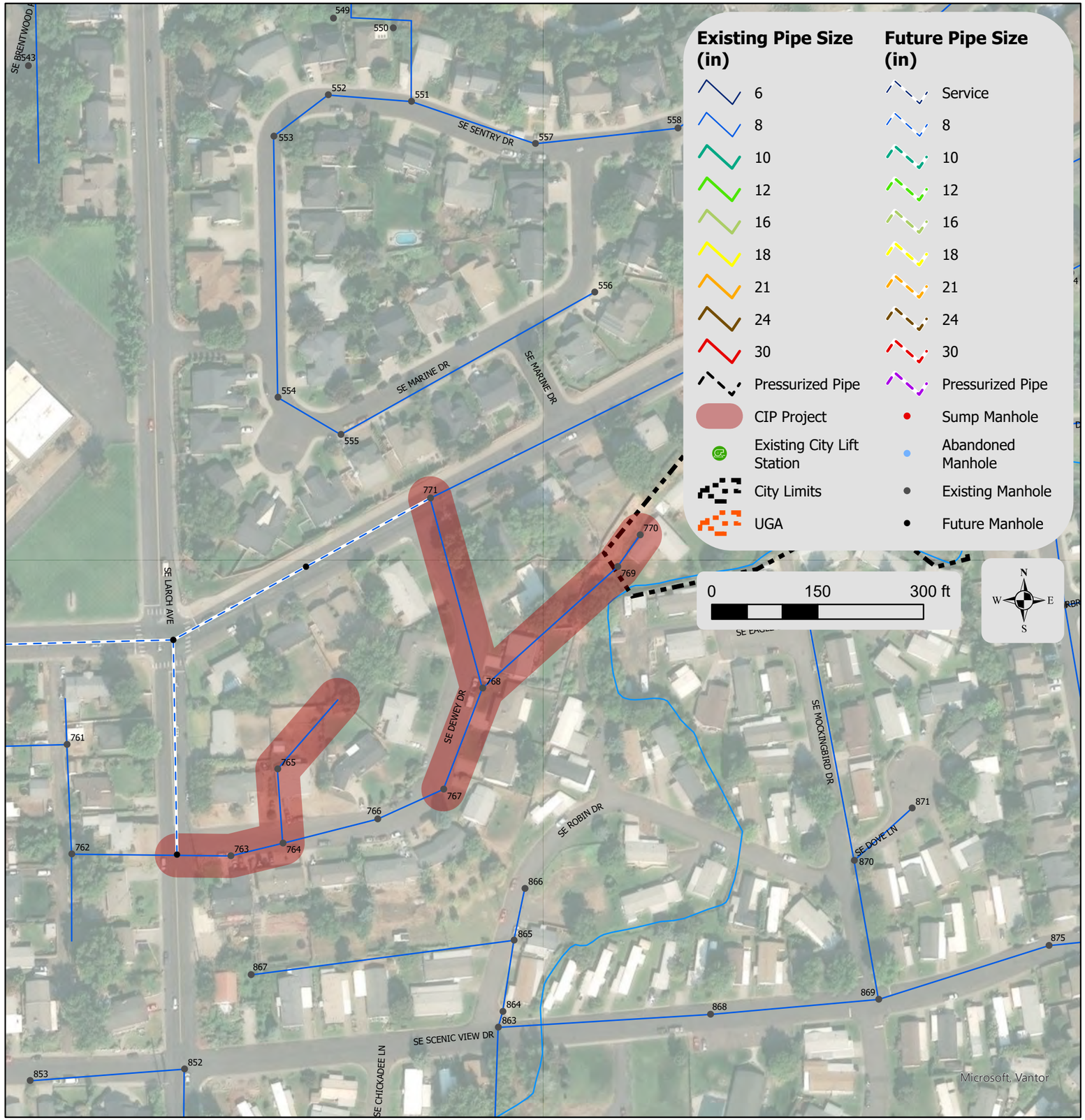
PROJECT TIMING

This project was first identified in the City's 2026 Capital Facility Plan budget as a medium priority project. **2028**

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J·U·B ENGINEERS, INC.



City of College Place

2026 General Sewer Plan

RR.03 — SE Dewey Dr

CORE ISSUE — **System Modifications**

BACKGROUND

The highlighted 8-inch pipe segments (1,282 LF) range in Overall Priority Scores of 4-39 and their Likelihood of Failure Score ranges from 1 - 39. Amongst the 8 segments, 1 pipe segment requires maintenance every other month and 1 pipe segment is known to have roots. Flows from these pipe segments are conveyed east to west across SE Larch Ave and through private property. The City identified this project in their 2026 Capital Facility Plan.

The SE Dewey Dr project involves completely rebuilding the road and sidewalk and is planned to occur in 2030 for this area.

RECOMMENDED SOLUTION

Pipe Replacement

> Replace 260 LF of 8-inch gravity collector pipe from new manhole to MH 765

> Replace MH 763 and MH 764 with new manholes

Pipe Rehabilitation

> Rehabilitate 875 LF of 8-inch gravity collector pipe from MH 765 to cleanout, from MH 767 to MH 771, and from MH 768 to MH 770

> Opinion of Probable Cost (2030 Dollars) **$ 348,000**

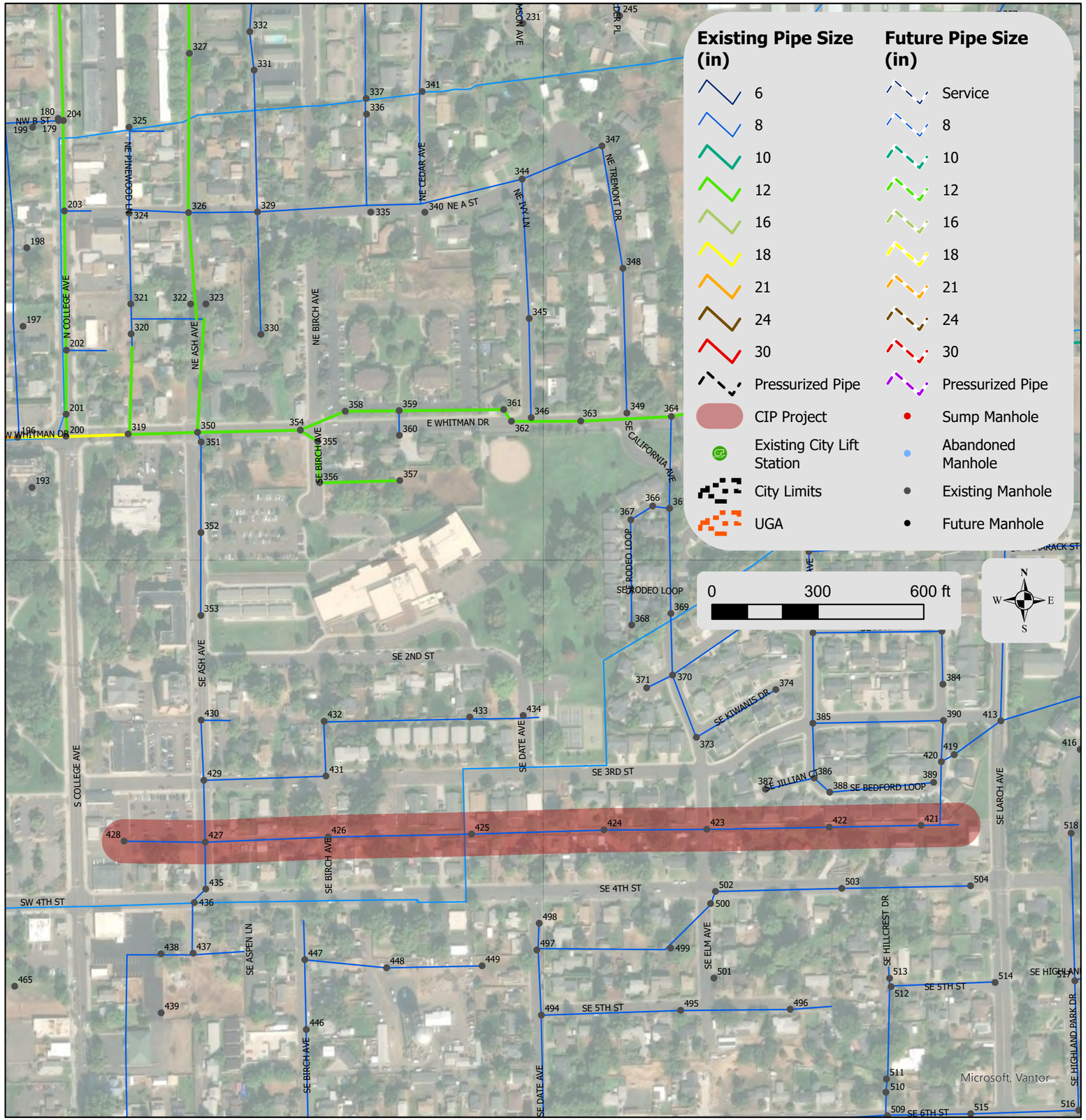
PROJECT TIMING

This project was first identified in the City's 2026 Capital Facility Plan budget as a neighborhood sewer lining project. **2030**

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J-U-B ENGINEERS, INC.



City of College Place

2026 General Sewer Plan

RR.04 — Alley Between SE 3rd St & SE 4th St

CORE ISSUE — **System Modifications**

BACKGROUND

The highlighted 8-inch pipe segments (2,366 LF) range in Overall Priority Scores of 26-44 and their Likelihood of Failure Score ranges from 20-41. Amongst the 8 segments, 1 pipe segment requires maintenance every six months and 3 pipe segments are known to have roots.

RECOMMENDED SOLUTION

Pipe Rehabilitation

> Rehabilitate 2,366 LF of 8-inch gravity collector pipe from MH 421 to MH 428

> Opinion of Probable Cost (2032 Dollars) **$ 378,000**

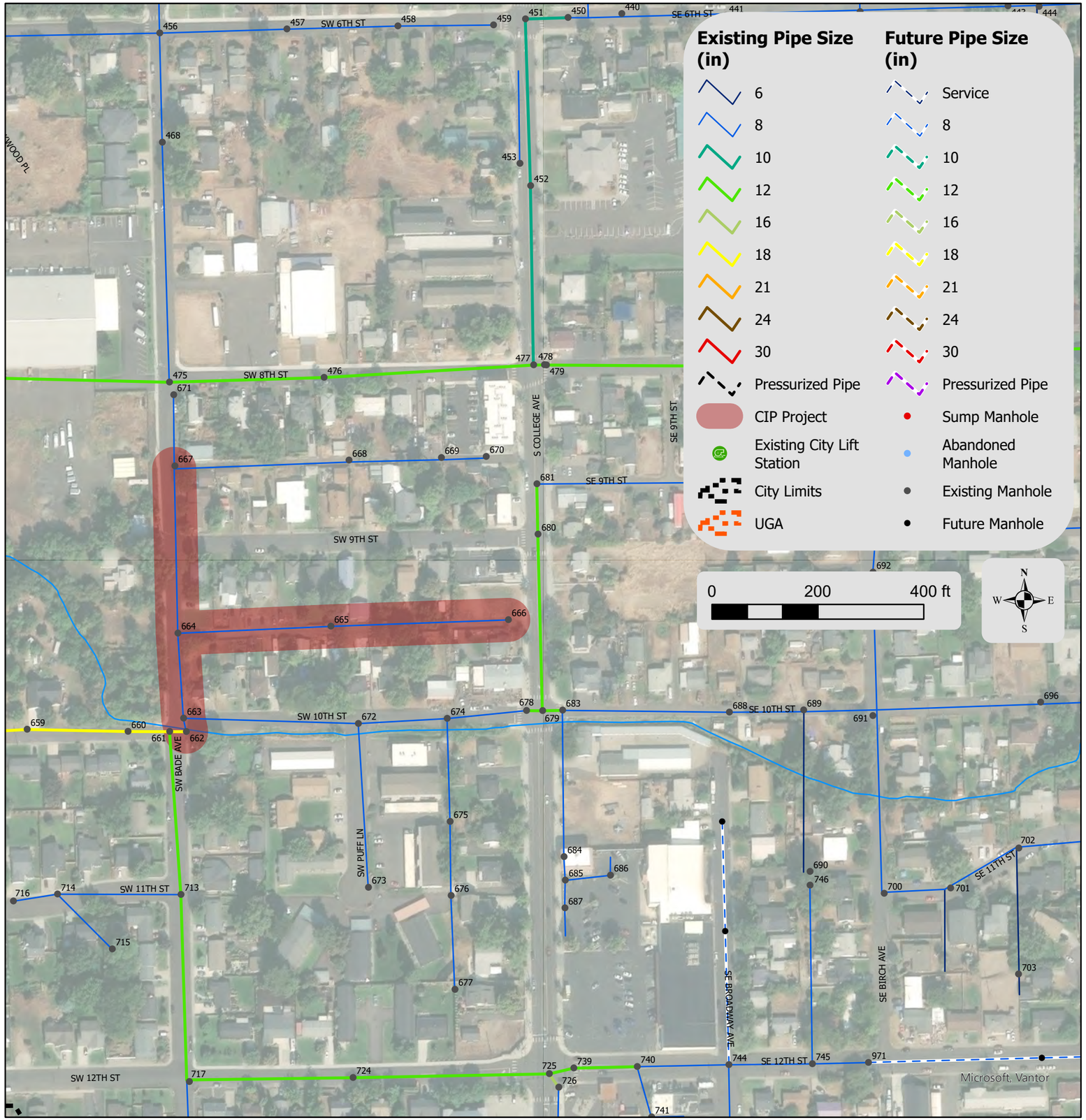
PROJECT TIMING

This project was first identified due to its Overall Prioritization Score and general maintenance concerns. **2032**

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J-U-B ENGINEERS, INC.



City of College Place

2026 General Sewer Plan

RR.05 Alley Between Bade Ave, 9th St, College Ave, & 10th St

CORE ISSUE — **System Modifications**

BACKGROUND

The highlighted 8-inch pipe segments (1,123 LF) range in Overall Priority Scores of 23-36 and their Likelihood of Failure Score ranges from 19-41. Amongst the 5 segments, 1 pipe segment requires maintenance every six months and 1 pipe segment is known to have roots.

RECOMMENDED SOLUTION

Pipe Rehabilitation

> Rehabilitate 1,123 LF of 8-inch gravity collector pipe from MH 667 to MH 662 and from MH 666 to MH 664

> Opinion of Probable Cost (2032 Dollars) **$ 179,000**

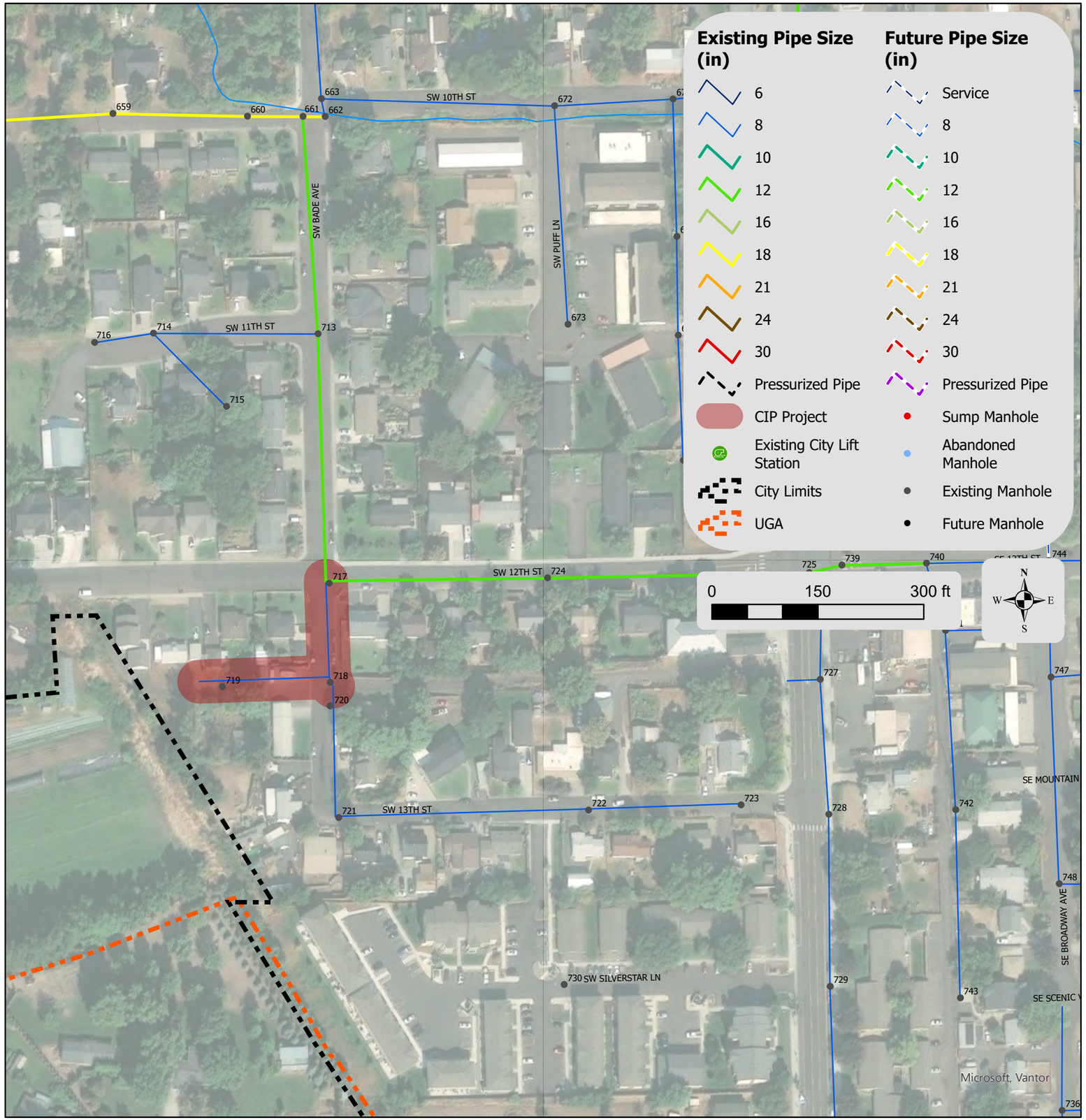
PROJECT TIMING

This project was first identified due to its Overall Prioritization Score and general maintenance concerns. **2032**

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J-U-B ENGINEERS, INC.



City of College Place

2026 General Sewer Plan

RR.06

SW Bade Ave & SW 13th St

CORE ISSUE — **System Modifications**

BACKGROUND

The highlighted 8-inch pipe segments (335 LF) range in Overall Priority Scores of 29-33 and their Likelihood of Failure Score ranges from 1 - 39. Amongst the 3 pipe segments, 2 pipe segments are known to have bad condition.

RECOMMENDED SOLUTION

Pipe Replacement

> Replace 335 LF of 8-inch gravity collector pipe from MH 720 to MH 717 and from MH 719 to MH 718

> Replace MH 719 and MH 718 with new manholes

> Opinion of Probable Cost (2034 Dollars) **$ 300,000**

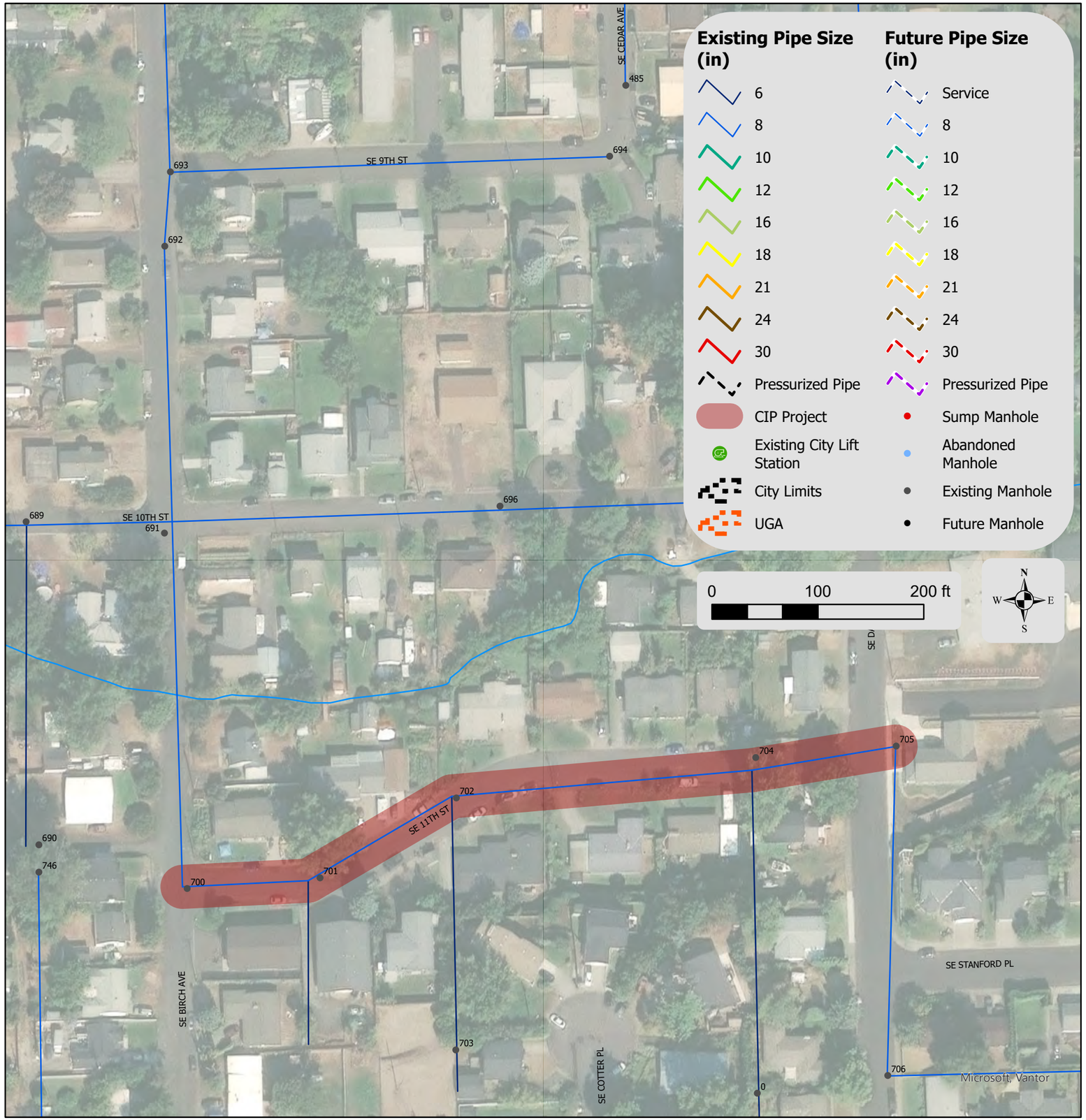
PROJECT TIMING

This project was first identified due to its Overall Prioritization Score and general maintenance concerns. **2034**

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J·U·B ENGINEERS, INC.



City of College Place
2026 General Sewer Plan

RR.07 — SE 11th St

CORE ISSUE — **System Modifications**

BACKGROUND

The highlighted 8-inch pipe segments (699 LF) range in Overall Priority Scores of 30-32 and their Likelihood of Failure Score is 35, making them high priority pipes.

RECOMMENDED SOLUTION

Pipe Rehabilitation

> Rehabilitate 699 LF of 8-inch gravity collector pipe from MH 700 to MH 705

> Opinion of Probable Cost (2034 Dollars) **$ 116,000**

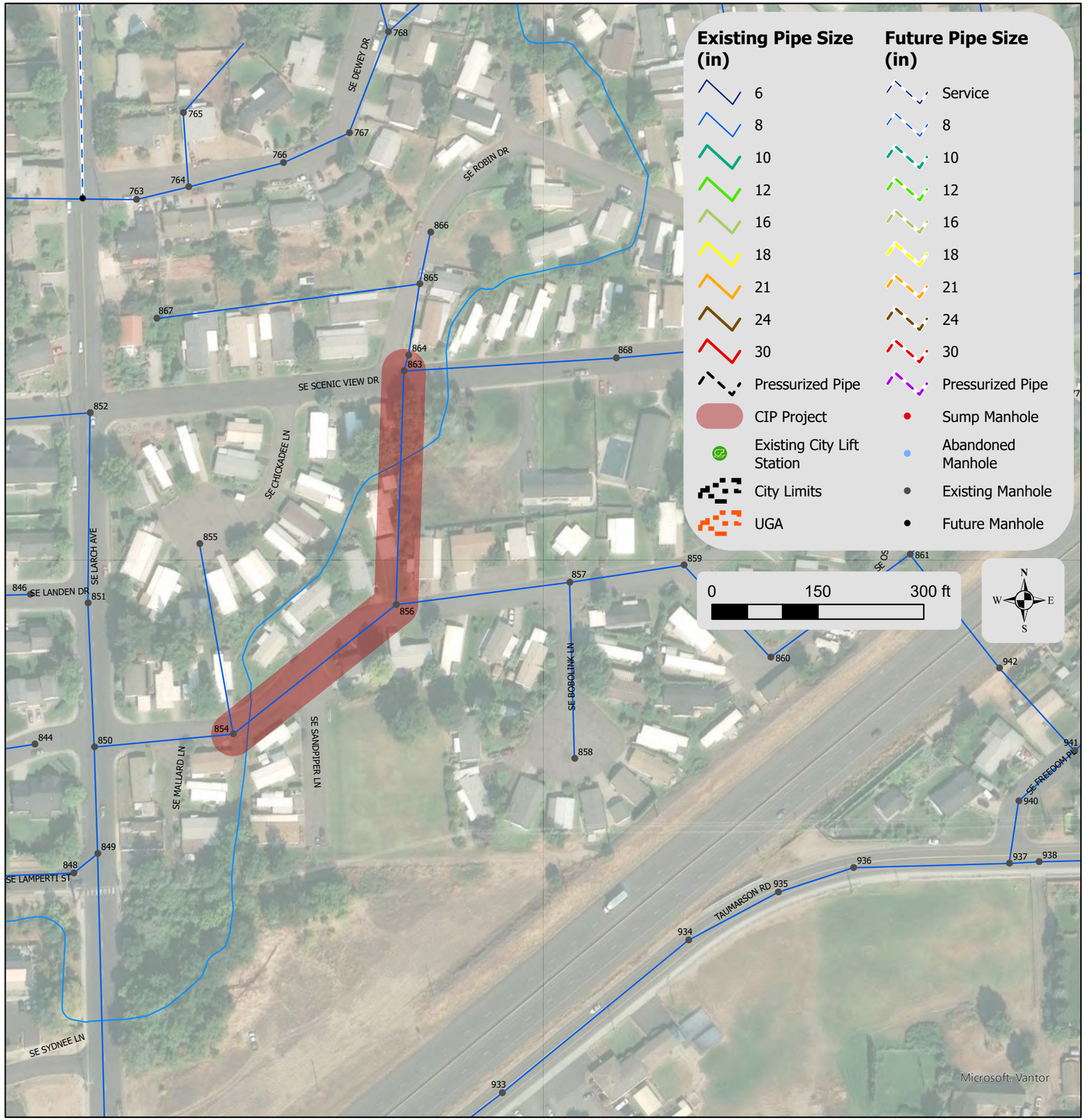
PROJECT TIMING

This project was first identified due to its Overall Prioritization Score and general maintenance concerns. **2034**

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J-U-B ENGINEERS, INC.



City of College Place

2026 General Sewer Plan

F.01 SE Mockingbird Dr & SE Scenic View Dr

CORE ISSUE — **System Modifications**

BACKGROUND

The highlighted 8-inch pipe segments (626 LF) range in Overall Priority Scores of 32-48 and their Likelihood of Failure Score is 30. Amongst the 2 segments, all of them are known to have infiltration.

RECOMMENDED SOLUTION

Pipe Replacement

> Replace 626 LF of 8-inch gravity collector pipe from MH 854 to MH 863

> Replace MH 856 with a new manhole

> Opinion of Probable Cost (2026 Dollars) **$ 374,000**

PROJECT TIMING

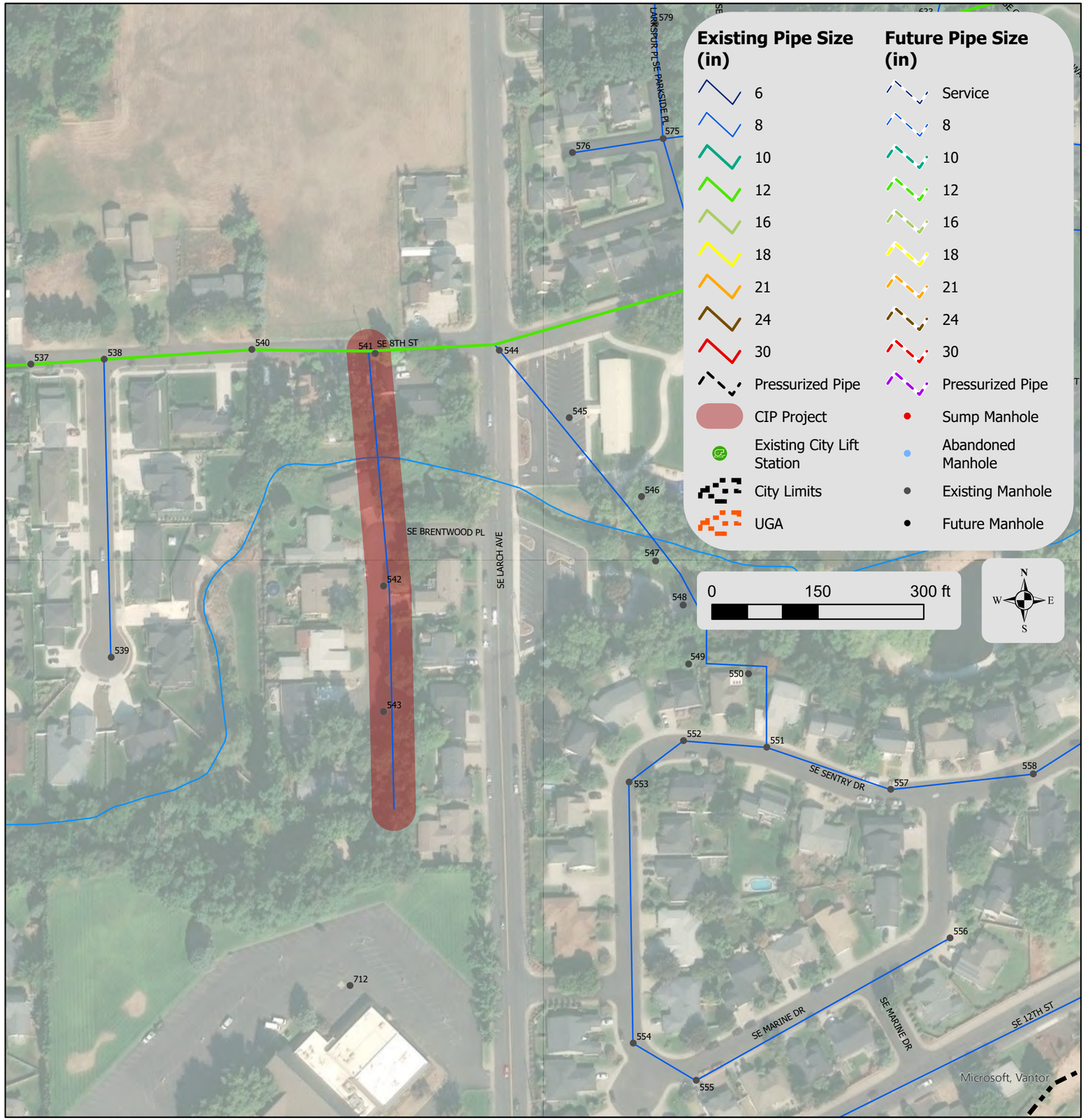
This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

As Budget Allows

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J·U·B ENGINEERS, INC.



City of College Place

2026 General Sewer Plan

F.02 — Brentwood Pl

CORE ISSUE — **System Modifications**

BACKGROUND

The highlighted 8-inch pipe segments (650 LF) range in Overall Priority Scores of 27-48 and their Likelihood of Failure Score is 30. Amongst the 3 segments, all pipe segments are known to have infiltration.

RECOMMENDED SOLUTION

Pipe Replacement

> Replace 650 LF of 8-inch gravity collector pipe from cleanout to MH 541

> Replace cleanout, MH 542 and MH 543 with new manholes

> Opinion of Probable Cost (2026 Dollars) **$ 453,000**

PROJECT TIMING

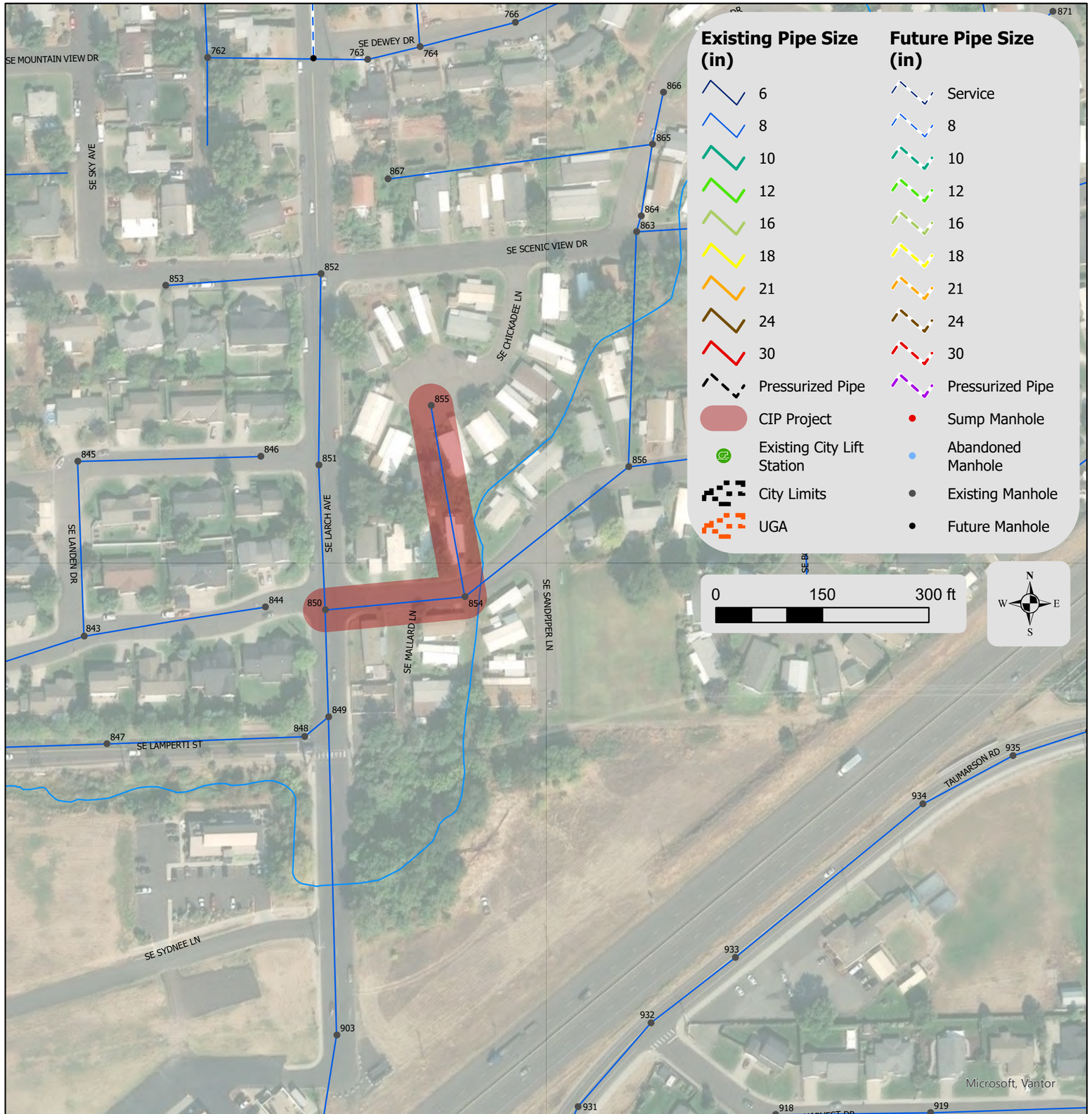
This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

As Budget Allows

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J·U·B ENGINEERS, INC.



City of College Place
2026 General Sewer Plan

F.03 — SE Mockingbird Dr & SE Chickadee Ln

CORE ISSUE — **System Modifications**

BACKGROUND

The highlighted 8-inch pipe segments (1,282 LF) range in Overall Priority Scores of 34-47 and their Likelihood of Failure Score is 35. Amongst the 2 segments, all pipe segments are known to have infiltration.

RECOMMENDED SOLUTION

Pipe Replacement

> Replace 472 LF of 8-inch gravity collector pipe from MH 850 to MH 855

> Replace MH 854 and MH 855 with new manholes

> Opinion of Probable Cost (2026 Dollars) **$ 489,000**

PROJECT TIMING

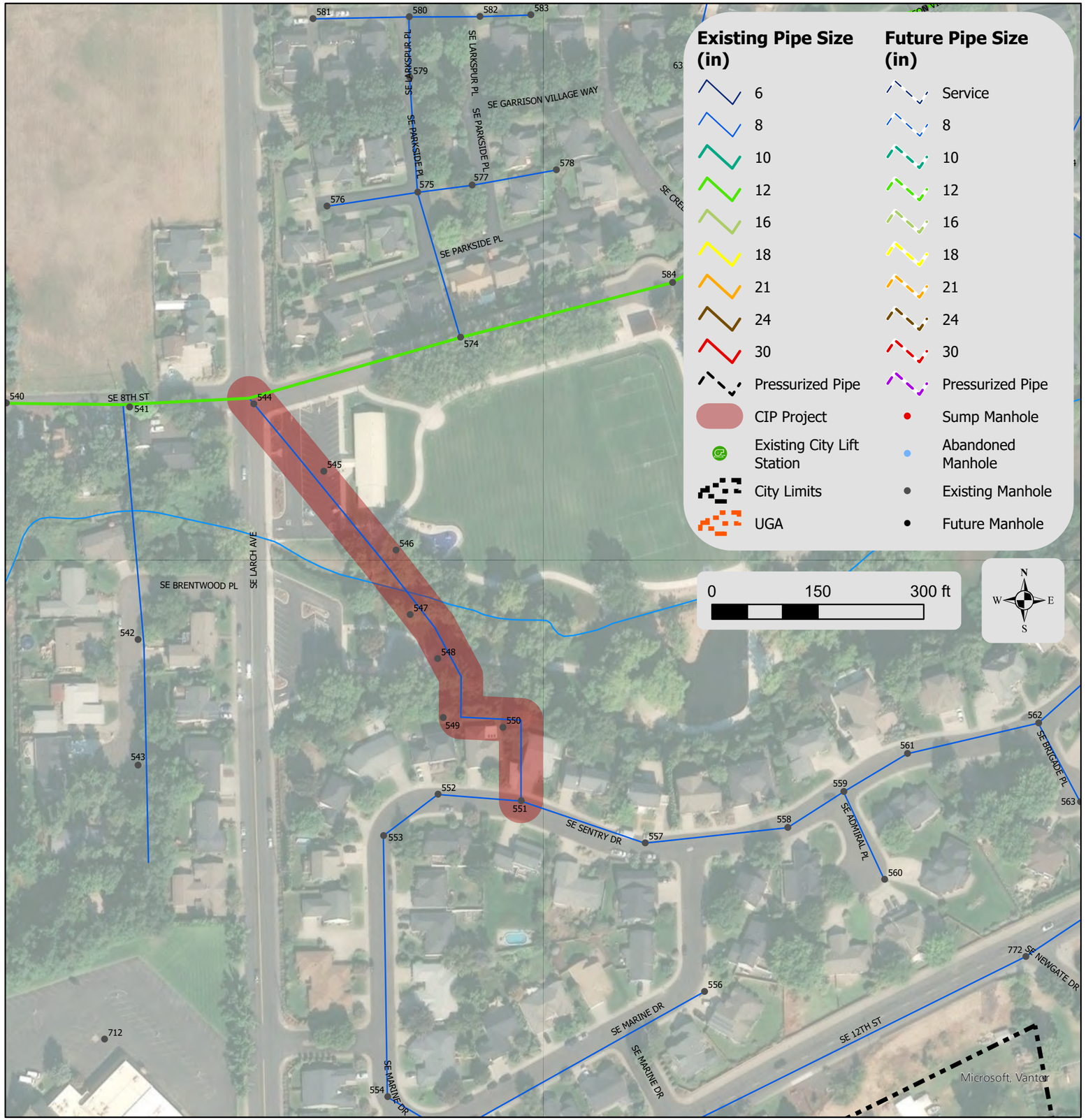
This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

As Budget Allows

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J-U-B ENGINEERS, INC.



City of College Place

2026 General Sewer Plan

F.04 Lions Park

CORE ISSUE — **System Modifications**

BACKGROUND

The highlighted 8-inch pipe segments (755 LF) range in Overall Priority Scores of 30-46 and their Likelihood of Failure Score ranges from 15-30. Amongst the 7 segments, 4 pipe segment are known to have infiltration.

RECOMMENDED SOLUTION

Pipe Replacement

> Replace 755 LF of 8-inch gravity collector pipe from MH 544 to MH 551

> Replace MH 545, MH 546, MH 547, MH 548, MH 549, and MH 550 with new manholes

> Opinion of Probable Cost (2026 Dollars) **$ 349,000**

PROJECT TIMING

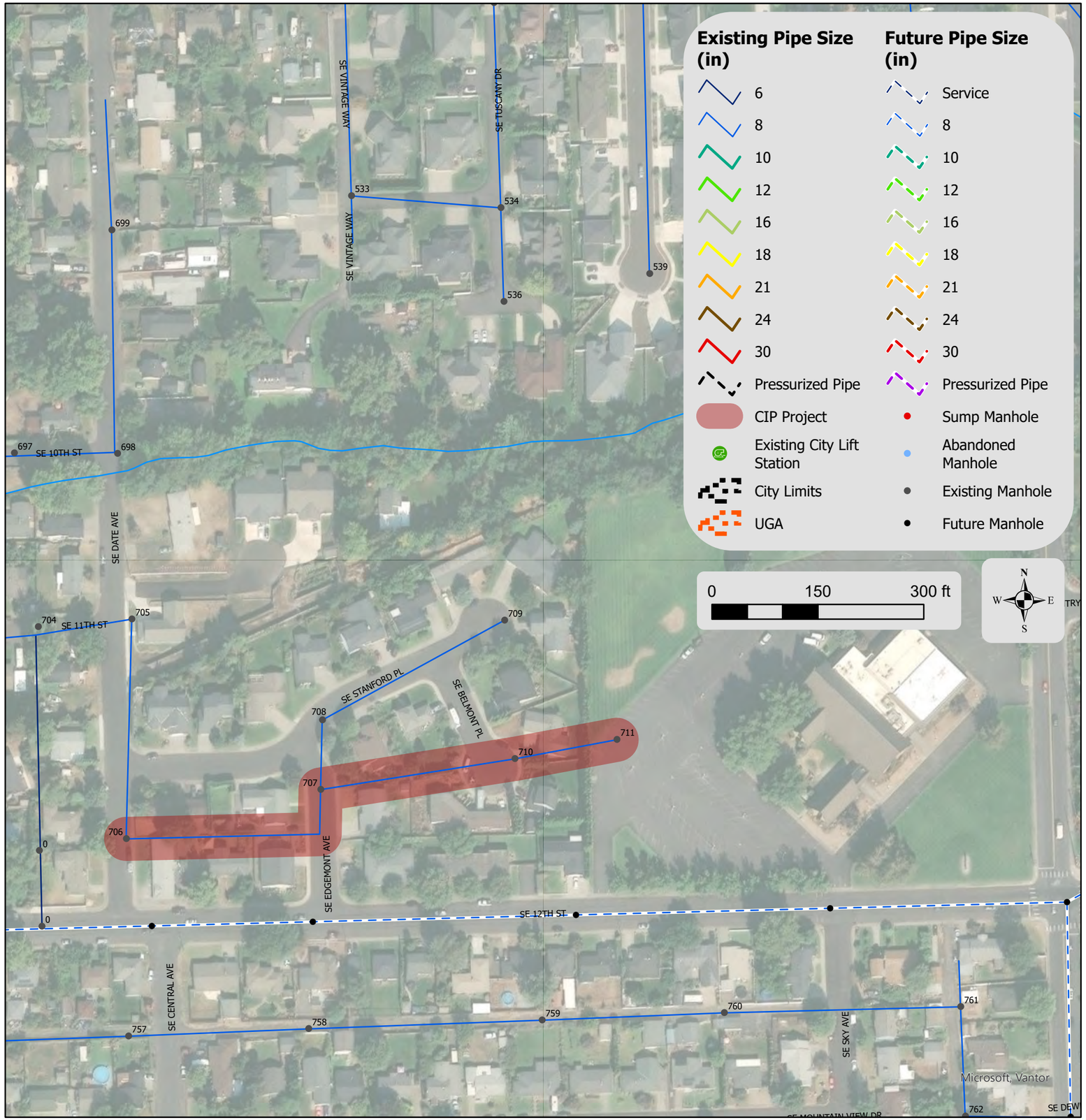
This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

As Budget Allows

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J·U·B ENGINEERS, INC.



City of College Place

2026 General Sewer Plan

F.05 SE Stanford Pl

CORE ISSUE — **System Modifications**

BACKGROUND

The highlighted 8-inch pipe segments (763 LF) range in Overall Priority Scores of 40-42 and their Likelihood of Failure Score is 30. Amongst the 3 segments, all pipe segments are known to have roots.

RECOMMENDED SOLUTION

Pipe Replacement

> Replace 763 LF of 8-inch gravity collector pipe from MH 706 to MH 711

> Add new manhole in SE Edgemont Ave

> Replace MH 707, MH 710, and MH 711 with new manholes

> Opinion of Probable Cost (2026 Dollars) **$ 456,000**

PROJECT TIMING

This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

As Budget Allows

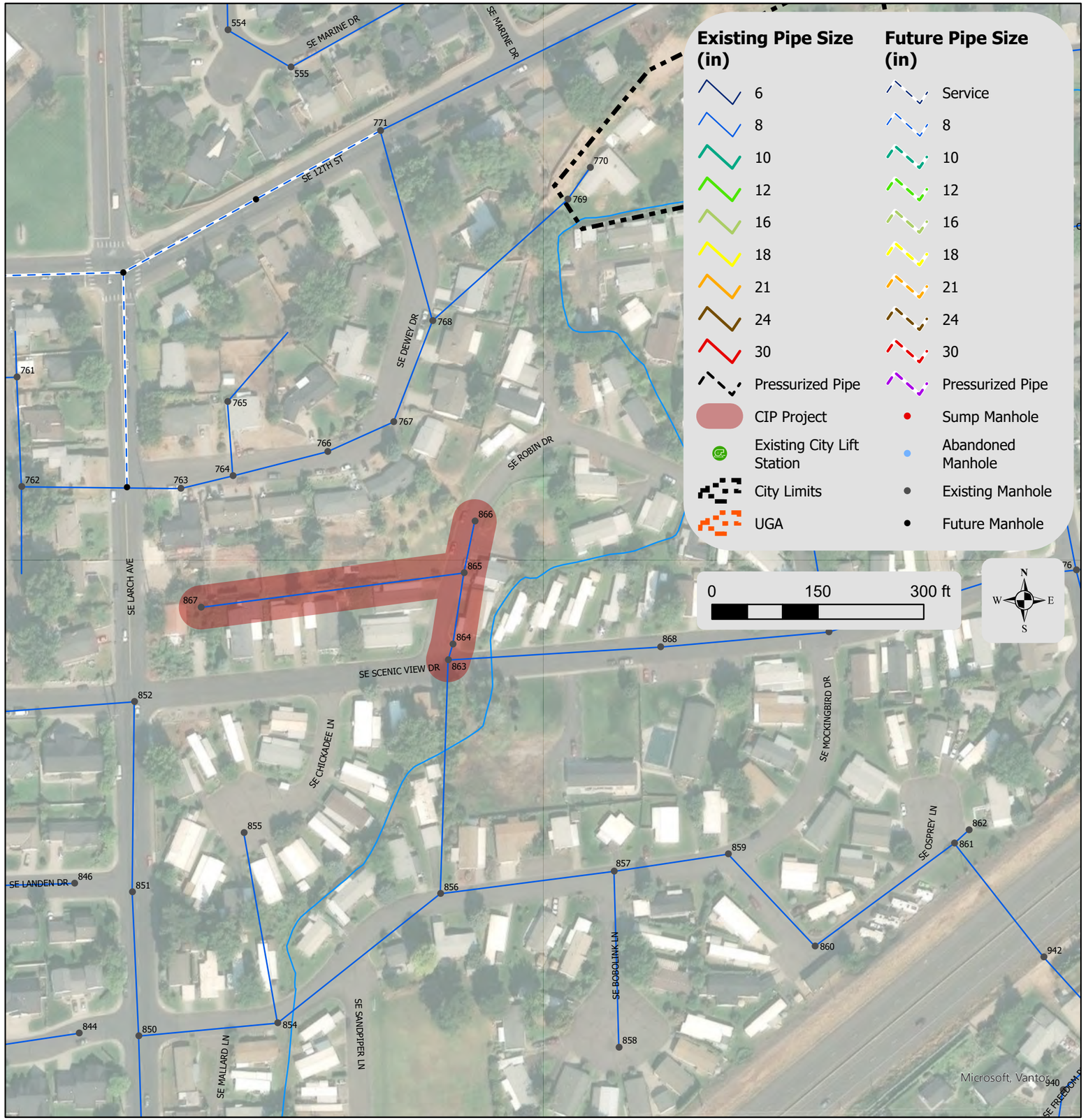
NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J·U·B ENGINEERS, INC.

City of College Place
2026 General Sewer Plan

F.06 SE Robin Dr



CORE ISSUE
System Modifications

BACKGROUND
The highlighted 8-inch pipe segments (576 LF) range in Overall Priority Scores of 29-34 and their Likelihood of Failure Score ranges from 15-30. Amongst the 4 segments, 3 pipe segments are known to have infiltration.

RECOMMENDED SOLUTION

Pipe Replacement

> Replace 576 LF of 8-inch gravity collector pipe from MH 863 to MH 866 and from MH 865 to MH 867

> Replace MH 864, MH 865, MH 866, and MH 867 with new manholes

> Opinion of Probable Cost (2026 Dollars) **$ 474,000**

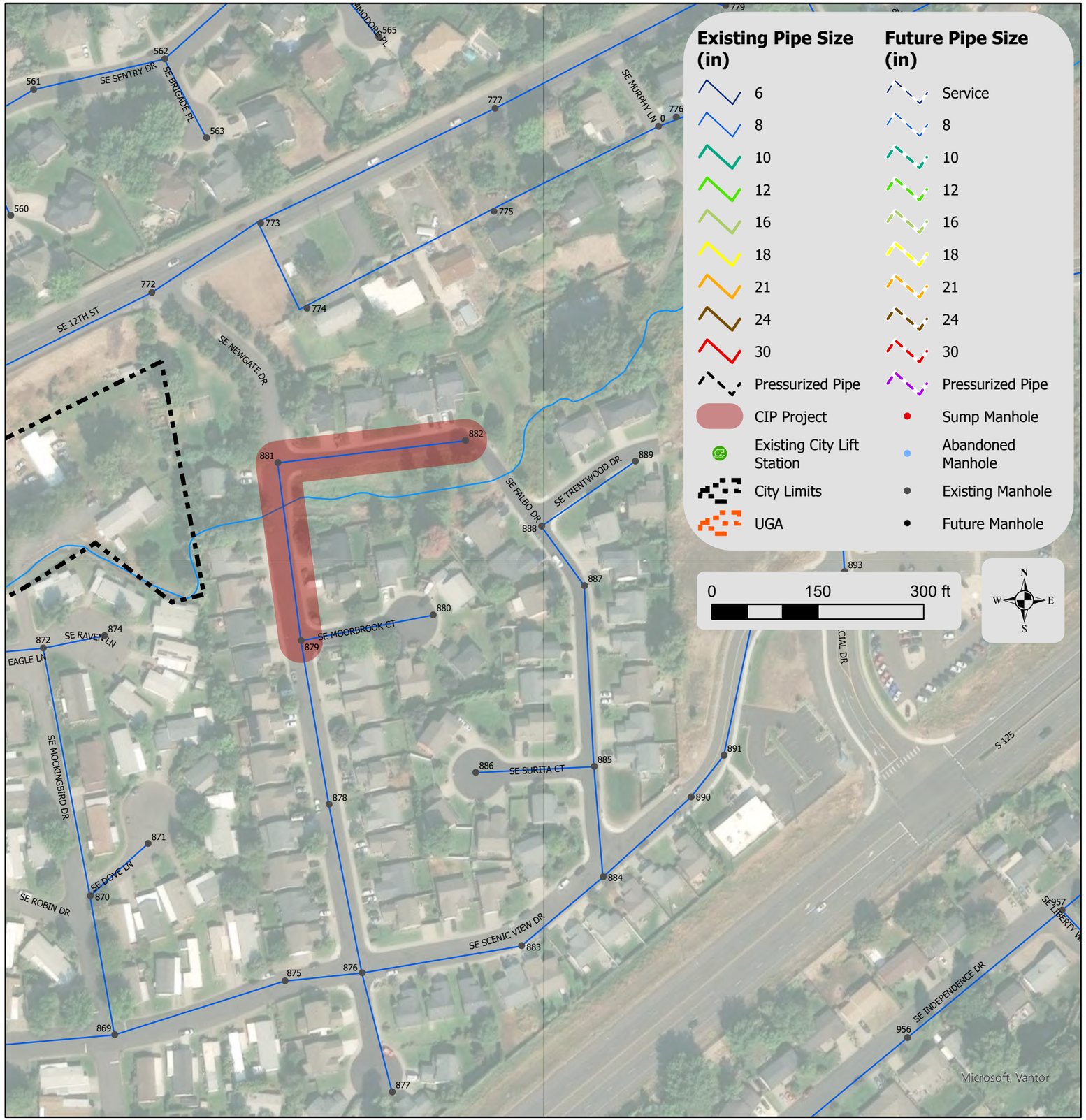
PROJECT TIMING
This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

As Budget Allows

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J·U·B ENGINEERS, INC.



City of College Place

2026 General Sewer Plan

F.07 SE Newgate Dr & SE Falbo Dr

CORE ISSUE — **System Modifications**

BACKGROUND

The highlighted 8-inch pipe segments (522 LF) range in Overall Priority Scores of 18-33 and their Likelihood of Failure Score ranges from 15-30. Amongst the 2 segments, 1 pipe segment is known to have infiltration.

RECOMMENDED SOLUTION

Pipe Replacement

> Replace 522 LF of 8-inch gravity collector pipe from MH 879 to MH 882

> Replace MH 881 and MH 882 with new manholes

> Opinion of Probable Cost (2026 Dollars) **$ 360,000**

PROJECT TIMING

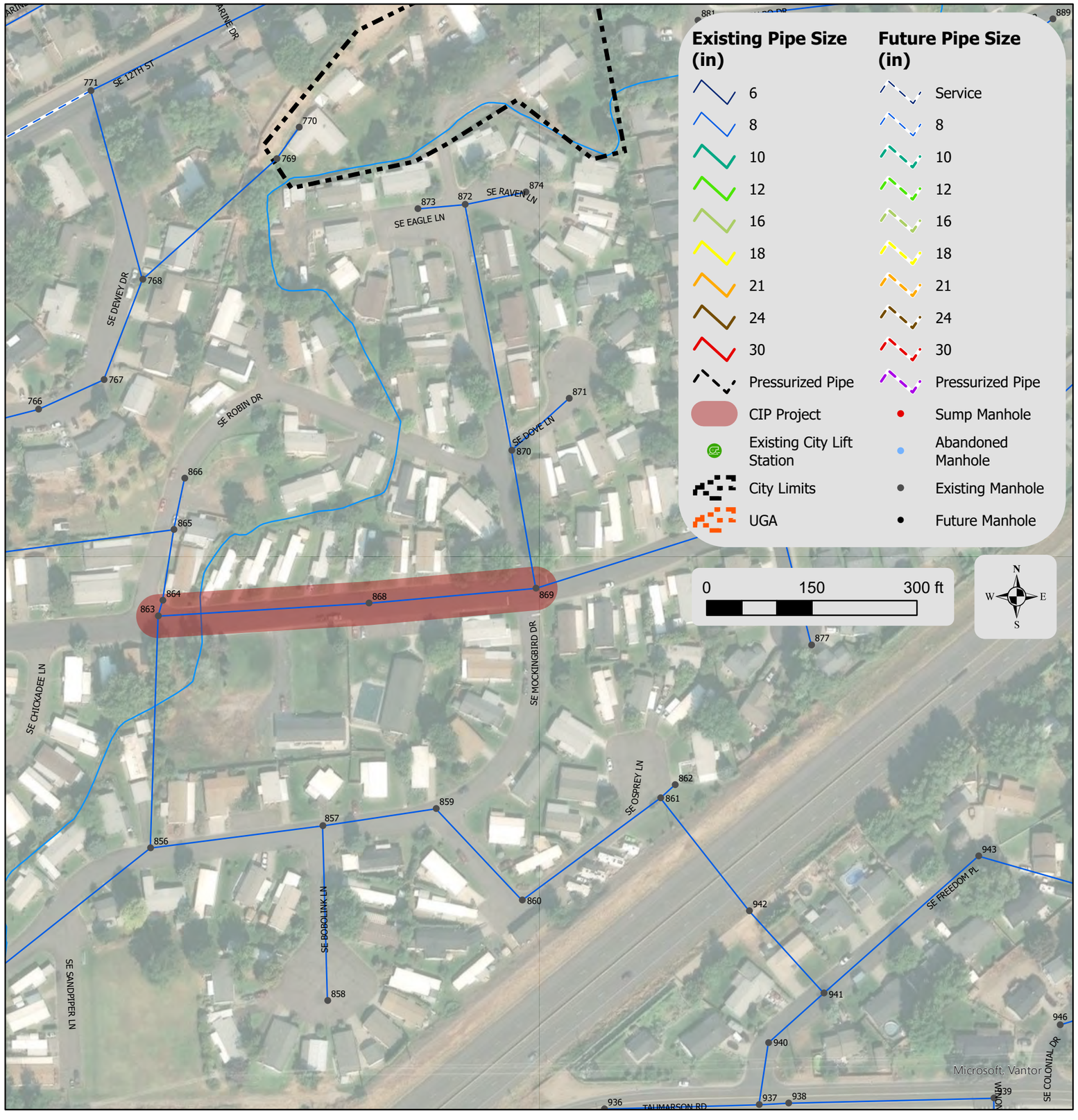
This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

As Budget Allows

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J·U·B ENGINEERS, INC.



City of College Place

2026 General Sewer Plan

F.08 SE Scenic View Dr Between SE Robin Dr & SE Mockingbird Dr

CORE ISSUE — **System Modifications**

BACKGROUND

The highlighted 8-inch pipe segments (540 LF) range in Overall Priority Scores of 27-33 and their Likelihood of Failure Score is 30. Amongst the 2 segments, all pipe segments are known to have infiltration.

RECOMMENDED SOLUTION

Pipe Replacement

> Replace 540 LF of 8-inch gravity collector pipe from MH 863 to MH 869

> Replace MH 863 and MH 868 with new manholes

> Opinion of Probable Cost (2026 Dollars) **$ 366,000**

PROJECT TIMING

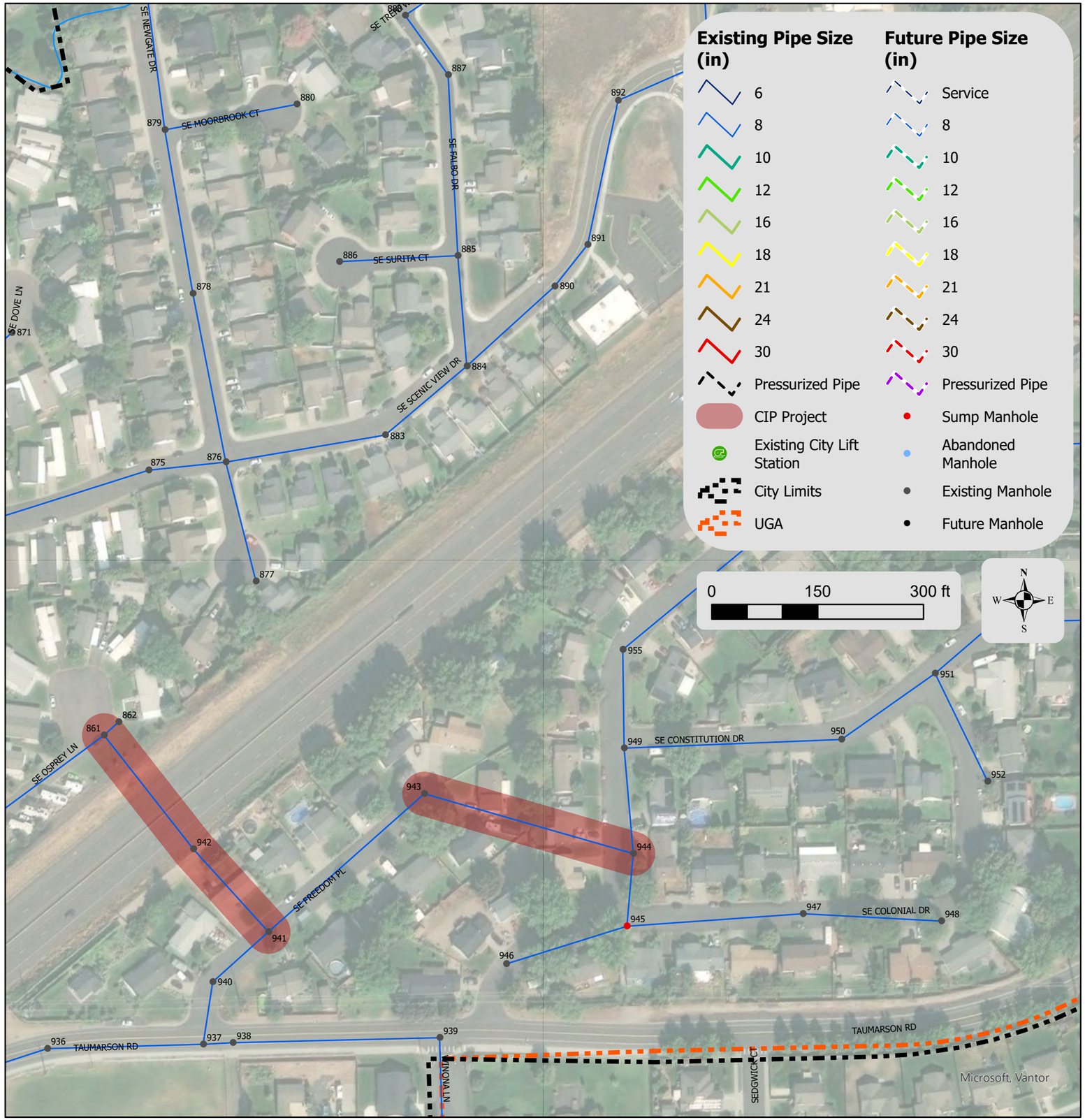
This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

As Budget Allows

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J·U·B ENGINEERS, INC.



City of College Place

2026 General Sewer Plan

F.09 — Osprey Ln to SE Independence Dr

CORE ISSUE — **System Modifications**

BACKGROUND

The highlighted 8-inch pipe segments (671 LF) range in Overall Priority Scores of 24-43 and their Likelihood of Failure Score ranges from 19-26. Amongst the 3 segments, 2 pipe segment require maintenance every six months.

RECOMMENDED SOLUTION

Pipe Replacement

> Replace 205 LF of 8-inch gravity collector pipe from MH 861 to MH 942

> Replace MH 942 with a new manhole

Pipe Rehabilitation

> Rehabilitate 466 LF of 8-inch gravity collector pipe from MH 941 to MH 942 and from MH 943 to MH 944

> Opinion of Probable Cost (2026 Dollars) **$ 185,000**

PROJECT TIMING

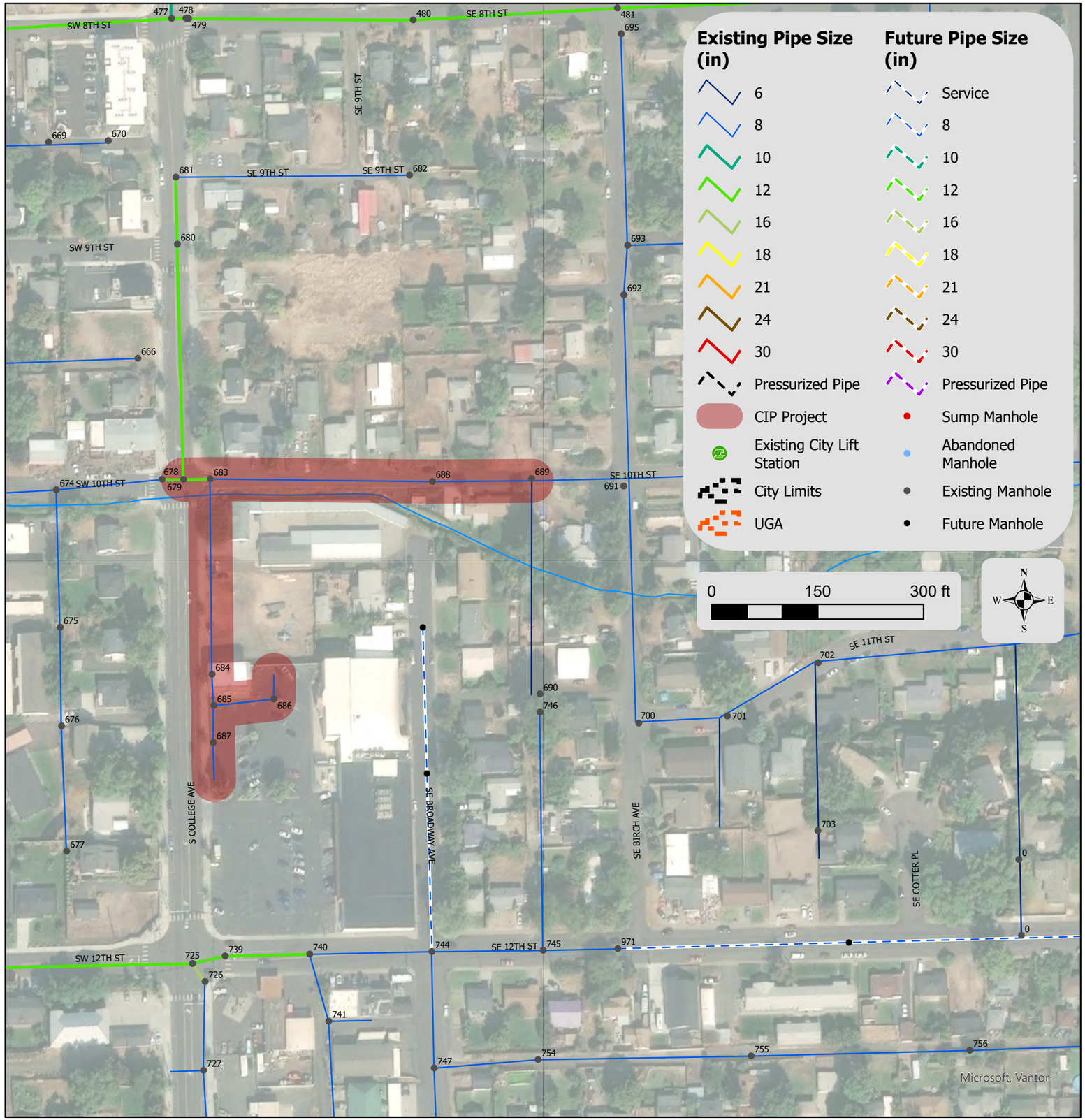
This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

As Budget Allows

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J-U-B ENGINEERS, INC.



City of College Place

2026 General Sewer Plan

F.10 — SE 10th St & S College Ave

CORE ISSUE — **System Modifications**

BACKGROUND

The highlighted 8-inch pipe segments (1,003 LF) and 12-inch pipe segments (38 LF) range in Overall Priority Scores of 22-38 and their Likelihood of Failure Score ranges from 15-20, which makes these high priority pipes.

RECOMMENDED SOLUTION

Pipe Replacement

> Replace 315 LF of 8-inch gravity collector pipe from MH 683 to MH 688

> Replace 38 LF of 12-inch gravity collector pipe from MH 678 to MH 683

> Replace MH 683 with a new manhole

Pipe Rehabilitation

> Rehabilitate 688 LF of 8-inch gravity collector pipe from MH 688 to MH 689 and from MH683 to MH 687

> Opinion of Probable Cost (2026 Dollars) **$ 344,000**

PROJECT TIMING

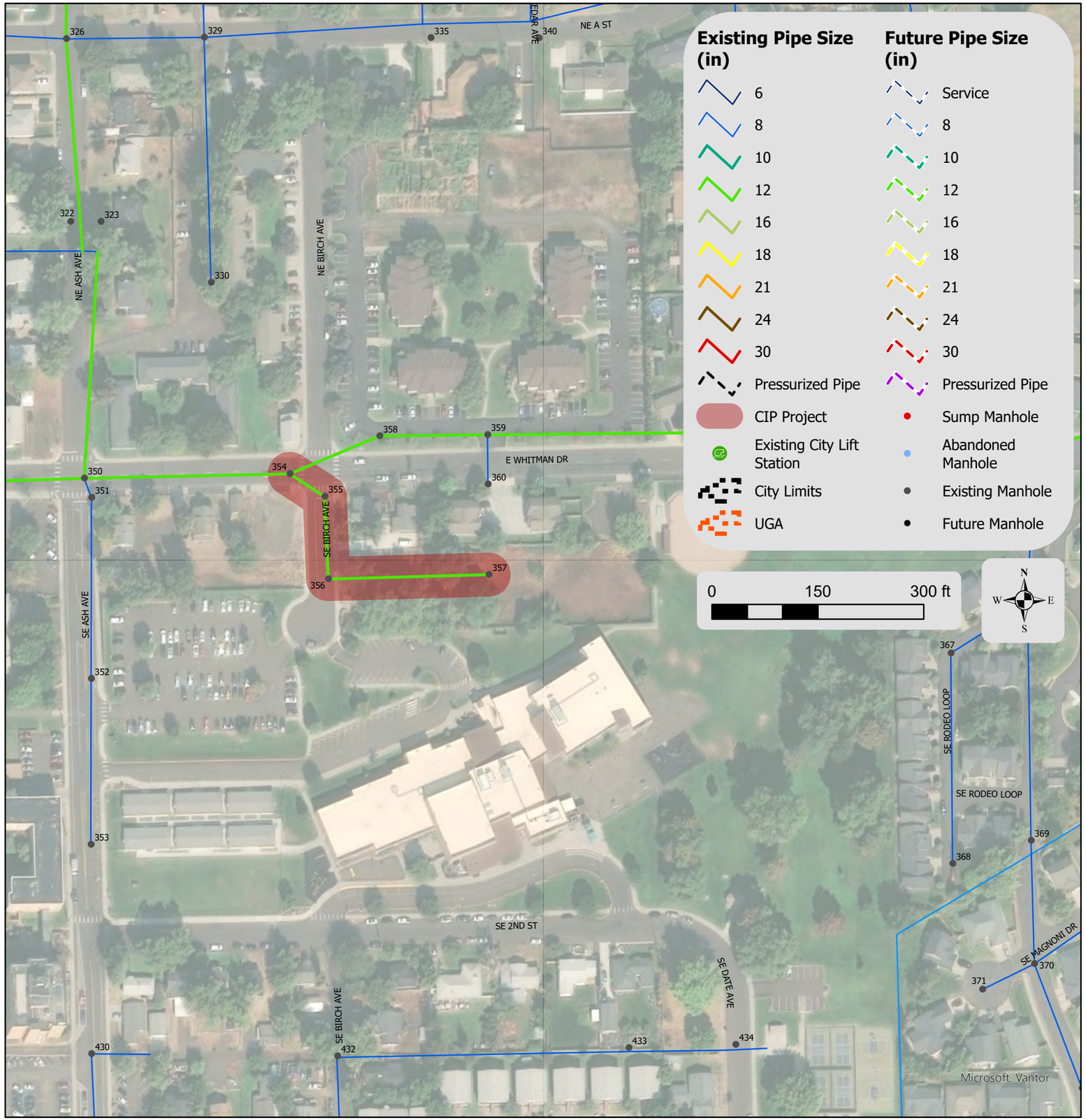
This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

As Budget Allows

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J·U·B ENGINEERS, INC.



City of College Place

2026 General Sewer Plan

F.11 SE Birch Ave by Davis Elementary School

CORE ISSUE — **System Modifications**

BACKGROUND

The highlighted 12-inch pipe segments (403 LF) range in Overall Priority Scores of 23-35 and their Likelihood of Failure Score is 20, making these high priority pipes.

RECOMMENDED SOLUTION

Pipe Rehabilitation

> Rehabilitate 403 LF of 12-inch gravity collector pipe from MH 354 to MH 357

> Opinion of Probable Cost (2026 Dollars) **$ 76,000**

PROJECT TIMING

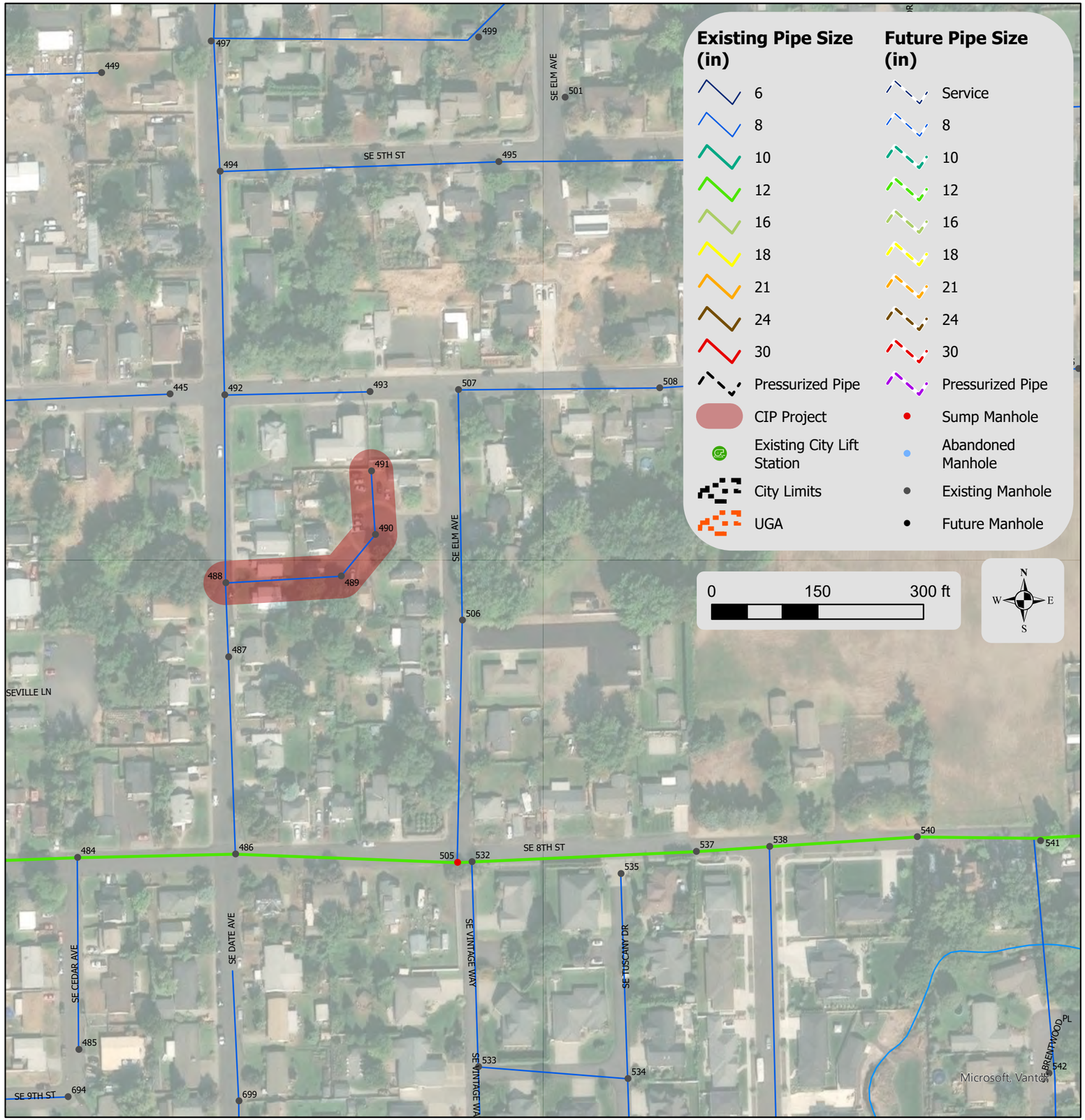
This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

As Budget Allows

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J·U·B ENGINEERS, INC.



City of College Place
2026 General Sewer Plan

F.12 Elm Pl

CORE ISSUE — **System Modifications**

BACKGROUND

The highlighted 8-inch pipe segments (330 LF) range in Overall Priority Scores of 31-35 and their Likelihood of Failure Score is 20, which makes these high priority pipes.

RECOMMENDED SOLUTION

Pipe Rehabilitation

> Rehabilitate 330 LF of 8-inch gravity collector pipe from MH 488 to MH 491

> Opinion of Probable Cost (2026 Dollars) **$ 45,000**

PROJECT TIMING

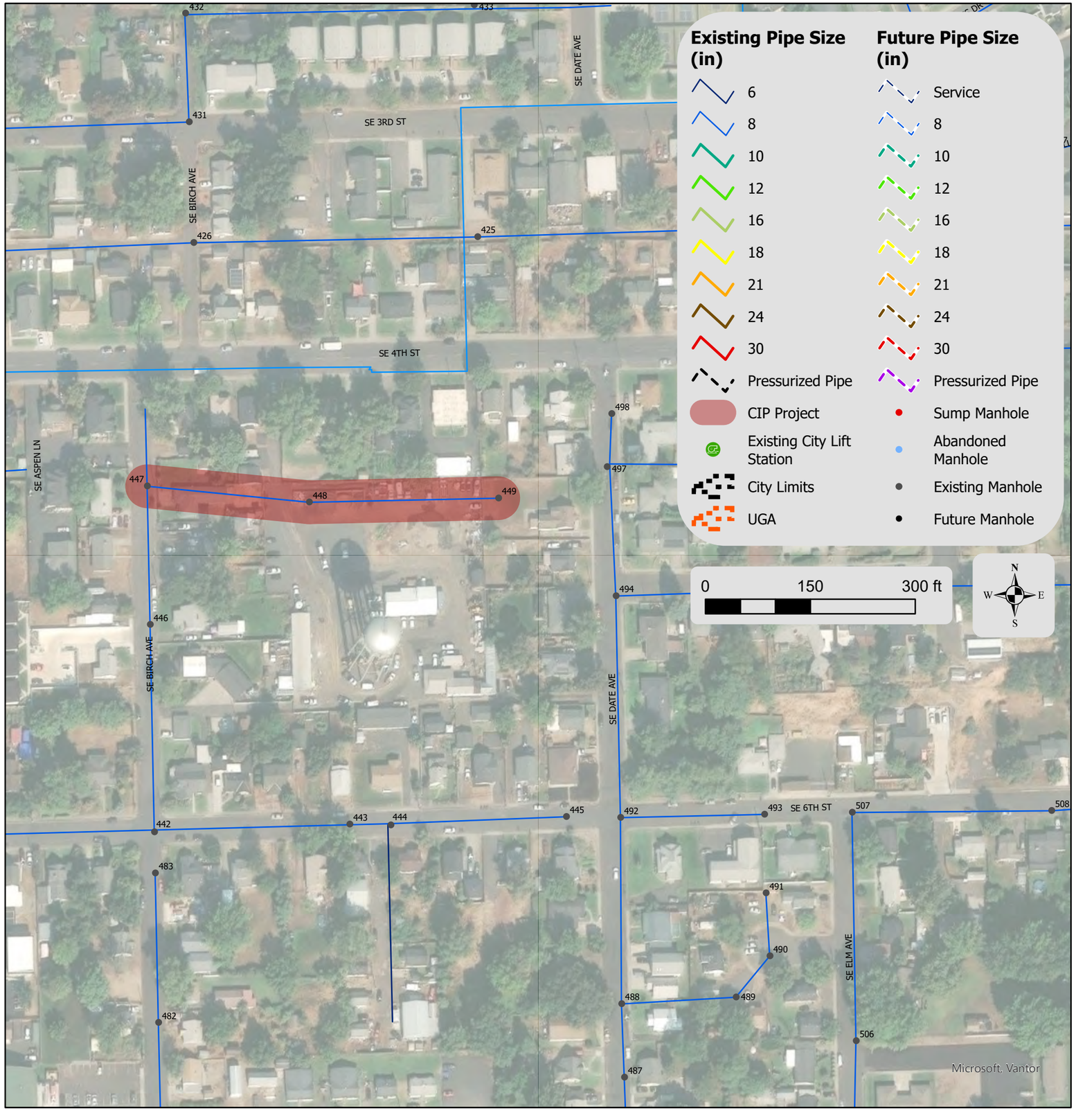
This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

As Budget Allows

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J·U·B ENGINEERS, INC.



City of College Place

2026 General Sewer Plan

F.13 City Shop

CORE ISSUE — **System Modifications**

BACKGROUND

The highlighted 8-inch pipe segments (503 LF) range in Overall Priority Scores of 31-33 and their Likelihood of Failure Score is 20, making these high priority pipes.

RECOMMENDED SOLUTION

Pipe Rehabilitation

> Rehabilitate 503 LF of 8-inch gravity collector pipe from MH 447 to MH 449

> Opinion of Probable Cost (2026 Dollars) **$ 69,000**

PROJECT TIMING

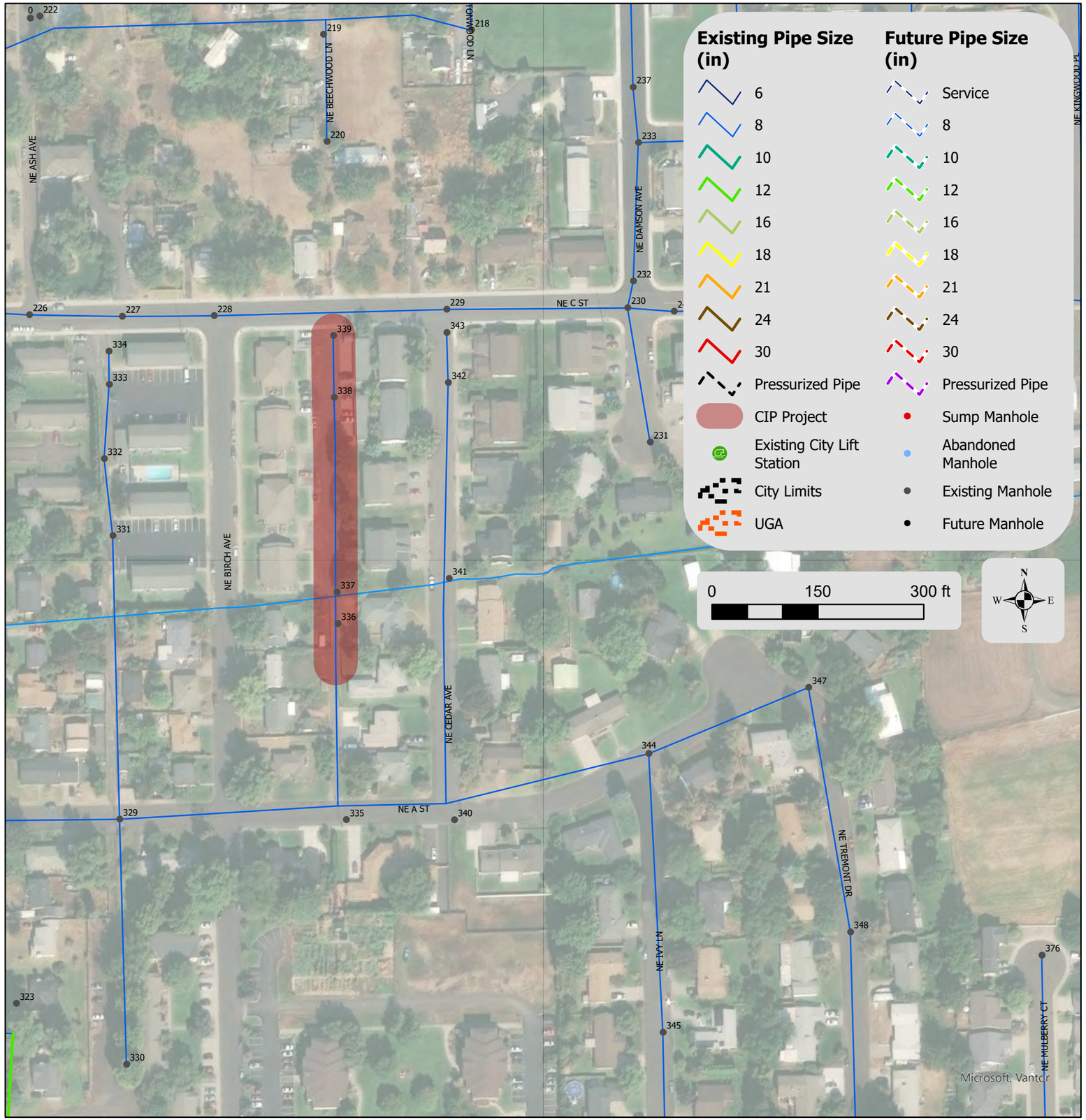
This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

As Budget Allows

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J-U-B ENGINEERS, INC.



City of College Place

2026 General Sewer Plan

F.14 NE Cedar Ave

CORE ISSUE — **System Modifications**

BACKGROUND

The highlighted 8-inch pipe segments (464 LF) range in Overall Priority Scores of 28-33 and their Likelihood of Failure Score is 20, making these high priority pipes.

RECOMMENDED SOLUTION

Pipe Rehabilitation

> Rehabilitate 464 LF of 8-inch gravity collector pipe from MH 336 to MH 339

> Opinion of Probable Cost (2026 Dollars) **$ 63,000**

PROJECT TIMING

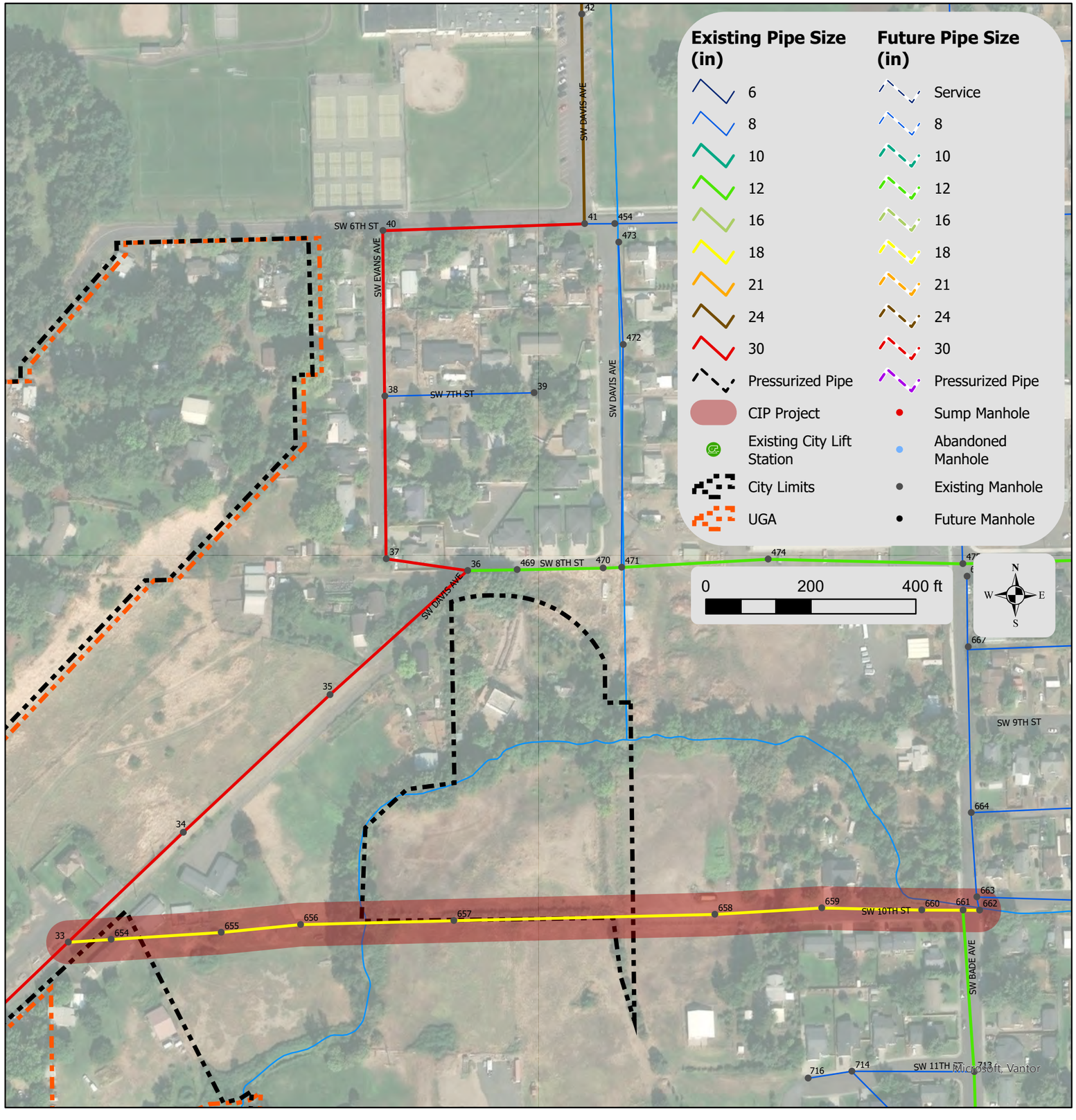
This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

As Budget Allows

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J-U-B ENGINEERS, INC.



City of College Place

2026 General Sewer Plan

F.15 SW 10th Ave

CORE ISSUE — **System Modifications**

BACKGROUND

The highlighted 18-inch pipe segments (1,738 LF) range in Overall Priority Scores of 23-42 and their Likelihood of Failure is 19, making these high priority pipes.

RECOMMENDED SOLUTION

Pipe Rehabilitation

> Rehabilitate 1,738 LF of 18-inch gravity collector pipe from MH 765 to cleanout, from MH 767 to MH 771, and from MH 768 to MH 770

> Opinion of Probable Cost (2026 Dollars) **$ 475,000**

PROJECT TIMING

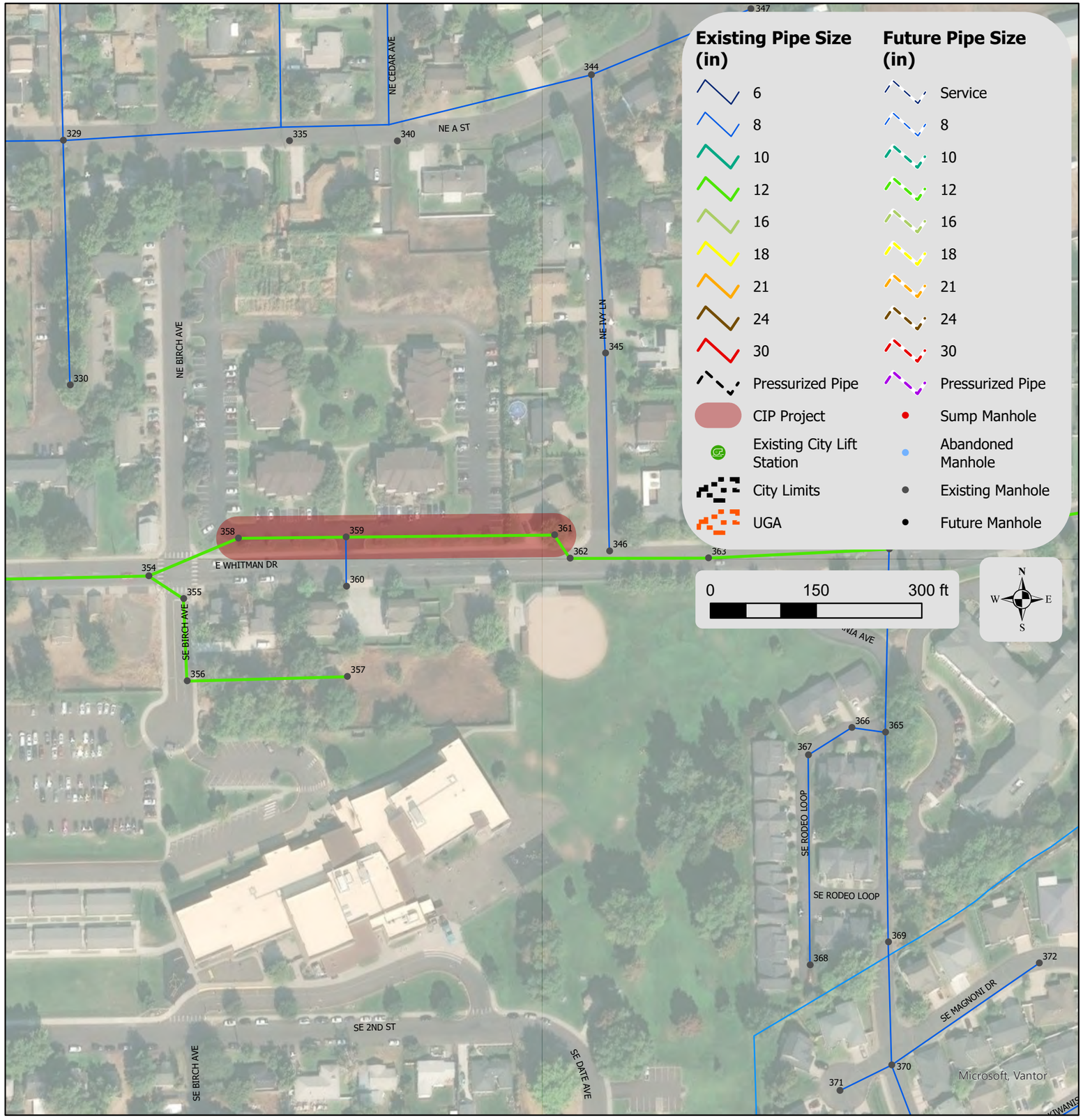
This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

As Budget Allows

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J-U-B ENGINEERS, INC.



City of College Place

2026 General Sewer Plan

F.16 E Whitman Dr by Davis Elementary School

CORE ISSUE — **System Modifications**

BACKGROUND

The highlighted 12-inch pipe segments (449 LF) have an Overall Priority Score of 34 and their Likelihood of Failure Score is 15.

RECOMMENDED SOLUTION

Pipe Replacement

> Replace 449 LF of 12-inch gravity collector pipe from MH 358 to MH 361

> Replace MH 359 with a new manhole

> Opinion of Probable Cost (2026 Dollars) **$ 250,000**

PROJECT TIMING

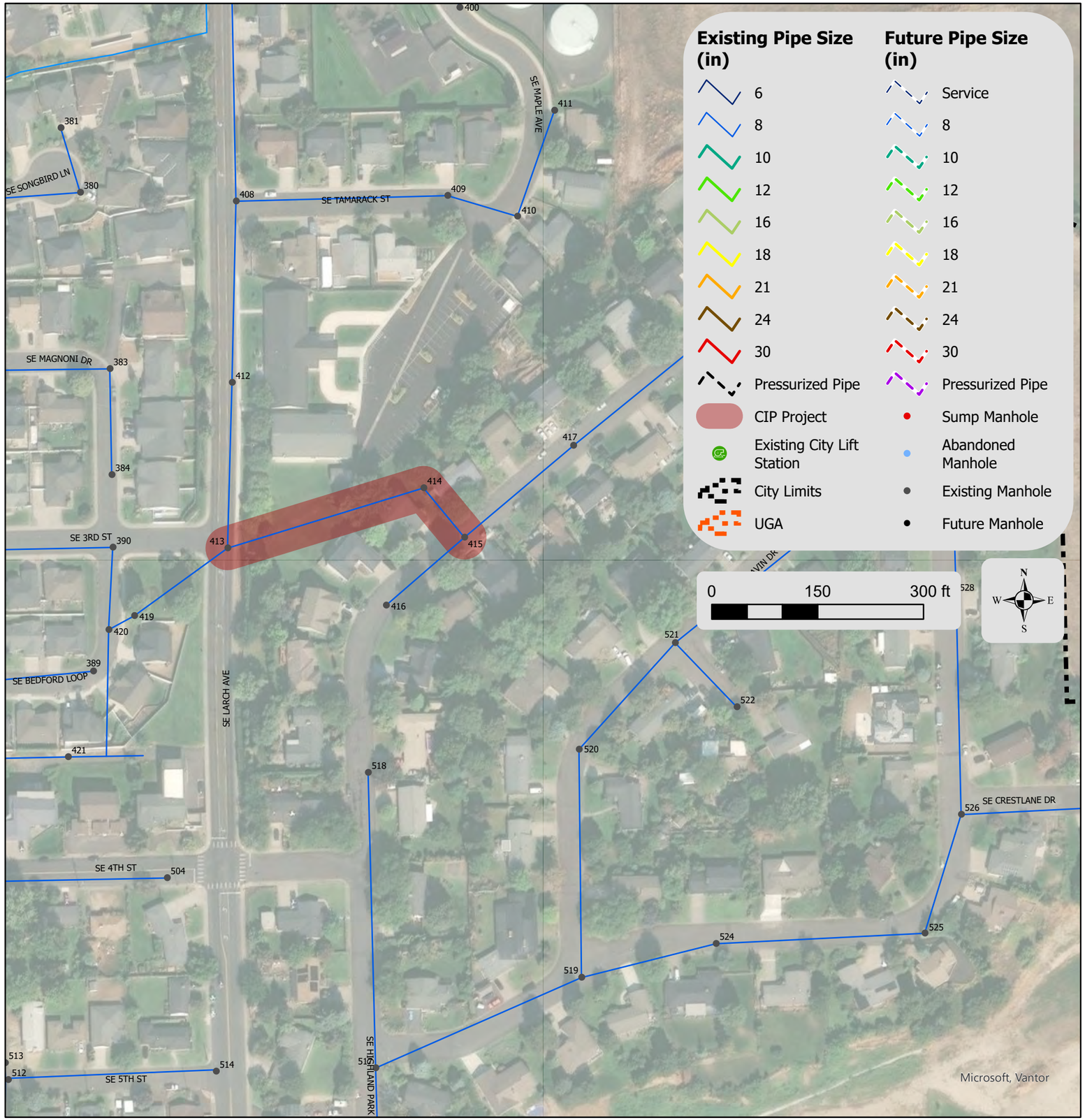
This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

As Budget Allows

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J·U·B ENGINEERS, INC.



City of College Place

2026 General Sewer Plan

F.17 — Between SE 3rd St & Highland Park Dr

CORE ISSUE — **System Modifications**

BACKGROUND

The highlighted 8-inch pipe segments (382 LF) range in Overall Priority Scores of 29-32 and their Likelihood of Failure Score is 15, making these high priority pipes.

RECOMMENDED SOLUTION

Pipe Replacement

> Replace 382 LF of 8-inch gravity collector pipe from MH 413 to MH 415

> Replace MH 414 with a new manhole

> Opinion of Probable Cost (2026 Dollars) **$ 141,000**

PROJECT TIMING

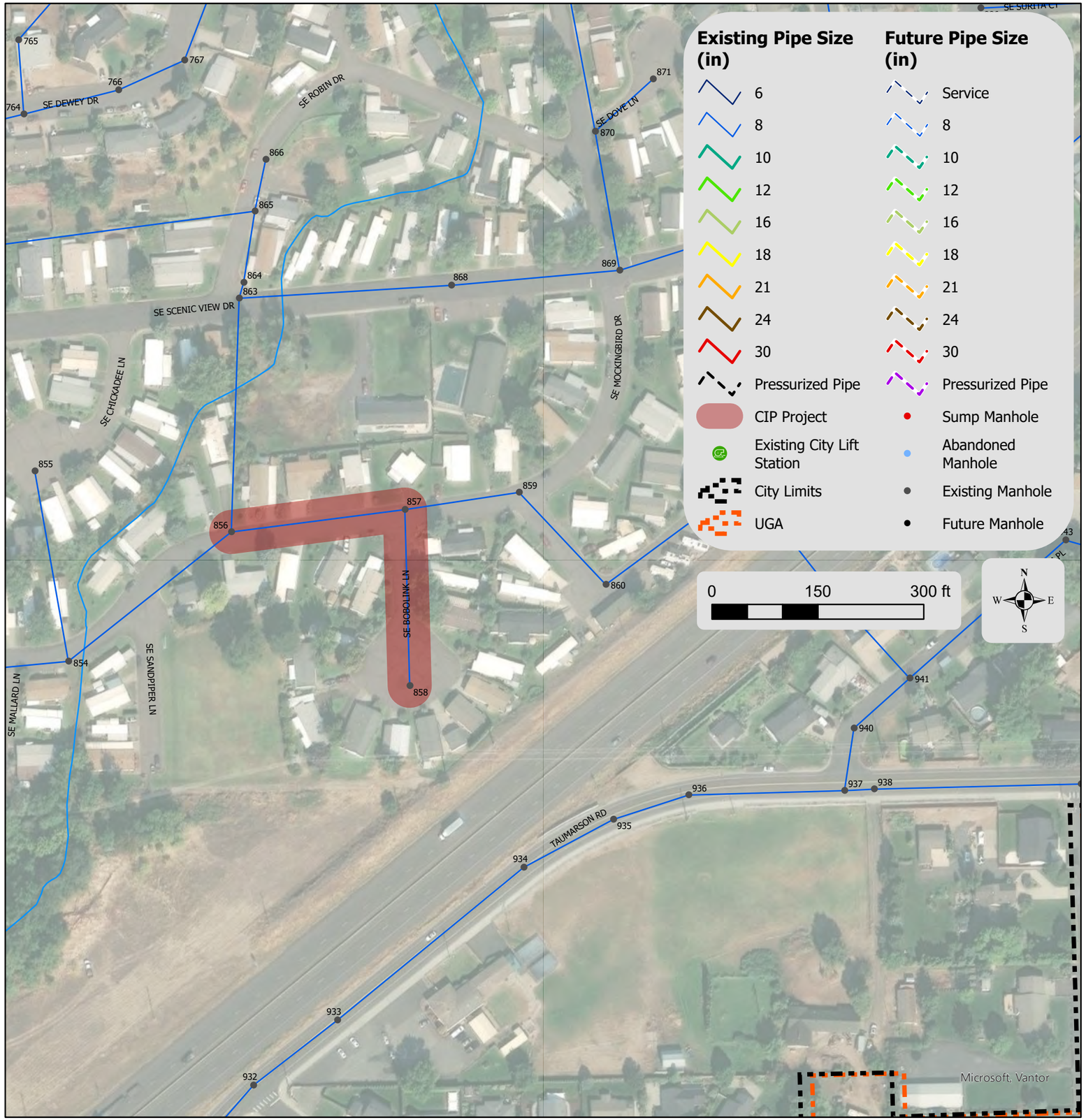
This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

As Budget Allows

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J·U·B ENGINEERS, INC.



City of College Place

2026 General Sewer Plan

F.18 SE Mockingbird Dr & SE Bobolink Dr

CORE ISSUE — **System Modifications**

BACKGROUND

The highlighted 8-inch pipe segments (497 LF) range in Overall Priority Scores of 27-29 and their Likelihood of Failure Score is 30. Amongst the 2 segments, all pipe segments are known to have infiltration.

RECOMMENDED SOLUTION

Pipe Replacement

> Replace 497 LF of 8-inch gravity collector pipe from MH 856 to MH 858

> Replace MH 857 and MH 858 with new manholes

> Opinion of Probable Cost (2026 Dollars) **$ 451,000**

PROJECT TIMING

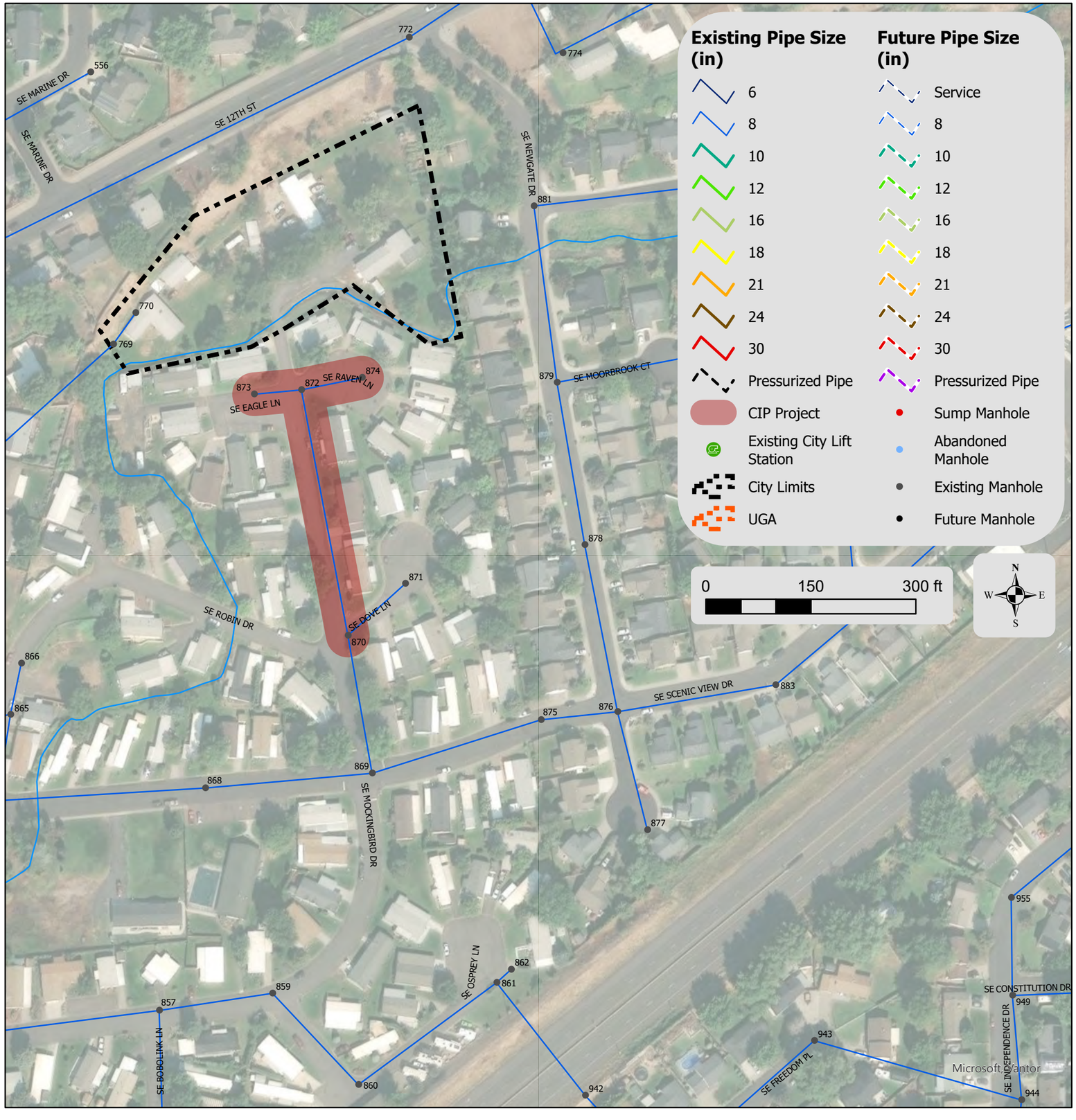
This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

As Budget Allows

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J·U·B ENGINEERS, INC.



City of College Place

2026 General Sewer Plan

F.19 SE Mockingbird Dr North of SE Dove Ln

CORE ISSUE — **System Modifications**

BACKGROUND

The highlighted 8-inch pipe segments (514 LF) with Overall Priority Scores of 28 and their Likelihood of Failure Score is 30. Amongst the 3 segments, all pipe segments are known to have infiltration.

RECOMMENDED SOLUTION

Pipe Replacement

> Replace 514 LF of 8-inch gravity collector pipe from MH 870 to MH 873 and MH 874

> Replace MH 872, MH 873, and MH 874with new manholes

> Opinion of Probable Cost (2026 Dollars) **$ 462,000**

PROJECT TIMING

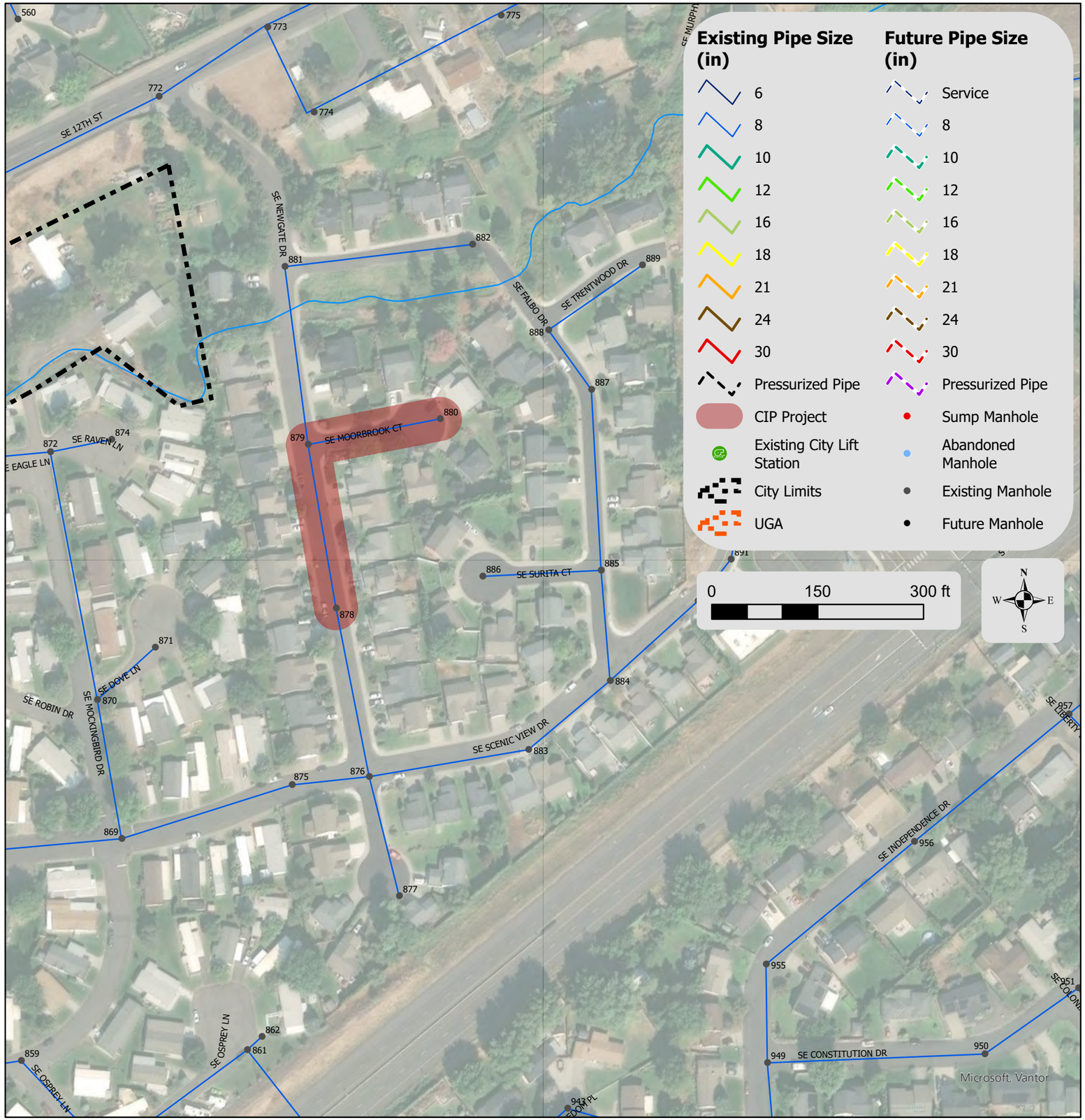
This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

As Budget Allows

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J·U·B ENGINEERS, INC.



City of College Place

2026 General Sewer Plan

F.20 SE Newgate Dr & SE Moorbrook Ct

CORE ISSUE — **System Modifications**

BACKGROUND

The highlighted 8-inch pipe segments (426 LF) have Overall Priority Scores of 27 and their Likelihood of Failure Score is 30. Amongst the 2 segments, all pipe segments are known to have infiltration.

RECOMMENDED SOLUTION

Pipe Replacement

> Replace 426 LF of 8-inch gravity collector pipe from MH 878 to MH 880

> Replace MH 879 and MH 880 with new manholes

> Opinion of Probable Cost (2026 Dollars) **$ 353,000**

PROJECT TIMING

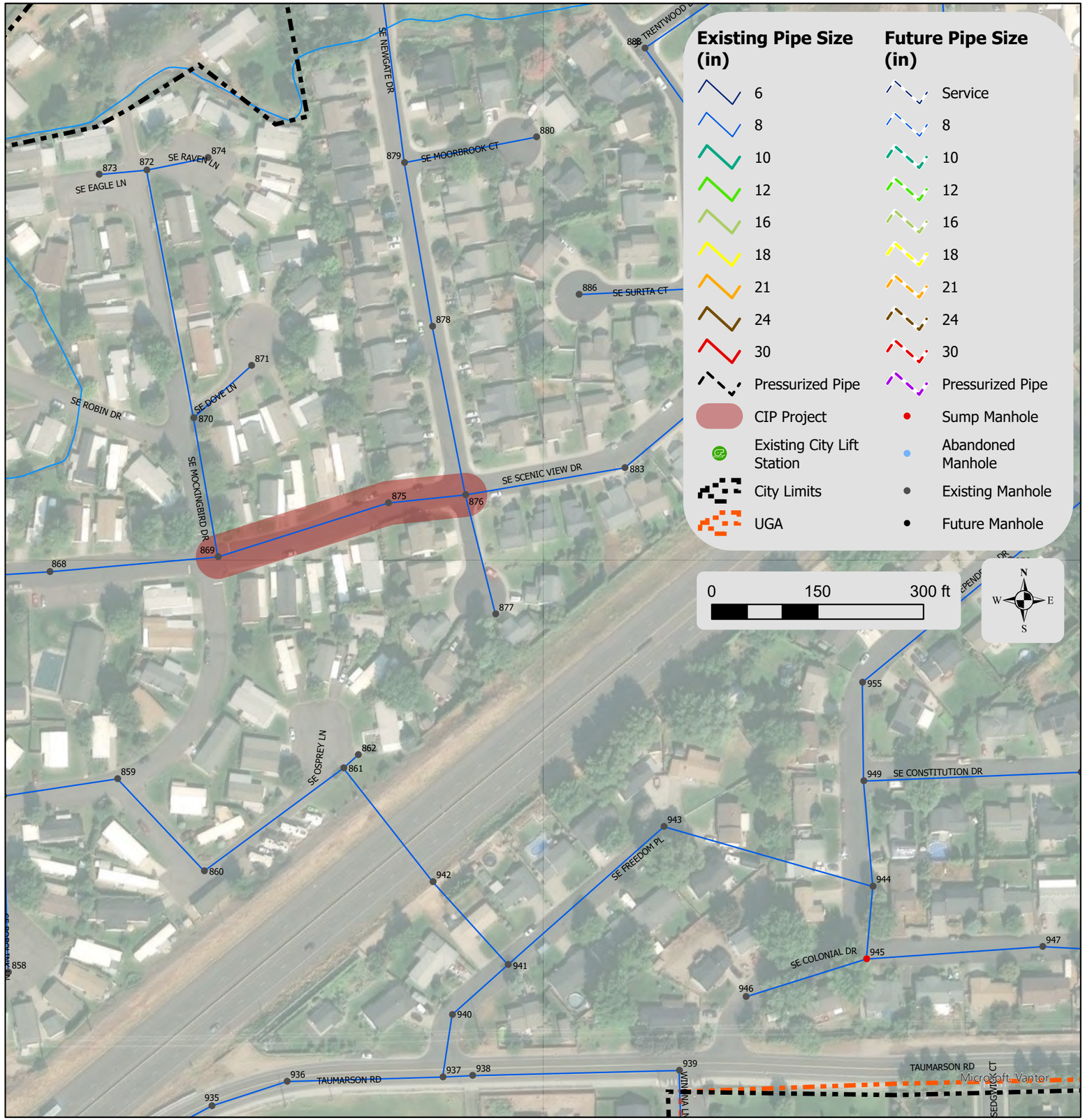
This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

As Budget Allows

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J·U·B ENGINEERS, INC.



Existing Pipe Size (in)

- 6
- 8
- 10
- 12
- 16
- 18
- 21
- 24
- 30
- Pressurized Pipe
- CIP Project
- Existing City Lift Station
- City Limits
- UGA

Future Pipe Size (in)

- Service
- 8
- 10
- 12
- 16
- 18
- 21
- 24
- 30
- Pressurized Pipe
- Sump Manhole
- Abandoned Manhole
- Existing Manhole
- Future Manhole

City of College Place
2026 General Sewer Plan

F.21 SE Scenic View Dr Between SE Mockingbird Dr & SE Newgate Dr

CORE ISSUE — **System Modifications**

BACKGROUND

The highlighted 8-inch pipe segments (364 LF) range in Overall Priority Scores of 25-27 and their Likelihood of Failure Score is 30. Amongst the 2 segments, all pipe segments are known to have infiltration.

RECOMMENDED SOLUTION

Pipe Replacement

> Replace 364 LF of 8-inch gravity collector pipe from MH 869 to MH 876

> Replace MH 869 and MH 875 with new manholes

> Opinion of Probable Cost (2026 Dollars) **$ 288,000**

PROJECT TIMING

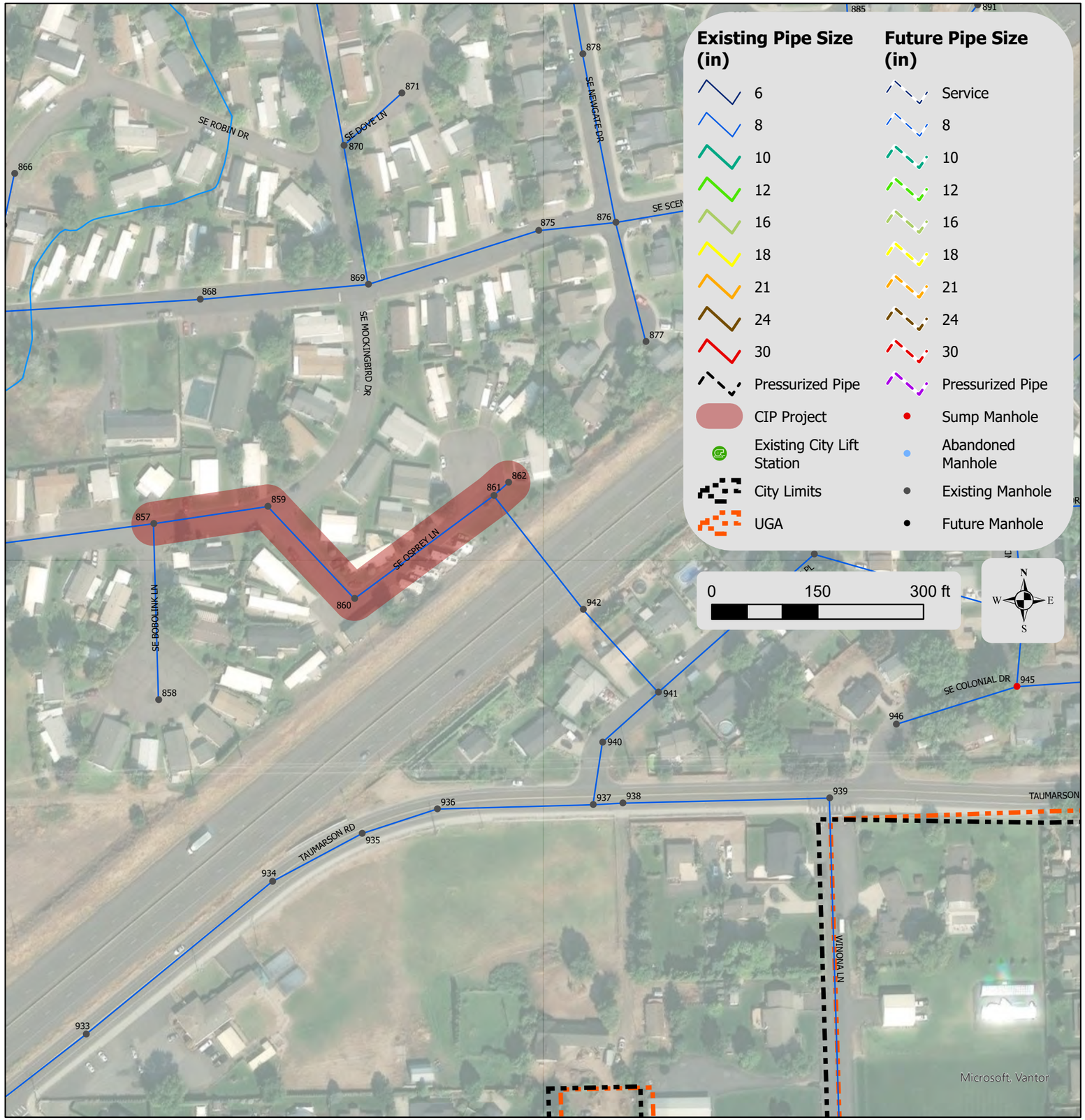
This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

As Budget Allows

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J·U·B ENGINEERS, INC.



City of College Place

2026 General Sewer Plan

F.22 SE Mockingbird Dr & Osprey Ln

CORE ISSUE — **System Modifications**

BACKGROUND

The highlighted 8-inch pipe segments (617 LF) range in Overall Priority Scores of 25-27 and their Likelihood of Failure Score is 30. Amongst the 4 segments, all pipe segments are known to have infiltration.

RECOMMENDED SOLUTION

Pipe Replacement

> Replace 617 LF of 8-inch gravity collector pipe from MH 857 to MH 862

> Replace MH 859, MH 860, and MH 862 with new manholes

> Opinion of Probable Cost (2026 Dollars) **$ 479,000**

PROJECT TIMING

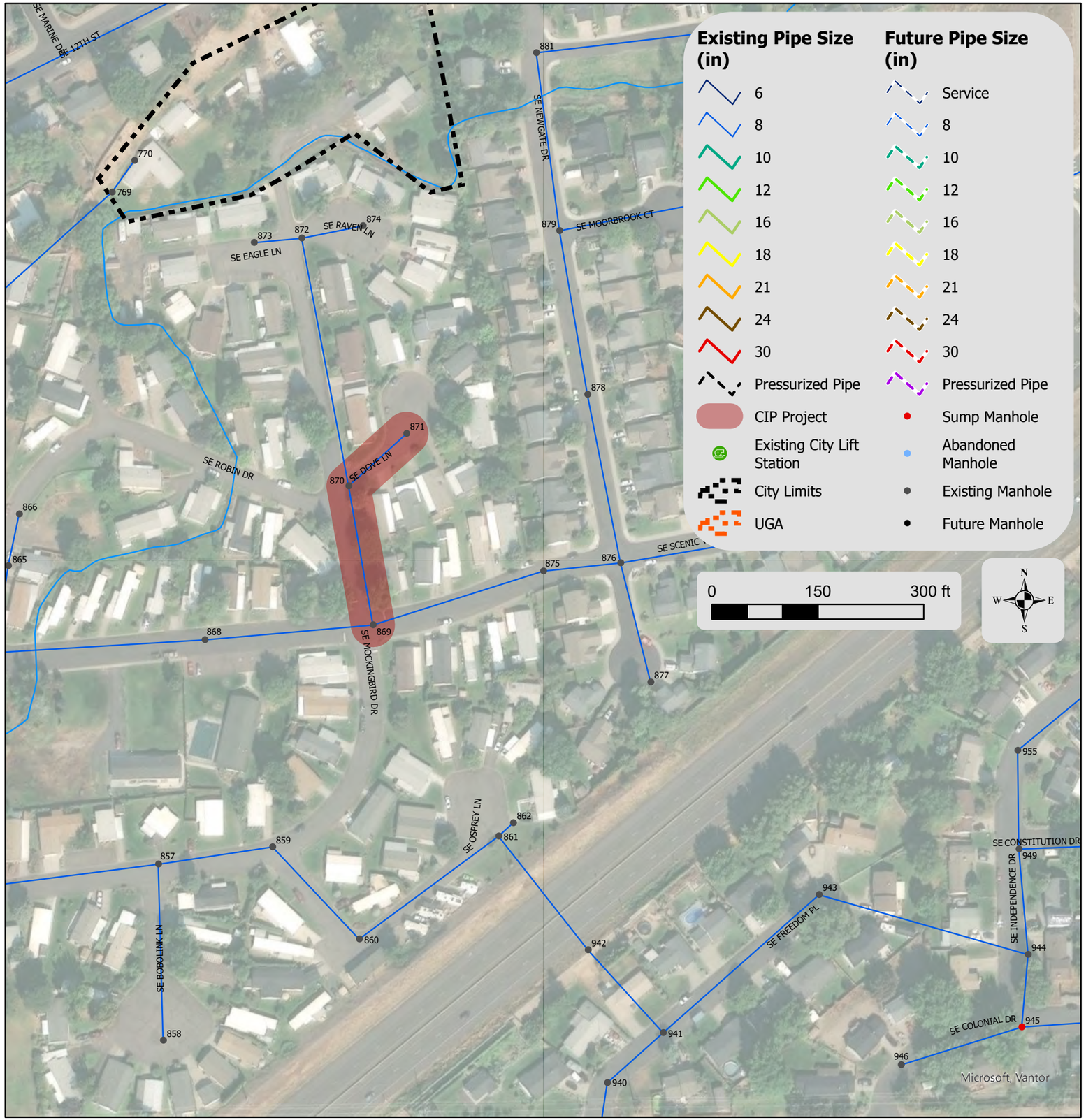
This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

As Budget Allows

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J·U·B ENGINEERS, INC.



City of College Place

2026 General Sewer Plan

F.23 SE Mockingbird Dr Between SE Scenic View Dr & SE Dove Ln

CORE ISSUE — **System Modifications**

BACKGROUND

The highlighted 8-inch pipe segments (310 LF) have Overall Priority Scores of 27 and their Likelihood of Failure Score is 30. Amongst the 2 segments, all pipe segments are known to have infiltration.

RECOMMENDED SOLUTION

Pipe Replacement

> Replace 310 LF of 8-inch gravity collector pipe from MH 869 to MH 871

> Replace MH 870 and MH 871 with new manholes

> Opinion of Probable Cost (2026 Dollars) **$ 300,000**

PROJECT TIMING

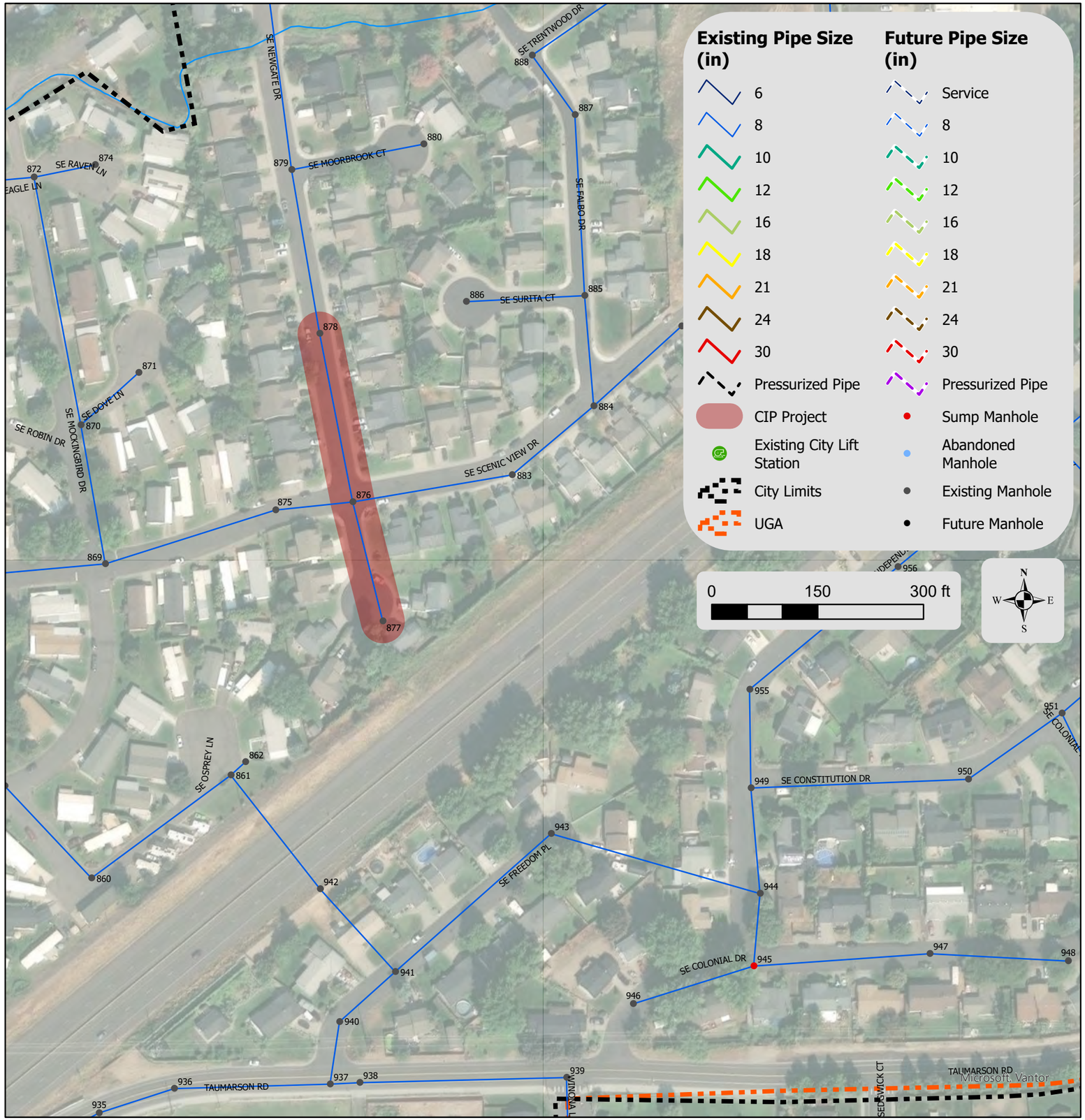
This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

As Budget Allows

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J·U·B ENGINEERS, INC.



City of College Place

2026 General Sewer Plan

F.24 SE Newgate Dr & SE Scenic View Dr

CORE ISSUE — **System Modifications**

BACKGROUND

The highlighted 8-inch pipe segments (417 LF) have Overall Priority Scores of 26 and their Likelihood of Failure Score is 30. Amongst the 2 segments, all pipe segments are known to have infiltration.

RECOMMENDED SOLUTION

Pipe Replacement

> Replace 417 LF of 8-inch gravity collector pipe from MH 877 to MH 878

> Replace MH 877 and MH 878 with new manholes

> Opinion of Probable Cost (2026 Dollars) **$ 360,000**

PROJECT TIMING

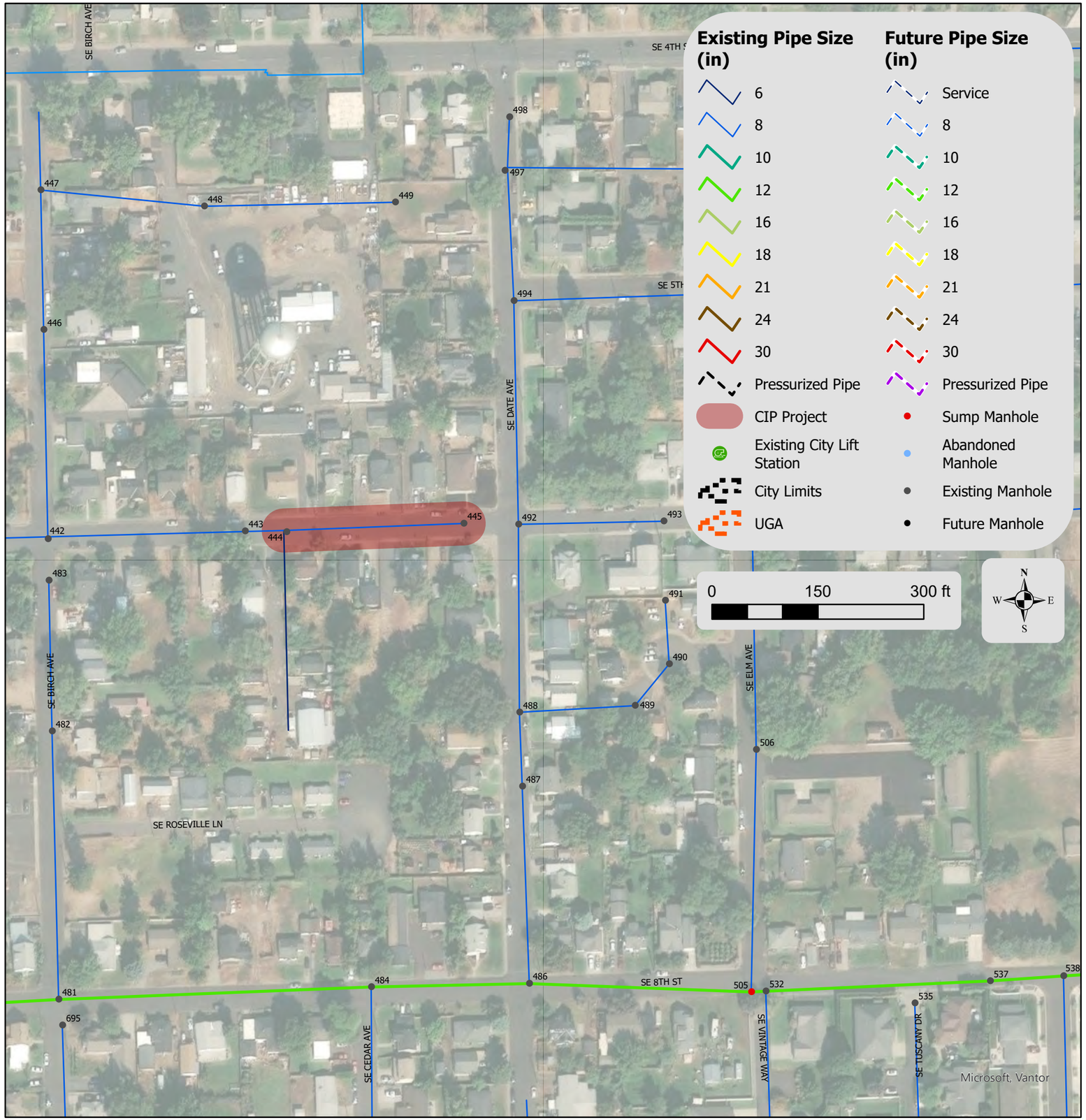
This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

As Budget Allows

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J-U-B ENGINEERS, INC.



City of College Place

2026 General Sewer Plan

F.25 SE 6th St & SE Date Ave

CORE ISSUE — **System Modifications**

BACKGROUND

The highlighted 8-inch pipe segment (255 LF) has an Overall Priority Score of 23 and a Likelihood of Failure Score of 26. The pipe segment requires maintenance every six months.

RECOMMENDED SOLUTION

Pipe Rehabilitation

> Rehabilitate 255 LF of 8-inch gravity collector pipe from MH 444 to MH 445

> Opinion of Probable Cost (2026 Dollars) **$ 33,000**

PROJECT TIMING

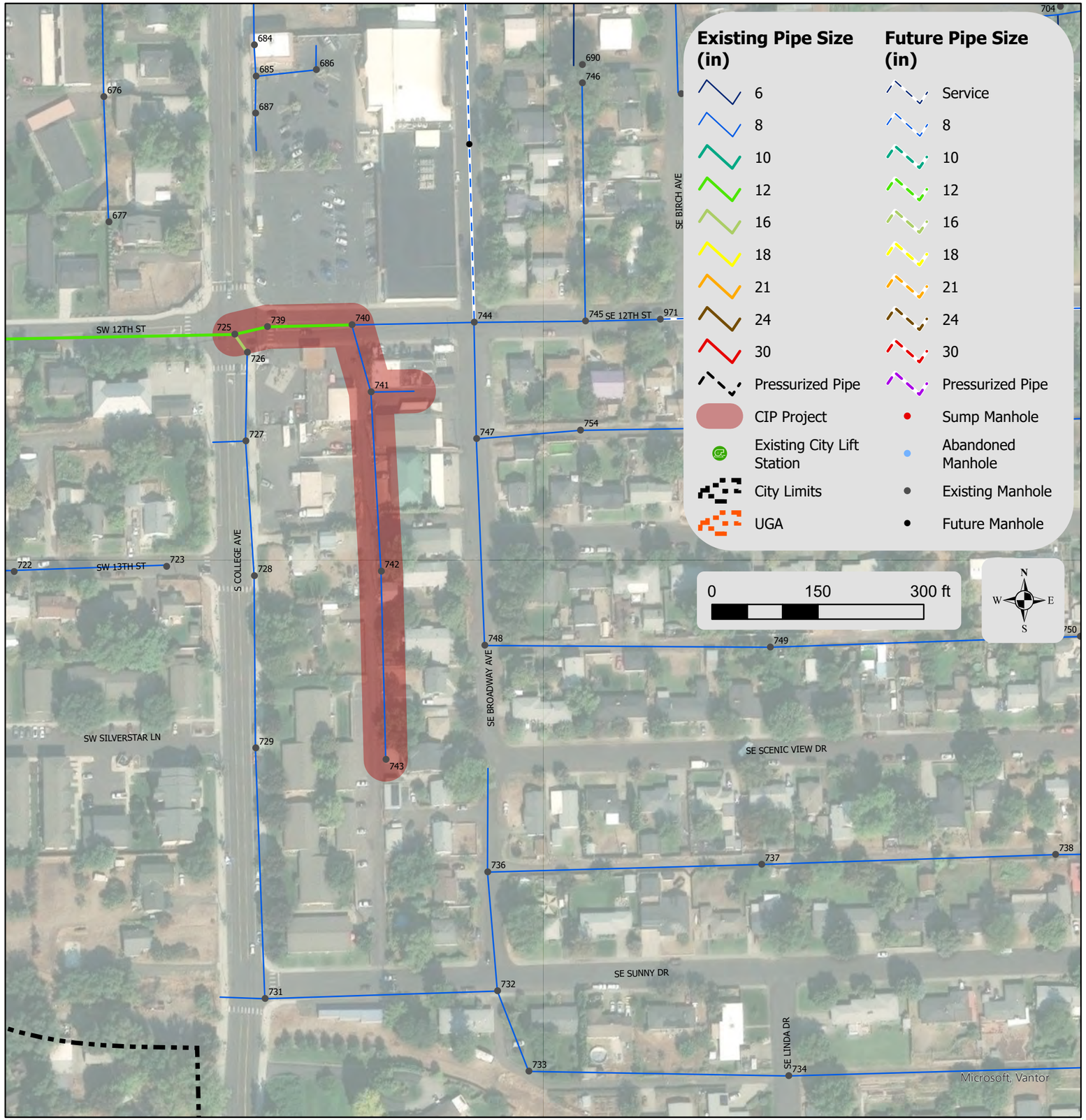
This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

As Budget Allows

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J·U·B ENGINEERS, INC.



City of College Place

2026 General Sewer Plan

F.26 Alley Between S College Ave & SE Broadway Ave

CORE ISSUE — **System Modifications**

BACKGROUND

The highlighted 8-inch pipe segments (682 LF) and 12-inch pipe segments (168 LF) range in Overall Priority Scores of 24-31 and their Likelihood of Failure Score is 20, making them high priority pipes.

RECOMMENDED SOLUTION

Pipe Rehabilitation

> Rehabilitate 682 LF of 8-inch gravity collector pipe from MH 740 to MH 743

> Rehabilitate 168 LF of 12-inch gravity collector pipe from MH 725 to MH 740

> Opinion of Probable Cost (2026 Dollars) **$ 123,000**

PROJECT TIMING

This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

As Budget Allows

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J-U-B ENGINEERS, INC.

City of College Place
2026 General Sewer Plan

F.27 WWTP Trunk

CORE ISSUE — **System Modifications**

BACKGROUND

The highlighted 30-inch pipe segments (6,399 LF) range in Overall Priority Scores of 23-30 and their Likelihood of Failure Score is 20, making these high priority pipes. Additionally, these pipes collect flows from the majority of the City, making them critical infrastructure with Consequence of Failure Scores ranging from 32-61.

RECOMMENDED SOLUTION

Pipe Rehabilitation

> Rehabilitate 6,399 LF of 30-inch gravity collector pipe from MH 1 to MH 36

> Opinion of Probable Cost (2026 Dollars) **$ 2,851,000**

PROJECT TIMING

This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

As Budget Allows

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J-U-B ENGINEERS, INC.

City of College Place
2026 General Sewer Plan

F.28 Alley Between SE 12th St & Mountain View Dr

CORE ISSUE — **System Modifications**

BACKGROUND

The highlighted 8-inch pipe segments (1,542 LF) range in Overall Priority Scores of 26-28 and their Likelihood of Failure Score is 20, making them high priority pipes.

RECOMMENDED SOLUTION

Pipe Rehabilitation

> Rehabilitate 1,542 LF of 8-inch gravity collector pipe from MH 747 to MH 759

> Opinion of Probable Cost (2026 Dollars) **$ 205,000**

PROJECT TIMING

This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

As Budget Allows

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J-U-B ENGINEERS, INC.

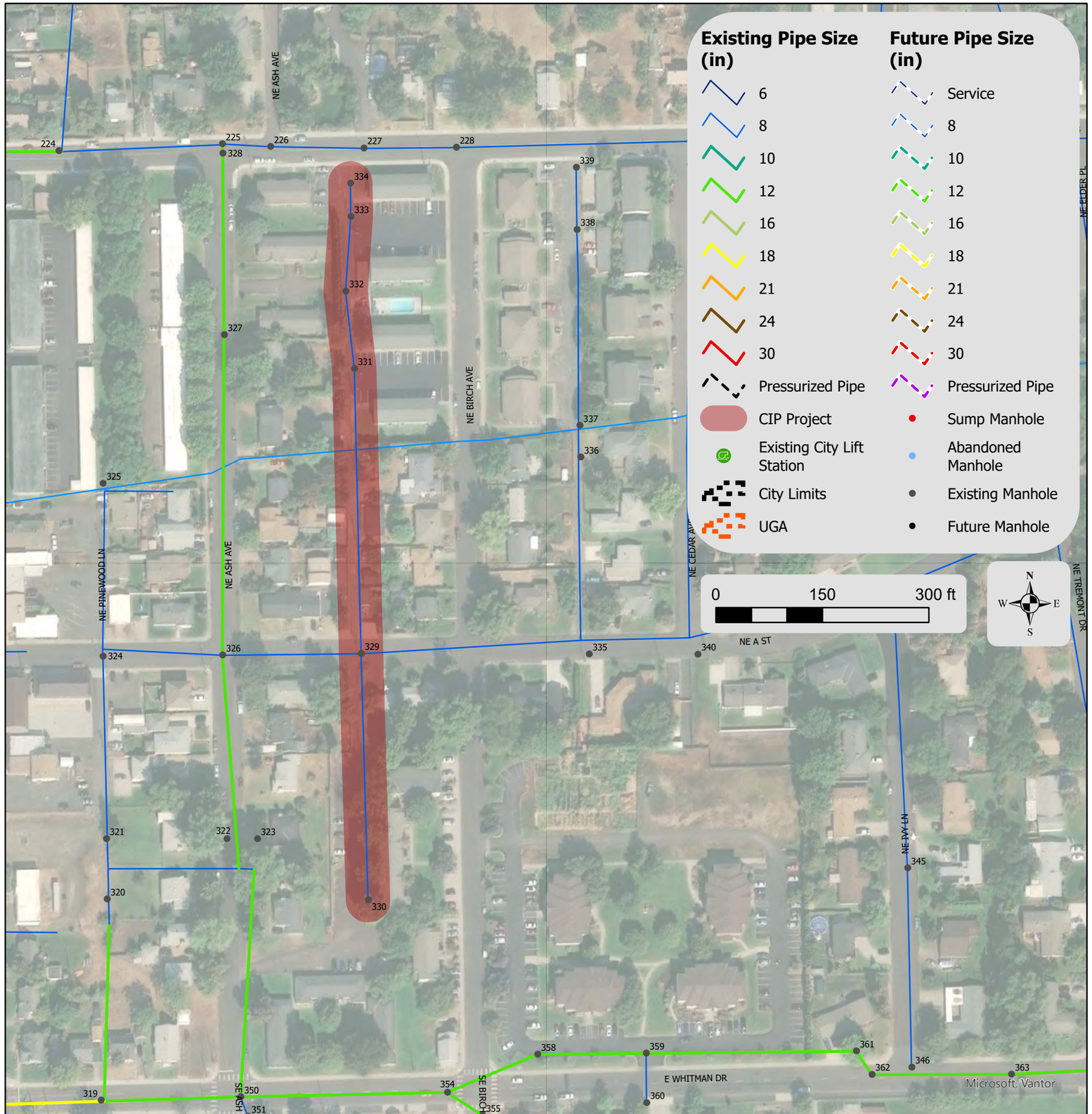
Existing Pipe Size (in)
- 6
- 8
- 10
- 12
- 16
- 18
- 21
- 24
- 30
- Pressurized Pipe
- CIP Project
- Existing City Lift Station
- City Limits
- UGA

Future Pipe Size (in)
- Service
- 8
- 10
- 12
- 16
- 18
- 21
- 24
- 30
- Pressurized Pipe
- Sump Manhole
- Abandoned Manhole
- Existing Manhole
- Future Manhole

0 300 600 ft

N W E S

Microsoft, Vantor



City of College Place

2026 General Sewer Plan

F.29 Alley Between NE Ash Ave & NE Birch Ave

CORE ISSUE — **System Modifications**

BACKGROUND

The highlighted 8-inch pipe segments (1,012 LF) range in Overall Priority Scores of 26-28 and their Likelihood of Failure Score is 20, making them high priority pipes.

RECOMMENDED SOLUTION

Pipe Rehabilitation

> Rehabilitate 1,012 LF of 8-inch gravity collector pipe from MH 330 to MH 334

> Opinion of Probable Cost (2026 Dollars) **$ 135,000**

PROJECT TIMING

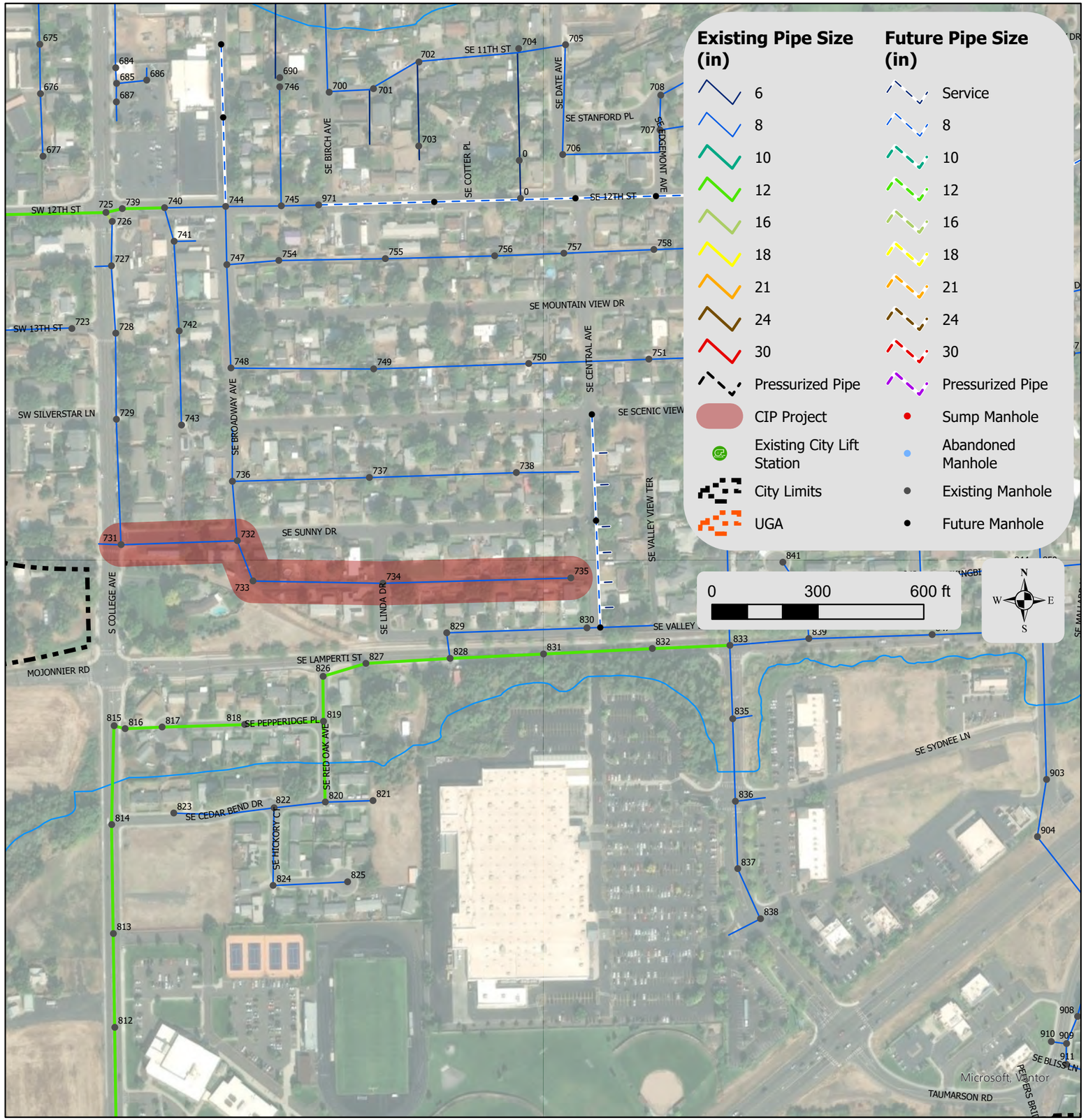
This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

As Budget Allows

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J-U-B ENGINEERS, INC.



City of College Place

2026 General Sewer Plan

F.30 Alley Between SE Sunny Dr & SE Valley Dr

CORE ISSUE — **System Modifications**

BACKGROUND

The highlighted 8-inch pipe segments (1,353 LF) range in Overall Priority Scores of 22-28 and their Likelihood of Failure Score is 20, making these high priority pipes.

RECOMMENDED SOLUTION

Pipe Rehabilitation

> Rehabilitate 1,353 LF of 8-inch gravity collector pipe from MH 731 to MH 735

> Opinion of Probable Cost (2026 Dollars) **$ 178,000**

PROJECT TIMING

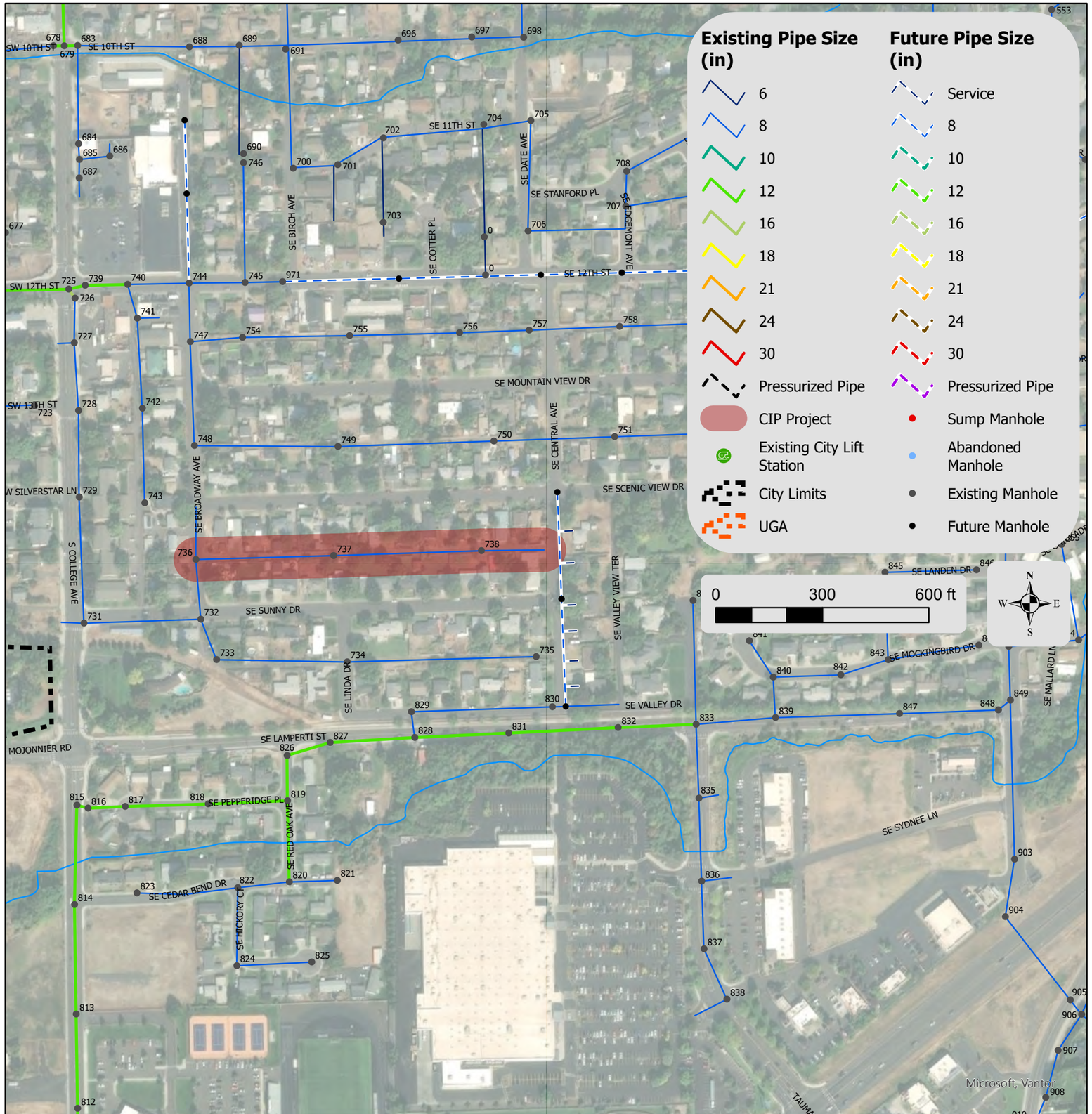
This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

As Budget Allows

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J-U-B ENGINEERS, INC.



City of College Place

2026 General Sewer Plan

F.31 Alley Between SE Scenic View Dr & SE Sunny Dr

CORE ISSUE — **System Modifications**

BACKGROUND

The highlighted 8-inch pipe segments (982 LF) range in Overall Priority Scores of 26-28 and their Likelihood of Failure Score is 20, making them high priority pipes.

RECOMMENDED SOLUTION

Pipe Rehabilitation

> Rehabilitate 982 LF of 8-inch gravity collector pipe from MH 736 to cleanout

> Opinion of Probable Cost (2026 Dollars) **$ 131,000**

PROJECT TIMING

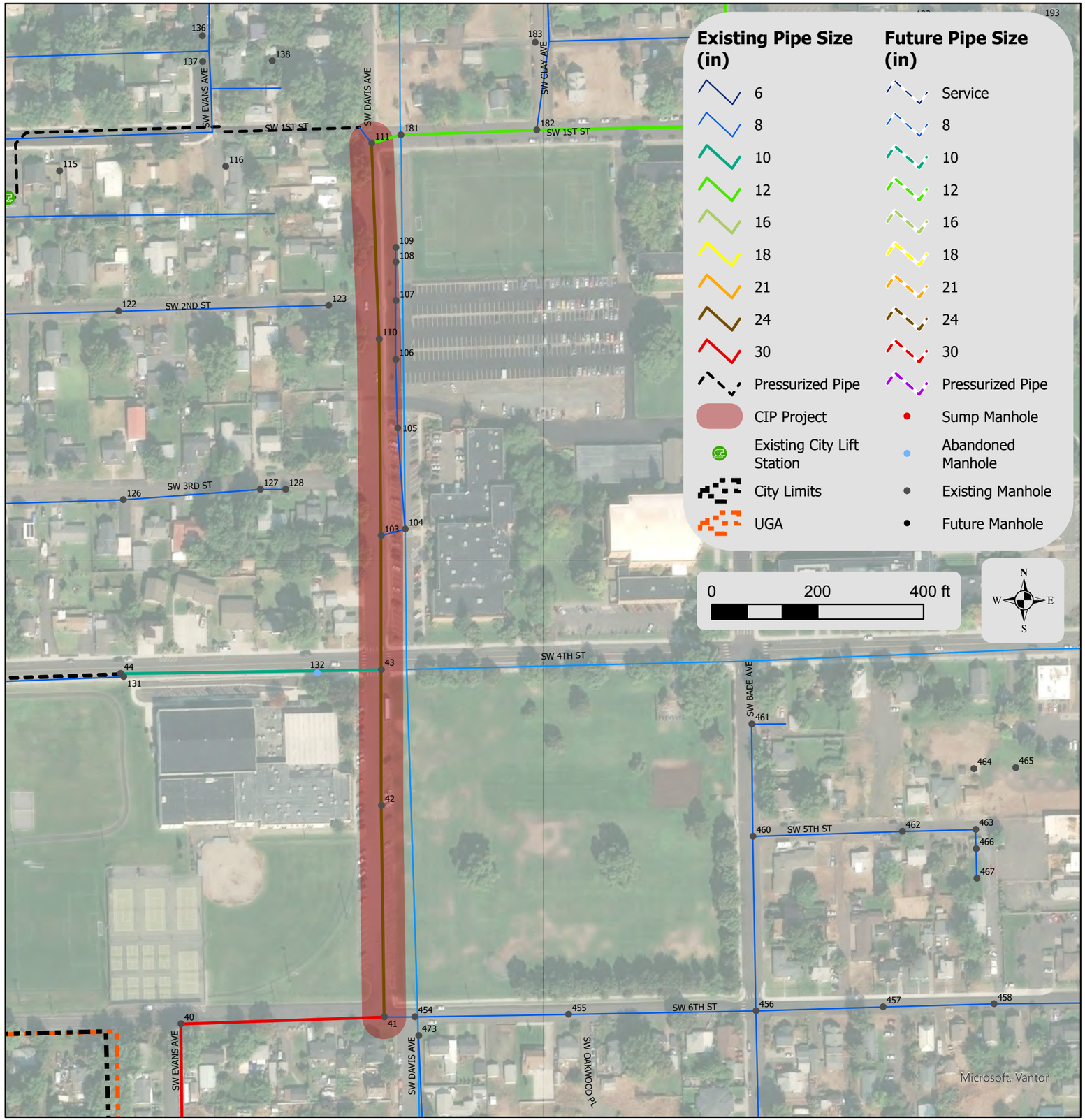
This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

As Budget Allows

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J·U·B ENGINEERS, INC.



City of College Place

2026 General Sewer Plan

F.32 SW Davis Ave

CORE ISSUE — **System Modifications**

BACKGROUND

The highlighted 24-inch pipe segments (1,651 LF) range in Overall Priority Scores of 24-26 and their Likelihood of Failure Score is 20, making them high priority pipes.

RECOMMENDED SOLUTION

Pipe Rehabilitation

> Rehabilitate 1,651 LF of 24-inch gravity collector pipe from MH 41 to MH 111

> Opinion of Probable Cost (2026 Dollars) **$ 586,000**

PROJECT TIMING

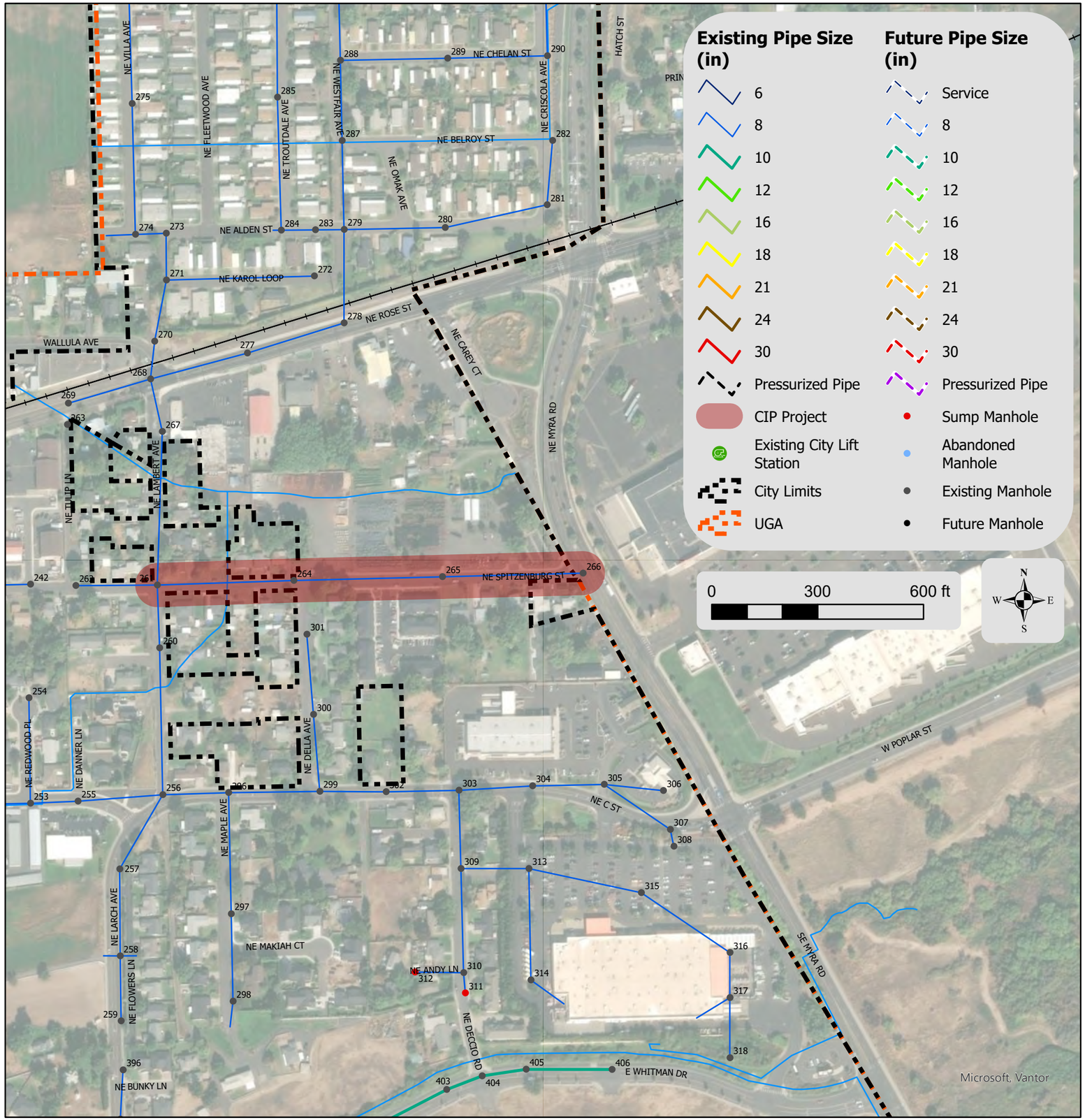
This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

As Budget Allows

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J·U·B ENGINEERS, INC.



City of College Place
2026 General Sewer Plan

F.33 NE Spitzenburg St

CORE ISSUE — **System Modifications**

BACKGROUND

The highlighted 8-inch pipe segments (1,207 LF) range in Overall Priority Scores of 22-26 and their Likelihood of Failure Score is 20, making them high priority pipes.

RECOMMENDED SOLUTION

Pipe Rehabilitation

> Rehabilitate 1,207 LF of 8-inch gravity collector pipe from MH 261 to MH 266

> Opinion of Probable Cost (2026 Dollars) **$ 158,000**

PROJECT TIMING

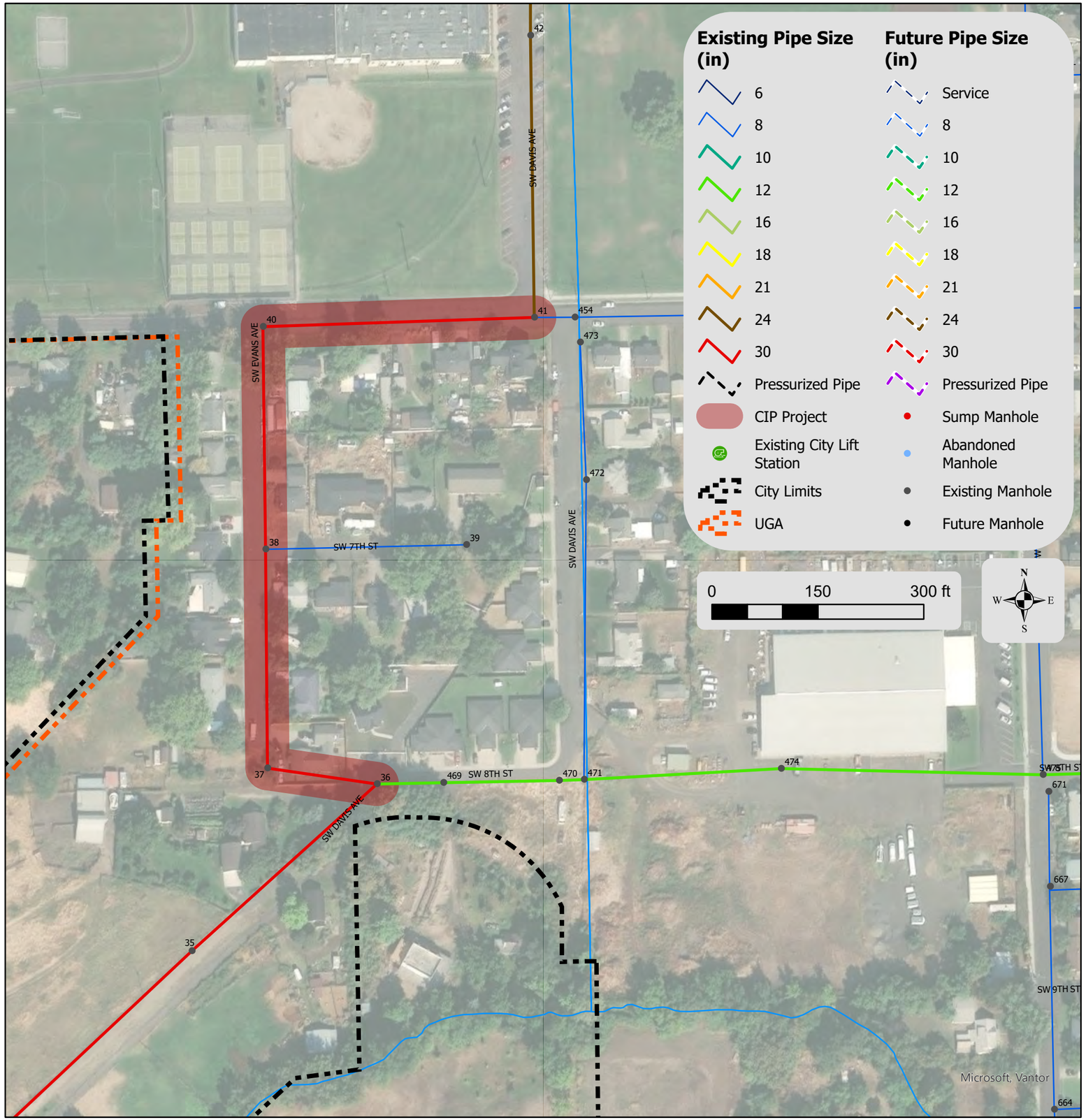
This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

As Budget Allows

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J-U-B ENGINEERS, INC.



City of College Place

2026 General Sewer Plan

F.34 SW Evans Ave Between SW 6th St & SW 8th St

CORE ISSUE — **System Modifications**

BACKGROUND

The highlighted 8-inch pipe segments (1,167 LF) have Overall Priority Scores of 25 and their Likelihood of Failure Score is 20, making them high priority pipes.

RECOMMENDED SOLUTION

Pipe Rehabilitation

> Rehabilitate 1,167 LF of 30-inch gravity collector pipe from

> Opinion of Probable Cost (2026 Dollars) **$ 522,000**

PROJECT TIMING

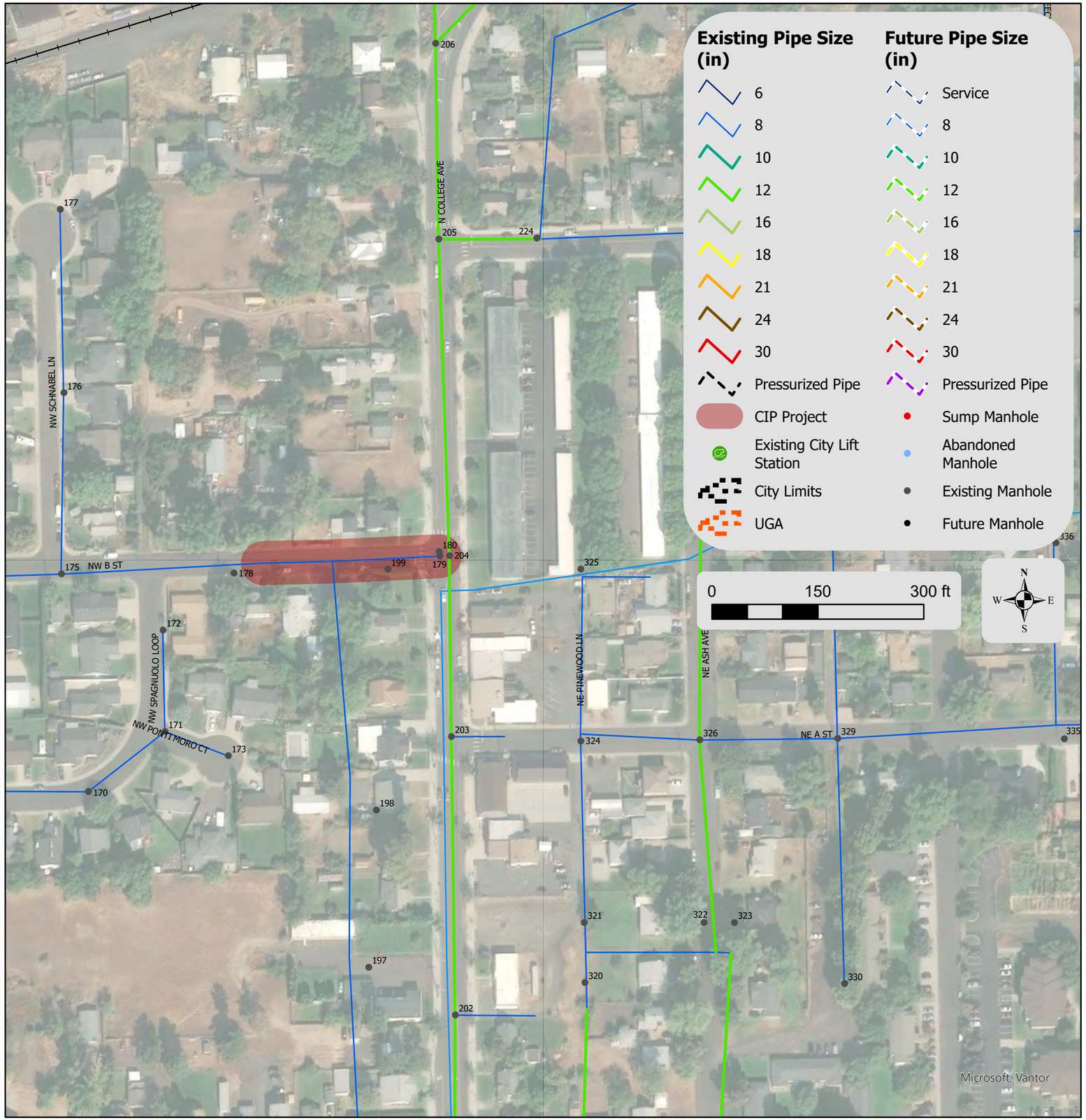
This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

As Budget Allows

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J·U·B ENGINEERS, INC.



City of College Place

2026 General Sewer Plan

F.35 NW B St & N College Ave

CORE ISSUE — **System Modifications**

BACKGROUND

The highlighted 8-inch pipe segments (251 LF) have Overall Priority Scores of 22 and their Likelihood of Failure Score is 20, making them high priority pipes.

RECOMMENDED SOLUTION

Pipe Rehabilitation

> Rehabilitate 251 LF of 8-inch gravity collector pipe from MH 178 to MH 204

> Opinion of Probable Cost (2026 Dollars) **$ 32,000**

PROJECT TIMING

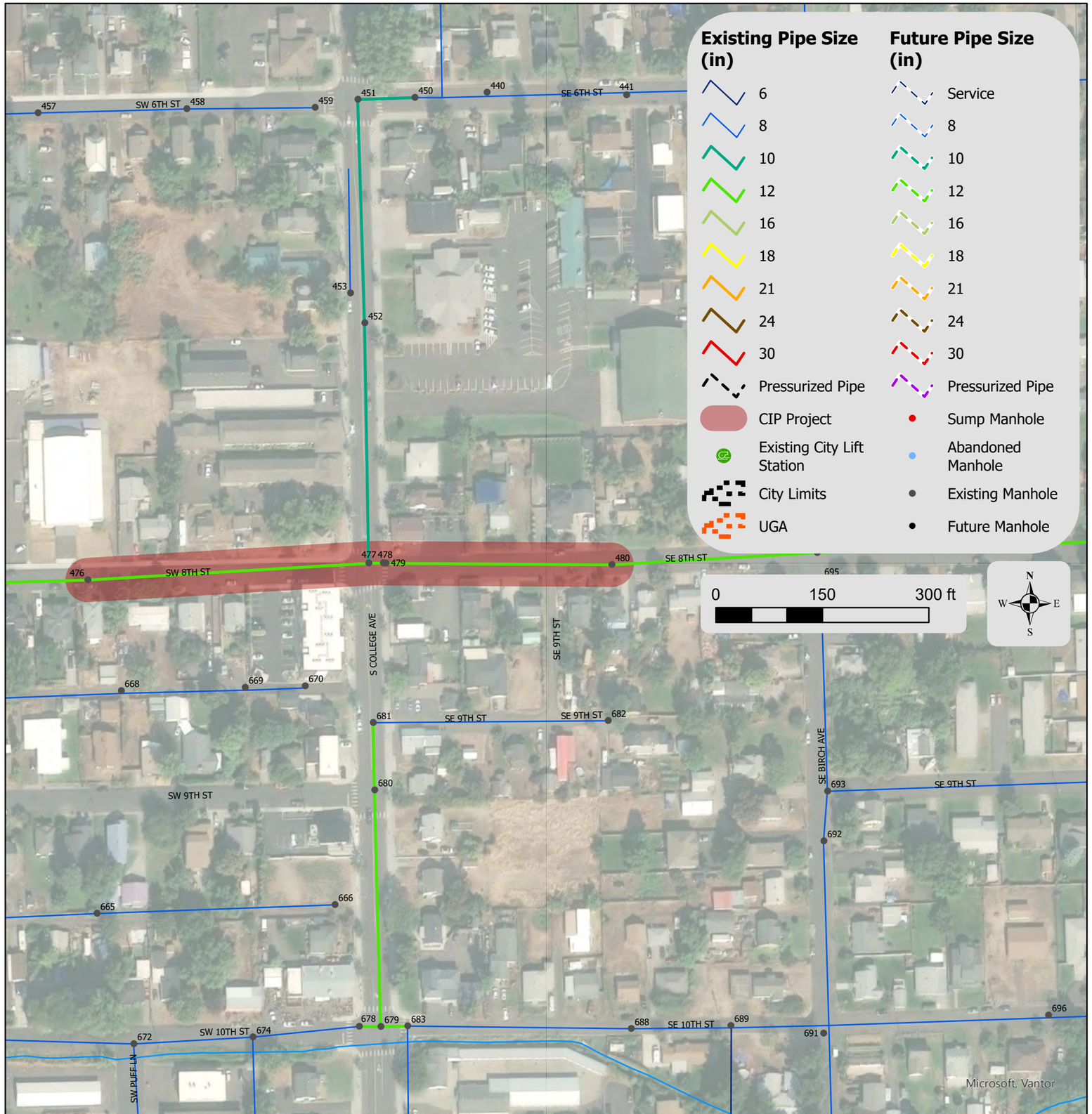
This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

As Budget Allows

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J·U·B ENGINEERS, INC.



City of College Place
2026 General Sewer Plan

F.36 SW 8th St & S College Ave

CORE ISSUE — **System Modifications**

BACKGROUND

The highlighted 12-inch pipe segments (739 LF) have Overall Priority Scores of 24 and their Likelihood of Failure Score is 19, making them high priority pipes.

RECOMMENDED SOLUTION

Pipe Rehabilitation

> Rehabilitate 739 LF of 12-inch gravity collector pipe from MH 476 to MH 480

> Opinion of Probable Cost (2026 Dollars) **$ 143,000**

PROJECT TIMING

This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

As Budget Allows

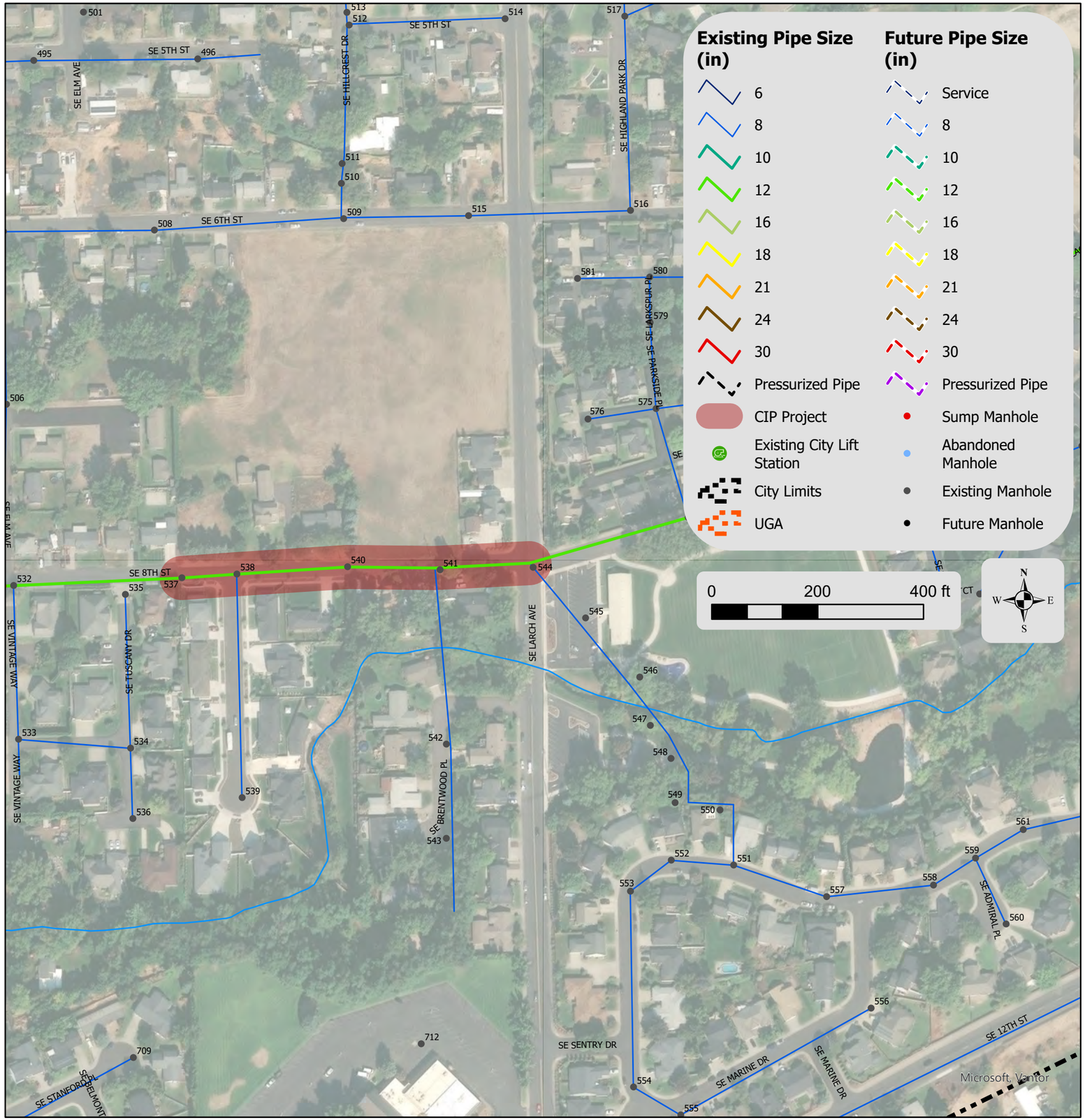
NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J-U-B ENGINEERS, INC.

City of College Place
2026 General Sewer Plan

F.37 SE 8th St Between SE Tuscany Dr & SE Larch Ave



CORE ISSUE

System Modifications

BACKGROUND

The highlighted 12-inch pipe segments (659 LF) range in Overall Priority Scores of 21-24 and their Likelihood of Failure Score is 19, making them high priority pipes.

RECOMMENDED SOLUTION

Pipe Rehabilitation

> Rehabilitate 659 LF of 12-inch gravity collector pipe from MH 537 to MH 544

> Opinion of Probable Cost (2026 Dollars) **$ 129,000**

PROJECT TIMING

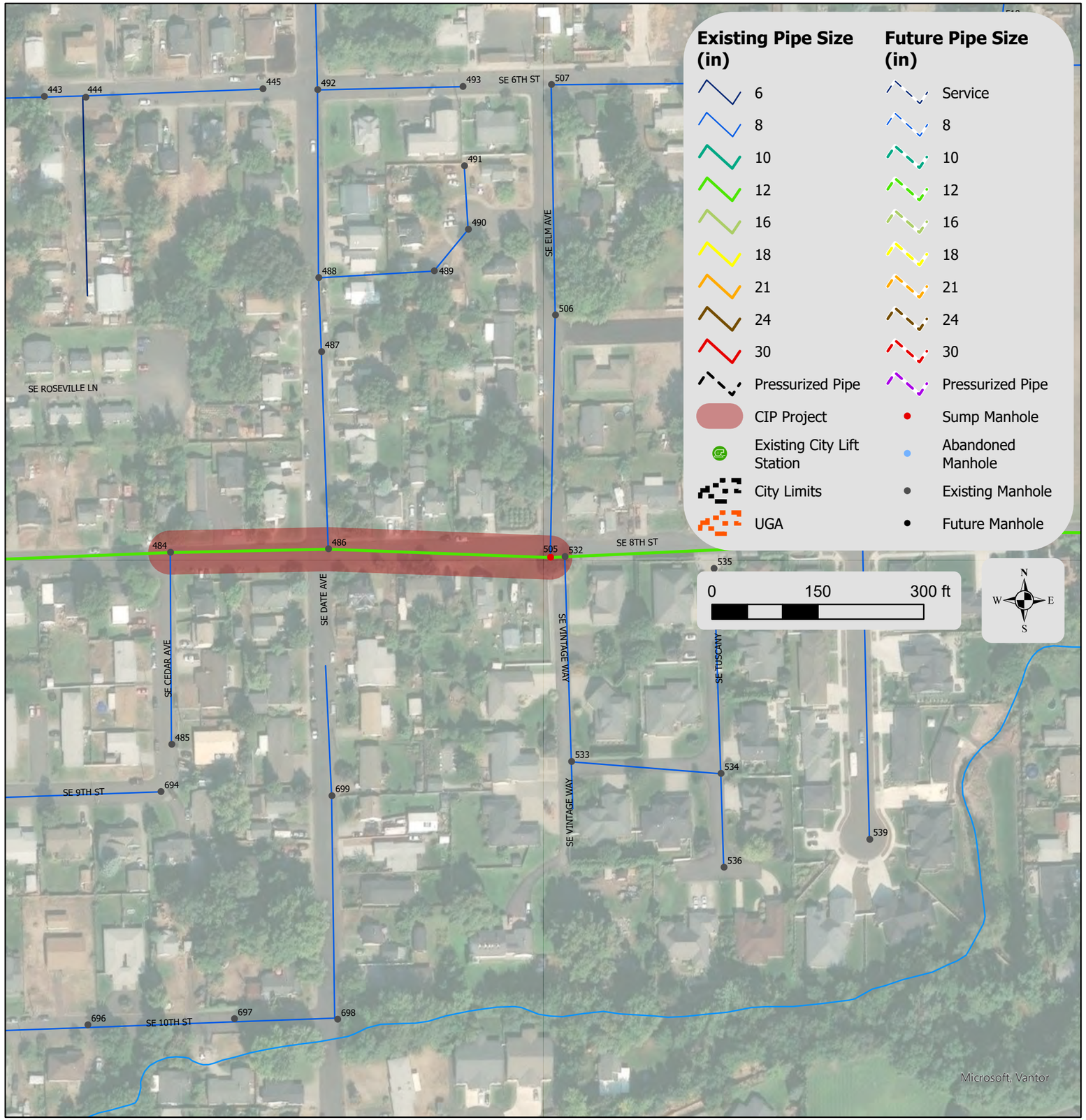
This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

As Budget Allows

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J·U·B ENGINEERS, INC.



City of College Place

2026 General Sewer Plan

F.38 SE 8th St & SE Date Ave

CORE ISSUE — **System Modifications**

BACKGROUND

The highlighted 12-inch pipe segments (539 LF) have Overall Priority Scores of 21 and their Likelihood of Failure Score is 19, making them high priority pipes.

RECOMMENDED SOLUTION

Pipe Rehabilitation

> Rehabilitate 539 LF of 12-inch gravity collector pipe from MH 484 to MH 505

> Opinion of Probable Cost (2026 Dollars) **$ 102,000**

PROJECT TIMING

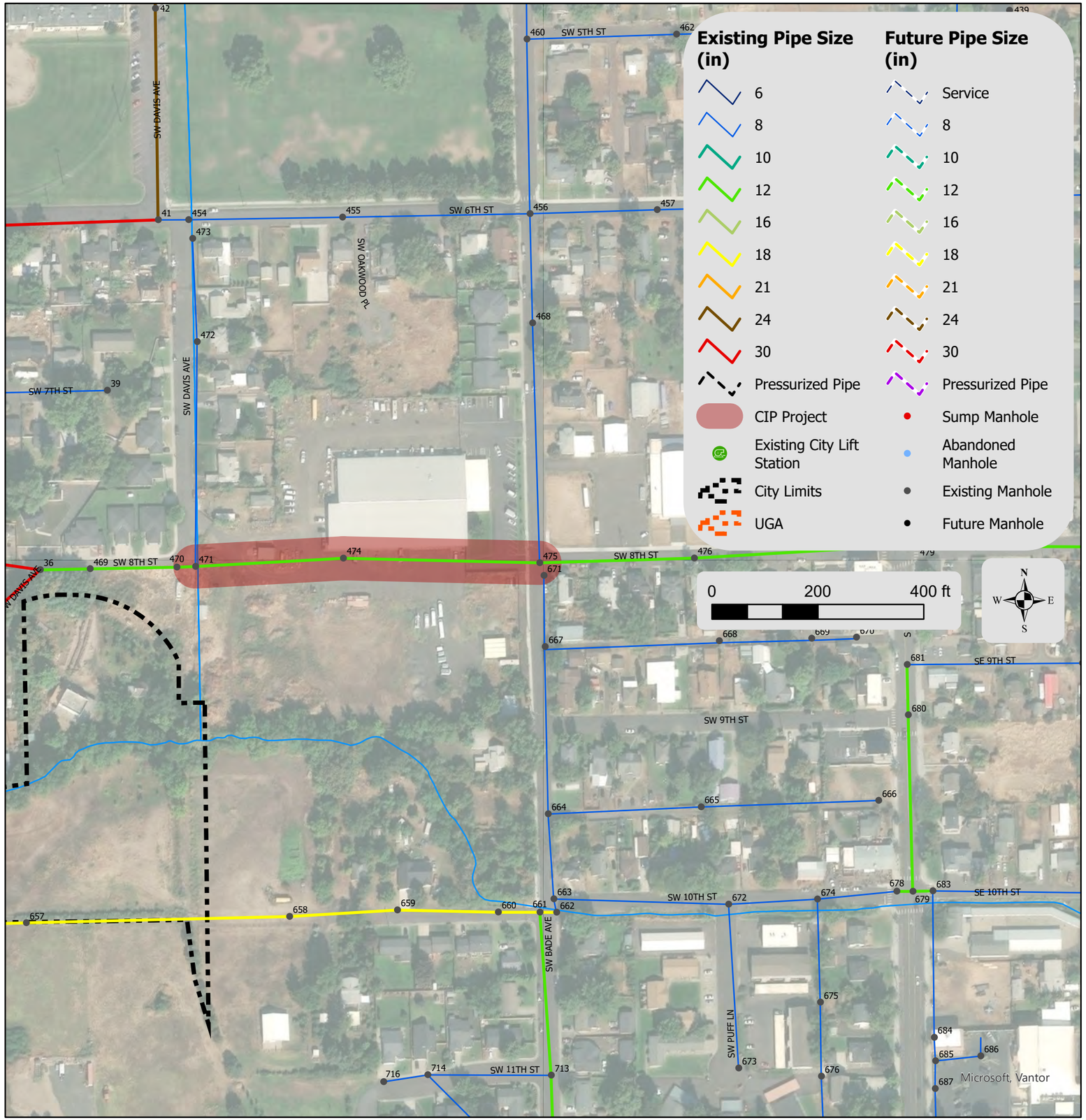
This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

As Budget Allows

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J·U·B ENGINEERS, INC.



City of College Place

2026 General Sewer Plan

F.39 SW 8th St Between SW Davis Ave & SW Bade Ave

CORE ISSUE — **System Modifications**

BACKGROUND

The highlighted 12-inch pipe segments (651 LF) have Overall Priority Scores of 31 and their Likelihood of Failure Score is 15, making them high priority pipes.

RECOMMENDED SOLUTION

Pipe Replacement

> Replace 651 LF of 12-inch gravity collector pipe from MH 471 to MH 475

> Replace MH 474 with a new manhole

> Opinion of Probable Cost (2026 Dollars) **$ 267,000**

PROJECT TIMING

This project was first identified due to its Overall Prioritization Score and general maintenance concerns.

As Budget Allows

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Mar 18, 2026

J·U·B ENGINEERS, INC.

Appendix D

Requirements for a General Sewer Plan

Table D-1. Requirements for General Sewer Plan

Element	Requirements from Criteria for Sewage Works Design G1-3.2	Location in General Sewer Plan
Purpose	(1) The purpose and need for the proposed plan.	The purpose and need for the General Sewer Plan is presented in **Section 1.2** of the General Sewer Plan.
Operation and Maintenance	(2) Discussion of who will own, operate, and maintain the system.	**Section 1.1** identifies who owns, operates, and maintains the system.
Service Boundaries	(3) The existing and proposed service boundaries.	**Section 2.1** and **Section 2.2** of the General Sewer Plan describe the service boundaries. **Figure 2-1** shows a map of the boundaries.
Background Information	(4) A layout map, including the following: • Boundary lines of municipality or district, and vicinity. • Existing sewers and areas served by each. • Proposed sewers and areas served by each. • Existing and proposed pump stations and force mains. • Topography and elevations of existing and proposed ground. • Information on streams, lakes, other bodies of water, and discharges. • Information on water systems.	The following locations provide this information: • **Section 2.1, Section 2.2** and **Figure 2-1** of the General Sewer Plan • **Section 1.3** and **Figure 6-1** of the General Sewer Plan • **Figure 6-5** and **Figure 6-6** of the General Sewer Plan. • **Figure 6-7** of the General Sewer Plan • **Section 2.3** and **Figure 2-1** of the General Sewer Plan • **Figure 2-1** of the General Sewer Plan • **Section 2.4** of the General Sewer Plan
Population Trends	(5) Population trends and methods used to determine those trends.	Population projections and methods are presented in **Section 2.9** of the General Sewer Plan.
Existing Wastewater Collection System	(6) Information on existing wastewater facilities in the area.	**Section 1.**3 and **Section 2.5** of the General Sewer Plan describes the existing facilities in the area.
Infiltration and Inflow	(7) Discussion of infiltration and inflow problems.	Infiltration and inflow are presented in **Section 3.3** of the General Sewer Plan.

Element	Requirements from Criteria for Sewage Works Design G1-3.2	Location in General Sewer Plan
Wastewater Treatment	(8) Discussion on the provisions for treatment, discharge, and reuse.	**Chapter 5** briefly summarizes this and directs the reader to the Wastewater Treatment Plant Facility Plan (J-U-B, 2018).
Industrial Users	(9) Information on facilities producing industrial wastewater.	Industrial users are discussed in **Section 3.2** of the General Sewer Plan and **Chapter 3** of the Wastewater Treatment Plant Facility Plan (J-U-B, 2018).
Existing Water Distribution System	(10) Information on existing wells or other water supply sources.	**Section 2.4** of the General Sewer Plan presents information on the existing domestic water distribution system including water supply sources.
Alternatives Analysis	(11) Discussion of alternatives evaluated and alternative chosen.	Alternatives were developed and analyzed as part of the Wastewater Treatment Plant Facility Plan (J-U-B, 2018) and Amendment No. 2 (J-U-B, 2019). Wastewater Treatment Plant alternatives were analyzed in **Chapter 6** and **Chapter 7** of the Facility Plan.
Financial Analysis	(12) Information on existing and proposed cost per service.	**Chapter 8** of the General Sewer Plan provides a summary.
Compliance	(13) Statement regarding compliance with SEPA and, if applicable, NEPA.	Compliance is presented in **Section 2.11** of the General Sewer Plan.

Appendix E

SEPA Checklist

SEPA[1] Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

A.Background

Find help answering background questions[2]

1. **Name of proposed project, if applicable:**

   City of College Place – General Sewer Plan Update

2. **Name of applicant:**

   City of College Place

3. **Address and phone number of applicant and contact person:**

   Robert McAndrews

   Public Works Director

   625 South College Avenue

   College Place, WA 99324

   (509) 394 - 8526

4. **Date checklist prepared:**

   02/02/2026

5. **Agency requesting checklist:**

   City of College Place – Community Development

6. **Proposed timing of schedule (including phasing, if applicable):**

   The 2026 General Sewer Plan Update represents the buildout plan of the Urban Growth Area.

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

   Yes, reviews and updates of this General Sewer Plan are prepared every five to ten years. The proposed improvements stated in the General Sewer Plan would be completed through 2036. Further activity includes implementation of programmed projects and environmental review of projects during project design, if applicable.

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

   The current SEPA process is evaluating the general impacts associated with this plan and its projected changes to the City's sewer system. Subsequent specific construction projects discussed in the plan will remain subject to environmental review required under the State Environmental Policy Agency.

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

There are no known pending applications for government approvals that would directly affect the City of College Place's property covered under this proposal.

10. List any government approvals or permits that will be needed for your proposal, if known.

- General Sewer Plan Update approval – Washington State Department of Ecology (DOE)
- City of College Place City Council Approval
- Washington State Department of Fish and Wildlife Hydraulic Project Approval may be required for projects that occur along and across waterways.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This is a General Sewer Plan Update and is considered a non-project proposal. The plan is prepared per WAC 173-240 and will be reviewed by the DOE. Specific plan requirements are provided in this specific WAC section and are discussed in the plan's Executive Summary. The plan also includes an evaluation of future improvements, detailed system descriptions, projected growth, high priority improvements, and existing collection system conditions. The proposed improvement projects identified in the General Sewer Plan include the following:

Table 1. Capital Improvement Plan Projects

ID	Description/System Name	Year Anticipated
WW.1	WWTP Improvements – Implementation Phase 1	2026
WW.2	WWTP Check Valve Replacement	2026
WW.3	WWTP Solids Upgrades	2032
CS.1	Lift Station No. 3 Upgrades	2026
CS.2	Lift Station No. 7 Upgrades	2026
CS.3	WWTP Trunk CCTV	2026
RR.01	Central Ave	2026
RR.02	12th Street Wastewater Project (SE Larch Ave to NE Myra Rd)	2028
RR.03	SE Dewey Dr	2030
RR.04	Alley Between SE 3rd St & SE 4th St	2032
RR.05	Alley Between Bade Ave, 9th St, College Ave, & 10th St	2032
RR.06	SW Bade Ave & SW 13th St	2034
RR.07	SE 11th St	2034
F.01	SE Mockingbird Dr & SE Scenic View Dr	Future
F.02	Brentwood Pl	Future
F.03	SE Mockingbird Dr & SE Chickadee Ln	Future
F.04	Lions Park	Future

F.05	SE Standford Pl	Future
F.06	SE Robin Dr	Future
F.07	SE Newgate Dr & SE Falbo Dr	Future
F.08	SE Scenic View Dr Between SE Robin Dr & SE Mockingbird Dr	Future
F.09	Osprey Ln to SE Independence Dr	Future
F.10	SE 10th St & S College Ave	Future
F.11	SE Birch Ave by Davis Elementary School	Future
F.12	Elm Pl	Future
F.13	City Shop	Future
F.14	NE Cedar Ave	Future
F.15	SW 10th Ave	Future
F.16	E Whitman Dr by Davis Elementary School	Future
F.17	Between SE 3rd St & Highland Park Dr	Future
F.18	SE Mockingbird Dr & SE Bobolink Ln	Future
F.19	SE Mockingbird Dr North of SE Dove Ln	Future
F.20	SE Newgate Dr & SE Moorbrook Ct	Future
F.21	SE Scenic View Dr Between SE Mockingbird Dr & SE Newgate Dr	Future
F.22	SE Mockingbird Dr & Osprey Lane	Future
F.23	SE Mockingbird Dr Between SE Scenic View Dr & SE Dove Ln	Future
F.24	SE Newgate Dr & SE Scenic View Dr	Future
F.25	SE 6th St & SE Date Ave	Future
F.26	Alley Between S College Ave & SE Broadway Ave	Future
F.27	WWTP Trunk	Future
F.28	Alley Between SE 12th St & Mountain View Dr	Future
F.29	Alley Between NE Ash Ave & NE Birch Ave	Future
F.30	Alley Between SE Sunny Dr & SE Valley Dr	Future
F.31	Alley Between SE Scenic View Dr & SE Sunny Dr	Future
F.32	SW Davis Ave	Future
F.33	NE Spitzenburg St	Future
F.34	SW Evans Ave Between SW 6th St & SW 8th St	Future
F.35	NW B St & N College Ave	Future
F.36	SW 8th St & S College Ave	Future
F.37	SE 8th St Between SE Tuscany Dr & SE Larch Ave	Future
F.38	SE 8th St & SE Date Ave	Future
F.39	SW 8th St Between SW Davis Ave & SW Bade Ave	Future

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The Planning Area includes areas within the twenty-year Urban Growth Area for the City of College Place, Walla Walla County, Washington as well as other areas the City anticipates growth in. The Planning Area is illustrated in Figure 2-1, which is included as Attachment 1.

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. General description of the site:

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

The general area gently slopes to the southwest; hover, the area has all listed types of terrain except mountains. Each individual project will be evaluated individually at the project design and planning phase.

b. What is the steepest slope on the site (approximate percent slope)?

N/A – Non-project.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

N/A – Non-project.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

N/A – Non-project.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

N/A – Non-project.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

N/A – Non-project.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

N/A – Non-project.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

N/A – Non-project.

2. Air

Find help answering air questions[4]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

N/A – Non-project.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

N/A – Non-project.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

N/A – Non-project.

3. Water

Find help answering water questions[5]

a. Surface:

Find help answering surface water questions[6]

1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

N/A – Non-project.

2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

N/A – Non-project.

3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

N/A – Non-project.

[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air
[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water
[6] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water

4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

   N/A – Non-project.

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

   N/A – Non-project.

6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

   N/A – Non-project.

b. Ground:

Find help answering ground water questions[7]

1. **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

   N/A – Non-project.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

   N/A – Non-project.

c. Water Runoff (including stormwater):

1. **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

   N/A – Non-project.

2. **Could waste materials enter ground or surface waters? If so, generally describe.**

   N/A – Non-project.

3. **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

   N/A – Non-project.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

N/A – Non-project.

4. Plants

Find help answering plants questions

a. Check the types of vegetation found on the site:

☒ **deciduous tree: alder, maple, aspen, other**

☒ **evergreen tree: fir, cedar, pine, other**

☒ **shrubs**

☒ **grass**

☒ **pasture**

☒ **crop or grain**

☒ **orchards, vineyards, or other permanent crops.**

☒ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**

☒ **water plants: water lily, eelgrass, milfoil, other**

☒ **other types of vegetation**

b. What kind and amount of vegetation will be removed or altered?

N/A – Non-project.

c. List threatened and endangered species known to be on or near the site.

The following plant species are listed as threatened or endangered in the County:

- Gray Cryptantha (Cryptantha leucophaea) – Threatened
- Stalk-leaved Monkeyflower (Erythranthe patula) – Threatened
- Yellow Wildrye (Leymus flavescens) – Endangered
- Blue Mountain Beardtongue (Penstemon pennellianus) – Threatened
- Yeti Phlox (Phlox solivaga) – Endangered

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

N/A – Non-project.

e. List all noxious weeds and invasive species known to be on or near the site.

N/A – Non-project.

5. Animals

Find help answering animal questions[8]

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals

a. **List any birds and other animals that have been observed on or near the site or are known to be on or near the site.**

   Examples include:

   - **Birds: hawk, heron, eagle, songbirds, other:**
   - **Mammals: deer, bear, elk, beaver, other:**
   - **Fish: bass, salmon, trout, herring, shellfish, other:**

b. **List any threatened and endangered species known to be on or near the site.**

   Yellow-billed Cuckoo and Bull Trout are listed as threatened species for the County.

c. **Is the site part of a migration route? If so, explain.**

   Yes, the project is located in the Pacific Flyway.

d. **Proposed measures to preserve or enhance wildlife, if any.**

   N/A – Non-project.

e. **List any invasive animal species known to be on or near the site.**

   No known.

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

a. **What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.**

   Minimal additional energy will be required to operate the system, since it functions primarily by gravity.

b. **Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.**

   No.

c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.**

   The plan identifies projects that utilize gravity trunks to minimize the number of future pumping stations required.

7. Environmental health

Health Find help with answering environmental health questions[10]

[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou
[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**

N/A – Non-project.

1. **Describe any known or possible contamination at the site from present or past uses.**

   N/A – Non-project.

2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

   N/A – Non-project.

3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

   N/A – Non-project.

4. **Describe special emergency services that might be required.**

   N/A – Non-project.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

   N/A – Non-project.

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

   N/A – Non-project.

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

   N/A – Non-project.

3. **Proposed measures to reduce or control noise impacts, if any:**

   N/A – Non-project.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

N/A – Non-project.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

N/A – Non-project.

1. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

   N/A – Non-project.

c. Describe any structures on the site.

N/A – Non-project.

d. Will any structures be demolished? If so, what?

N/A – Non-project.

e. What is the current zoning classification of the site?

N/A – Non-project.

f. What is the current comprehensive plan designation of the site?

N/A – Non-project.

g. If applicable, what is the current shoreline master program designation of the site?

N/A – Non-project.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

N/A – Non-project.

i. Approximately how many people would reside or work in the completed project?

N/A – Non-project.

j. Approximately how many people would the completed project displace?

N/A – Non-project.

k. Proposed measures to avoid or reduce displacement impacts, if any.

N/A – Non-project.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

N/A – Non-project.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

N/A – Non-project.

9. Housing

Find help answering housing questions[12]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A – Non-project.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A – Non-project.

c. Proposed measures to reduce or control housing impacts, if any:

N/A – Non-project.

10. Aesthetics

Find help answering aesthetics questions[13]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

N/A – Non-project.

b. What views in the immediate vicinity would be altered or obstructed?

N/A – Non-project.

c. Proposed measures to reduce or control aesthetic impacts, if any:

N/A – Non-project.

11. Light and glare

Find help answering light and glare questions[14]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A – Non-project.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A – Non-project.

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing
[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics
[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

c. What existing off-site sources of light or glare may affect your proposal?

N/A – Non-project.

d. Proposed measures to reduce or control light and glare impacts, if any:

N/A – Non-project.

12. Recreation

Find help answering recreation questions

a. What designated and informal recreational opportunities are in the immediate vicinity?

N/A – Non-project.

b. Would the proposed project displace any existing recreational uses? If so, describe.

N/A – Non-project.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A – Non-project.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

N/A – Non-project.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

N/A – Non-project.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A – Non-project.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A – Non-project.

[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p

14. Transportation

Find help with answering transportation questions[16]

a. **Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.**

   N/A – Non-project.

b. **Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?**

   N/A – Non-project.

c. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).**

   N/A – Non-project.

d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

   N/A – Non-project.

e. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?**

   N/A – Non-project.

f. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.**

   N/A – Non-project.

g. **Proposed measures to reduce or control transportation impacts, if any:**

   N/A – Non-project.

15. Public services

Find help answering public service questions[17]

a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.**

   N/A – Non-project.

b. **Proposed measures to reduce or control direct impacts on public services, if any.**

[16] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation
[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services

N/A – Non-project.

16. Utilities

Find help answering utilities questions[18]

a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

   N/A – Non-project.

b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.**

   N/A – Non-project.

C.Signature

Find help about who should sign[19]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

X _____

Type name of signee: Robert McAndrews

Position and agency/organization: Public Works Director

Date submitted: _____

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities
[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature
[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

   The General Sewer Plan Update does not propose to increase discharges to water, emissions to air, or the production, storage, or release of substances that are toxic or hazardous and the increase of noise. The intent of this plan is to reduce the risks of environmental contamination.

   - **Proposed measures to avoid or reduce such increases are:**

     This is a Plan designated to implement spending of a recommended amount over the next 10 years. Improvements proposed include those projects necessary to accommodate growth and provide a safe, reliable, and cost-effective Wastewater Utility. The Plan is intended to reduce discharges of contaminants or material which could lead to environmental contamination and preserve and maintain the existing Wastewater Utility. BMPS would be implemented during construction of the proposed improvements to minimize and avoid impacts to water, air, hazardous materials, and noise. BMPs include, but are not limited to, the following: erosion control measures; implementation of a SPCC Plan; construction observation; properly functioning construction equipment; and, established daytime working hours.

2. **How would the proposal be likely to affect plants, animals, fish, or marine life?**

   The improvement projects proposed under the Plan would temporarily impact plants and animals in the affected geographic area during construction. Temporary impacts would be associated with noise and ground disturbance during construction. The majority of construction would occur in the roadway ROW and areas previously disturbed by sewer system infrastructure; therefore, permanent impacts to vegetation and habitat are expected to be minimal. Overall, the Plan would have a beneficial effect on plant, animal, fish, and aquatic life in and around the City of College Place by reducing discharges of contaminants or materials that could lead to environmental contamination.

   - **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

     The plan protects plants, animals, fish, and marine life in a “project by project” way, through proper collection of sanitary sewer and conveyance towards the City’s Wastewater Treatment Plant. BMPs would be implemented during construction of the proposed improvements to minimize and avoid impacts to plants, animals, fish, and marine life. BMPs include, but are not limited to, the following: erosion control measures; implementation of a SPCC Plan; construction observation; properly functioning construction equipment; and, established daytime working hours.

3. **How would the proposal be likely to deplete energy or natural resources?**

   The plan is not proposing to deplete energy or natural resources.

   - **Proposed measures to protect or conserve energy and natural resources are:**

     The plan protects and conserves energy and natural resources through identification of improvement projects and proper locations of lift stations to minimize energy uses. Each project will include an environmental review process (SEPA) at the time of design.

4. **How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?**

   The plan is unlikely to use or affect environmentally sensitive areas in a degrading manner.

   - **Proposed measures to protect such resources or to avoid or reduce impacts are:**

     Specific sites, developed as a result of the plan, will be subject to ESA issues and are addressed either with a Section Seven Consultation or Best Management Practices for Maintenance and Operation programs. Each new project is assessed on its individual merits through the SEPA process.

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

   The plan is concurrent with the City of College Place existing land use plans. Shoreline use will not be a concern.

   - **Proposed measures to avoid or reduce shoreline and land use impacts are:**

     Shoreline use will not be a concern. Proposed measures or improvements will be based upon current land use and zoning designations as identified in the City's Master Plan.

6. **How would the proposal be likely to increase demands on transportation or public services and utilities?**

   The plan identifies future improvements of the sanitary sewer collection system based upon growth. The City's Public Works Department is in charge of maintaining the level of quality for public services and utilities and currently meets these demands.

   - **Proposed measures to reduce or respond to such demand(s) are:**

     The growth expected and the increased demands for services are normal. From a practical viewpoint, limiting growth by not providing services is not acceptable. Only a planned approach can achieve reasonable delivery of services to the population. Financing for these expanded responsibilities will be available from local, state and perhaps federal sources.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The plan will permit growth of the sanitary sewer collection system following the requirements of local, state, or federal laws, and requirements for the protection of the environment. The individual projects that are included in this Plan will need to be considered in terms of their compliance with all environmental laws and requirements.

City of College Place
2026 General Sewer Plan

Figure 2-1

Service Area Boundaries

Legend

- City Limits
- UGA
- Planning Area
- Valle Lindo Homes
- Sewer Service Area
- Road
- Railroad Track
- Stream
- 10' Contour
- Existing Lift Station

0 2,000 4,000 ft

N W E S

Date: Jan 28, 2026

J·U·B ENGINEERS, INC.

Vantor

Appendix F

Model Assumptions

Contents

Appendix F –Model Assumptions 2
F.1 Introduction 2
F.2 Model Assumptions and Design Criteria 2
F.2.1 System Layer 2
F.2.2 Flow Generation Layers 5
F.2.3 Flow Injection Method 10
F.2.4 Infiltration and Inflow 10
F.2.5 Loss Coefficients 11

Appendix F –Model Assumptions

F.1 Introduction

A hydraulic model of a sewer system is based on assumptions that characterize the area and system under study. The assumptions used in a model are typically based on learned characteristics of the system, and a general knowledge of sewer flow characteristics gained through past experience with monitoring flows and modeling other sewer system Hydraulic sewer modeling of the College Place Southwest Sewer Study was completed using the Innovyze InfoSWMM Software. The assumptions and design criteria are explained below.

F.2 Model Assumptions and Design Criteria

This section summarizes the assumptions made while developing the hydraulic sewer model.

F.2.1 System Layer

Parameter: Manning's "n"

Discussion: The roughness factor is used in the Manning's formula $Q = (1.49/n)AR^{2/3} S_o^{1/2}$. The Manning's formula relates flow in a pipe (Q) with the cross-section area of flow (A), hydraulic radius of the flow (R), and the energy slope (So). Typical "n" values range from 0.009 for very smooth glass or new plastic to greater than 0.016 for unfinished concrete. For sewer pipes, however, a slime layer develops on any sewer material in contact with sewage and provides relatively consistent roughness regardless of material.

ASCE Manual No. 60 "Gravity Sanitary Sewer: Design and Construction" provides a table of recommended Manning's "n" values based on size and condition. For pipes installed and maintained with 'extra care' they suggest a Manning's "n" range from 0.0092 to 0.0107 for sizes 6" to 60" respectively. For 'typical' installations Manning's "n" range from 0.0106 to 0.0123 for sizes 6" to 60" respectively. For 'substandard' installations Manning's "n" range from 0.0120 to 0.0139 for sizes 6" to 60" respectively.

The Washington Department of Ecology (WDOE) Criteria for Sewage Works Design (C1-4.3) suggests using a Manning's "n" value of 0.013 for the design of all sewer facilities regardless of pipe material.

Model Assumption: Used a Manning's "n" of 0.013 regardless of material, size and age.

Parameter: Design Pipe Sizing Methodology (for future pipes)

Discussion: This parameter is used to size future pipes. The maximum depth of flow/diameter of pipe (d/D) is an indicator of how much of the pipe capacity is being used. When the flow in a pipe reaches the point where the d/D ratio is greater than the maximum d/D ratio, the pipe diameter will increase to the next size. Buildout flows were used to size future sewer lines. These flows included minor inflow from the design rainfall event, as well as minor infiltration.

We have used a graduated scale for maximum d/D dependent on the size of the pipe. The scale originated with the ASCE Manual "Design and Construction of Sanitary Sewers," which recommended master planning sewer systems at a d/D of less than 0.5 for sewers less than 18" in diameter and 0.75 for larger sewers. This allows for a larger safety factor for smaller sewers where variations in land use and extensions of the service area can have large impacts on the available capacity of the sewer. The larger sewer lines have a smaller safety factor because variations in land use tend to balance out over the larger area served by the large sewer.

Model Assumption: Used a graduated scale for the maximum d/D as listed in **Table B-1** below:

Table B-1 **–** Depth Over Diameter Ratios for Design Pipes

Size	d/D	Resultant Safety Factor
8"	0.5	2.00
10"	0.55	1.71
12"	0.60	1.49
15"	0.65	1.32
≥18"	0.75	1.10

Parameter: Design Pipe Slope Determination

Discussion: The Ten State Standards list the minimum pipe slopes for 8-inches to 21-inches pipe sizes. For pipes larger than 21", a slope of 0.10% was maintained because slopes smaller than 0.10%, constructability becomes difficult.

Model Assumption: Used Ten State Standards minimum slopes as modified and shown below in **Table B-2**.

Table B-2 – Minimum Slopes for Design Pipes

Size	Slope
8”	0.40%
10”	0.28%
12”	0.22%
15”	0.15%
18”	0.12%
≥21”	0.10%

Parameter: Design Pipe Sewer Match Point

Discussion: When two sewer pipes of different sizes meet at a manhole, the match point can affect pipe hydraulics. Convention and some sewer standards require the design to match the pipe crowns or to match the design depths of the sewers to keep from surcharging the smaller pipe.

Model Assumption: Matched pipe crowns for simplicity during design and construction and to reduce the potential of surcharging smaller pipes when larger pipes are flowing full.

Parameter: Allowable Decreases

Discussion: This allows for smaller diameter pipes to be constructed downstream of larger diameter pipes where additional capacity is gained in the smaller pipe due to an increased pipe slope.

Decreases are not recommended in smaller pipes (< 24-inches) due to the tendency of upstream obstructions to lodge at locations where trunk pipes decrease in size. Decreases may be necessary when connecting a master planned pipe into an existing trunk line, but should be avoided for future pipes.

Model Assumption: Decreases in diameter were not allowed.

Parameter: Constant Speed Pump Cycle Volume

Discussion: The cycle volume of a pump station is the volume of the wet well between the pump off and pump on settings.

The model performs its calculations in discrete time increments. The results can be provided in time increments down to 1 second or less. A lift station with a cycle time less than the analysis time increment will result in a peak flow that has been reduced.

Model Assumption: Set calculation time increment to 1 minute or less.

Parameter: Future Pump Station Capacity

Discussion: The capacity of each lift station in the model is set individually. Lift stations tend to be designed based on assumptions that are more conservative and yield peak flows higher than a system wide model. A safety factor for the lift station is desirable to reduce the chance of overloading the lift station.

Model Assumption: Set the lift station capacity at least 10% higher than the maximum incoming flow.

F.2.2 Flow Generation Layers

Parameter: Buildout Model Flows Assumptions

Discussion: Buildout Model flows represent the maximum flows anticipated in the system when the Southwest portion of College Place is fully developed.

Model Assumption: Buildout Model flows are generated by the unit flows for each land use type in this report. Based on recorded data from similar sized cities with similar land uses, the following flow assumptions were made for the Study Area:

- Undeveloped Areas – Areas within the study limits that are currently undeveloped were assumed to be built out according to the land use map in this report.
- Net and Gross Areas of Development – The following typical ratios of Parcel area/Gross Area for each land use type were assumed for developments outside of the City limits. This was done to account for future roadways.

%	Land Use Type
90	Commercial
90	Commercial/Light Industrial
100	Hotel or Senior
75	Multi Family
90	Park
90	Public Reserve
75	Residential
100	School
75	Townhouse

- Parcels on Septic Systems - Parcels currently on septic systems were assumed to be converted to the City Sewer System. Flows were assigned based on the land use map shown in this Plan.
- Residential - Residential land use was divided into three categories; Residential, Townhouse and Multi-Family. The average number of assumed residential dwelling units per acre are shown in **Table B-3**.

Table B-3 – Residential Dwelling Units per Acre

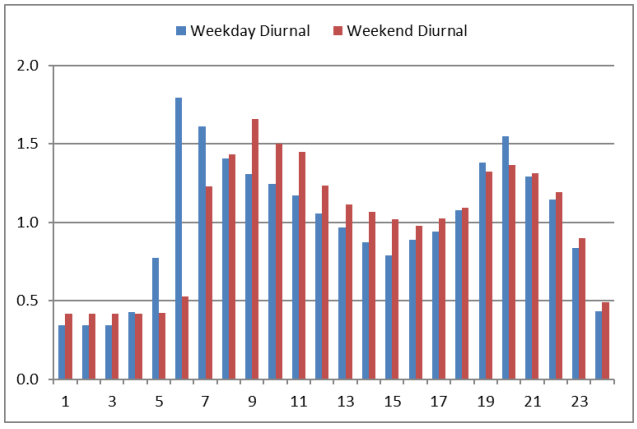
Land Use	Land w/out Future Road Dev. Dwelling Units/Acre	Land w/ Future Road Dev. Dwelling Units/Acre
Residential	4.7	3.5
Townhouse	31.1	23.3
Multi-Family	31.1	23.3

Parameter: Diurnal Curves

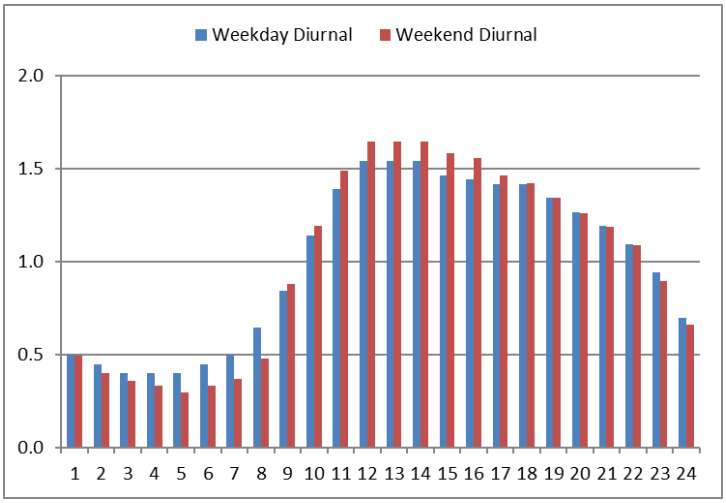
Discussion: A diurnal curve is the shape of a type of sanitary flow contribution to the collection system over a 24-hour period. Diurnal curves differ for each type of land use. Diurnal curves are based on past experience with similar size cities.

Model Assumption: The following diurnal curves were used for the land use types listed below:

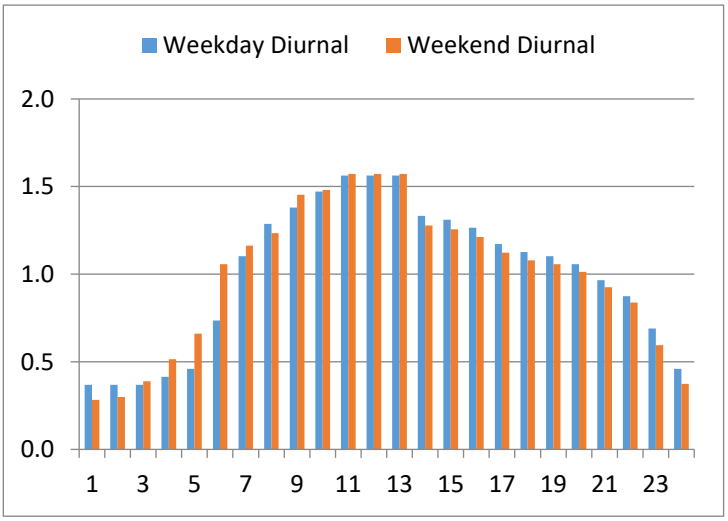
Residential (For Land Use Type Residential, Multi-Family, or Townhouse)



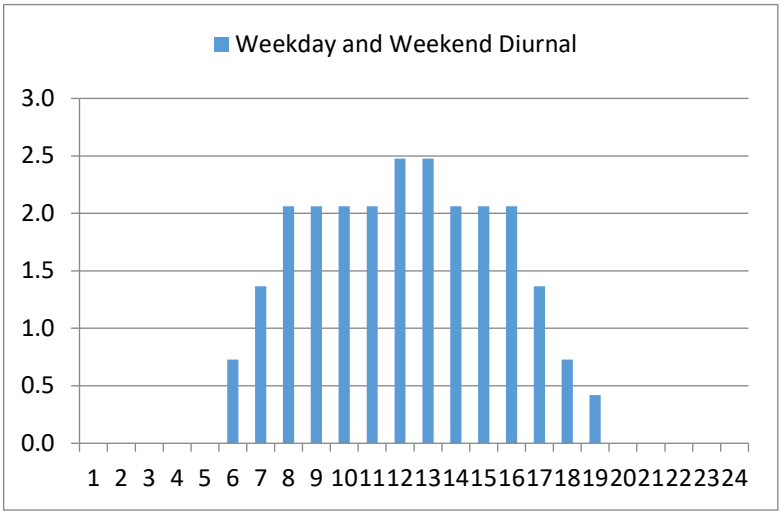
Commercial



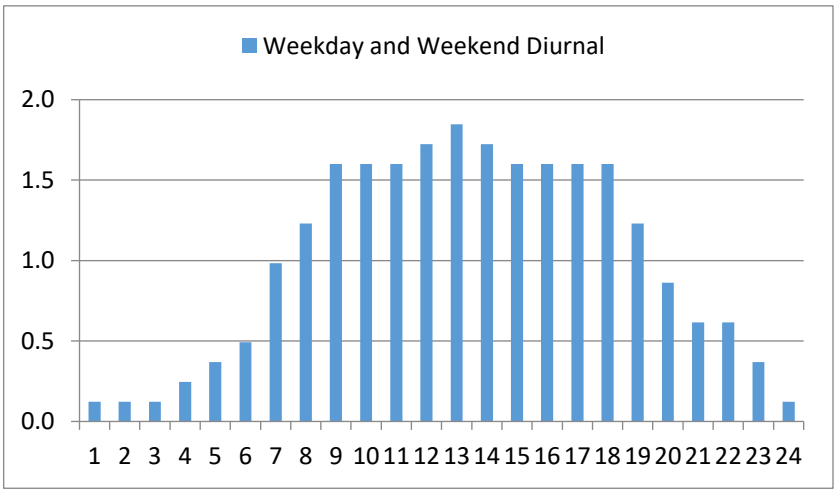
Hotel (for Land Use Type Hotel, or Senior)



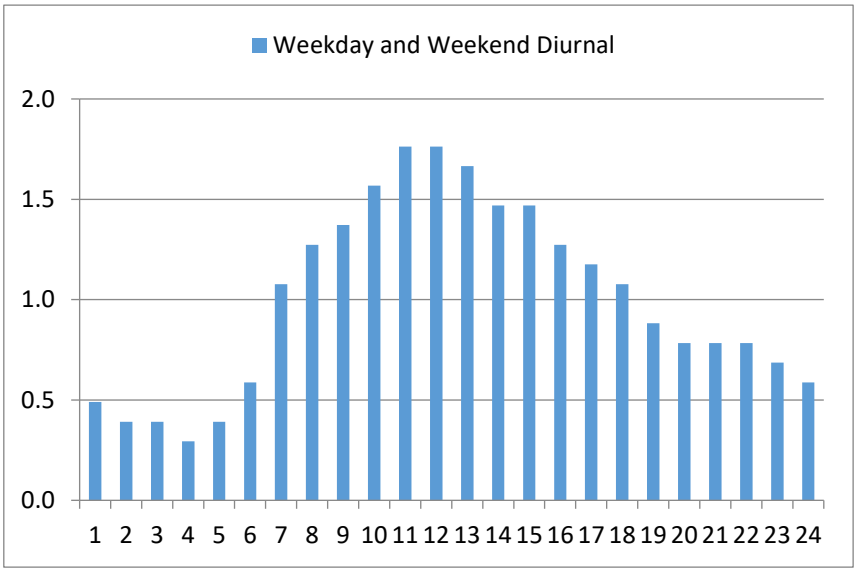
School



Industrial (For Land Use Type Commercial/Light Industrial)



Open (For Land Use Type Park and Public Reserve)



Parameter: Residential Unit Flows (GPDU)

Discussion: Residential unit flows are measured in gallons per dwelling unit (GPDU). The composite GPDU for each residential density was estimated from recorded data of cities similar in size and land use to the City of College Place

Model Assumption:

Table B-4 – Residential Unit Flows

Land Use	Unit Flow (GPDU)[1]
Residential	175
Multi-Family	175
Townhouse	175

[1]See Table 3 for Residential Dwelling Units per Acre

Parameter: Non-Residential Unit Flows (GPAD)

Discussion: Non-residential unit flows are measured in gallons per acre per day (GPAD). Master Planning of sanitary sewer service for non-residential land uses is difficult because of the wide range of potential discharges. According to the reference manual Wastewater Engineering: Treatment

and Reuse, by Metcalf & Eddy, gross-area sewer flows for light industrial areas are estimated to be between 1,000 GPAD and 1,500 GPAD. The unit flow for each non-residential land use type was estimated from recorded data of Cities similar in size and land use to the City of College Place and gross area.

Model Assumptions:

Table B-5 – Non-Residential Unit Flows

Land Use	Land w/out Future Road Dev. ADD (GPAD)	Land w/ Future Road Dev. ADD (GPAD)
Commercial	520	600
Commercial/Light Industrial	520	600
Hotel or Senior	2130	-
Park	135	150
Public Reserve	135	150
School	1000	1000

F.2.3 Flow Injection Method

Parameter: Sewer Service Connection Point

Discussion: Flows for each sewer service were assigned to the corresponding parcel. Each parcel was then assigned a point on the system where it connects to the collection system. The connection point can affect the sizing of the trunk pipes. To ensure the pipe is large enough for all the connections between manholes, all flow injections were added at the upstream manhole.

Model Assumption: Connect each parcel to the nearest collector pipes and inject the flow in the model to the upstream manhole.

F.2.4 Infiltration and Inflow

Parameter: Design Storm

Discussion: A 2-year return period design storm was used to simulate a rainfall event. As per the Stormwater Management Manual for Eastern Washington

(SMMEW0 published by the Washington Department of Ecology (WDOR) two design storms exists for Eastern Washington: the 24-hour storm and the 3-hour short duration thunderstorm. Of the two storms, the 24-hour duration storm was used in modeling the collection system.

Model Assumption: 24-hour storm with 2-year return period Type 1A storm. The peak of the storm hydrograph is timed to occur when the peak sanitary flow occurs.

Parameter: Inflow

Discussion: Inflow describes the flow that enters the sewer collection system as a direct result of a storm event. Typical sources of illegal connections to the sanitary sewer include sump pumps, roof drains, yard drains, and storm drains. Inflow values are described by square feet of pervious area per manhole (SF/Manhole).

Model Assumption: Inflow assigned to each sewer sub-basin based on 0.005 acres/manhole (15 ft x 15 ft area).

Parameter: Infiltration

Discussion: Infiltration describes the groundwater that enters the sewer system through imperfections in the pipes and manholes. Infiltration values are described in gallons per acre per day (GPAD).

Model Assumption: Infiltration assigned to each sewer sub-basin based on data of Cities similar to size of College Place.

F.2.5 Loss Coefficients

Parameter: Entrance and Exit Losses

Discussion: Headloss occurs in most manholes unless the manhole is built over an existing pipe with the top of the pipe cut out. The loss comes from the change in geometry as flow enters the manhole and exits to the next pipe. This headloss is approximated by using a loss coefficient multiplied by the velocity head in the upstream pipe. The Federal Highway Administration published a methodology in Hydraulic Engineering Circular 22 based on research on these loss coefficients, which includes initial estimates and a more elaborate and iterative process to determine loss. As a first initial estimate for outlet control conditions, 0.2 is recommended for a pipe entrance loss, and 0.4 for pipe exit loss under inlet or outlet conditions.

Model Assumption: Pipe Entrance loss set at 0.2. Pipe exit loss set at 0.4.

Appendix G

Operations and Maintenance Standard Operating Procedures

Overflow Notification and Spill Response Plan

College Place Wastewater Treatment Plant

College Place, Washington

Prepared by:
JACOBS College Place WWTP Staff

Updated: 1/30/2026

Contents

Section		Page
1	**Introduction**	**1**
2	**JACOBS Spill Reporting Policy**	**3**
	Exceptions to Reporting a Spill	4
	Additional Reporting Requirements	5
	Monitoring	5
	Waters of the State	6
3	**Overflow Notification and Response Plan**	**7**
	College Place, Washington	7
4	**Overflow Classifications and Notifications**	**8**
	Class 1 Overflow	8
	Class 2 Overflow	8
	Class 3 Overflow	8
5	**Notification Procedures**	**10**
6	**Overflow Locations**	**12**
7	**Sign Posting Locations and Procedures**	**13**
8	**Sampling Points and Procedures**	**14**
9	**Cleanup Procedures**	**15**
10	**Procedures to Prevent Recurring Overflows**	**16**
11	**Training Requirements**	**17**
12	**Notification List**	**18**
	Emergency Contact Phone and Fax Numbers	18
13	**Forms and SOP**	**21**
	JACOBS Overflow Response Form	
	Overflow Response Timeline	
	Sample JACOBS Overflow Response Form	
	Sample Overflow Response Timeline	

Cover letter template
Sample cover letter

Exhibits

Page

1 Emergency Agency Contact Numbers..... 18
2 The College Place WWTP Employee Contact Numbers..... 20

Overflow Notification and Response Plan

1. Introduction

JACOBS is recommending that National Pollutant Discharge Elimination System (NPDES) permit holders with sanitary sewers systems develop and implement a plan for properly responding to unpermitted discharges from the systems. Called an Overflow Notification and Response Plan (ONRP), system operators should enact the plan when an unpermitted discharge occurs or during other applicable situations.

Developing an ONRP will help treatment and collection staff identify procedures to follow before, during, and after an overflow incident. The plan will specify the process for reporting, responding to, sampling, posting, cleanup, and notifying the public of an incident. By developing, implementing, and practicing these procedures, JACOBS employees have the tools to deal with an over flow incident proactively in a systematic and efficient manner.

The ONRP includes standard operating procedures (SOPs), maps, and completed report samples for employees to use to implement the plan successfully. The plan must be readily accessible as time is limited and critical when an overflow occurs. All JACOBS College Place Wastewater Treatment Plant (WWTP) employees must complete annual training covering the ONRP's contents and how to implement its procedures.

This ONRP consists of:

1. **JACOBS Spill Reporting Policy**
   JACOBS's Spill Reporting Policy contains definitions of a spill, exceptions, monitoring, and cleanup requirements.

2. **Overflow Notification and Response Plan (College Place WWTP specific)**
   this section provides an overview of the site-specific response plan for the College Place WWTP. It summarizes response and notification concepts detailed in later sections.

3. **Overflow Classifications and Notifications**
   This section explains how to classify an overflow or spill and lists notification requirements for each classification.

4. **Notification Procedures**
   This section specifies notification requirements for an overflow or spill event that the on-duty operator must execute.

5. **Overflow Location**
   This section tells how to locate and describe the overflow or spill location.

6. **Sign Posting Locations and Procedures**
   This section describes sign posting procedures for employees to execute and includes charts and a signage list for the Garrison Creek and Walla Walla River drainage system.

7. **Sampling Points and Procedures**
   This section covers sampling locations, timeline, and procedures.

8. **Cleanup Procedures**
   This section details the types of cleanup methods to use and reporting requirements. It also contains a contact list of agencies to assist in the cleanup if necessary.

9. **Procedures to Prevent Recurring Overflows and Spills**
   This section covers procedures to prevent similar incidents in the future.

10. **Training Requirements**
    This section describes the plan's training requirements for staff.

11. **Notification List**
    This list specifies which employee authorizes media notification and who contacts the media. It also lists government agency, media, and interest group contact numbers and employee phone numbers.

12. **Forms and SOP**
    This section contains sample forms for overflow / spill response procedures and timeline tracking, as well as agency notification letters. It also contains the SOP for handling overflows and spills at the College Place WWTP and the City of College Place's collection system.

2. JACOBS Spill Reporting Policy

JACOBS shall provide prompt notification for spills to regulators and other required parties. Notification is required for spills occurring both inside and outside the treatment plant property.

All spills, except spills on the exceptions list, that discharge to Waters of the State shall be reported by telephone within 24 hours of becoming aware of the spill. The cause of the spill shall be investigated as soon as possible but in no case later than the first 48 hours after becoming aware of the spill. Within 5 calendar days of the spill, a written report shall be sent to the regulatory agency. This report will, at a minimum, include the following information:

1. Date of the spill
2. Location of the spill
3. Description of what was spilled
4. Cause of the spill
5. Estimated volume discharged and name of receiving waters
6. Corrective action(s) taken to mitigate or reduce the adverse effects of the spill
7. Actions taken to prevent similar spill in the future
8. Contact information

This report shall be made available to:

1. Applicable regulatory agencies [Washington State Department of Ecology(DOE), U.S. Environmental Protection Agency (U.S. EPA),—in some cases both state and federal regulatory agencies must be notified]
2. Walla Walla County Health Department
3. Additional agencies may need to be notified based on local requirements

Note: Any written report intended to go to a regulatory agency must be reviewed and approved by the Project Manager, the Director of Environmental Compliance or his designee, and the Project Manager's direct supervisor before issuing the report.

Exceptions to Reporting a Spill

The following exceptions apply to reporting a spill unless local, state, or federal requirements are more stringent.

Gases

- Inert gases unless released in sufficient quantities to a confined space, to include interior rooms, insufficient to pose suffocation potential
- Flammable gases in quantities that do not exceed the lower explosive limit (LEL) in the environment to which they are released
- Oxygen to atmosphere
- Nitrogen (see inert gases)

Wastewater

- Spills of less than 25 gallons provided that cleanup occurs within 24 hours of becoming aware of the spill
- Spills to areas completely lined with impermeable surfaces that return in their entirety to the treatment system provided that the spill is not accessible to the public or the spill area is attended by onsite personnel to protect the public until the spill is removed
- Spills of less than 250 gallons if they do not leave the plant site

Water

- Spills of source water (raw water) from wells, lakes, or streams provided that no addition of any chemical or substance occurred after removal from the source and before the spill site
- Spills of potable water from the distribution line that does not cause a public nuisance or erosion sufficient to impact public health or potential for additional infrastructure damage

Sludge

- Spills less than 1 cubic yard if the spill is to a public right of way and if it meets both of the following requirements:
  - The sludge is stabilized to meet either Class A or Class B standards under 40 CFR
  - The sludge is removed within 24 hours of the actual spill

Note: All sludge spills to an unapproved area shall be removed immediately upon discovery, including sludge spilled to areas within an approved sludge disposal site in areas not intended to receive sludge.

Additional Reporting Requirements

If a spill reaches a surface water, the project shall post notice as close as possible to where the spill occurred and along the waterway if applicable. The notice shall include, at a minimum, the same information reported to the regulatory agency (items 1 – 8 listed above).

Spills shall also be reported to the following JACOBS personnel within 8 hours of finding the spill:

- Director of Environmental Compliance or the Manager of Laboratory, Industrial Pretreatment Programs (IPP), and NPDES Permit Compliance
- Applicable Area Manager, Regional Business Manager, or Regional Director of Operations

Additional reporting requirements, based on permit requirements, may apply on a case by case basis.

Many states require reporting spill incidents to local media. Spill reports to media shall include, at a minimum, items 1 – 8 mentioned above. Reporting to local media should only be performed through coordination with the JACOBS Corporate Communications Group.

Monitoring

Wastewater

Spills of wastewater external to the plant must be sampled and tested for biochemical oxygen demand (BOD), total suspended solids (TSS), pH, and bacterial testing. Refer to permit parameters for guidance. State requirements may contain additional monitoring parameters.

Sludge

There are no additional testing requirements for sludge spills.

Chemical

If a chemical spill occurs, notify the:

- College Place Fire Department
- College Place Fire Department (HAZMAT) team
- JACOBS Director of Environmental Compliance
- Project Manager

After consultation, execute to cleanup procedures if instructed to perform them.

Water

Spills of potable water that enter a surface water shall be tested for chlorine and pH immediately.

Waters of the State

Waters of the State denotes any and all rivers, streams, creeks, branches, lakes, reservoirs, ponds, drainage systems, springs, wells, wetlands, and all other bodies of surface or subsurface water, natural or artificial, lying within or forming a part of the boundaries of the state which are not entirely confined and retained completely upon the property of a single individual, partnership, or corporation.

JACOBS projects should consider all locations as Waters of the State.

3. Overflow Notification and Response Plan

College Place, Washington

Overview

The Department of Ecology is designated as Washington's lead agency to oversee prevention, abatement, response, containment, and cleanup efforts with regard to an oil or hazardous substance spill to waters of the state. The State on Scene Coordinator acts as the principal state spokesperson in the incident command as an advocate for state and local interests. For small wastewater spills from the collection system the Department of Ecology normally gives the local health department oversite.

JACOBS College Place WWTP staff has custodial responsibility of the College Place WWTP, three lift stations and Collections system. We developed and implemented this ONRP to facilitate proper response to raw sewage overflows and other discharges of inadequately treated sewage. The plan helps the City of College Place and JACOBS College Place staff identify procedures to follow before, during, and after an overflow incident. The plan specifies processes for sampling, posting, cleanup, and notifying the public if an overflow occurs. Training in these procedures enables staff to respond in a timely manner; manage the situation; and help protect public health, safety, and the environment.

This plan describes potential overflow points and details specific procedures staff must follow during an event. It helps employees determine the path of the overflow, and potential public exposure and access to the spill at areas of concern such as parks, playgrounds, schoolyards, fishing access, and boat ramps.

The County Health Department or the Department of Ecology identifies locations to post warning signs if needed and notifies any downstream water users such as drinking water systems, livestock water, crop irrigation, and makes media contacts. During working hours, facility staff will contact their compliance inspector at DOE. In the inspector's absence, the DOE regional duty officer should be contacted.

Proper response to an overflow may include performing sampling and analysis at predetermined locations for E.coli form bacteria. Warning signs will remain posted until bacteria levels meet water quality standards or are not significantly different than background levels as guided by the DOE or Health Department. Response procedures include corrective actions, containment, wash down, cleanup, and disinfection procedures as applicable. Granular chlorine or other disinfection chemicals should not be allowed to discharge directly into streams, open water, or locations that flow into storm drains. A light spray of liquid chlorine may be used in personnel access areas, provided the area will not be flushed into a storm drain or stream.

Staff will use a Spill Response Timeline form to assist with recordkeeping. Written reports must be submitted within 5 days of the event unless instructed otherwise by the proper DOE or Health Department official. The report contains information about the

cause of the event, laboratory results from E.coli form testing or other analyses performed, and a summary of the steps to be taken to prevent future overflows. Items 1 – 8 detailed in the **JACOBS Spill Reporting Policy** section must be included in the report. Staff will update and review the plan annually to certify that specified procedures are performed when an overflow occurs.

4. Overflow Classifications and Notifications

Class 1 Overflow

Class 1 overflows are those events that do not reach surface waters, have a limited potential for public contact, and can be completely cleaned up the same day. An example of a Class 1 overflow is when sewage bubbles out of a manhole cover due to a grease ball or root clog, and the sewage has caused a pond to form along a roadside or on the ground.

Staff shall perform the following actions for a Class 1 overflow:

- Notify DOE as soon as possible but no later than within 24 hours
- Notify the County Health Department as soon as possible but no later than within 24 hours
- Cone or tape off the area during cleanup
- Submit a written report to the DOE within 5 working days (unless otherwise directed by the DOE)

Class 2 Overflow

Class 2 overflows are those events with limited to moderate potential for public contact. These include overflows where a small amount of sewage reaches a water body and dilution is high, as well as spills on the ground that will not be cleaned up the same day. An example of a Class 2 overflow is one caused by a collapsed lateral or main, where the damaged pipe needs to be dug up and replaced.

Staff shall perform the following actions for a Class 2 overflow:

- Notify DOE as soon as possible but no later than within 24 hours
- Notify the National Response Center as soon as possible but no later than within 24 hours
- Contact Washington Emergency Management as soon as possible but no later than within 24 hours
- Notify the County Health Department as soon as possible but no later than within 24 hours
- Cone or tape-off the affected area and post signs warning against contact
- Submit a written report to the DOE within 5 working days

Class 3 Overflow

Class 3 overflows are those events that reach surface waters and have a moderate to significant potential for public contact, either physical or by other means. An example of

a Class 3 overflow is one that reaches waterways where public access for hiking, swimming, fishing, or other recreational activities occur.

Staff shall perform the following actions for a Class 3 overflow:

- Notify DOE as soon as possible but no later than within 24 hours
- Notify the National Response Center as soon as possible but no later than within 24 hours
- Contact Washington Emergency Management as soon as possible but no later than within 24 hours
- Notify the County Health Department as soon as possible but no later than within 24 hours
- Refer to the **12. Notification List** section, Cone or tape off the affected area
- The City, County Health Department, or DOE may Issue a press release to the local media (newspapers, radio, etc.) detailing area impacted by the overflow and estimated duration of time to avoid contact
- If asked to issue a press release from the agencies involved and the city, coordinate with the Corporate Communications and Compliance and Reporting Group release
- Submit a written report to the DOE within 5 working days

5. Notification Procedures

When an employee becomes aware of, or is notified of a possible overflow, his/her first action should be to notify the Project Manager or Operations Supervisor. The employee will request assistance if needed to correct the problem, contain the spill, and clean the effected area. It will be the contacted supervisor's responsibility to contact the required agencies, company contacts and the client. The employee should attempt to determine if the spill is a Class 1, 2, or 3 overflow, and communicate that information to the supervisor.

JACOBS developed a SOP for investigating possible overflows for employees to use; it is included in the **Forms and SOP** section of this document. Project staff must update the SOP as needed and review it annually.

The College Place NPDES permit requires staff to notify DOE within 24 hours of discovering an overflow. JACOBS's policy is to notify these agencies as soon as possible upon discovering an overflow, at a minimum within 24 hours. The employee notifying the agencies will be requested to estimate the amount, location, direction, and type of overflow material as well as what the possibility is of the overflow reaching receiving waters. Be prepared to provide DOE with the river mile location if possible. It is likely some of this information will not be available during the initial call, and the employee will be required to call back as the information becomes available. The employee must provide a phone number for DOE to call for additional updates. If the overflow occurs after normal working hours, provide DOE with the Project Manager or Operations Supervisor's cell phone number.

The Project Manager will call the client. If the Project Manager is not available, the Operations Supervisor or individual responding shall contact the client. State and county, city, and special interest group contact numbers are located in the Emergency Contact List in the Notification List section of this document. Staff should review these numbers annually and update them as necessary.

Written reports are to be submitted within 5 calendar days from the time of the incident. The day of the incident is counted as Day 1.

Staff should use the two JACOBS Overflow/Spill Response forms contained in the **Forms and SOP** section to record events as they unfold. One set of forms provides an example of a completed report and the form is a blank template for copying. The blank forms will be hand written and used during the incident. Once the incident is over, staff must transfer the information from the hand written forms to computer-generated forms. The typed versions are sent with a cover letter to the DOE. Staff must store these forms electronically, make a copy, and store the copy in the notebook labeled College Place Overflow Incident History located in the Main office.

Note, DOE requests a cover letter for overflows involving the College Place WWTP. This cover letter will be in a narrative form explaining what occurred. This cover letter accompanies the JACOBS completed Overflow/Spill Response forms. The **Forms and**

SOP section contains two letters from another project, a pre-formatted letter to facilitate uniformity in letters sent to Washington's DOE and a sample completed cover letter.

The Project Manager or Operations Supervisor and a member of the Compliance and Reporting Group must review all letters before sending them to a regulatory agency. Staff must send the cover letter and completed forms via registered mail or hand deliver them, obtaining proof from the agency it received the report. The College Place staff must send the original letters to the DOE via registered mail with a return receipt. Staff must create three copies:

- One client copy
- One copy for storage in the DOE file in the Project Manager's office
- One copy for storage in the College Place Overflow Incident History located in the break room

One of these copies will be sent with the monthly discharge monitoring report (DMR).

It is critical for staff to document events as they occur. There is no such thing as too much documentation during an overflow event.

6. Overflow Locations

Possible overflow locations;

- From manholes in the collection system caused by line blockages or lift station failures. The collection system is the responsibility of Jacobs sanitary collection crew which is part of the Jacobs College Place WWTP team.
- The plant headworks if the headworks screens fail during extreme high flows or Influent pump failure. (Alarm available)
- The plant SBR Failure or over flow of the SBRs. (Alarm available)
- The plant WAS tank over filled (Alarm Available)
- The plant Effluent reaeration basin due to pump failure causing accidental discharge to Garrison Creek (Alarm Available)
- Effluent irrigation storage lagoon if over filled.

7. Sign Posting Locations and Procedures

Posting to be done by DOE or the County Health Department if warranted

8. Sampling Points and Procedures

Staff will perform sampling at the sign locations. Samples will be analyzed by WWTP laboratory. A method will be used to detect fecal coliform. The sampling shall occur as soon as the overflow is discovered and at 24-hour intervals if the event duration and test results warrant. Remember:

- **Sampling Points—**Sign locations or from source
- **Sampling Frequency—**As soon as possible once discovered and at 24-hour intervals if the event duration and test results warrant
- **Analysis—**performed by the WWTP laboratory using an accredited method.

9. Cleanup Procedures

After an overflow occurs, staff should use caution when removing material on the ground or in the storm system. All material must be removed. The preferred removal method is to wash down the area and vacuum/pump any material with the help of the city storm / sewer collection crew (in the Employee list), returning it to the wastewater system. When sewage enters a storm system, staff must clean the catch basin and lines. Put the material vacuumed up using the combination cleaner or tanker back into WWTP drying bed used for sewer clean out material. For specific cleanup procedures for a College Place WWTP overflow, refer to the SOP in the **Forms and SOP** section.

Discuss the incident with the DOE representative or County Health Department. He/she will recommend cleanup procedures preferred by the DOE. If possible, follow the DOE recommendations.

Include procedures used to clean up any overflow in the overflow report to DOE.

10. Procedures to Prevent Recurring Overflows

Staff must take proactive steps to minimize and prevent discharge of untreated sewage. These steps include:

- From manholes in the collection system caused by line blockages or lift station failures. Jacobs will check hot spots in collection lines and Maintain the collection system.
- The plant headworks if the headworks influent pumps fail due to power loss (Alarms available) bypass the Headworks and have flow go to the irrigation lagoon. **(*notify DOE of bypass*))**
- The Plant SBRs if decant weirs pop or loss of SCADA communication to SBRs. (Alarm available) fill decant weir if popped and do a lead cycle reset if needed to have lowest tank fill next. **(Test high level alarm regularly)**
- The Plant WAS tanks if WAS pumps are not shut off. (Alarm available) shut off pump to stop WAS flow to tank. **(Test high level alarm regularly)**
- The plant Effluent reaeration basin accidental discharge due to pump failure. (Alarm available) turn pumps on to irrigation lagoon and or sprinklers at the wetlands. **(test on/off floats for pumps, Maintain pumps)**
- The Irrigation lagoon over filled. To stop over fill stop pumping to the Irrigation lagoon. Once flow is stopped, pump down level to the lagoon by sending water/wastewater back to the beginning of the wastewater process, depending on season. If going to irrigation, continue to irrigate the fields. **(Visual gage the level of the lagoon so not to over fill)**

11. Training Requirements

For the ONRP to remain an effective tool for managing an overflow event, all employees must participate in extensive initial training to learn these procedures. They must review the entire document annually. They must also revise the plan annually to incorporate changes in the community and their affect on the sanitary sewer system. Staff must complete annual training covering the ONRP's contents and how to implement its procedures. Training in these procedures enables employees to respond in a timely manner; manage the situation; and help protect public health, safety, and the environment.

12. Notification List

When an overflow occurs, the Project Manager or Operator in charge must contact the Department of Ecology Regional Office (DOE), Washington Emergency Services, National Response Center, and Walla Walla County Health Department as soon as possible.

In the case of a large overflow, upset incident, or the overflow happened in an area of high exposure to the public, DOE, County Health Department, and / or City of College Place may need to notify the media. In such cases, a news release may be required by one of the State's regulatory agencies. There also may be a requirement to contact special interest groups.

If there is no request by the agencies for a news release but project staff feels issuing one would be prudent, the Project Manager will contact the client to discuss the matter. The client must authorize any news release. If the client is not available, the Project Manager will determine the need for public notification after discussions with state agencies and JACOBS management (Regional Business Manager and Corporate Communications).

If JACOBS is directed to issue a media release by a regulatory agency or the client, Corporate Communications is to be involved as appropriate. Public notifications need to be short, specific, and state just the facts.

In all cases, the client must be notified before issuing a news release.

Emergency Contact Phone and Fax Numbers

Exhibit 1

Contact		
DOE Eastern Region	24-hr	1-509-329-3400
Washington Emergency Management	24-hr	1-800-258-5990
National Response Center	24-hr	1-800-424-8802
Walla Walla County Health Department/Environmental Health Department		(509) 524-2650
DOE – Whitney Richardson - Permit	Business Hours	(509) 867-4764

Exhibit 4
The College Place WWTP and City Employee Contact Numbers

JACOBS	Work Phone	Cell Phone	Home Phone
WWTP Plant	(509) 529-2859	(509) 520-1831	
Paul Olson - Manager	(509) 529-2859	(509) 386-3852	
Diego Cruz – Operator II	(509) 529-2859	(509) 301-6666	
Ian Grant - Operator	(509) 529-2859	(509) 520-7603	
Taylor Turner – Operator-in-Training	(509) 529-2859	(509) 730-6390	
Gregrick Turner – Maintenance	(509) 529-2859	(360) 632-7493	
Brett Anderson – Operator-in-Training	(509) 529-2859	(509) 876-1214	

City Sanitary / Storm Collections	Work Phone	Cell Phone	Home Phone
Robert McAndrews – Public Works Director	(509) 394 - 8526	(509) 520 - 3197	
Wade Antle – Operations Manager	(509) 394 - 8690	(509) 520 - 1828	
Camron Clark – Public works foreman		(509) 520 - 7197	
City On call phone	(509) 520-1828		
City Police - Fire Dept	Emergency 911	Non-Emergency (509) 527 - 1960	Office (509) 529 - 6506

13. Forms and SOP

This section contains the following forms and SOP:

- JACOBS Overflow Response Form
- Spill Response Timeline
- Sample JACOBS Overflow Response Form
- Sample Spill Response Timeline
- Cover letter template
- Sample cover letter
- College Place Overflow Response SOP

JACOBS Overflow Response Form

Date _____ Time _____ Info. taken by _____

Name of person providing information _____ Address _____ Phone No. _____

Description of Incident			
Class 1 2 3			
Location:			
Est. Amount of Spill:			
Other Relevant Info:			
Response			
Person(s) Responding		Time Onsite:	
Onsite Assessment:			
Immediate Action Taken:			

Notifications			
Agency	Name of Person Contacted	Time	Incident Number

Overflow Response Timeline

Estimate of Gallons: _____ Name of Person Completing Form _____

File sent to DEQ _____

Time	_____	Info.	_____
Time	_____	Info.	_____
Time	_____	Info.	_____

JACOBS Overflow Response Form

(Sample Completed)

Date 3/20/2010 Time 1345 Info. taken by Joe Smith

Name of person providing information	Address	Phone No.
Steven Aldrich	2313 W. 4th St.	555.456.7891

Description of Incident			
Class 1 2 3			
Location: West 3rd St. and Broadway			
Est. Amount of Spill:	Several hundred gallons		
Other Relevant Info:	Project Manager contacted, will meet onsite. Mr. Aldrich stated he witnessed possible sewage		
	Spill while walking his dog. He estimates several hundred gallons.		
Response			
Person(s) Responding	Joe Smith (Operator on duty)	Time Onsite:	1430
	Bill Jones (Project Manager)		1540
Onsite Assessment:	No spill under roadway, approximately 48,000 gallons spill.		
Immediate Action Taken:	Turned on pump at Rock Creek, flow under roadway. Suspect broken sewage line.		
	Pump taken offline.		

Notifications

Agency	Name of Person Contacted	Time	Incident Number
OERS	Ron Heald	1540	
DEQ	Nancy Roberts	1548	
Wasco County Health Dept.	Gerald Mickleson	1605	

Overflow Response Timeline

(Sample Completed)

Estimate of Gallons: 48,000 Name of Person Completing Form Joe Smith (Operator II)

File sent to DEQ 3/20/2010

Time	1400	Info.	Received info. of possible sewage pipe leak at 200 W 3rd Street. Advised Project Manager.
Time	1430	Info.	Operator arrived onsite. Nothing flowing from under roadway.
Time	1442	Info.	Turned on pump at Rock Creek Pump Station to determine if line is broken.
Time	1504	Info.	RAS sewage flowing under roadway
Time	1509	Info.	Turned off pump at Rock Creek
Time	1515	Info.	Trucks dispatched to scene
Time	1535	Info.	Trucks begin hauling around station
Time	1540	Info.	OERS notified. Project Manager on scene
Time	1548	Info.	DEQ notified
Time	1600	Info.	Contractors onsite to repair broken pipe
Time	1605	Info.	Wasco County Health Dept. notified
Time	1610	Info.	DEQ onsite
Time	1621	Info.	Fecal sample taken
Time	1630	Info.	DEQ departed site. Contractors have located the broken section and are sending for extra piping to repair the damage. Operations Supervisor onsite.
Time	1820	Info.	Contractors have repaired break
Time	1830	Info.	Rock Creek pump turned on
Time	1840	Info.	No visible leakage from sewage pipe. Project Manager and Operations Supervisor depart site.
Time	1905	Info.	Operator departed site
Time		Info.	
Time		Info.	
Time		Info.	
Time		Info.	
Time		Info.	
Time		Info.	
Time		Info.	
Time		Info.	
Time		Info.	
Time		Info.	
Time		Info.	
Time		Info.	
Time		Info.	
Time		Info.	
Time		Info.	

JACOBS
9193 South Jamaica St.
Suite 400
Englewood, CO 80112
P.O. Box 6607
Tel 303.740.0019
Fax 720.286.8208

Sample Cover letter

Date

Ms. Jayne West
Oregon Department of Environmental Quality
475 NW Bellevue
Bend, OR 97701

Subject: OERS Incident No.

Dear Ms. West:

Attached is JACOBS's Overflow Response form detailing Incident No. _____.

Insert incident narrative here.

If you have any questions, please contact me at 541.298.1779 (office) or 541.993.4440 (cell).

Sincerely,

Kim Barte
Project Manager
JACOBS

Copies: Rene Moore, City of Moro
Discharge Monitoring Report

JACOBS
9193 South Jamaica St.
Suite 400
Englewood, CO 80112
P.O. Box 6607
Tel 303.740.0019
Fax 720.286.8208

Sample Report letter

March 10, 2010

Ms. Jayne West
Oregon Department of Environmental Quality
475 NW Bellevue
Bend, OR 97701

Subject: OERS Incident No. 2000-2801, Ocean Blvd. and West Hills Blvd.

Dear Ms. West:

On 11-28-08 at 0725 hrs, an off-duty JACOBS employee reported raw sewage coming up from under the roadway on Ocean Blvd. A broken coupling on a 6-inch sanitary pressure line caused the overflow. This pressure line is serviced from PS No. 5 located at 2006 Woodland Drive. I personally drove by the area of the overflow 1 hour earlier (0630 hrs.) and saw no sign of a problem at that time.

The overflow was close to the intersection of Ocean and West Hills Blvd. (map attached). The raw sewage flowed across Ocean Blvd. to the south and entered into a stormwater catch basin. This basin drains into a wooded canyon that parallels Ocean Blvd. on the south side of the roadway. From the point of the catch basins discharge, the canyon drains into the headwaters of Pony Creek, 6 miles away from the overflow area. Pony Creek enters into the bay at Pony Creek river mile 8.85. A fecal sample was taken at your request where the canyon drains back under Ocean Blvd. by PS No.13. The sample location is shown on the attached map. The results of this fecal sample are also included with this report.

There was no lime spread on Ocean Boulevard.

Attached is JACOBS's Overflow Response form which details the incident. If you have any questions, please contact me at 541.298.1779 (office) or 541.993.4440 (cell).

Sincerely,

Kim Barte
Project Manager
JACOBS HILL

Copies: Rene Moore, City of Moro
Discharge Monitoring Report

General SOP for Overflows and Spills

Original 7/28/10

Collection System Overflows

Jacobs is responsible for the maintenance of the sanitary collection system for the City of College Place, (Listed in contact list). Sewer backup complaints normally come from the City / County Dispatch to the division supervisor or on-call city personnel. When an employee becomes aware of, or is notified of a possible overflow, his/her first action should be to notify his supervisor or designee immediately. The employee will request assistance if needed to correct the problem, contain the spill, and clean the effected area. It will be the contacted supervisor's responsibility to contact the required agencies. The employee should attempt to determine if the spill is a Class 1, 2, or 3 overflow, and communicate that information to the supervisor.

Lift Station Overflows

JACOBS maintains the city's lift stations and Jacobs deals with any problems caused by any backups caused by lift station failure. In case of a spill caused by a lift station failure, JACOBS well be responsible to repair the lift station and will treat the backup spill as a collection system overflow.

Wastewater Treatment Plant Overflows

When an employee becomes aware of, or is notified of a possible overflow, his/her first action should be to notify his supervisor or designee. The employee will request assistance if needed to correct the problem, contain the spill, and clean the effected area. It will be the contacted supervisor's responsibility to contact the required agencies. The employee should attempt to determine if the spill is a Class 1, 2, or 3 overflow, and communicate that information to the supervisor.

Actions taken for **s**anitary waste overflows at the WWTP (wastewater treatment plant) will depend on the cause and location. All of the wastewater flow processes in the WWTP can be diverted around with the exception of the flow between the filter effluent box and the contact basin / UV system distribution box. DOE will need to be notified if any processes are bypassed. If the wastewater flow is not treated using any required process the plant effluent should be pumped to the storage lagoon and reprocessed after the plant is operating correctly.

Spills should be contained with earth dikes or sandbags. Jacobs has a Vactor truck that can be used to clean up the spills. There are many drains and manholes around the facility that a spill can be diverted to, to return the spill to a waste stream.

Biosolids Spills

Biosolids spills on site will be cleaned by Jacobs with Skid-steer, Shovel, and buckets. Biosolids Hauling is not done by Jacobs at this site.

Chemical, Septage Delivery Spills

Diesel Delivery Spills

Diesel is delivered to the facility in tanker trucks and pumped into fuel tanks. The College Place wastewater treatment plant uses the fuel to power its emergency generator and three of the vehicles (Kubota Skid-steer, John Deer Tractor, Kubota Mower). The locations of the unloading site are identified in the following drawings. Drivers of the delivery will remain with the delivery equipment at all times to minimize any spill.

If material is spilled, steps should be taken to contain liquid and prevent discharges to streams or sewer systems and control or stop the loss of volatile materials to the atmosphere. Spills or releases should be reported.

Small spills: Remove ignition sources. Absorb spilled material with non-combustible materials such as cat litter, dirt, sand or petroleum sorbent pads/pillows. Remove contaminated materials to an appropriate disposal container.

Large spills: Remove ignition sources. Contact the City of College Place Fire Department's hazardous material team. Dike spill area with sand or dirt to contain material and cover sewers/drains. Remain upwind and keep unnecessary people away.

College Place WWTP Delivery Locations


Diesel Storage Tank
Wastewater Facility
Owens Rd

Appendix H

Washington State Department of Ecology Comments

CITY OF COLLEGE PLACE
SEPA DETERMINATION OF NON-SIGNIFICANCE
NOTICE OF PUBLIC COMMENT

Notice is hereby given that the City of College Place has issued a SEPA Determination of Non-Significance (DNS) for the following non-project proposal. This notice initiates a 14-day public comment period, and you are invited to provide comment.

Proposal Description: **SEPA26-0001**; a SEPA Environmental Checklist for the City of College Place's General Sewer Plan Update 2026. The plan identifies improvements required for the City's wastewater collection system and wastewater treatment facility to increase reliability, efficiency, and capacity. The plan considers a **20-year** period, prioritizing improvement projects based upon growth projections, regulatory requirements, project costs, and risk reduction. No site-specific development project is being evaluated at this time.

Proposal Location: N/A – non-project proposal
Lead Agency: City of College Place
Proposal Applicant: Mike Holden, Capital Facility Manager, Public Works Department

Materials Available for Review: The submitted SEPA Environmental Checklist and file documents may be examined by the public by visiting the City of College Place webpage at https://www.cpwa.us/departments/public_works/wastewater.php

Written Comments: This DNS is issued under WAC 197-11-340(2); the City of College Place will not act on this proposal for 14 days from this date of issuance. The public is encouraged to review and comment on the proposal. Comments must be submitted by **Monday, April 6, 2026.**

Staff contact: Michael Maret, Senior Planner, mmaret@cpwa.us, (509) 394-8539

SEPA Responsible Official: Jonathan J Rickard
Title: Community Development Director
Mailing Address: Community Development Dept., 625 S. College Avenue, College Place, WA 99324.
Date of Issuance: March 20, 2026

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of the Environmental Checklist and other information on file, which is available upon request. Any agency or aggrieved person may file an appeal on this SEPA Threshold Determination in accordance with College Place Municipal Code 14.40.080. Appeals to the College Place hearing examiner shall be filed within 14 Days after the threshold determination is issued. Appeals should be prepared to make specific factual objections to this Determination.

GENERAL SEWER PLAN 2026 UPDATE
EXTENDED PUBLIC COMMENT OPPORTUNITY & NOTICE OF PUBLIC MEETING

Notice is hereby given that the City of College Place will have an additional comment period and host a public meeting on the General Sewer Plan Update 2026. This notice initiates a 30-day public

comment period; you are invited to provide comments. Comments must be submitted by **Tuesday, April 21, 2026.**

PUBLIC MEETING INFORMATION: Tuesday, April 21, at 6:00 PM (or as close thereto as possible). Location (in person): City Hall - 625 S College Avenue, College Place, WA 99324. An agenda and instructions on participating by phone or online will be available approximately one week prior to the hearing. Contact staff directly for more information about how to participate virtually; if you provide your email address, we can add you to the email distribution list. The Planning Commission, following the public hearing, will make a recommendation to the City Council on whether to adopt the General Sewer Plan Update.

Please Publish: Saturday, March 21, 2026

HELPING EACH OTHER
CREATE BETTER COMMUNITIES

J-U-B

THE LANGDON GROUP

GATEWAY MAPPING INC.

J-U-B FAMILY OF COMPANIES

City of College Place
2026 General Sewer Plan Update

Community Engagement Meeting
April 21st, 2026

CP
COLLEGE PLACE
WALLA WALLA VALLEY

Agenda

- What and Why?
- GSP Background
- Key Outcomes
- Alternatives Considered
- CIP Projects Summary
- Rate Impacts
- Environmental/Cultural Impacts
- Schedule

What and Why?

- Ecology requires communities to have a General Sewer Plan
- A GSP identifies sewer system projects involving rehab, replacement, or establishment of the City's sewer infrastructure.
- The City's Sewer System is an asset – GSP helps to manage
  - Prioritize projects by need
  - Plan ahead for rehabilitation instead of replacement
  - Master plan for future development
- The GSP includes cost estimates and general timelines
  - Supports budgeting, staffing, and project coordination
- Projects identified in the approved plan are eligible for funding

GSP Background

- The City's first GSP was developed in 2024
  - 37 projects were identified
- Shortly after – a unique funding opportunity
  - 24 projects were funded as part of two construction contracts
  - The City received $4.2M in funding, half grant and half low-interest loan
  - 10-years of GSP projects were completed in 2 years

- City received Ecology funding for a GSP Update
  - Identify the next list of projects/priorities
    - Be prepared when funding becomes available.
  - GSP projects can qualify for Small Communities Project Priority List (SCPPL) funding
    - If SCPPL is available, GSP projects will not require funding applications
- Work on the GSP Update began in 2025 – Finishing in 2026

Key Outcomes

- Homestead Lift Station Remaining Capacity (LS No. 3)
- Martin Airfield – sewer plan for future growth
- Long-range Planning (50+ years)
  - West of Martin Airfield
  - South along SR 125
- Update Prioritization Criteria
- 10-year Capital Improvement Plan
  - List of CIP projects to fit City annual budget ($500k every two years)
  - List of additional CIP projects if more funding becomes available
- Operations Program Recommendations
  - Implementing a GIS pipe condition rating/maintenance system
  - Implementing a CCTV, root treatment, and FOG programs
  - Continue existing system cleaning program

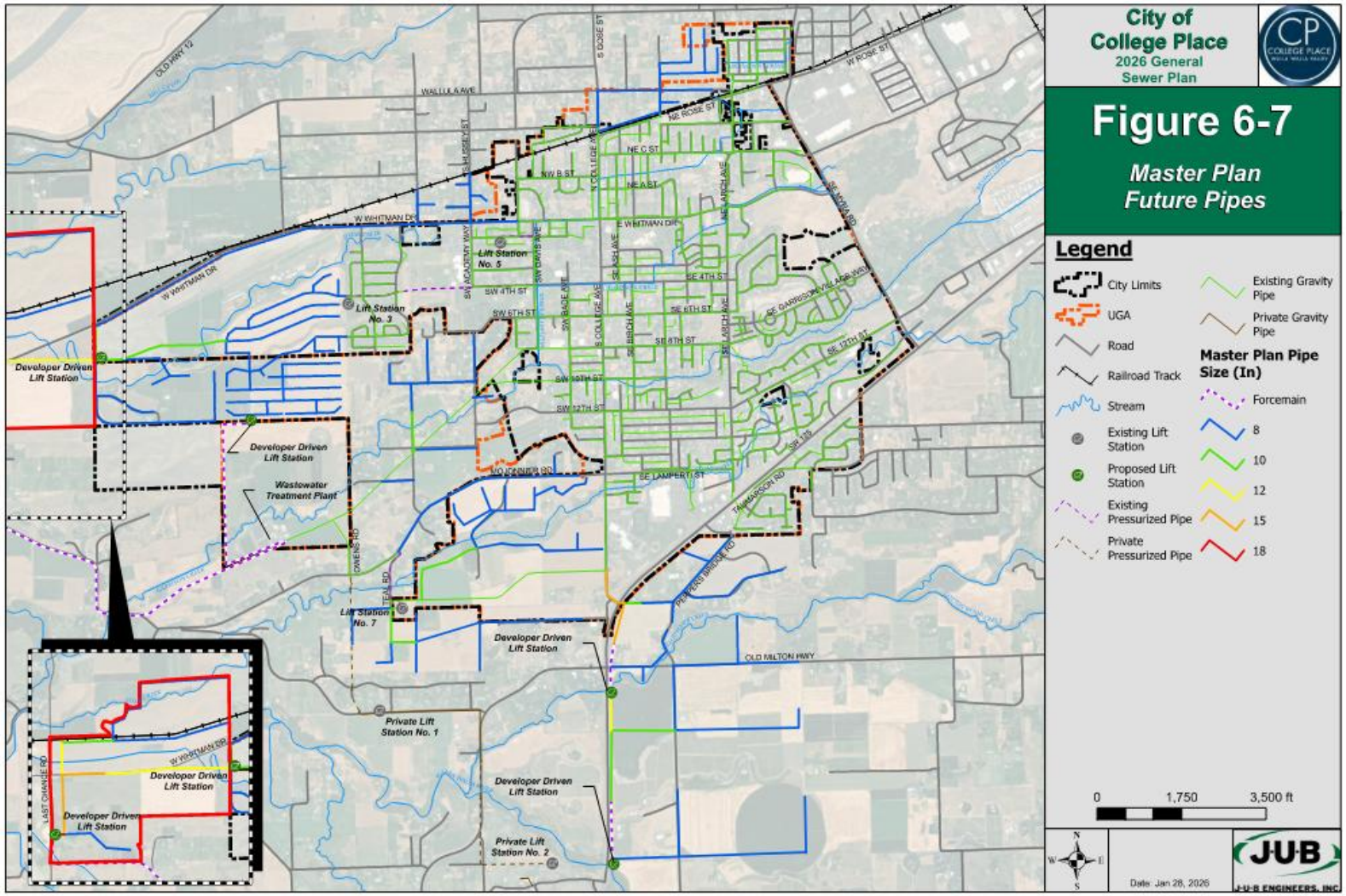
Key Near-Term Projects

- Lift Station 3
  - Cellular Telemetry Upgrades
  - Hydromatic Pump Replacement
- Lift Station 7
  - Cellular Telemetry Upgrades
- WWTP Trunk Inspection/Condition Assessment
- Design funding awarded for:
  - Central Avenue Sewer Improvements
  - SE 12th Street Sewer Improvements
- GIS Updates

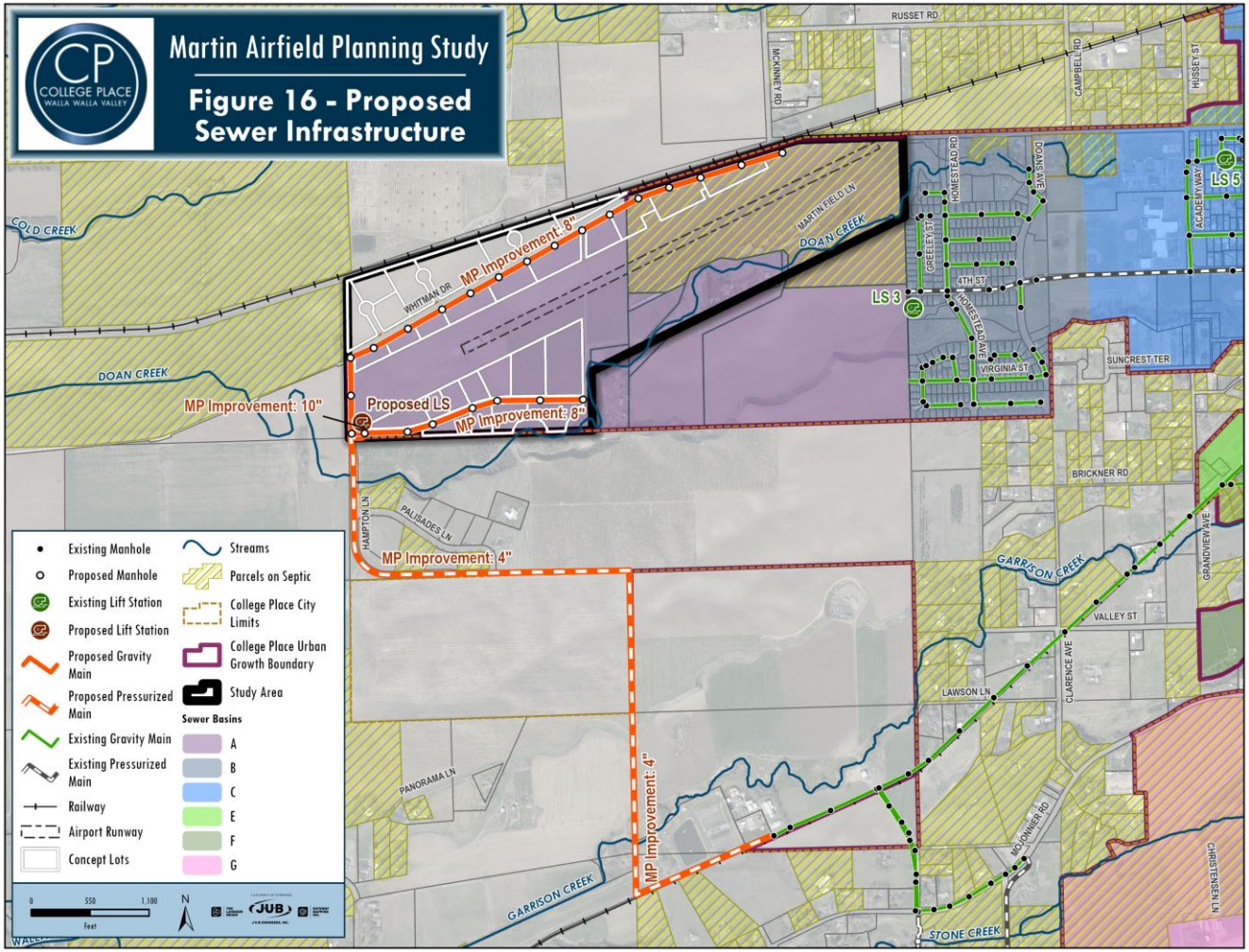
Alternatives Considered

- Martin Airfield alternatives
- West of Martin Airfield alternatives
- Prioritization Criteria for replacement evaluation
- Collection System - rehab vs replacement analysis

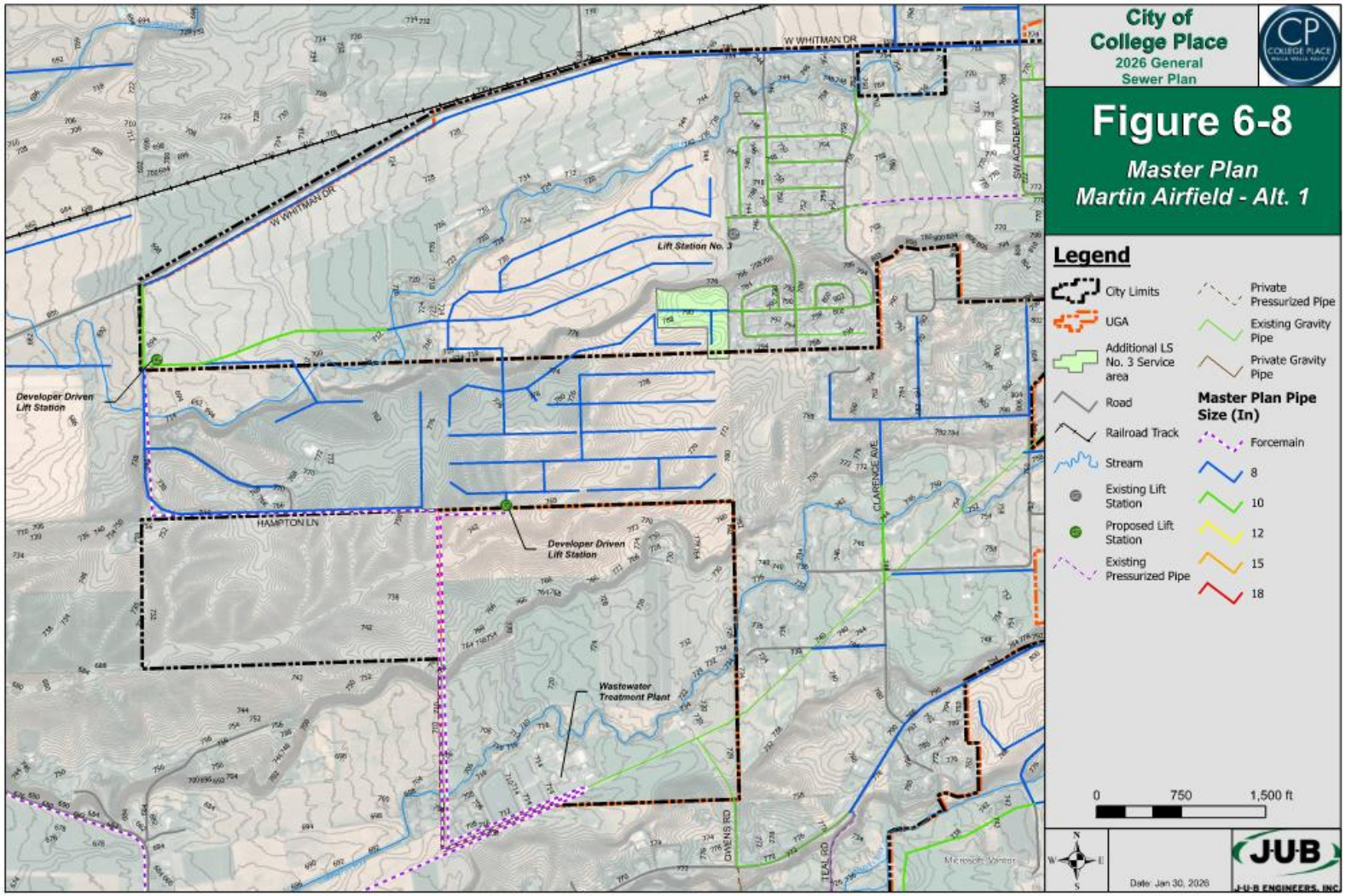
Master Plan Areas



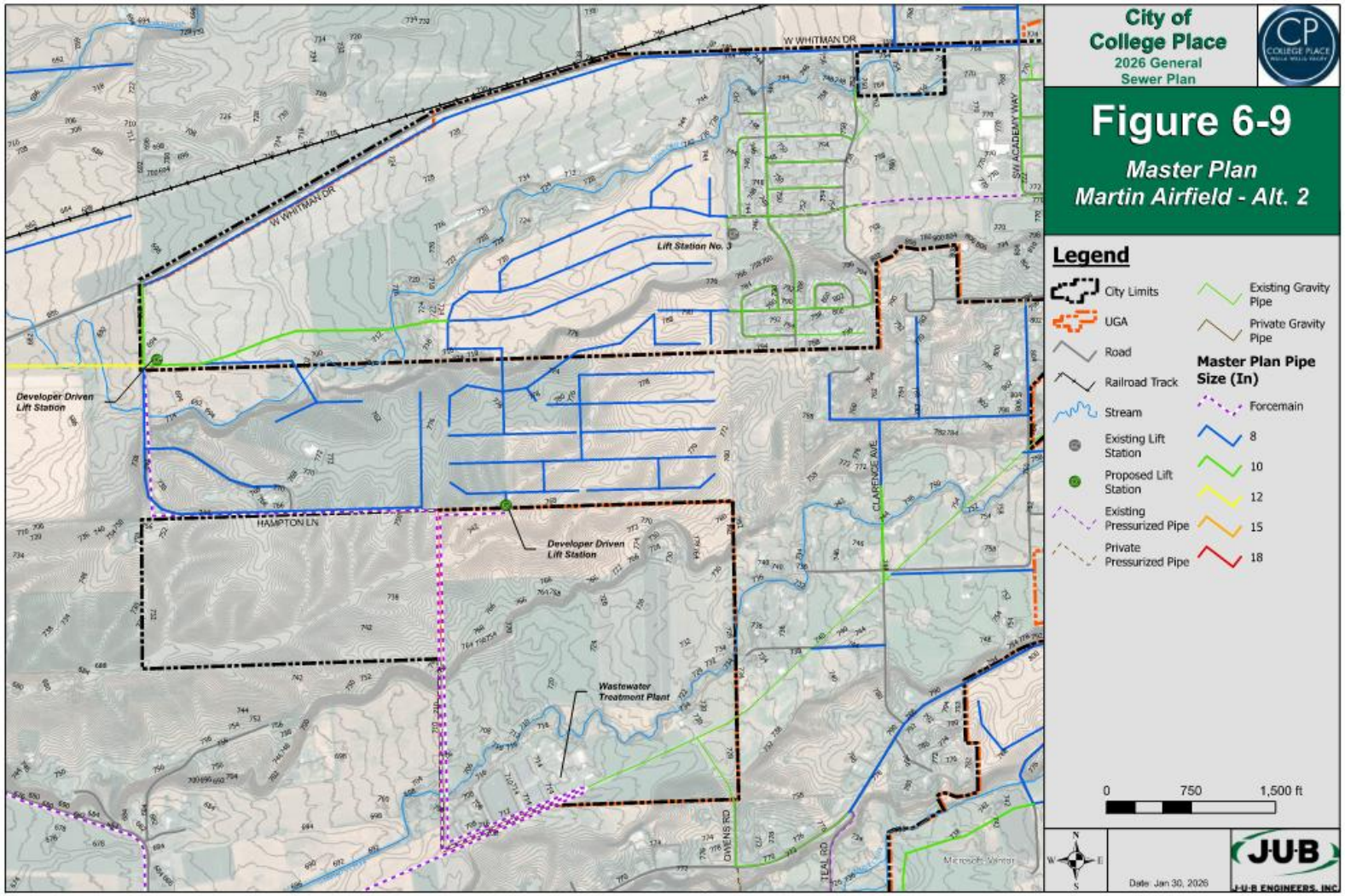
Master Plan Areas: Martin Airfield



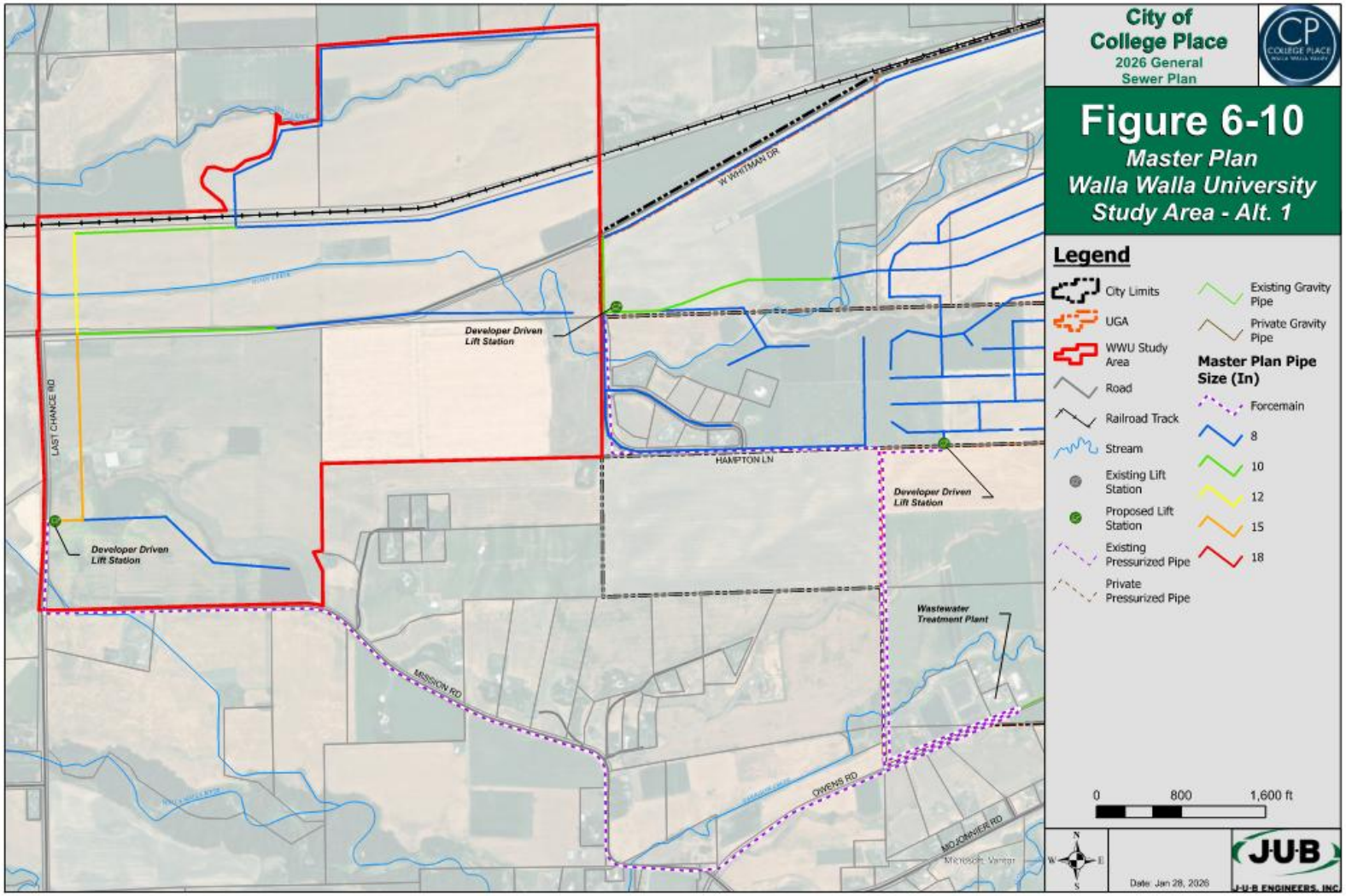
Master Plan Areas: Martin Airfield



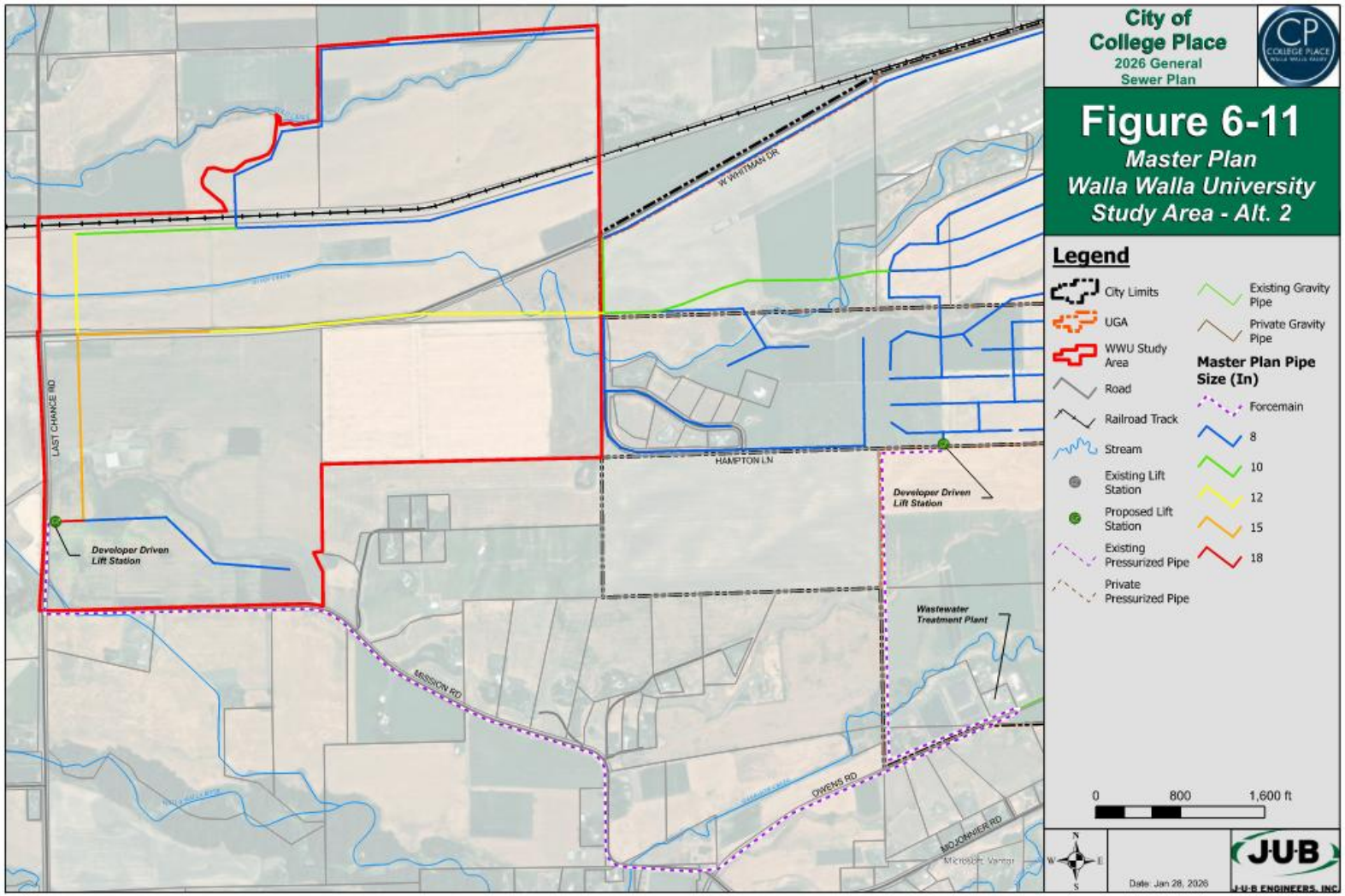
Master Plan Areas: Martin Airfield



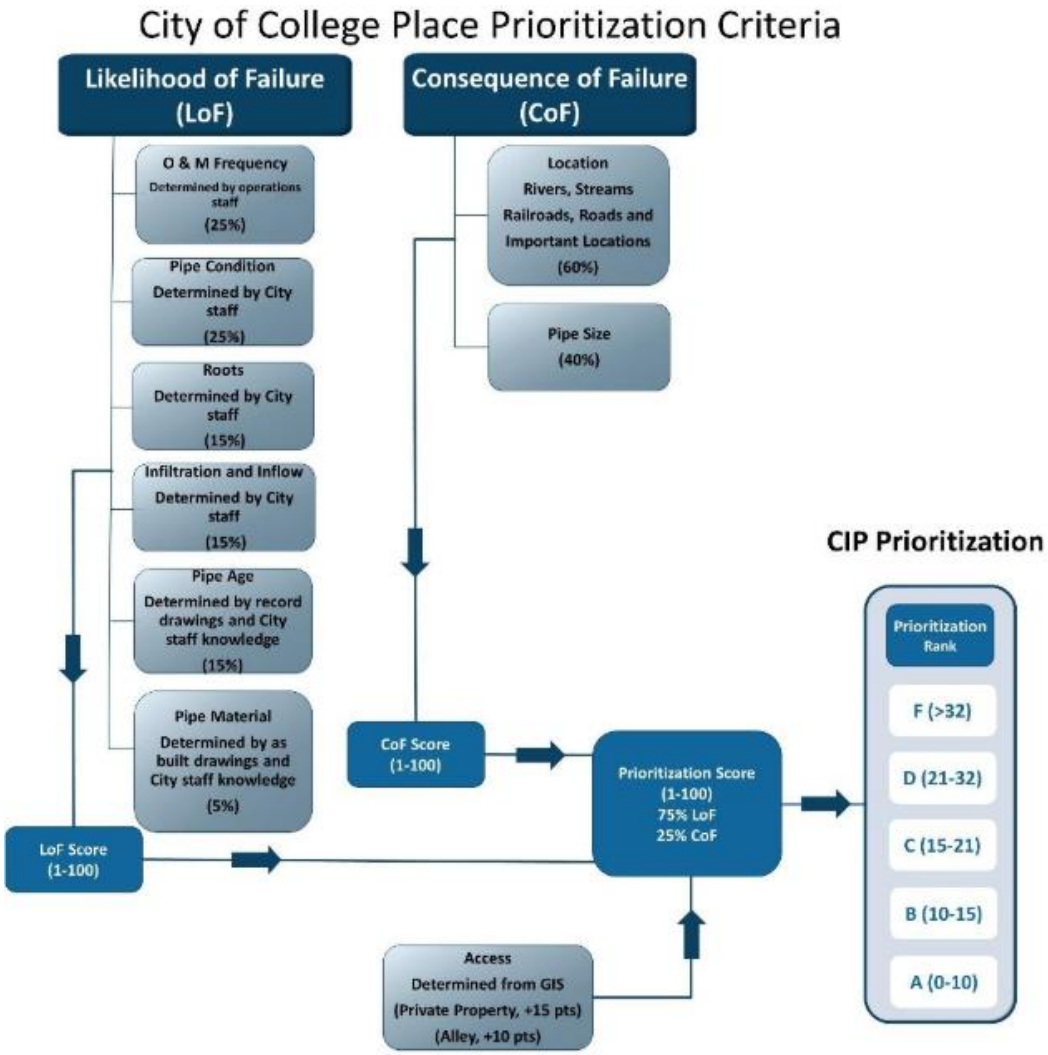
Master Plan Areas: West of Airfield



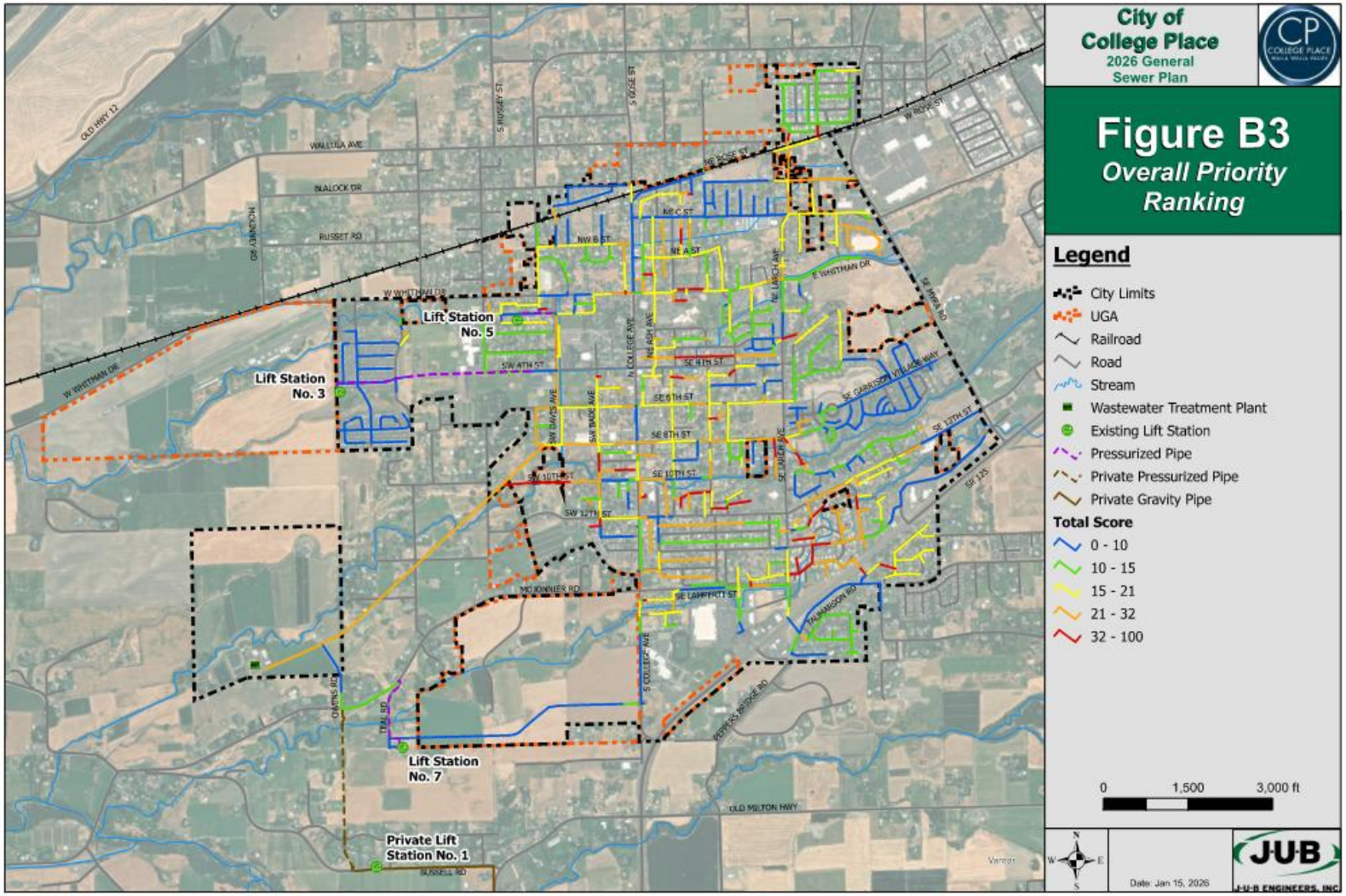
Master Plan Areas: West of Airfield



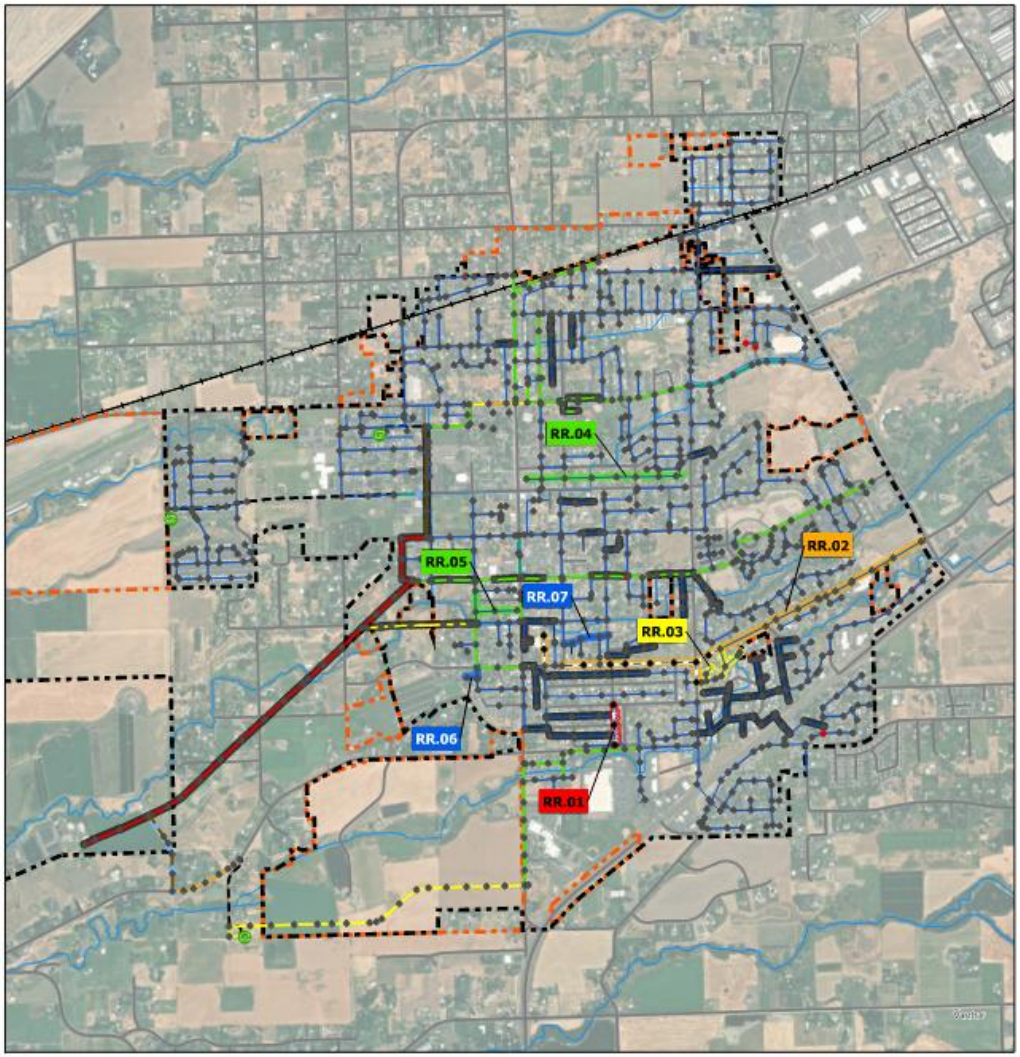
Prioritization Criteria



Overall Priority Ranking



CIP Summary Map



City of College Place
2026 General Sewer Plan

CIP Summary Map

- Sump Manhole
- Abandoned Manhole
- Existing Manhole
- Future Manhole
- Existing City Lift Station
- City Limits
- UGA

Existing Pipe Size (in)
- 6
- 8
- 10
- 12
- 16
- 18
- 21
- 24
- 30
- Pressurized Pipe

Future Pipe Size (in)
- Service
- 8
- 10
- 12
- 16
- 18
- 21
- 24
- 30
- Pressurized Pipe

CIP Year
- 2026
- 2028
- 2030
- 2032
- 2034
- As Budget Allows

N W E S

0 1,500 3,000 ft

NOTE
A General Sewer Plan is conceptual in nature and intended for planning purposes only. Field verification, survey, utility locates, and investigation of other potential upstream and downstream conflicts should be completed prior to preliminary and final design.

Date: Jan 28, 2026

J-U-B ENGINEERS, INC.

CIP Projects (Table 7-2)

ID	Description/ System Name	Recommended Action	Timeframe and Capital Cost (in Millions of Dollars)										
			2026[1]	2027[1]	2028[1]	2029[1]	2030[1]	2031[1]	2032[1]	2033[1]	2034[1]	2035[1]	Future[2]
Wastewater Treatment Plant (WW) Projects – Funded by Rates													
WW.01	WWTP Improvements – Implementation Phase 1	Construct Phase 1 improvements	$10.000	$5.163									
WW.02	WWTP Check Valve Replacement	Replace check valves	$0.456										
WW.03	WWTP Solids Upgrades	Upgrade solids handling							$7.047				
Collection System (CS) Maintenance Projects – Funded by Rates													
CS.01	Lift Station No. 3 Upgrades	Upgrade pumps and SCADA	$0.073										
CS.02	Lift Station No. 7 Upgrades	Upgrade SCADA	$0.021										
CS.03	WWTP Trunk CCTV	Evaluate condition of existing pipe	$0.197										
Rehabilitation and Replacement (RR) Projects – Funded by Rates													
RR.01	Central Ave	Install new sewer main pipe		$0.614									
RR.02	12th Street Wastewater Project (SE Larch Ave to NE Myra Rd)	Rehabilitate with CIPP, replace services to right-of-way			$1.888								
RR.03	SE Dewey Dr	Rehabilitate with CIPP, replace with new sewer main pipe, install new sewer main pipe					$0.348						
RR.04	Alley Between SE 3rd St & SE 4th St	Rehabilitate with CIPP							$0.378				
RR.05	Alley Between Bade Ave, 9th St, College Ave, & 10th St	Rehabilitate with CIPP							$0.179				
RR.06	SW Bade Ave & SW 13th St	Replace with new sewer main pipe									$0.300		
RR.07	SE 11th St	Rehabilitate with CIPP									$0.116		
Future Rehabilitation and Replacement (F) Projects – As Funding Allows													
F.01	SE Mockingbird Dr & SE Scenic View Dr	Replace with new sewer main pipe											$0.374
F.02	Brentwood Pl	Replace with new sewer main pipe											$0.453
F.03	SE Mockingbird Dr & SE Chickadee Ln	Replace with new sewer main pipe											$0.489
F.04	Lions Park	Replace with new sewer main pipe											$0.349
F.05	SE Standford Pl	Replace with new sewer main pipe											$0.456
F.06	SE Robin Dr	Replace with new sewer main pipe											$0.474
F.07	SE Newgate Dr & SE Falbo Dr	Replace with new sewer main pipe											$0.360
F.08	SE Scenic View Dr Between SE Robin Dr & SE Mockingbird Dr	Replace with new sewer main pipe											$0.366
F.09	Osprey Ln to SE Independence Dr	Rehabilitate with CIPP, replace with new sewer main pipe											$0.185
F.10	SE 10th St & S College Ave	Rehabilitate with CIPP, replace with new sewer main pipe											$0.344
F.11	SE Birch Ave by Davis Elementary School	Rehabilitate with CIPP											$0.076
F.12	Elm Pl	Rehabilitate with CIPP											$0.045

CIP Projects (Table 7-2)

ID	Description/ System Name	Recommended Action	Timeframe and Capital Cost (in Millions of Dollars)										
			2026[1]	2027[1]	2028[1]	2029[1]	2030[1]	2031[1]	2032[1]	2033[1]	2034[1]	2035[1]	Future[2]
F.13	City Shop	Rehabilitate with CIPP											$0.069
F.14	NE Cedar Ave	Rehabilitate with CIPP											$0.063
F.15	SW 10th Ave	Rehabilitate with CIPP											$0.475
F.16	E Whitman Dr by Davis Elementary School	Replace with new sewer main pipe											$0.250
F.17	Between SE 3rd St & Highland Park Dr	Replace with new sewer main pipe											$0.141
F.18	SE Mockingbird Dr & SE Bobolink Ln	Replace with new sewer main pipe											$0.451
F.19	SE Mockingbird Dr North of SE Dove Ln	Replace with new sewer main pipe											$0.462
F.20	SE Newgate Dr & SE Moorbrook Ct	Replace with new sewer main pipe											$0.353
F.21	SE Scenic View Dr Between SE Mockingbird Dr & SE Newgate Dr	Replace with new sewer main pipe											$0.288
F.22	SE Mockingbird Dr & Osprey Lane	Replace with new sewer main pipe											$0.479
F.23	SE Mockingbird Dr Between SE Scenic View Dr & SE Dove Ln	Replace with new sewer main pipe											$0.300
F.24	SE Newgate Dr & SE Scenic View Dr	Replace with new sewer main pipe											$0.360
F.25	SE 6th St & SE Date Ave	Rehabilitate with CIPP											$0.033
F.26	Alley Between S College Ave & SE Broadway Ave	Rehabilitate with CIPP											$0.123
F.27	WWTP Trunk	Rehabilitate with CIPP											$2.851
F.28	Alley Between SE 12th St & Mountain View Dr	Rehabilitate with CIPP											$0.205
F.29	Alley Between NE Ash Ave & NE Birch Ave	Rehabilitate with CIPP											$0.135
F.30	Alley Between SE Sunny Dr & SE Valley Dr	Rehabilitate with CIPP, install new sewer main pipe											$0.178
F.31	Alley Between SE Scenic View Dr & SE Sunny Dr	Rehabilitate with CIPP, install new sewer main pipe											$0.131
F.32	SW Davis Ave	Rehabilitate with CIPP											$0.586
F.33	NE Spitzenburg St	Rehabilitate with CIPP											$0.158
F.34	SW Evans Ave Between SW 6th St & SW 8th St	Rehabilitate with CIPP											$0.522
F.35	NW B St & N College Ave	Rehabilitate with CIPP											$0.032
F.36	SW 8th St & S College Ave	Rehabilitate with CIPP											$0.143
F.37	SE 8th St Between SE Tuscany Dr & SE Larch Ave	Rehabilitate with CIPP											$0.129
F.38	SE 8th St & SE Date Ave	Rehabilitate with CIPP											$0.102
F.39	SW 8th St Between SW Davis Ave & SW Bade Ave	Rehabilitate with CIPP											$0.267
Totals			**$10.747**	**$5.777**	**$1.888**	**$0.000**	**$0.348**	**$0.000**	**$7.604**	**$0.000**	**$0.416**	**$0.000**	**$13.257**

1. Dollar amounts have been adjusted for inflation.
2. Dollar amounts have not been adjusted for inflation and are listed in January 2026 dollars.

Rate Impacts

- The GSP Update includes $4.1M in collection system projects that coincide with the 2026-2031 Capital Facility Plan and budget
- An additional $13.3M in future collection system projects are identified
  - Ready if SCPPL funding is available.

- Historically, City has increased rates 3-5% per year.
- City maintains a rate model which identifies rates and required increases
- An updated Rate Study is scheduled for 2026.
  - This GSP will help inform rate study.

Environmental/Cultural Impacts

- The GSP itself has no environmental or cultural impacts.
- The projects outlined in the GSP will include environmental permitting and cultural resource surveys on an individual project basis at the time of design/implementation.
- Much of College Place considered culturally sensitive, so many projects require cultural monitoring during construction.

Schedule

- State Environmental Policy Act (SEPA) – in process
  - Community Engagement - today
- Draft GSP is currently being review by Ecology
  - Comments expected in a few months

- Next Steps:
  - Address Ecology comments
  - Finalize GSP
  - Present to City Council
  - Start projects on the new priority list!

Questions/Comments?

1. Introduction

1.1. Planning Framework

The Planning Framework provides the foundation for College Place's Comprehensive Plan, which serves as a long-range policy guide for managing growth, development, and public investments. A Comprehensive Plan defines the community's vision and establishes goals, policies, and strategies to ensure decisions about land use, infrastructure, and services align with that vision. We plan to promote sustainable growth, protect community character, and coordinate investments that enhance quality of life. This framework integrates the City's strategic priorities with state Growth Management Act requirements and outlines a structured planning process that includes data analysis, stakeholder engagement, and collaboration with regional partners. Together, these elements create a roadmap for informed decision-making and a resilient future.

1.1.1. What is a Comprehensive Plan?

A comprehensive plan is a management tool designed to guide the allocation of resources and day-to-day decision-making in the city. It is based on a Vision Statement that describes a preferred future for the community and that distinguishes College Place from other communities. A comprehensive plan includes Goals and Policies that describe what the City government hopes to accomplish and how it intends to achieve it. It also includes maps that highlight how land is currently being used and how it will be used in the future. The maps also highlight where the city intends to grow and the public facilities that will be needed to support future growth and development.

Mandatory Elements

The College Place Comprehensive Plan is consistent with the Washington State Growth Management Act (GMA), RCW 36.70A, as originally passed in 1990 and its subsequent amendments, as well as the County-Wide Planning Policies (CPPs) adopted by Walla Walla County.

As required by the GMA, this plan contains the following elements:

Mandatory Comprehensive Plan Elements (RCW 36.70A.070)	Optional Comprehensive Plan Elements
• Land Use • Housing • Capital Facilities Plan[1] • Utilities	• Economic Development[3] • Parks and Recreation[3] • Historic Preservation[4]

DRAFT

• Transportation • Climate Change and Resiliency[2]	

[1] Capital Facilities Element includes the GMA-required element regarding the siting of essential public facilities.
[2] The Climate Change and Resiliency element was added in 2023 as a mandatory element per RCW 36.70A.070(9).
[3] These elements are listed as mandatory in RCW 36.70A.070(7) and (8), but they are actually optional because funds have not been appropriated to help pay for preparing them, per RCW 36.70A.070(10).
[4] In addition to the mandatory and optional elements, the City of College Place Comprehensive Plan includes locally adopted elements that reflect community priorities.

Why We Plan

In Washington State, comprehensive plans are prepared and updated in accordance with the provisions of the Washington State Growth Management Act. This Act includes fifteen statewide goals that local comprehensive plans must address. The fifteen statutory goals identified in the state legislation are summarized as follows:

Growth Management Act Goals

The Washington State Growth Management Act (GMA) establishes a coordinated framework to guide local planning and land-use decisions across the state. These goals are intended to balance environmental protection, economic development, housing needs, transportation systems, and the preservation of rural and natural lands. Together, they provide a foundation for consistent, long-range planning that supports sustainable growth, community well-being, and responsible stewardship of Washington's resources. The following goals, set forth in RCW 36.70A.020, outline the principles that guide comprehensive plans and development regulations throughout the state.

Planning Goals	
Urban Growth	Guide urban growth to areas where urban services exist or can reasonably be provided
Reduce Sprawl	Reduce urban sprawl
Transportation	Encourage an efficient multi-modal transportation system
Housing	Encourage the availability of affordable housing to all economic segments of the population
Economic Development	Encourage economic development throughout the state
Property Rights	Assure private property is not taken for public use without just compensation
Permits	Encourage predictable and timely permit processing
Natural Resource Industries	Maintain and enhance natural resource-based industries
Open Space & Recreation	Encourage retention of open space and development of recreational opportunities
Environment	Protect the environment and enhance the State's quality of life

Citizen Participation & Coordination	Encourage the participation of citizens in the planning process
Public Facilities & Services	Ensure adequate public facilities and services necessary to support development
Historic Preservation	Identify and preserve lands and sites of historic and archaeological significance
Climate Change & Resiliency	Plan for climate adaption, reduce emissions, increase resilience, and advance environmental justice
Shorelines	Apply shoreline management policies as part of the comprehensive planning for shoreline areas

The Growth Management Act also provides that comprehensive plans must be consistent with locally adopted countywide planning policies and the plans of neighboring jurisdictions. In addition, the Act requires cities to periodically update their comprehensive plans and provide early and continuous opportunities for public involvement when reviewing and updating these plans. Comprehensive plans are implemented through a variety of tools and resources including Development Regulations, which establish the standards that new growth and development must meet, as well as related planning documents such as the City's annual budget, capital facilities plan, and related plans such as the City's Parks, Recreation, and Open Space Plan.

1.1.2. Strategic Framework

This section establishes the foundation for College Place's future by outlining the community's vision, key priorities from the 2025–2035 Strategic Plan, and the Comprehensive Plan goals. Together, these elements provide direction for policy decisions, resource allocation, and coordinated growth strategies.

Vision

The College Place City Council adopted the following Vision Statement as part of their 2025-2035 Strategic Plan to describe what the community would like to be in the future. It is a statement of what the City Council is working towards, and it is the foundation of this Comprehensive Plan.

"College Place is a welcoming, vibrant, diverse, safe, and walkable city with a flourishing downtown. It is rich in academics, community events, engagement, acceptance, and respect. Residents and visitors enjoy a community of connectedness, collaboration, recreation, and service. It boasts available housing, robust commercial growth, sustainable financial stewardship, and thoughtful planning for all generations."

Strategic Plan (2025-2035)

The key priorities listed below were identified through the research and engagement process that led to the creation of the Strategic Plan. These priorities reflect the most critical focus areas for College Place.

- **A Connected Community** – College Place is a connected, informed, and engaged community where residents, businesses, and institutions actively collaborate to achieve the vision of the community.
- **A Fun Community** – Establish College Place as a vibrant hub of recreation, culture, and connection, fostering a sense of belonging while attracting regional, state, and national attention.
- **A Resilient Community** – Develop College Place into a resilient, sustainable, and prepared community, capable of withstanding challenges while maintaining essential services and infrastructure.
- **A Safe Community** – Cultivate a safe, secure, and well-lit community where residents, businesses, and institutions thrive, supported by robust law enforcement, fire protection, and proactive safety initiatives.
- **An affordable Community** – Foster a balanced, thriving community where affordable living is achievable through strategic policy, economic growth, and resource stewardship.

Comprehensive Plan Goal Statements

- **Community Character & Identity** - Protect and celebrate the small-town charm, history, and livability that define College Place.
- **Governance & Civic Life** - Foster inclusive, transparent governance and strong partnerships with local institutions.
- **Economic Vitality & Workforce** - Strengthen and diversify the local economy through targeted development, business support, and workforce growth.
- **Housing & Neighborhoods** - Ensure all residents have access to quality, diverse, and affordable housing options.
- **Infrastructure & Services** - Maintain and enhance the city's infrastructure, transportation network, and utilities to support growth and quality of life.
- **Sustainability & Environment** - Shape a sustainable, connected, and vibrant physical environment that supports people and place.

1.1.3. Planning Process

The update of the College Place Comprehensive Plan began in 2024 and was designed to ensure compliance with the Washington State Growth Management Act while reflecting the community's evolving needs and priorities. The process included a thorough review of existing City plans, recent accomplishments, and demographic trends.

Key steps in the planning process included:

- Stakeholder Engagement: Stakeholder engagement included interviews with key members of the community, identified by City staff, to understand what is working well, what could be improved, and what might be missing from the community.
- Joint Workshops: Collaborative sessions with the City Council, Planning Commission, and City Staff to review accomplishments, assess feedback, and provide regular project status updates.

- Data Analysis: Preparation of updated demographic profiles and land use analysis, including an assessment of vacant and developable land.
- Public Input: Community surveys and outreach activities to gather feedback on planning priorities and specific topics such as housing, economic development, and land use.
- Technical Review: Ongoing meetings with advisory boards and commissions, including TAG and City staff, to review content throughout the process and ensure alignment with priorities, while continuing technical review sessions as the project progresses.
- Public Events: Open houses and public meetings to share findings, review draft updates, and collect additional input.

Following public review and agency comment periods, revisions will be incorporated before final adoption by the City Council. After adoption, the City will update development regulations to ensure consistency with the Comprehensive Plan and continue implementing improvement projects that advance the community's vision.

This document includes the Vision Statement, Goals, and Policies that guide future decisions, supported by technical studies and detailed strategies for priority topics such as economic development, housing, and parks and recreation.

1.2. Coordination

Effective coordination is essential to ensure that the Comprehensive Plan aligns with regional priorities, state requirements, and local community needs. Coordination involves collaboration with neighboring jurisdictions, regional agencies, tribal governments, and state entities to address issues that cross boundaries, such as transportation, housing, utilities, and environmental protection. This approach promotes consistency, reduces duplication of efforts, and leverages shared resources for greater efficiency.

1.2.1. Countywide Planning Policies

The Walla Walla County Countywide Planning Policies (CPPs) provide a unified framework to ensure consistency among all jurisdictions within the county. These policies coordinate planning efforts across city and county boundaries, guiding decisions related to growth management, land use, transportation, housing, public facilities, and environmental protection. The CPPs ensure that College Place's Comprehensive Plan aligns with regional objectives, supporting coordinated urban growth, protection of critical areas, efficient infrastructure planning, and sustainable development patterns.

To support collaboration and ensure effective implementation of these policies, the CPPs established an Advisory Council composed of representatives from Walla Walla County and its cities. This council provides a formal mechanism for communication, joint problem-solving, and coordinated planning. Through its work, the Advisory Council helps maintain consistency between local plans, promotes shared regional priorities, and strengthens interjurisdictional cooperation throughout the planning process.

[Placeholder for CPPs once adopted by the County.]

1.2.2. Regional Coordination

Regional coordination is critical for addressing shared challenges and opportunities. The City of College Place collaborates with:

- **Walla Walla County** on land use, annexations, and infrastructure planning.
- **Walla Walla County Metropolitan Planning Organization (MPO)** on regional transportation planning and funding priorities.
- **Neighboring jurisdictions and agencies** to align economic development, housing strategies, and emergency services. This collaboration ensures that College Place remains integrated into regional systems for transportation, utilities, and economic growth.

1.2.3. Recent Amendments to the GMA

Since the last update in 2019, the Washington State Legislature has made several significant changes to the Growth Management Act (GMA). These updates, enacted in 2022, represent a renewed statewide investment in local planning and community development. The new legislation focuses on addressing housing availability, improving coordination with tribes, supporting rural economic development, and streamlining planning processes.

Under the new laws, jurisdictions must plan for and accommodate a broader range of housing types, including emergency and affordable housing, as well as tiny homes. The periodic update schedule for Comprehensive Plans and Shoreline Master Programs has been extended from eight to ten years, with new requirements for mid-cycle progress reports. Local governments are now required to engage with regional tribes during planning processes to ensure tribal interests and knowledge are incorporated into local decision-making.

Additional updates provide greater flexibility for rural communities to adjust Urban Growth Area (UGA) boundaries, support new economic development opportunities, and reduce barriers to housing construction by limiting certain SEPA and GMA appeals. Collectively, these changes reflect the state's commitment to making planning more responsive, equitable, and effective across all communities, large and small, urban and rural alike.

Below is a list of GMA-related legislation that has been enacted since 2019, and that applies to the City of College Place:

- HB 1220: Jurisdictions must plan for and accommodate, rather than encourage the availability of emergency and affordable housing
- HB 1241: Changes the Periodic update and SMP cycles from 8 to 10 years. Requires a 5-year implementation progress report and an annual work program for select jurisdictions
- HB 1717: New regulations for cities and counties to include local and regional tribes in planning processes and decisions
- HB 2001: Expands the ability to build tiny houses
- SB 5042: Changes the initial effective date of certain actions under the GMA
- SB 5118: Supports successful reentry for juveniles, amending the definition of "essential public facilities"
- SB 5235: Increasing housing unit inventory by removing arbitrary limits on housing

DRAFT

- SB 5275: Enhances opportunity in LAMIRDs
- SB 5368: Encourages rural economic development
- SB 5593: Allows a county to make revisions to a UGA boundary to accommodate patterns of development
- SB 5818: Promoting housing construction in cities through amendments to and limiting appeals under SEPA and GMA

1.3. Community Overview

1.3.1. Planning Area Description

College Place is situated in Walla Walla County in southeastern Washington, adjacent to the city of Walla Walla. The city covers approximately 3.4 square miles and features a mix of residential, commercial, and institutional uses.

Physical Setting

The region is part of the larger Walla Walla Valley, known for its fertile soil and agricultural production. The terrain is relatively flat, while the nearby Blue Mountains to the east provide a scenic backdrop, offering stunning views and recreational opportunities.

College Place experiences a semi-arid climate characterized by hot, dry summers and cool, wet winters. Average summer temperatures reach the high 80s°F, while winter temperatures typically range from the mid-20s°F to mid-40s°F. Precipitation (about 18 to 20 inches of rainfall annually) is concentrated between the fall and spring months, with occasional snowfall.

The area surrounding College Place includes a mixture of agricultural land, vineyards, and rolling hills, contributing to the region's picturesque landscape. The nearby Walla Walla River adds to the natural beauty and is a vital water source for the community and surrounding agriculture.

1.3.2. History of College Place

The area history is sourced from the previous plan and has been modified to include updated information between 2018 and 2025.

College Place began as a center for Seventh-day Adventists in the Pacific Northwest. The first Adventist churches in the Northwest were founded in Walla Walla and Milton, Oregon, in the 1870s. When Adventists sought to establish a post-secondary school in the Pacific Northwest, they chose a location between their congregations in Milton and Walla Walla, on a 40-acre parcel of property donated by Nelson G. Blalock, MD, a physician, orchardist, mayor of Walla Walla, and regional entrepreneur. Adventists began to move to the area around the future campus site, and in 1892, as Walla Walla College was under construction, early residents voted to name their community “College Place.”

Students throughout the northwest were recruited for the College, bringing many families to College Place. The increase in population brought additional growth in the form of a post office in 1892 and an increase in the need for employment. Many families wanted to live near the

college and support their families with orchards and vegetable gardens; however, irrigated water was not easily sourced, presenting a challenge to early settlers in the area. Artesian wells were located, providing adequate water for farming, and College Place continued growing as the church sold land for agriculture.

While the College struggled financially in its early years, it continued to attract students to the area. As the area grew, improvements to the town center were made. In 1905, Main Street was graded, and by 1924, parts of College Avenue were paved, with thin gravel on the residential streets.

The Mill Creek dam collapsed in 1931 after heavy rain, leaving many College Place residents in waist-deep water. In 1940, the town's wooden pipes were replaced with stainless steel pipes.

During World War II, Adventist regional offices moved from College Place and Walla Walla to larger Northwestern cities (Spokane and Portland) due to tire and gas rationing for automobiles and thus the need for enhanced rail service.

After the end of World War II, College Place experienced growth. The need for fire and water improvements led to pressure for the village to incorporate. After several fires in the area, it was made clear that the residents would benefit from enhancements to the outdated and inadequate fire equipment used by their volunteer firefighters. Residents also wanted additional police protection, streetlights, traffic control, garbage, and sewer services. Others were concerned with taxes associated with incorporation, but the incorporation measure passed 193-145, and College Place was incorporated in 1946, with a population of 1,851.

Postwar veterans came to the area on the G.I. Bill, tripling the enrollment at Walla Walla College between 1945 and 1950. Walla Walla was also expanding, bringing the two towns closer together. By 1951, the population of College Place had almost doubled, reaching 3,266. Trash collection was provided, a city hall and a firehouse were built on College Avenue, and a volunteer fire department was organized.

Since its incorporation and postwar growth, College Place has experienced measured growth as a residential community. The first park, Lions Park, was founded on land donated by Virginia Davin in 1965, Although Walla Walla University is still a major source of employment and attracts numerous residents to College Place, the city's population has become increasingly diverse.In 1975, the budget for curbing, grading, paving, and sidewalk construction was increased. By 1979, it was clear that there was an additional need for bus transportation for its rising population and senior citizen community. The Walla Walla County Commissioners established the Walla Walla County Public Transportation Benefit Area, and in 1981 Valley Transit began bus service in Walla Walla and College Place. In the early 1980s, College Place tied into Walla Walla's water system to prevent the lowering of the aquifer. In the mid-90s, College Place and Walla Walla prepared a coordinated water-system plan, and it was determined that College Place had projected water supplies to meet needs through 2022.

Walla Walla College was renamed Walla Walla University in 2007, and registered nearly 2000 students in 2013. College Place is still known for its family-friendly, quiet, and charming character. By 2020, its increasingly diverse population had reached 9,902. The city has a thriving mainstreet and a highway business district. Walmart opened in College Place in 2001,

contributing to expanded retail activity, and Home Depot followed with its store opening in 2004, further strengthening the city's commercial landscape. The city's population is projected to grow to 13,341 by 2046.

After 2017, College Place parks became more extensively used to support community events . Lions Park is home to the Farmers Market that is held every Thursday throughout the summer. Movies at the Park is an event typically held four times a summer at Lions and Kiwanis Parks. Based on a 2017 community survey, many residents indicated the need for youth recreation programming. Since that time, the city has partnered with the United Way of the Blue Mountains to underwrite a summer camp program. Prior to the COVID pandemic, it was put on by Camp Fire, a youth development organization, but it has since been provided by the YMCA.

In 2018, the city completed a remodel of Kiwanis Park that included pickleball courts, basketball courts, restrooms, and replaced some irrigation. In 2018, the city and neighboring jurisdictions with the Walla Walla Metropolitan Planning Organization, adopted the Blue Mountains Regional Trails Plan.

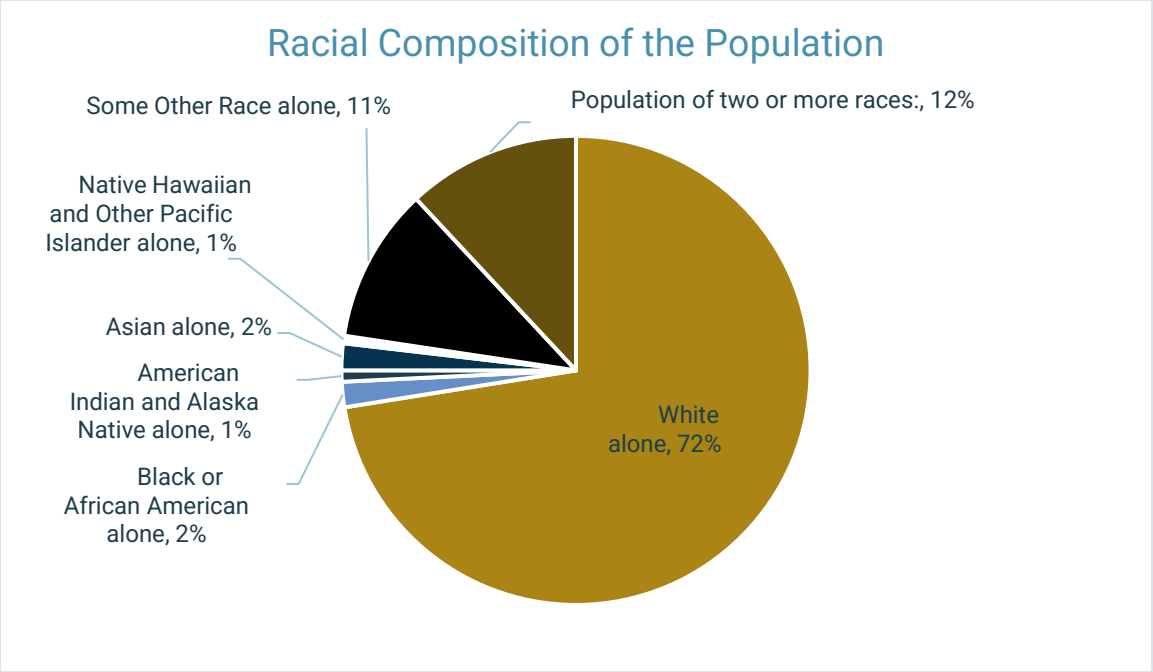
This was the first time a coordinated bike trails and walking paths plan was created/adopted by the greater Walla Walla Valley. The City of College Place accepted a parcel of land that was owned by Cascade Natural Gas, on which volunteers and city crews constructed Perseverance Park in 2021 at the southwest corner of 12th Street and Newgate Drive.

In 2019, the City also accepted one acre of park property and equipment in the Hayden Homes Homestead Subdivision located between Doan's and Homestead Avenues and south of 4th Street, which became Veterans Park. The local VFW group spearheaded fundraising to develop a Korean War Memorial on the site dedicated in 2023. The city also inherited one-half acre of parkland from the Autumn Meadows Homeowners Association on the west side of the Newgate & Falbo intersection. In 2024, College Place began reconstructing Lions Park. The update will include new amenities, from a splash pad and a playground to new restrooms and lighting. This is an ongoing renovation.

1.3.3. Demographics

The 2024 population of College Place was 9,945 (Washington State Office of Financial Management (OFM) -2024 Estimate). Based on countywide growth allocations and recent trends, the City's population is projected to reach approximately 13,341 by 2046, an increase of 3,439 residents over the planning horizon.

The City of College Place has grown and become more culturally diverse. Approximately one-third (29%) of College Place residents identified as racial or ethnic minorities. This increased from the 2010 decennial census, when racial and ethnic minorities accounted for approximately 14% of the population. Comparing this data to the state average of 36% of residents identifying as racial or ethnic minorities, College Place aligns with the state's cultural diversity.

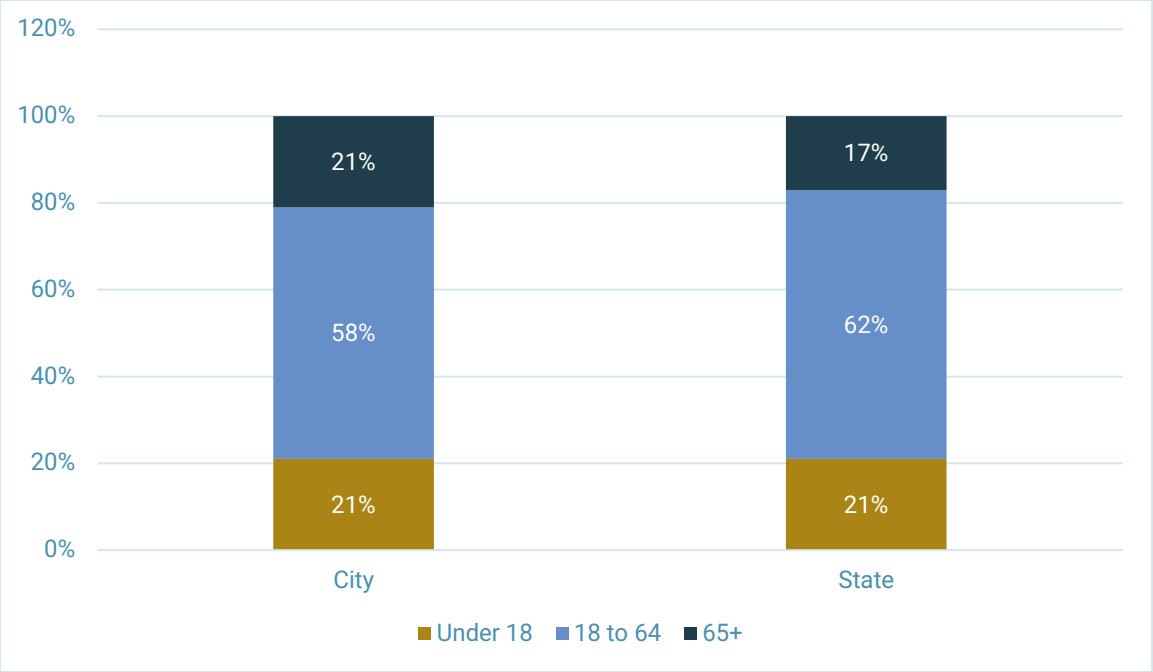


Source: U.S. Census Bureau. "RACE." Decennial Census, DEC Redistricting Data (PL 94-171), Table P1.

Age

The age composition of the City reflects a balanced demographic structure, with notable similarities, and a few key differences, compared to statewide patterns. In the City, 21% of residents are under the age of 18, matching the statewide share of youth. The working-age population, those 18 to 64, represents 58% of the City's population, which is slightly lower than the statewide average of 62%. Meanwhile, residents 65 and older make up 21% of the City's population, a larger proportion than the statewide figure of 17%.

Overall, the City's median age of 32.3 indicates a relatively young community when compared with many Washington jurisdictions. The combination of a strong youth population and an elevated share of older adults suggests a community with diverse service, housing, and infrastructure needs, spanning schools and childcare to healthcare and senior services. The slightly smaller share of working-age adults may also influence labor force dynamics and long-term economic planning.



Households

The total number of housing units for the City of College Place according to the Land Capacity Analysis (2025), was 4,176. This is a 10.9 percent increase from 2010, when there were 3,766 total housing units. Of the total housing units, approximately 6 percent are vacant.

The average family size is 2.77 in College Place, compared to 2.63 statewide.

Employment and Income

The City of College Place attracts employers from various sectors, with the largest concentrations in education, health care, and social assistance (43.1 percent). The next leading industry is retail trade (12.4 percent).

The city has an employment rate of 61.7 percent versus 65 percent statewide. The median household income in College Place is $61,914 per year.

Other Demographic Identifiers

Veterans make up 8.2% of the city's population, compared to the 7.5% at the state level.

In College Place, 16% of the population identifies as having a disability, which is higher than the state average of 14%. This highlights the importance of ensuring accessibility, inclusive services, and community support for all residents.

2. Land Use

2. Purpose

The Land Use Element serves as the foundation for guiding future growth and development in College Place. Its primary purpose is to establish a desired land use pattern, set goals, and provide a policy framework for decisions affecting public and private property within city limits and the Urban Growth Area (UGA). Consistent with the Washington State Growth Management Act (GMA) and Walla Walla County's Countywide Planning Policies, this element addresses population growth, land use inventory, land capacity analysis, and demands and needs assessment. It promotes sustainable development, environmental justice, and wildfire risk reduction while coordinating with regional partners. As part of the periodic update process, the City reviews current land use, evaluates vacant land capacity, and ensures alignment with long-term vision and growth projections. This comprehensive approach links land use with transportation, housing, and other plan elements to create a balanced, resilient, and livable community.

2. Land Use Inventory

2.3.1. Future Land Use and Zoning Districts

The City of College Place Future Land Use Map identifies the preferred land use and development pattern for the city and demonstrates how the city will accommodate projected population and employment growth through the year 2046. The Future Land Use Map consists of the following land use designations, which will be used to evaluate proposed changes to the Official City Zoning Map. Proposed rezones must be consistent with the land use designations as follows, or they cannot be approved.

Future Land Use Designations	Zoning Districts
College Avenue District	Downtown Mixed Use (DMU)
Commercial	General Commercial (GC)

DRAFT

Light Industrial	Light Industrial (LI)
Residential	Single-Unit Residential (SUR) Multi-Unit Residential (MUR)
Manufactured Housing	Manufactured Housing/Mobile Home Park (MHP)
Public Uses	Public Use* (PU)
Walla Walla University	University District (UD)

*It should be noted however, that if a publicly owned parcel that is zoned public use is sold to a private party, it shall be rezoned through an administrative determination consistent with the neighboring properties.

Zoning Districts

College Avenue District

Downtown Mixed Use (DMU) - The Downtown Mixed-Use zoning district was created to implement the College Avenue sub-area plan and promote well-designed, higher-density development. Its purpose is to encourage a vibrant mix of commercial and residential uses along College Avenue, transforming the corridor into an active, dynamic area over time.

Commercial

General Commercial (CG) - The purpose of the General Commercial zoning district is to provide a location for the concentrated grouping of diversified retail trade, administrative, and professional offices and services.

Light Industrial

Light Industrial (IL) - The purpose of the Light Industrial zoning district is to provide for the location and grouping of industrial activities that do not generate offensive external impacts such as excessive noise, pollution or emissions, involve limited assembly, fabrication and handling of products, including research and technological processes, and do not create exceptional demands upon public facilities and services.

Residential

Single-Unit Residential (SUR) - The purpose of the Single-Unit Residential zoning district is to stabilize and protect residential neighborhoods; to prevent intrusion by incompatible uses; and to permit principal and accessory uses which will enhance the district's single-unit residential character.

Multi-Unit Residential (MUR) - The purpose of this zone is to accommodate multi-unit residences in the vicinity of existing high-density residential areas, institutions, commercial areas, and major transportation routes, in general. In addition, the MUR district encourages efficient residential use while still maintaining a desirable living environment for its inhabitants.

Manufactured Housing

DRAFT

Manufactured Housing/Mobile Home Park District (MHP) - The purpose of the Manufactured Housing/Mobile Home Park zoning district is to accommodate the placement of manufactured homes in designated park developments where individual spaces are leased or rented and not sold to the occupants.

Public Uses

Public Use (PU) - The purpose of the Public Use zoning district is to provide for the retention of lands necessary for open spaces, parks, K-12 schools, and city facilities such as the City Hall campus.

Walla Walla University

University District (UD) - The purpose of the University zoning district is to promote the use and development of properties on and in the immediate vicinity of the Walla Walla University Campus in accordance with the provisions of a master plan and to promote the compatibility of uses between the university and neighboring properties.

Figure 2.1 Future Land Use Map

Figure 2.2 Official City Zoning Map

2.3.2. Urban Growth Area

In addition to the city limits, the College Place Urban Growth Area includes selected lands in unincorporated Walla Walla County, adjoining the city, which is characterized by urban development and/or where urban services exist or can be provided.

The Urban Growth Area is established through a collaborative effort of the City of College Place and Walla Walla County and requires approval by the Board of County Commissioners. The boundaries of the Urban Growth Area contained in this Comprehensive Plan have been adjusted to provide sufficient land to ensure that the City can accommodate the population growth projected for the City in the year 2046, an increase of 3,439 people. It is important to note that this includes not only additional land suitable for residential development but also land suitable for commercial, light industrial, and public use development. Examples of public-use land include parks and recreational areas, schools and educational facilities, and essential utility sites such as municipal wells and wastewater lift stations. This is a particularly important consideration, as the economic base of the city must be able to grow for the city to be able to provide the necessary services to support the projected population growth. In other words, new residential development is sustainable only if there are corresponding commercial and industrial developments.

Land Capacity Analysis

As part of the process to review and revise the Urban Growth Area boundaries, a recent Land Capacity Analysis (LCA) was prepared for the City. This updated LCA documented that while College Place has sufficient vacant residential land to meet projected population growth through 2046, additional land will be needed beyond that horizon. The analysis also identified a shortfall in multi-family housing capacity and a deficit of commercial and industrial land needed to support employment growth. As a result, future

adjustments to the College Place UGA will be necessary. The full LCA document can be found in Appendix X.

2.3.3. Demands and Needs Assessment

Residential Demand

College Place is planning for significant growth through 2046, with its population projected to increase by approximately 3,439 residents, reaching 13,341. To accommodate this growth, the city will need an additional 1,504 housing units. While the Land Capacity Analysis shows that the city has sufficient overall residential capacity under current zoning, primarily in single-family areas, there is a critical shortfall in multi-family housing. The analysis identifies a deficit of 382 multi-family units, requiring 32 acres of additional land zoned for higher-density development. Addressing this gap will require strategies such as rezoning, density increases, and targeted Urban Growth Area (UGA) expansions.

Employment Demand

Employment growth presents an even greater challenge. The County's allocation anticipates 1,504 new jobs by 2046, but fair-share projections suggest the city may need to accommodate up to 3,701 jobs to achieve a balanced jobs-to-housing ratio. Current land capacity supports only 1,194 jobs, leaving a deficit of at least 307 jobs under the County target and a much larger gap under fair-share scenarios. To meet even the minimum employment target, the city will need approximately 51 additional acres of commercial and industrial land, 30 acres for general commercial uses, and 21 acres for light industrial development. This need underscores the importance of expanding economic development opportunities alongside residential growth.

UGA Implications

These findings have direct implications for the Urban Growth Area. While the City's existing UGA provides some capacity, adjustments will be necessary to ensure adequate land for multi-family housing and employment uses. Proposed strategies include UGA swaps to replace undevelopable land with more suitable areas, targeted expansions near SR-125 and the northwest UGA boundary, and zoning amendments to increase flexibility and development potential. Without these measures, College Place risks falling short of its housing and employment goals, limiting its ability to sustain growth and maintain a strong economic base.

2. Land Use Goals and Policies

LU Goal-1: Preserve the City's small-town character: family oriented, friendly, safe, clean, and fiscally sound.

Policies:

- LU 1-1: Ensure that new development contributes positively to the visual quality and overall appearance of the city.

- LU 1-2: Promote active participation by residents and property owners in shaping neighborhood plans, public improvements, zoning updates, and other community planning efforts.
- LU 1-3: Focus growth within connected, accessible neighborhoods to minimize sprawl and foster a safe, attractive, and easy-to-navigate community.
- LU 1-4: Promote land use patterns that support walking, biking, and transit, and reduce per-capita Vehicle Miles Traveled (VMT) while avoiding increases in emissions elsewhere in the state.
- LU 1-5: Designate and maintain open space corridors within and between UGAs that support recreation, habitat, trail connectivity, and community forest systems.
- LU 1-6: Incorporate environmental justice considerations into land use decisions and avoid increasing environmental health disparities.
- LU 1-7: Reduce wildfire risk through land use planning, siting practices, and wildfire-resilient development standards.

LU Goal-2: Ensure land use regulations are clear, flexible, predictable, and aligned with community values.

Policies:

- LU 2-1: Maintain an efficient, consistent, and reliable development review process.
- LU 2-2: Simplify development regulations and update zoning as needed to support predictable, efficient review that reduces barriers to desired development.
- LU 2-3: Allow existing residential and agricultural activities to continue until such time that the property owner is ready to change uses.
- LU 2-4: Address regional flooding, drainage, and stormwater issues and guide corrective actions to reduce pollution entering the waters of the state.
- LU 2-5: Protect critical areas using best available science and give special consideration to measures that preserve or enhance anadromous fish habitat.
- LU 2-6: Protect the quality and quantity of groundwater used for public water supplies through land use designations, critical aquifer recharge standards, and development regulations.

LU Goal-3: Coordinate land use planning with regional partners, including Walla Walla County, City of Walla Walla, Port of Walla Walla, and educational institutions, to ensure compatible and efficient development.

Policies:

- LU 3-1: Establish and maintain a shared vision for land use and development with educational institutions (School District, private schools, Walla Walla University).

DRAFT

- LU 3-2: Maintain a mutually beneficial planning partnership with Walla Walla County and the City of Walla Walla for development review near shared boundaries and infrastructure.

LU Goal-4: Provide adequate land capacity within the Urban Growth Area to meet long-term residential, commercial, and industrial needs.

Policies:

- LU 4-1: Maintain sufficient land in the Urban Growth Area (UGA) to meet projected population growth and support City services.
    - LU 4-1-a: Work with Walla Walla County, City of Walla Walla, and the Port to support expansion of the UGA for commercial and industrial development, without harming agricultural lands of long-term commercial significance.
    - LU 4-1-b: Prioritize UGA expansion along the SR-125 corridor.
- LU 4-2: Allow siting of organic materials management facilities in designated priority areas to meet required processing capacity in accordance with county solid waste management plans.
- LU 4-3: Identify and preserve land suitable for public facilities—such as utility corridors, transportation routes, schools, stormwater facilities, and parks—and coordinate acquisition priorities with the County and state agencies.
- LU 4-4: Identify, designate, and preserve lands suitable for current and future public purposes, including but not limited to utility corridors, transportation corridors, solid waste management facilities, landfills, sewage and wastewater treatment facilities, stormwater management facilities, parks and recreation areas, schools, emergency services, and other public facilities, consistent with adopted population forecasts and long-term service needs.

LU Goal-5: Protect Agricultural Lands of Longterm Commercial Significance (ALLTCS) surrounding the city from incompatible development.

Policies:

- LU 5-1: Encourage agrarian-compatible uses that do not require urban services, preserving the rural character while supporting economic opportunities.
- LU 5-2: Coordinate with the County to ensure rural and agricultural areas are not adversely affected by UGA expansion efforts.

LU Goal-6: Support aviation-compatible land uses and safe development patterns around Martin Airfield.

Policies:

DRAFT

- LU 6-1: Support long-term viability and safety of Martin Airfield through coordinated land use planning and zoning.
    - LU 6-1-a: Develop and adopt an overlay zone that restricts building heights, mitigates noise impacts, and prohibits uses that attract large gatherings (e.g., schools, churches, hospitals).
    - LU 6-1-b: Advocate for Martin Airfield's designation as a special rural land use in the County Comprehensive Plan to ensure long-term compatibility.
    - LU 6-1-c: Support the creation of a county zoning district tailored to aviation-related land use, protecting runway safety zones and clear areas.
    - LU 6-1-d: Facilitate ongoing consultation with property owners, aviation authorities, and local government to maintain alignment on land use policies.
    - LU 6-1-e: Establish procedures for reviewing development proposals within the airport influence area to ensure adherence to safety and compatibility standards.
- LU 6-2: Discourage incompatible uses near general aviation airports and coordinate plan and code updates with WSDOT Aviation and airport operators, filing required notices and amendments as mandated.

DRAFT

3. Housing

3.1. Purpose

The Housing Element is prepared to comply with the mandatory requirements of the Washington State Growth Management Act (GMA) (RCW 36.70A.070), which requires all fully planning jurisdictions to plan for existing and projected housing needs for all economic segments of the population. Consistent with recent state legislation, this element establishes policies and strategies that all Washington jurisdiction must adopt to accommodate a full range of housing types, including emergency shelters, transitional housing, and permanent supportive housing, and to remove local regulatory barriers that limit their development.

This chapter provides a state-directed framework to preserve and enhance the vitality and character of established neighborhoods while planning for future growth. It requires identification of sufficient land capacity for diverse housing options, including middle housing types such as duplexes and townhomes within urban growth areas, and promotes proximity between housing and employment centers. In alignment with GMA amendments, the element evaluates local development regulations to identify and address affordability constraints, displacement risks, and racially disparate impacts resulting from historical land use practices.

In accordance with state law, the Housing Element incorporates anti-displacement and equitable development policies that all jurisdictions are required to implement. These policies are intended to ensure that housing strategies increase access to opportunity, protect existing residents, and affirmatively further fair housing. The element also addresses accessory dwelling units and other housing choices as required tools to expand housing supply and affordability, ensuring compliance with statewide housing planning objectives and consistent application across jurisdictions.

3.2. Existing Conditions

3.2.1. Population and Housing Composition

Age of Population

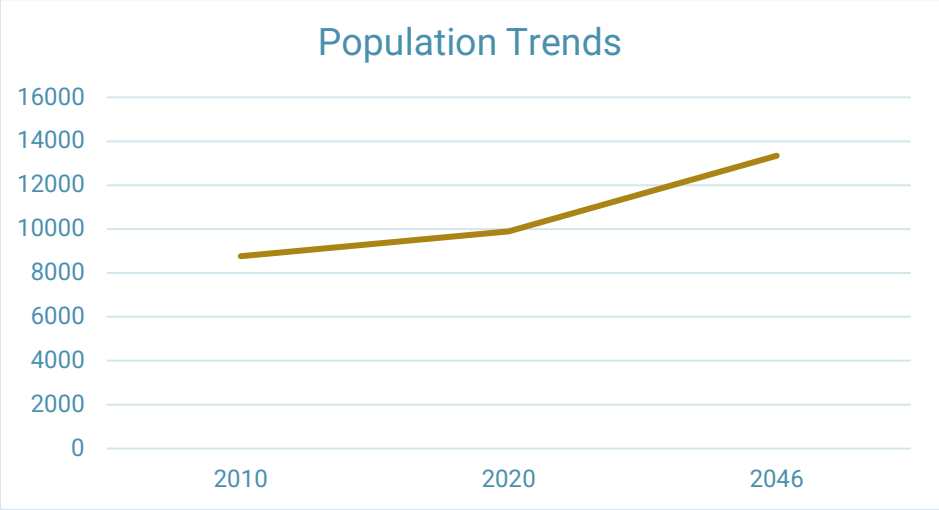
College Place's population reflects a diverse age distribution, with a noticeable concentration among college-aged and older adults. The median age is 32.3 years. The largest cohorts include residents between 18 and 24 years, with over 2,000 individuals (21%) in this range, which is consistent with the presence of a local university and related student housing demand.

Middle-aged adults (ages 35–54) form a smaller share (19%) compared to younger and older groups, suggesting fewer households in their peak earning years.

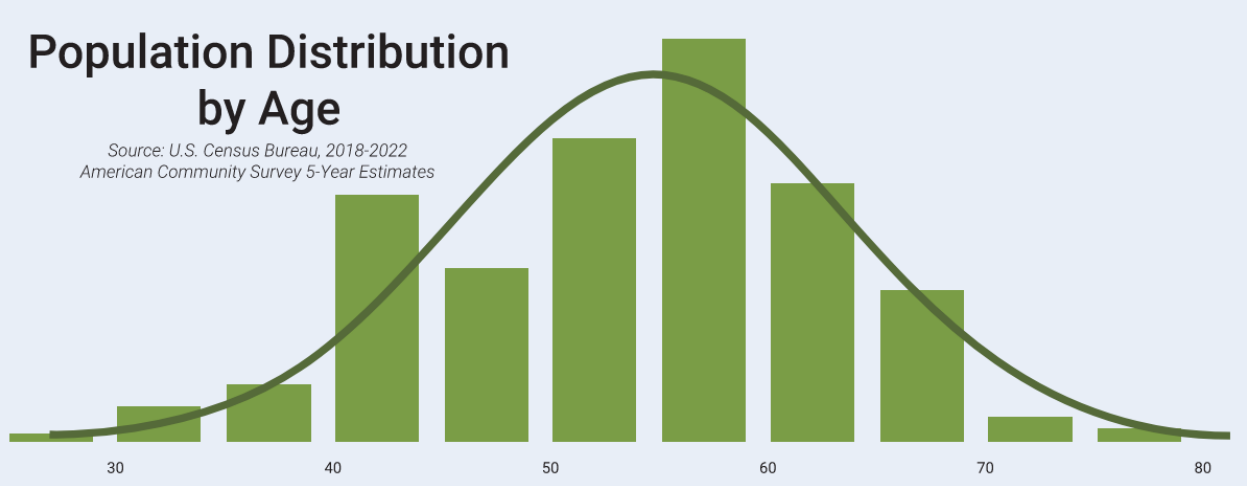
Children under 18 represent a meaningful segment (23%), with 2,268 individuals, indicating a continued need for family-oriented services and amenities. The senior population is also significant, with nearly 1,900 residents (19%) aged 65 and older, including a notable concentration in the 70–74 age range. Female residents outnumber males in most older age brackets, reflecting broader demographic patterns of longer female life expectancy.

Overall, College Place's age profile suggests a community shaped by its educational institutions and an aging population, with implications for housing diversity, student accommodations, and age-friendly design to support older residents.

Projected Population Increase 2020-2046 – 3,439



Source: OFM Data, LCA Report



Age	Male (City)	Female (City)	Male (County)	Female (County)

Under 5 years	316	231	1,508	1,517
5 to 9 years	202	477	1,824	1,667
10 to 14 years	340	174	1,959	1,892
15 to 19 years	542	638	2,456	2,771
20 to 24 years	686	578	2,885	2,487
25 to 29 years	361	249	1,964	1,625
30 to 34 years	147	219	2,121	1,719
35 to 39 years	380	227	2,179	1,757
40 to 44 years	187	300	1,948	1,674
45 to 49 years	91	116	1,700	1,549
50 to 54 years	235	279	1,742	1,901
55 to 59 years	105	120	1,442	1,384
60 and 64 years	318	253	2,170	2,211
65 and 69 years	287	327	1,731	2,034
70 to 74 years	260	378	1,607	1,609
75 to 79 years	176	160	954	1,256
80 to 84 years	74	22	542	725
85 years and over	142	191	814	1,137
Total	4,849	5,005	31,546	30,615

Source: U.S. Census Bureau. American Community Survey 5-Year Estimates, Table S0101: Age and Sex.

Household Characteristics

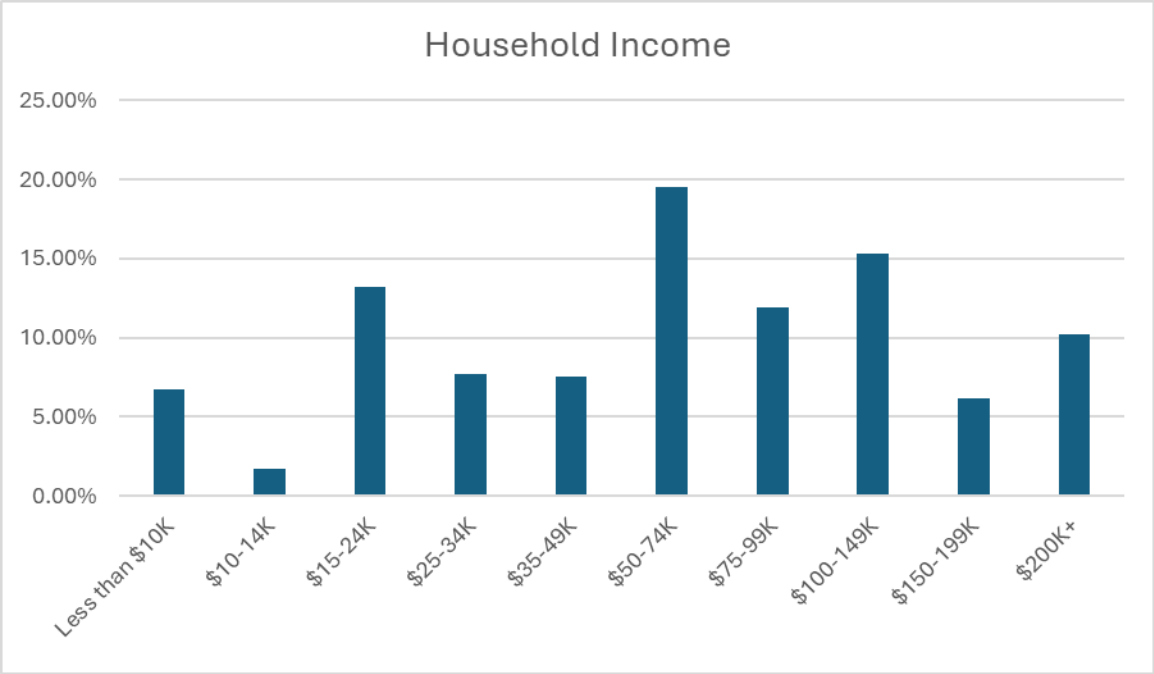
College Place households average 2.77 persons, reflecting a mix of family and non-family living arrangements. The median household income is $61,914, with income distribution showing that 36.8% of households earn under $50,000, 31.4% fall between $50,000 and $100,000, 21.5% earn between $100,000 and $200,000, and only 10.2% exceed $200,000. This pattern suggests a community with a broad range of income levels but a significant share of households in lower and moderate-income brackets, which has implications for housing affordability and access to services.

Housing occupancy rates are high, with 94% of units occupied and 6% vacant, closely mirroring Walla Walla County's overall occupancy trends, as identified in the Land Capacity Analysis (2025). These figures indicate a relatively stable housing market with limited vacancy, reinforcing the need for careful planning to accommodate future growth and maintain affordability.

Average household size – 2.77

Source: U.S. Census Bureau. American Community Survey 5-Year Estimates, Table DP04: Selected Housing Characteristics.

Median Household income - $61,914



Source: U.S. Census Bureau. "Income in the Past 12 Months (in 2024 Inflation-Adjusted Dollars)." *American Community Survey, ACS 5-Year Estimates Subject Tables, Table S1901*.

Occupancy status

- College Place: Occupied – 94%, Vacant – 6%
- Walla Walla County: Occupied – 94%, Vacant – 6%

3.2.2. Housing Inventory

Housing Units

Number of units in COCP – 4,176

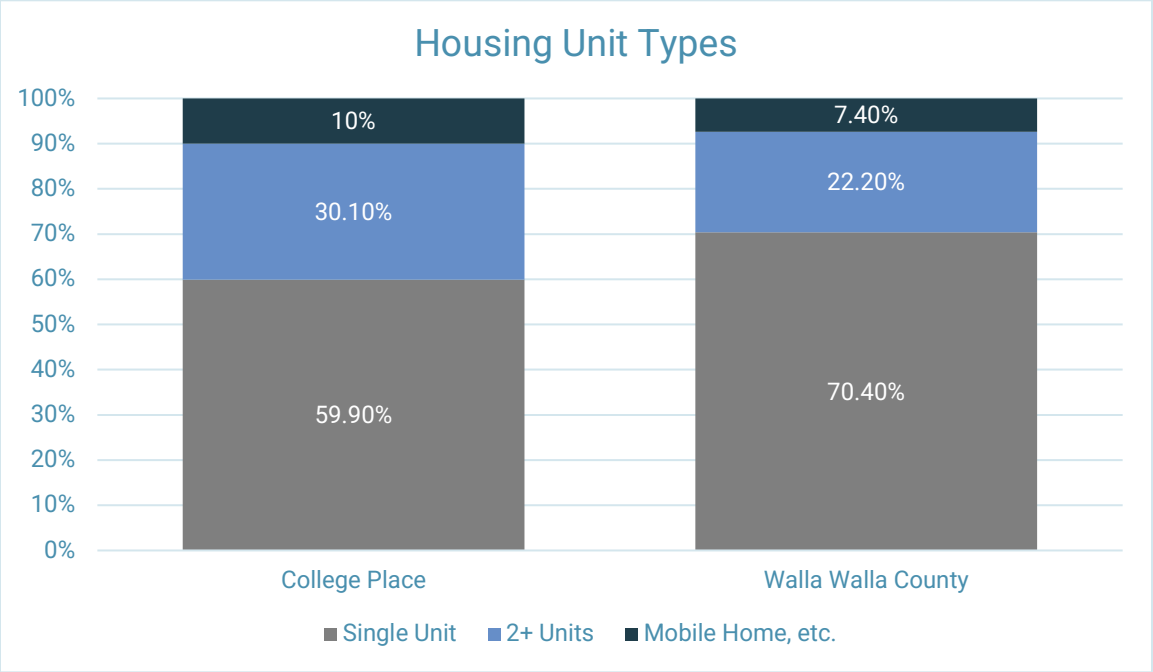
Source: City of College Place Land Capacity Analysis (2025)

Types of Housing

College Place's housing stock is predominantly single-unit homes, which make up 62.5% of all units (2,210 homes). This share is lower than Walla Walla County overall, where single-unit homes account for 70.4%, indicating that College Place offers a more diverse mix of housing types than the surrounding area.

Multi-unit structures represent a significant portion of the city's housing, with 30.10% (1,106units) compared to 22.2% countywide, reflecting the influence of student housing and demand for rental options near educational institutions. Mobile homes and other housing types

comprise 10% (368 units) of the city's stock, slightly higher than the county's 7.4%, providing additional affordable housing choices for residents.



Source: U.S. Census Bureau. American Community Survey 5-Year Estimates, Table DP04: Selected Housing Characteristics.

Housing Age

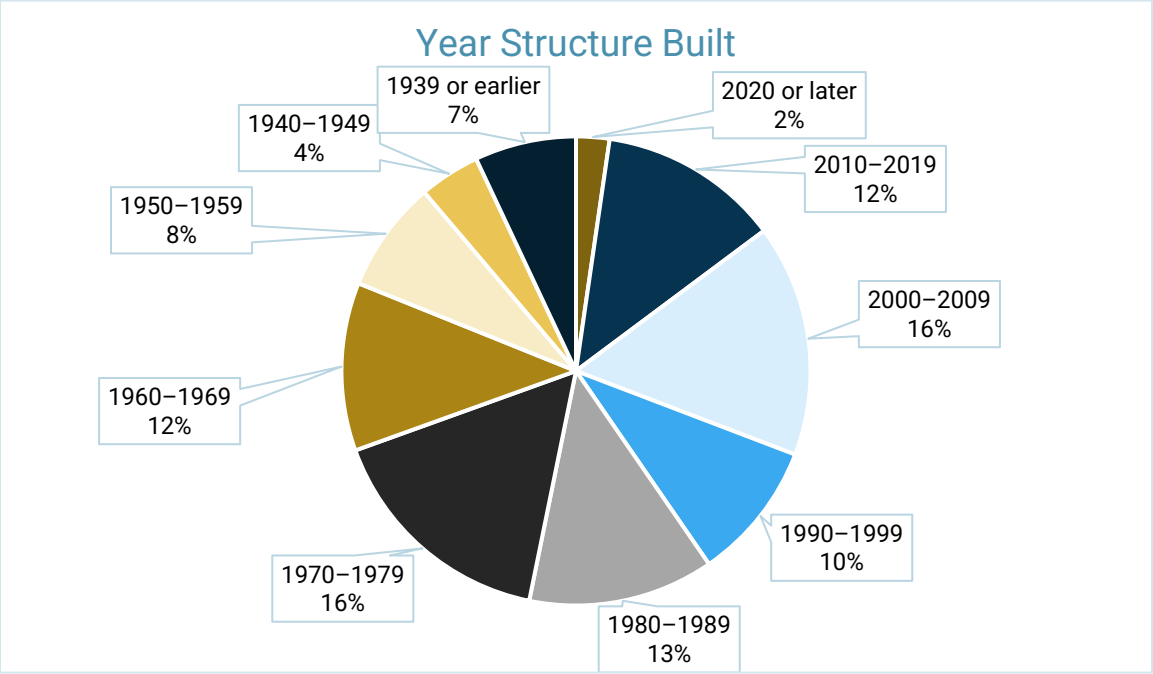
College Place's housing stock spans a wide range of eras, with the 1970s representing the single largest share (16.3%), followed closely by significant construction in the 2000s (16.0%) and 2010s (12.5%). Taken together, homes built since 2000 make up 30.8% of all units, nearly one-third of the city's housing, indicating a steady but not dominant influx of more modern homes. Very recent construction remains limited: only 2.3% of units were built in 2020 or later, underscoring the modest pace of new development in the current decade.

Several factors can contribute to this development pattern. Most commonly, limited land availability constrains new construction, either because there is little undeveloped land remaining or because parcels that are available lie beyond the reach of existing infrastructure. Regulatory complexity can also play a significant role; when development approvals require extensive public hearings, studies, or discretionary processes, rather than being handled administratively as in other jurisdictions, the added time and cost may discourage investment. In some cases, market conditions themselves may not sufficiently support new construction, particularly if demand or pricing fails to justify development costs. Finally, the observed pattern may reflect the natural ebb and flow of the local development cycle, with periods of slower growth following earlier waves of construction.

Older housing continues to be a defining characteristic of the community. About 47.9% of homes were built before 1980, including 18.9% constructed before 1960 (7.0% built in

1939 or earlier, 4.2% in the 1940s, and 7.7% in the 1950s). The 1960s (11.6%) and 1980s (12.8%) also contribute sizable portions of the housing stock, while the 1990s add another 9.6%. This composition highlights ongoing needs related to maintenance, rehabilitation, energy efficiency upgrades, and accessibility improvements—particularly among older structures—while also indicating that the city maintains a substantial base of land and infrastructure capable of supporting future housing production.

Overall, College Place's housing age profile reflects a community with significant legacy housing, steady mid-to-late-20th-century development, moderate growth through the 2000s and 2010s, and relatively limited recent construction. These patterns have implications for preserving neighborhood character, directing reinvestment, and ensuring the city can accommodate evolving household needs through a mix of reinvestment and targeted new development.



Source: U.S. Census Bureau. American Community Survey 5-Year Estimates, Table DP04: Selected Housing Characteristics.

3.2.3. Housing and Household Trends

Homeownership and Affordability

College Place's housing market reflects a strong base of homeownership, with 63.7% of city households owner-occupied compared to 65.0% countywide, while renter-occupied units account for roughly one-third of households. The median home value in the city is $366,600, a substantial increase from the 2020 median value of $205,500, and aligns with the largest share of homes (55.5%) valued between $300,000 and $499,000. In contrast, Walla Walla County's median home value is higher, at $408,900, and the county exhibits greater diversity in housing values, with a larger proportion of homes priced above $500,000.

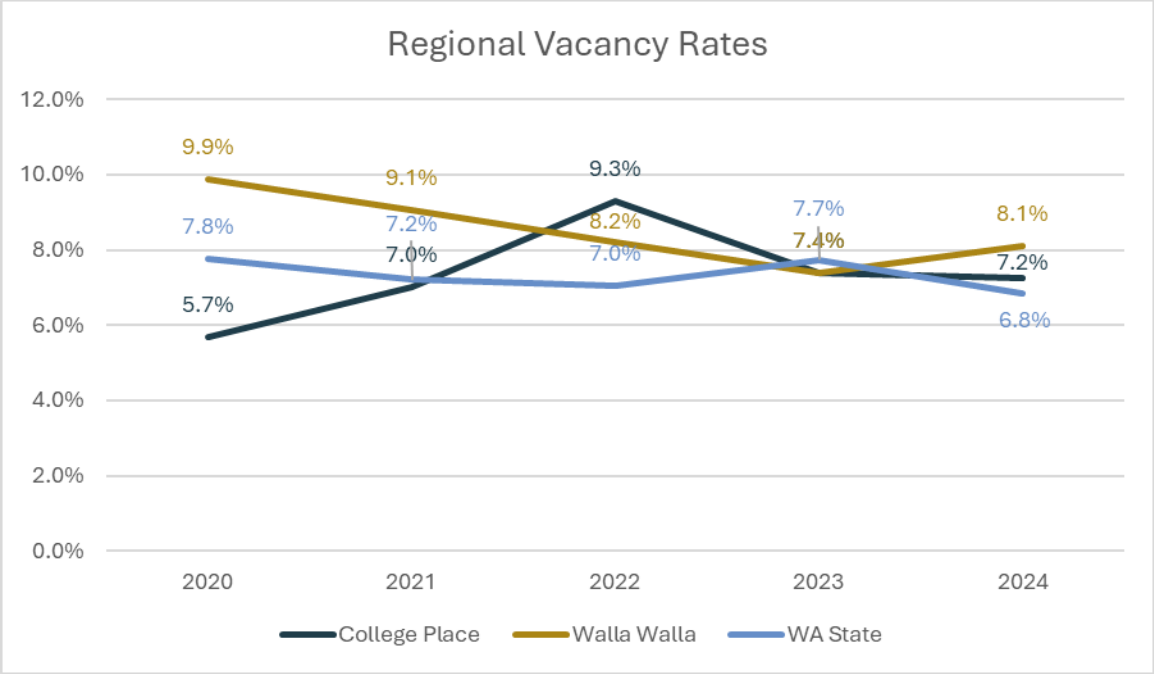
Rental housing remains an important component of the local market, with a median gross rent of $1,186 in College Place, compared to $1,323 in the City of Walla Walla and $1,218 countywide, supporting affordability for households not ready or able to purchase a home. Overall, the housing stock in College Place is concentrated in mid-range values, offering opportunities for moderate-income households, while county trends indicate increasing demand for higher-value homes. Together, these trends underscore the need for housing strategies that maintain affordability, support homeownership opportunities, and ensure an adequate supply of diverse rental housing options for residents at all income levels.

Rental vacancy rates in College Place increased from 5.7 percent in 2020 to 9.3 percent in 2022, before declining slightly to 7.2 percent in 2024. This trend reflects some easing of market pressures following the extremely tight conditions experienced earlier in the decade. Vacancy rates in College Place have generally tracked near or below those of the City of Walla Walla and close to statewide averages. In Washington, a vacancy rate of roughly 7 to 8 percent is commonly considered “healthy,” providing sufficient housing choice without signaling oversupply. By comparison, the national rental vacancy rate was approximately 6.9 percent in 2024, indicating continued tightness nationwide.

Although vacancy rates have improved since near-zero levels documented in earlier housing assessments, College Place remains at the lower end of a balanced rental market, suggesting continued pressure on rental availability. These conditions are consistent with long-standing regional trends, where rental occupancy rates have historically exceeded 94 percent. Together, the data indicate a continued need for additional rental housing, particularly multifamily and middle-housing types such as duplexes, triplexes, and townhomes, to stabilize vacancy rates, expand housing choice, and support affordability for current and future residents.

Table 3-1 Regional Vacancy Rates

Year	College Place	Walla Walla	Washington State
2020	5.7%	9.9%	7.8%
2021	7.0%	9.1%	7.2%
2022	9.3%	8.2%	7.0%
2023	7.4%	7.4%	7.7%
2024	7.2%	8.1%	6.8%

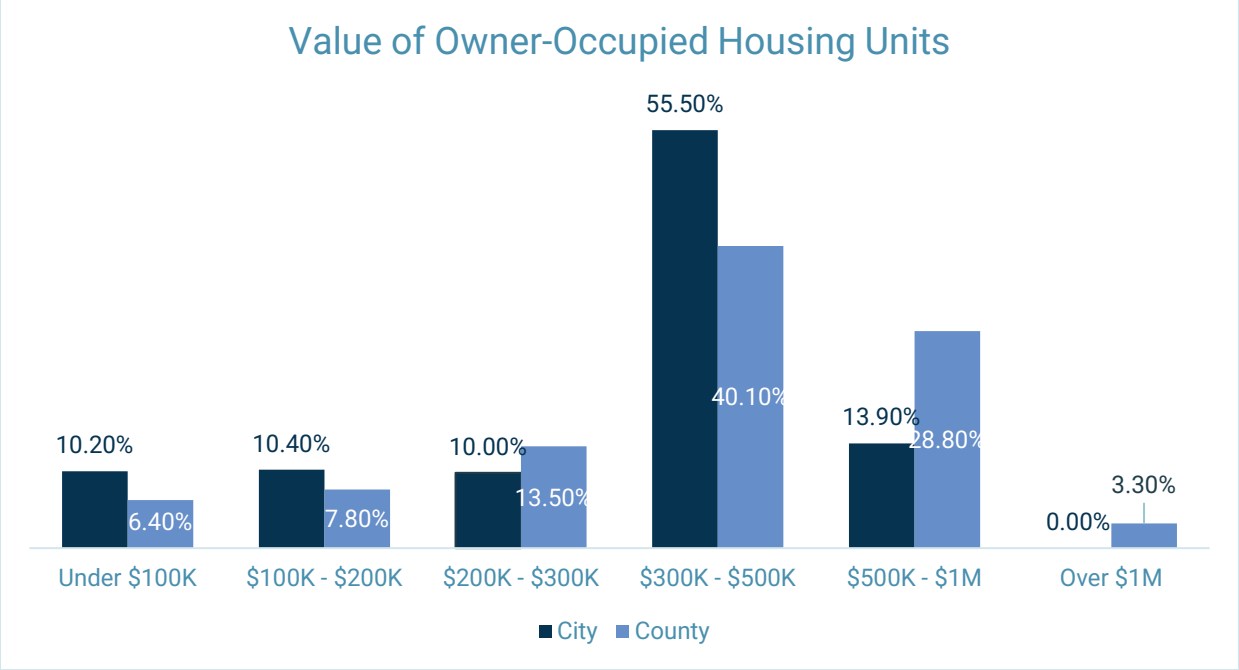


Housing Tenure

- City: Owner Occupied – 63.7%, Renter Occupied – 36.3%
- County: Owner Occupied – 65.0%, Renter Occupied – 35.0%

Median home value - $366,600 (owner-occupied housing units)

Source: U.S. Census Bureau. American Community Survey 5-Year Estimates, Table DP04: Selected Housing Characteristics.



Median Gross Rent – $1,218

Source: U.S. Census Bureau. American Community Survey 5-Year Estimates, Table DP04: Selected Housing Characteristics.

3.2.4. Future Housing Needs and Land Capacity

College Place is projected to grow by 3,439 people by 2046, increasing its population to 13,341. According to the Land Capacity Analysis (2025), in order to accommodate this growth, the city will need 1,504 additional housing units, with most demand in multifamily housing for households earning below the area median income. Current land capacity under existing zoning can support about 1,691 units, which meets overall housing needs but leaves a shortfall of 382 multifamily units, requiring roughly 32 acres of additional multifamily land. Addressing this gap will be essential to ensure adequate housing options for future residents. A copy of the LCA methodology can be found in Appendix X.

3.2.5. Housing Needs Allocation

As required by HB 1220, College Places' housing needs have been projected by income level and housing type, including emergency shelter and permanent supportive housing. The analysis uses the Housing Allocation Planning Tool (HAPT) Method C and local capacity data.

College Place will need 1,504 additional housing units over the planning period, with the vast majority required to serve lower-income households. Nearly half of all new units (731) are needed for residents earning 0–30% of Area Median Income (AMI), reflecting a substantial gap in housing affordable to extremely low-income households. Another significant portion—331 units for 31–50% AMI and 101 units for 51–80% AMI—indicates continued demand

among very low- and low-income households. Altogether, approximately 78% of total need falls below 80% AMI, showing that affordability challenges are most acute for the city's lowest-income residents.

Moderate-income households (those earning 81–120% AMI) account for a much smaller share, needing just 133 units combined, while households earning above 120% AMI require 208 units, or about 14% of the total. No units are allocated to "Other/Special" categories in this dataset. Overall, the distribution demonstrates that meeting the city's projected housing need will require a strong focus on producing deeply affordable housing options.

Income Band (AMI)	Units
0-30%	731
31-50%	331
51-80%	101
81-100%	59
>100-120%	74
>120%	208
Other/Special	0
Total	**1,504**

A copy of the HAPT methodology can be found in Appendix Y.

3.3. Goals, Policies, and Objectives

H Goal-1: Encourage higher-density and mixed-use housing in walkable, well-served areas.

Policies:

- H 1-1: Apply land use regulations that encourage a diverse range of housing options throughout the city and promote vibrant, walkable neighborhoods that offer a mix of housing types.
- H 1-2: Encourage increased density and efficient land use through incentives such as density bonuses, reduced parking requirements, and adjustments to floor area ratios, fostering dynamic and livable neighborhoods.
- H 1-3: Streamline and modernize development regulations to encourage compact, sustainable, and higher-density housing.
- H 1-4: Update zoning and development regulations to support a variety of housing types and locations that meet the community's long-term needs.
    - H 1-4-a: Locate higher-density housing near existing high-density areas, the University, shopping centers, and major transportation routes to maximize accessibility and reduce reliance on automobiles.

- H 1-4-b: Encourage apartments above commercial uses along College Avenue and other key corridors to create lively, pedestrian-friendly districts.
- H 1-4-c: Allow ADUs in all residential zoning districts to increase housing supply, support multigenerational living, and provide affordable options.
- H 1-4-d: Support the inclusion of low- and moderate-income housing units, including duplexes, triplexes, townhomes, and rowhouses, as part of larger-scale residential projects to ensure equitable access to housing.

H Goal-2: Preserve and improve existing housing through incentives and partnerships.

Policies:

- H 2-1: The city shall encourage the maintenance and rehabilitation of the existing housing stock within the city.
- H 2-2: Encourage incentives to preserve and maintain the city's housing stock to ensure long-term affordability and stability.
- H 2-3: The city will adopt anti-displacement strategies, such as preserving affordable housing, supporting cultural communities, providing tenant protections, and using public land for affordable housing where needed.

H Goal-3: Support infill development, such as ADUs, cottage housing, and small-scale multifamily, through flexible zoning and streamlined permitting.

Policies:

- H 3-1: Support manufactured housing as a long-term source of affordable housing through zoning, incentives, and preservation strategies.
- H 3-2: The City will update zoning and development regulations to remove barriers and correct policies that create racially disparate impacts, exclusion, or displacement.

H Goal-4: Expand affordable, workforce, and special-needs housing through public-private collaboration.

Policies:

- H 4-1: Encourage and support social and health service organizations which offer support programs for those with special needs, particularly those programs that help people remain in the community.
- H 4-2: Encourage small congregate care centers and group homes in the community, to provide decentralized housing facilities, rather than large, centralized institutions.

- H 4-3: The City will review its zoning, regulations, and infrastructure investment patterns to identify any that may cause racially disparate impacts, exclusion, or displacement.

H G-5: Coordinate regional housing strategies with neighboring jurisdictions and local institutions.

- H 5-1: Identify and evaluate county, regional, state and federal housing finance options, as well as public-private partnerships to encourage a wider array of housing stock.
- H 5-2: Collaborate with regional partners and local institutions to address housing needs and expand opportunities for all residents.
- H 5-3: When reviewing existing and potential new housing regulations, the City shall include an assessment to make sure that fair housing choices are not impeded.
- H 5-4: Continuously evaluate land capacity and optimize growth opportunities within the urban growth boundary while maintaining community character.
- H 5-5: The City shall periodically review its development regulations to ensure that multiple options exist to encourage a broader range of housing choices, such as small lot single-family residences, smaller-scale multiple-family housing such as duplexes and four-plexes, mixed residential developments, clustered units, etc., as well as to incorporate emergent housing types. This may also include the adoption of standards to govern the development of cottage housing or other innovative affordable housing techniques.
    - H 5-5-a: Continue working with Walla Walla County and the City of Walla Walla to address area-wide housing issues, including emergency and transitional housing options while permanent solutions are developed.
    - H-5-5-b: Partner with Walla Walla University to plan for student housing needs and explore opportunities for innovative housing solutions that benefit both the campus and the broader community.
- H 5-6: The city will map and track neighborhoods at higher risk of displacement due to market pressure, zoning changes, or major public investments.

4. Capital Facilities Plan

4.1. Introduction

The City's Capital Facilities Plan (CFP) provides a comprehensive list of projects and a schedule that guides the investment of city resources in infrastructure. The CFP also includes a Six-Year Capital Improvement Program (CIP), which is updated during the biennial budget process. The current version will be maintained as Appendix X to this plan. The CIP aligns with the city's budget, with estimated costs and proposed methods of financing these projects. The CFP helps implement the land use element by showing how public facilities and services will accommodate the levels and intensities of development planned for College Place, as well as the adopted levels of service.

4.2. Inventory

An inventory and analysis of the publicly owned capital facilities within the City of College Place is summarized in the follow sections.

4.2.1. City Administration

The City of College Place owns several properties and buildings used to administer City services. The table below identifies those buildings and relevant information.

Table 4.1 City of College Place Buildings and Facilities

Building Name	Address	Description	Current Uses
City Hall	625 S. College Avenue	Main municipal administration building; houses key government offices, including Clerk, Community Development, Finance,	Administration, permitting, utility billing, public meetings, community events coordination

Building Name	Address	Description	Current Uses
		and Public Works administration	
Police Department	619 S College Ave (Police Department is listed at the same campus as City Hall block; the Police Department is referenced as part of Police Protection Services at this address)	Municipal law enforcement building adjacent to City Hall	Police operations, investigations, patrol, and records
Library	1605 SE Meadowbrook St, Suite 7	Public library operated by the Walla Walla County Rural Library District; neighborhood branch	Public library services, community programs, and computer access
Parks, Restrooms, and Other Facilities	Various locations	Includes Park restrooms, picnic shelters, storage buildings, and support facilities in multiple city park locations	Public restrooms, storage, parks, maintenance access
Public Works Yard	218 SE Fourth Street	Public Works operations center and equipment yard	Operations staff, equipment storage, fleet maintenance, materials staging
Fire Department	629 S College Ave	College Place Fire Department headquarters	Fire suppression, EMS response, firefighter training
Wastewater Treatment Plant (WWTP)	430 Owens Road	Multi-building treatment facility including operations building, equipment, and lab	Wastewater treatment, laboratory testing, operations staff
Municipal Court / Building Department	625 or 619 S. College Avenue (listed as “College Place Municipal Court” and “Building Department”)	Court and building permitting operations located within or adjacent to City Hall complex	Court hearings, building inspections, permitting
Utility Billing / Finance Office	625 S. College Avenue	Located inside City Hall	Utility billing, finance operations, customer service

As the City of College Place continues to modernize its public facilities and enhance internal operations, City Administration and Community Development will require improvements that strengthen building security, ensure consistent facility standards, and support long-term maintenance planning. A key future need is implementing uniform electronic keycard access across all City buildings, which will streamline access control, improve security, and create a standardized system for staff entry and facility monitoring. This multi-facility upgrade will support safety, emergency responsiveness, and administrative efficiency. Additional information regarding this project can be found in Section 4.4 of the City's Capital Improvement Plan (CIP).

In addition, the city will need to maintain its Facility Maintenance Reserve, which serves as a centralized mechanism for addressing building upkeep, deferred maintenance, and preventative improvements across the City's administrative and public-facing facilities. Ensuring that this reserve remains adequately supported will help extend the useful life of City buildings, maintain safety and accessibility, and support future upgrades tied to evolving operational needs.

4.2.2. Fire Protection

The College Place Fire Department is the emergency services provider for the citizens of College Place.

Future Needs

As the City of College Place continues to grow, the Fire Department will need to maintain and strengthen its operational readiness, training capabilities, and facility reliability. A key ongoing need is continued participation in the Regional Fire Training Tower, a shared resource that supports firefighter skills development, interagency coordination, and compliance with modern training standards. Maintaining access to this regional facility is essential for ensuring firefighters are prepared for increasingly complex emergency responses. Additional details on this facility are included in CIP Section 4.4.

4.2.3. Police

Police services are provided by the City of College Place Police Department.

Future Needs

The College Place Police Department faces several important future needs as the city grows and as law enforcement requirements evolve. A primary concern is staffing capacity. The Police Chief has stated that the department is significantly understaffed by a community of roughly 10,000 residents, operating with 18 commissioned officers while falling well below national staffing guidelines (Youth Advisory Commission, February 19, 2025). Additional patrol capacity, investigative support, and clerical staffing will be needed to maintain effective service levels and response times as the population increases.

Another major need is facility modernization. The department currently operates out of an aging, repurposed building originally constructed in the 1950s, which no longer meets

operational, storage, or ADA requirements. Recent analyses recommended constructing a new, purpose-built police facility of approximately 19,000 square feet to accommodate modern policing functions, training space, and community-accessible rooms. The City Council has previously considered placing a bond measure on the ballot for this new facility, underscoring its importance for long-term operations.

The department also anticipates future needs related to technology and equipment continuity. The Chief has highlighted that the City's body-worn camera system will require contract renegotiation in 2026, and maintaining up-to-date recording, data storage, and investigative technologies is essential for transparency, officer safety, and compliance with state standards.

Overall, the Police Department's future needs include:

- Replacing the outdated police facility with a modern building that meets operational, safety, and accessibility requirements.
- Ensuring continuity of critical technologies, including body-worn cameras and digital evidence systems.

4.2.4. Parks, Recreation, and Open Space

Chapter 6 summarizes the College Place Parks, Recreation, and Open Space Master Plan. The full report is in Appendix X.

Future Needs

College Place will need to continue expanding its park system to keep pace with population growth, address existing deficiencies in park acreage, and improve walkable access to neighborhood and community parks. The Parks Plan identifies a significant long-term need for additional parkland, over 15 acres, as well as expanded trail mileage to maintain Level of Service (LOS) targets and serve future residents. Conceptual parks such as Leadbetter, Stonecreek, Maple/Whitman, Sunset Villas, and the expanded Perseverance Park represent major opportunities to meet these needs, particularly in the underserved west and southwest areas of the city where walkable access is currently limited.

Ongoing improvements to existing facilities will also be essential, including enhancing maintenance practices, improving accessibility, adding shade, and expanding amenities such as trails, restrooms, and recreational features that are highly supported by the community. As demand grows for diverse recreational opportunities, including multiuse trails, youth-oriented amenities, and community gathering spaces, the city will need to continue investing in upgrades, pursuing land acquisition, strengthening partnerships, and implementing the projects prioritized within the Parks CIP.

4.2.5. Schools

College Place School District educates a diverse population of 1,550+ students in PK-12+. The district comprises one high school, one middle school, and one elementary school. College

Place Public Schools (CPPS) offers a broad range of courses and programs that align with Washington State Learning Goals and are available to students at all grade levels.

- College Place High School
- John Sager Middle School
- Davis Elementary School

Future Needs

As enrollment in the College Place School District continues to grow, the district will need to plan for additional classroom capacity, modernized facilities, and enhanced learning environments that support evolving educational standards and diverse student needs. Future priorities will likely include upgrading technology infrastructure, expand flexible and specialized instructional spaces, and ensuring that College Place High School, John Sager Middle School, and Davis Elementary School can continue to offer comprehensive academic and support programs for PK–12+ students. Continued investments in safety, accessibility, and student support services, such as counseling, early learning, and multilingual assistance, will be essential to maintain high-quality educational opportunities for the community.

4.2.6. Transportation Facilities

Summary in progress, waiting on final content in the Transportation Element.

Future Needs

Summary in progress, waiting on final content in the Transportation Element.

4.2.7. Stormwater

The City's stormwater system service area serves the population of the City of College Place. The city collects runoff from areas within approximately 3 square miles (1,996 acres). The service area includes over 18 linear miles of public streets and 23 acres of public parks. Total impervious area in the city is approximately 365 acres, which includes public and private roadways, paved parking lots, and building rooftops, totaling approximately 18%, not including residential driveways, sidewalks, or residential ground-level patios

The city maintains a stormwater system consisting of catch basin inlets, conveyance pipes and ditches, flow-control ponds, and water-quality treatment facilities. Portions of the stormwater system discharge to surface receiving waters, including streams and wetlands, while other portions infiltrate directly into the ground. Field surveys were conducted of the entire City of College Place stormwater system. Accessible manholes, catch basins, drywells, and outfalls were surveyed to collect horizontal and vertical data, including pipe invert elevation and pipe size/type, where available. Field survey data were brought into GIS for analysis, mapping needs, and further assessment.

The City developed the Stormwater Management Plan (SSWMP) to guide the City in fulfilling its stormwater management duties in accordance with local, state, and federal regulations.

See Appendix X for the 2021 Stormwater Management Plan.

Future Needs

The City's stormwater system will require continued investment, refinement, and expanded program development to maintain regulatory compliance and ensure long-term system performance. As the community grows and infrastructure ages, future needs will center on improving system mapping, enhancing water-quality treatment, addressing known problem areas, and implementing a more formal operations and maintenance framework. The upcoming years will require comprehensive mapping of all outfalls, receiving waters, stormwater facilities, and MS4 connections, along with ongoing updates as new development occurs. Additional data collection, such as identifying areas that discharge to groundwater, refining drainage basin boundaries, and documenting treatment types, will be essential for effectively planning and prioritizing future capital improvements.

To better protect water quality, the city will need to retrofit numerous existing outfalls that currently discharge untreated runoff to Garrison Creek, Stone Creek, Thompson Creek, and Military Springs. These improvements may include installation of biofiltration or bio-infiltration swales, proprietary treatment devices, oil–water separators, or other Ecology-approved technologies. Addressing aging siphon systems, improving conveyance capacity in areas prone to localized flooding, and constructing strategically placed flow-control or detention facilities will also be key components of long-term system enhancement. Continued development of the stormwater utility will help fund these upgrades, as well as expanded inspection schedules, formalized maintenance standards, and staff training programs needed to meet the requirements of the Eastern Washington Phase II Municipal Stormwater Permit.

Figure 4.1 Stormwater System

4.2.8. Wastewater

The existing sanitary sewer collection system serves the current city limits of College Place. It includes more than 40 miles of gravity pipelines and five pumping stations, three (3) owned by the City and two (2) privately owned, that provide public sewer service to residents. In total, the system can serve approximately 1,730 acres, or nearly 3 square miles. Pipe sizes in the system range from 6-inch to 30-inch diameters.

As the infrastructure continues to age, the City has developed a proactive renewal and replacement program to maintain system reliability and address long-term needs. The General Sewer Plan was last updated in 2022, and a new update was adopted in April 2026. This updated plan includes an evaluation of future collection system needs, which are summarized in this section.

See Appendix X for the 2026 General Sewer Plan.

The City of College Place conveys and treats its sanitary waste at the College Place Wastewater Treatment Plant (WWTP), located approximately 1 mile southwest of the city limits. The treated effluent is used for crop irrigation or discharged to Garrison Creek. The WWTP has been contract-operated by Jacobs since April 2016.

The Wastewater Treatment Plant Facility Plan was prepared in 2018 and amended in 2019. The Facility Plan includes an evaluation of future treatment system needs, which are summarized in this section.

See Appendix X for the 2018 Wastewater Treatment Plan Facility Plan.

Future Needs

The City's wastewater collection system is largely built out and is not currently known to have any hydraulic deficiencies. Future system needs are driven primarily by ongoing operation and maintenance requirements, along with rehabilitation and replacement efforts necessary to maintain the existing level of service.

The wastewater treatment system has generally remained in compliance with its permit requirements; however, several components are operating above their intended capacity when treating current flows. Operations staff have also identified equipment-related challenges in several treatment processes. Phase 1 of the planned treatment upgrades is currently in the design phase and is scheduled for implementation in 2026 and 2027. Additional operational and maintenance improvements are planned in the coming years to enhance system reliability and performance.

See Table 4.3, which identifies the anticipated projects within the planning period.

Figure 4.2 Wastewater System

4.2.9. Water

The College Place Water Department (ID 14050K) is a Group A water system publicly owned and managed by the City of College Place (City). The City's system includes more than 48 miles of water main, ranging in diameter from 2 to 24 inches. The system also includes three (3) pressure zones, one (1) booster station, and three (3) reservoirs. The system is typically supplied by a total of five (5) groundwater wells, three (3) owned by the City and two (2) owned by Consolidated Irrigation District No. 14, which are operated through an interlocal agreement. The interties with the other purveyors allow for supply in emergency conditions. The five (5) groundwater sources can produce a combined 7,550 gallons per minute (gpm) during peak demand periods. The system also includes several pressure-reducing valves (PRV) and check valve stations to separate the various pressure zones.

The City's latest Water System Plan (WSP), updated in 2021, includes a comprehensive analysis of source, supply, storage, and distribution system capacities to forecast the City's future water demand through 2040. The WSP is recommended to be updated every 10 years, by the Washington Administrative Code (WAC) 246-290-100, and submitted to the Washington State Department of Health (DOH) for review and approval. The WSP will guide the city toward meeting the future water system needs and will need to be updated concurrently with the Comprehensive Plan. See Appendix X for the complete 2021 Comprehensive Water System Plan Update.

Future Needs

The City has sufficient water rights, both instantaneous and annual, to meet existing and future system demands. The existing system has sufficient source and supply capacity to meet current and anticipated demand through 2040. Despite sufficient sourcing and supply capacity, the existing system lacks storage and will require improvements to meet future demand.

Approximately 28% of the system's water mains are over 40 years old and may be nearing their projected life expectancy. Similar to the sanitary sewer collection system, as the potable water infrastructure continues to age, the city has developed a proactive Annual Priority Water Main Replacement Program to replace high-, medium-, and low-priority water mains annually to maintain system reliability. In the latest WSP, the existing system deficiencies identified were undersized water mains that restrict fire flow requirements and water mains of non-standard materials (steel, asbestos cement, and cast iron) that are reaching or nearing the end of their useful life. In addition to the water main replacement program, other improvements to the existing system include upgrades to the facilities serving existing reservoirs and wells.

Furthermore, several system expansion improvements are planned to serve areas within the city that are currently unserved and where growth is projected. The city anticipates that most future growth will occur in the southwest portions of the city. Improvements to extend service and meet future growth include construction of a new reservoir to address storage deficiencies, construction of transmission water mains, and development of additional groundwater sources.

In addition to the city-funded projects, several potential developer-funded projects were identified in the WSP to develop the distribution system in areas of projected growth. These projects would be funded by developers, and costs would not be borne by the City unless over-sizing of the improvements would benefit the existing customer base.

The WSP includes a 20-year CIP to meet the water system's existing and future demands, see Appendix X for the complete 2021 Comprehensive Water System Plan Update.

Table 4.3 identifies the water system projects planned within the Capital Facilities Plan Six-Year CIP.

Figure 4.3 Water System

4.3. Level of Service Standards

Level of Service (LOS) is a measurable standard used to describe the amount and quality of public facilities provided to serve the community. LOS standards help the city evaluate whether facilities are adequate to support current and future needs and guide growth-related decisions. These standards are expressed through objective measures that vary by facility type, such as acres of parkland per resident, intersection vehicle capacity, or water system performance indicators like available water pressure. By establishing LOS standards, the City can identify service deficiencies, plan for improvements, and ensure that public facilities keep pace with development and maintain the community's quality of life.

Table 4.2 Minimum Level of Service Standards

Service Type	Minimum Level of Service Standard
Parks	10 acres of parkland per 1,000 residents 0.3 miles of trails per 1,000 residents
Transportation	Placeholder
Stormwater	Placeholder
Wastewater	175 gallons per dwelling unit, per day (where sanitary sewer is available)
Water[1]	Water Quality[1]: Average Day Demand[1]: 325 gallons per day, per single-family residence connection (including irrigation) Maximum Day Demand[1]: Peak Hour Demand[1]: Fire Flow[1]: System shall meet the maximum demand combined with the required fire flow demand while maintaining minimum pressure requirements Pressure[1]: 35 psi minimum during normal demand conditions; 30 psi minimum during peak hour demands, not including a fire/emergency; 20 psi minimum during fire/emergency conditions; 100 psi maximum during normal demand conditions. Customers are responsible for pressure-reducing valves at their service when normal pressures exceed 80 psi
Irrigation Water	Placeholder
Electric	Placeholder
Solid Waste	Placeholder
Public Works Services	Placeholder
[1] For additional Level of Service Standards (i.e., Water Quality, Storage, etc.) of the City's potable water system, see Chapter 3 of the 2021 Comprehensive Water System Plan Update in Appendix X.	

4.4. Capital Improvement Program Planning

The Capital Improvement Program (CIP) is a long-range planning document that identifies and prioritizes major capital projects necessary to support the City of College Place's growth, service needs, and strategic objectives. The CIP is reviewed and amended annually to ensure that fiscal resources are available and aligned with changing community priorities, facility conditions, and operational needs. Capital needs arise from population growth, existing facility deficiencies, major maintenance and repair requirements, internal operations, and City Council and Comprehensive Plan goals and policies; therefore, project priorities, cost

estimates, and timelines are continually evaluated and may change over time. Grounded in the City's Comprehensive Plan, which reflects community values and provides the framework for City regulations, programs, and plans, the CIP serves as the implementation tool that brings the Comp Plan to life. By funding projects necessary to maintain adopted Levels of Service and meet concurrency requirements, the CIP helps shape and sustain the quality of life in College Place. While the CIP is not an expenditure budget, it guides long-range financial decision-making and informs the annual Capital Budget. The program includes major facility renovations, repairs, reconstruction, and equipment replacement exceeding $5,000, but does not cover routine maintenance. The planning horizon for the CIP spans six years, with the first year incorporated into the City's Annual Budget adopted each December.

A copy of the current CIP is in Appendix X.

4.5. Goals, Policies, and Objectives

CF G-1: Preserve and upgrade aging infrastructure to ensure safety, efficiency, and reliability for current and future generations.

- CF 1-1: Proactively maintain city infrastructure systems.
- CF 1-2: Conduct preventative maintenance in the city's park and urban forestry system.
- CF 1-3: Rebuild Well #1 and #2 to be a sustainable long-term asset to the city's water system.
- CF 1-4: Support the placement of power lines and overhead cables underground.
- CF 1-5: Promote the co-location of new public and private utility distribution facilities in shared trenches or rights-of-way, and coordinate construction timing to minimize disruption and reduce costs.
    - CF 1-5-a: Provide timely and effective notice to utility providers to encourage coordination.
- CF 1-6: The city shall establish a stormwater management program in accordance with state law.
- CF 1-7: The city should participate in any processes by the US Army Corps of Engineers and Walla Walla County that alter the Mill Creek Flood Channel Management Plan.

CF G-2: Provide schools, parks, water, sewer, police, fire, and other essential facilities that meet the needs of a growing population and maintain a high quality of life.

- CF 2-1: Secure sustainable funding to maintain, upgrade, and expand capital facilities that support community growth and essential services.
- CF 2-2: Identify and assess potential sites for a library and community facility.
- CF 2-3: Evaluate alternative sites for a library and community facility using established criteria.

- CF 2-4: College Place residents shall be provided with the opportunity to vote on establishing a local library.
    - CF 2-4-a: Continue exploring annexation into a library district.
    - CF 2-4-b: Continue interim payments to library providers if needed.
- CF 2-5: The City will continue to evaluate the need for essential public facilities and process applications per the Walla Walla Countywide Planning Policies and College Place Development Regulations.

CF G-3: Support a parks and recreation system that meets the needs of all age and income groups and enhances the character and health of the community.

- CF 3-1: Identify and assess potential sites for a combined library and community facility that may also provide recreational or cultural programming. Consideration should include, but not be limited to, sites in or near downtown College Place, locations that foster connections between residents and Walla Walla University, or areas near Lions Park.
- CF 3-2: Expand parks, community spaces, and recreational amenities through capital funding policies.

CF G-4: Maintain and improve essential public facilities and infrastructure to ensure long-term safety, reliability, sustainability, and high levels of service for all residents.

- CF 4-1: The city will continue to evaluate cost-effective options for the delivery of basic life support services (BLS).
- CF 4-2: It is the intent of the city to maintain a mutual aid agreement with Fire District 4.
- CF 4-3: The city should continue to expand and support Fire Department volunteers.
- CF 4-4: The city shall establish fees to recover the costs associated with responding to frequent/exceptional calls for emergency services at the same address.
- CF 4-5: The city will strive to maintain the following levels of service:
    - CF 4-5-a: Water supply: 140 gallons per capita per day
    - CF 4-5-b: Sanitary sewage collection: 110 (approximately) gallons per day per capita
    - CF 4-5-c: Emergency medical facilities: Responding to 90% of the emergency calls within 6 minutes
    - CF 4-5-d: Fire: The City's existing fire protection rating from the Washington Survey and Rating Bureau

CF G-5: Plan and finance capital improvements in a fiscally responsible manner that supports growth without burdening existing residents.

- CF 5-1: Secure sustainable funding to maintain, upgrade, and expand capital facilities that support community growth and essential services.
- CF 5-2: Develop long-term financing strategies and pursue grants and partnerships to fund capital projects without overburdening taxpayers.
- CF 5-3: The City shall review and update its Capital Facilities Plan (CFP) and Capital Improvement Program (CIP) annually, in conjunction with the City budget process. The updated CFP shall be incorporated by reference into this Comprehensive Plan.
- CF 5-4: The City will reassess the Land Use Element if funding is not available to provide required infrastructure.

CF G-6: Coordinate the timing of capital projects with land use planning to ensure efficient, cost-effective service delivery.

- CF 6-1: Coordinate capital improvements with land use planning to ensure timely, cost-effective delivery of services that support sustainable development.
- CF 6-2: Promote the co-location of new public and private utility distribution facilities in shared trenches or rights-of-way and coordinate the timing of construction to minimize disruption to the public and reduce the cost-of-service delivery.

CF G-7: Ensure new development pays a fair and proportionate share of the cost of the public facilities needed to serve it.

- CF 7-1: New growth and development activities shall pay their fair share of the cost of facilities needed to serve them.
- CF 7-2: Explore the feasibility of establishing impact fees in accordance with the provisions of the Washington State Growth Management Act. Public facilities for which impact fees may be collected shall include public streets and roads, open space and recreation facilities, stormwater, and school facilities.
- CF 7-3: The rates for City utilities provided in areas outside of the City limits shall be 150% of the rates charged for services inside the City limits.

5. Utilities Element

5.1. Purpose

The purpose of the Utilities Element is to ensure that adequate, reliable, and efficient utility services are available to support existing development and planned growth within the city. In compliance with the Growth Management Act (RCW 36.70A.070(4)), this element addresses the general location, proposed location, and capacity of existing and proposed utilities, including, but not limited to, electrical, telecommunications, and natural gas systems

The Utilities Element identifies public and private utility providers serving areas within and adjacent to the city and promotes coordination among service providers to support orderly development, protect public health and safety, and align infrastructure investments with land use and capital facilities planning.

5.1. Inventory

5.1.1. Water System

The College Place Water Department (ID 14050K) is a Group A water system publicly owned and managed by the City of College Place (City). The system's Retail Water Service Area is the designated area where the city is responsible for service and areas where new service is planned. The City's Retail Water Service Area includes approximately 3.6 square miles. In addition to the College Place Water Department, there are several other water purveyors serving users within the City's Retail Water Service Area. The following purveyors are connected by interties to the City's water system:

- Consolidated Irrigation District No. 14
- City of Walla Walla
- Green Tank Irrigation District No. 11
- Walla Walla University Water

The City's water system has interlocal agreements with the City of Walla Walla, Green Tank Irrigation District No. 11 and Consolidated Irrigation District No. 14. Other purveyors in the City's Future Service Area, areas where the city may serve new connections in the future, include the following:

- Artesia Water District No. 8
- Blalock Orchard District No. 12
- Blalock Orchard Irrigation District No. 10

- Prospect Heights

Each purveyor is responsible for the operation and maintenance of its respective water system, and service boundaries vary by location within the city.

The City's system includes more than 48 miles of water main ranging in size from 2-inches to 24-inches in diameter. The system also includes three (3) pressure zones, one (1) booster station, and three (3) reservoirs totaling 2.0 million gallons of available storage. The system is typically supplied by a total of five (5) groundwater wells, three (3) owned by the City and (2) owned by Consolidated Irrigation District No. 14 which are operated through an interlocal agreement. The interties with the other purveyors allow for supply in emergency conditions. The system also includes several pressure reducing valve (PRV) and check valve stations to separate the various pressure zones.

Per the City's 2021 Water System Plan, there are over 3,600 service connections, of which approximately 81 percent are single-family connections. Historical water usage data suggests the system provides an average of approximately 420 million gallons of water per year.

5.1.2. Wastewater System

Sewer service in the City of College Place is provided by the City of College Place. The City owns the wastewater collection and treatment system serving residential, commercial, industrial, school, and university customers within the city limits as well as a neighboring Walla Walla Housing Authority property. Operation and maintenance of the collection and treatment system is performed by Jacobs under an ongoing agreement with the city. The system supports public health and environmental protection by safely conveying and treating wastewater generated by development throughout the community. Figure 5.2 shows the existing collection and treatment system.

The collection system consists of over 40 miles of gravity and pressure sanitary sewer pipes ranging in size from 6-inch to 30-inch in diameter. In addition, the City's wastewater collection system utilizes three lift stations. The Walla Walla Housing Authority utilizes two private lift stations that pump into the City's collection system.

College Place's Wastewater Treatment Plant (WWTP) is an activated sludge treatment plant and can currently treat an annual average of up to 1.5 million gallons per day. The WWTP is located at 430 Owens Road.

5.1.3. Stormwater System

Stormwater services in the City of College Place are provided by the City of College Place through its Stormwater Utility. The city is responsible for the management, operation, and maintenance of the public stormwater system, including storm drains, pipes, and related facilities. The stormwater system is designed to collect and convey runoff, reduce localized flooding, protect water quality, and comply with state and federal stormwater regulations.

5.1.4. Energy

Electric

Electric service in College Place is provided by Columbia REA and Pacific Power. These utilities supply electrical power to residential, commercial, institutional, and industrial customers within the community. Columbia REA and Pacific Power maintain and operate the electrical distribution systems necessary to ensure reliable service and support existing development as well as future growth.

Natural Gas

Natural gas services in College Place are provided by Cascade Natural Gas. Cascade Natural Gas supplies natural gas to residential, commercial, and institutional customers, supporting space heating, water heating, cooking, and other energy needs. The availability of natural gas services contributes to energy diversity within the community and provides customers with an efficient fuel option for a variety of uses.

Propane

Propane service in College Place is provided by private fuel suppliers operating within the Walla Walla Valley. Propane is typically used as an alternative energy source for space heating, water heating, cooking, and agricultural or commercial applications, particularly in areas not served by natural gas. Service is provided through on-site storage tanks, with fuel delivery arranged directly between customers and propane suppliers. Availability and service terms vary by provider and location.

5.1.5. Telecommunications

Spectrum, CenturyLink, Ziply, Charter Communications, Pocket-i-Net, DIRECTV, Viasat, and HughesNet are among the providers of telecommunication services available to residents, institutions, and businesses in College Place. Services may include high-speed internet, telephone, television, DSL, cable, and fiber-optic connections. Broadband service is available in certain locations via cable and/or fiber-optic lines. In addition, some customers may choose to go wireless and utilize services through a mobile phone or satellite provider.

5.1.6. Solid Waste

Garbage

The City of College Place has contracted garbage collection service with Basin Disposal, Inc. (BDI). Collection services include garbage pickup and removal for the city.

Recycling

There is currently no curbside recycling service as of 2018 (Resolution 18-008). Drop-off centers are available for residents for standard recyclables like glass, metal, and yard waste, while Sudbury Landfill handles household hazardous waste and appliances.

5.2. Utilities Goals and Policies

U G-1: Provide efficient, reliable, resilient, and environmentally responsible utility services that protect public health and natural resources.

- U 1-1: Plan, operate, and maintain utility systems to ensure consistent, reliable service delivery and to protect public health, the environment, and natural resources.
- U 1-2: Ensure utility infrastructure is designed and sized to meet existing demand, support planned growth, and maintain adequate system capacity and performance.

U G-2: Foster innovative, sustainable utility practices, including water reuse, resource conservation, and modern infrastructure technologies.

- U 2-1: Implement and promote sustainable utility strategies such as water reuse, conservation programs, and high efficiency technologies to reduce long term resource consumption.
- U 2-2: Encourage the use of modern infrastructure technologies, including smart system monitoring tools, leak detection systems, and energy efficient equipment to enhance system performance and sustainability.

U G-3: Coordinate utility planning with regional partners and private utility providers to improve efficiency and reduce service disruptions.

- U 3-1: Coordinate regularly with regional public agencies, special districts, and private utility providers to share system plans, capacity information, and capital improvement schedules to minimize conflicts and avoid redundant investments.
- U 3-2: Participate in regional utility planning efforts and explore opportunities for shared infrastructure, mutual aid agreements, and joint funding strategies to enhance system resilience and operational efficiency.
- U 3-3: Coordinate as needed, with the city's solid waste service provider, the county, and other relevant agencies to identify and consider appropriate locations for organic materials management facilities, consistent with state law and the adopted solid waste management plan. Siting considerations should prioritize industrial, agricultural, or rural zones; minimize conflicts with residential uses; avoid overburdened communities; and support efficient collection, processing, and management of organic materials.

U G-4: Encourage the undergrounding and co-location of utility infrastructure to reduce visual impacts and minimize construction disruption.

- U 4-1: Encourage the placement of new utility lines underground and support the long-term transition of existing overhead lines to underground locations where feasible and cost-effective.
- U 4-2: Promote the colocation of utility infrastructure within shared corridors, easements, or trenches to reduce construction impacts, improve streetscape appearance, and minimize future disturbance to public rights-of-way.

6. Transportation

6.1. Introduction

The purpose of the Transportation Element is to establish goals and policies that will guide the development of transportation facilities and services in College Place in a manner consistent with the overall goals of the Comprehensive Plan, Countywide Planning Policies, and the regional transportation plans of the Walla Walla Valley Metropolitan Planning Organization (WWVMPO). The Transportation Element addresses street network and design, street classification, level of service, transit facilities and service, pedestrian and bicycle needs, and facility improvements needed to support future travel needs, as well as potential funding strategies.

6.1.1. Walla Walla County Countywide Planning Policies

As one of the member jurisdictions in Walla Walla County, College Place's Transportation Element must be consistent with the Walla Walla County Countywide Planning Policies and the relevant regional transportation plans adopted by the WWVMPO. In general, the Countywide Planning Policies direct state, regional, county, and local cities to coordinate effectively when planning transportation improvements. The 6-year Transportation Improvement Plan (TIP) and State Transportation Improvement Plan (STIP) are short-range transportation programming documents that prioritize and program federally eligible projects for funding at the regional and state levels.

6.2. Existing Conditions

- Streets and Street System
- Pedestrian, Sidewalk. Bicycle Facilities
- Bicycle Facilities
- Transit service
- Rail
- Aviation

6.2.1. Streets and Street System

The City of College Place has approximately 33 miles of arterials, collectors, and local streets, that connect the various parts of town and provide access to and from the rural and agricultural areas surrounding the City. The street network is owned and operated by the city.

Most of the city has been developed based on a regular grid of streets and blocks. Several newer subdivisions vary from this pattern, reflecting topographical features and a change in the grid between College Place and the City of Walla Walla. With the exception of SR-125, Myra Road, Larch Avenue, and the eastern portion of E. Whitman Drive (under construction) all streets consist of two lanes. Portions of College Ave and most of Rose Street also have a third middle turn lane.

State Route 125, located on the south end of town, connects the Walla Walla Urban area with Milton-Freewater several miles to the south in Oregon. Access from SR-125 to College Place occurs at Myra Road, SE Meadowbrook and College Avenue.

Figure 6.1Transportation Network

Existing Functional Classifications

Transportation systems have a hierarchy of streets that serve through-movement and land-access functions. Streets are classified based on these functions. All streets in College Place are classified according to the functions they serve.

State law requires that cities and counties classify their streets in accordance with federal and state guidelines (the legal basis for street classification is found in RCW 35.78.10 and RCW 47.26.180). A functional classification system establishes a hierarchy of streets that reflects the type, amount, and speed of traffic in conjunction with surrounding development. The following classifications are based on Federal Highway Administration and Washington State Department of Transportation guidelines and criteria.

Principal arterials serve the highest volumes of traffic and provide routes going into, out of, and through the city.

Minor arterials connect to principal arterials and serve traffic within the city, as well as some through traffic. Traffic is predominantly controlled with stop signs along abutting streets. Parking is allowed along most sections of minor arterials within the city limits.

Collector streets serve internal circulation, connect to arterials, and provide property access. Most of the collector streets are two-lane, undivided streets with stop sign control along abutting streets.

Local streets provide access to individual properties and may connect to an arterial. Curb-and-gutter sections exist in some areas of the city and are bordered by planting strips and sidewalks. Where a local access street joins an arterial, there is usually stop sign control. Traffic control signs are generally not needed at low-volume intersections of local streets.

Table 6.1 Existing Functional Classifications

Street	WSDOT ID	Functional Class	Direction of Travel	Parking	Function
TBD – In Progress					

Figure 6.2 Functional Classification Map

6.2.2. Pedestrian, Sidewalk, and Bicycle Facilities

The size and scale of the City of College Place make it an enjoyable place to bike and walk. Sidewalks are an obvious way to maintain and enhance the 'walkability' of a community. College Avenue, Rose Street, Whitman Drive, SE 12th Street, and Larch Avenue are the main areas of the City with continuous pedestrian facilities. Development in the City before 1980 did not require installing sidewalks. Consequently, most established neighborhoods in College Place lack sidewalks. The city is aggressively pursuing funding sources to address gaps in the pedestrian network.

Bicycles are another important mode of transportation in College Place. In 2018, the City partnered with local jurisdictions and regional entities in developing the Blue Mountain Region Trails Plan (Trails Plan). The city is currently working to sign the bicycle routes noted in the Trails Plan. Except for the Whitman Drive and Rose Street multi-use paths, bicycles share the City's streets with the much more dominant auto and truck traffic.

6.2.3. Transit Service

Valley Transit operates the bus system that serves the City of College Place. In March 1980, voters approved transit system funding three tenths of one percent sales tax. The system began route service as of January 5, 1981, as Valley Transit. Eighty percent of the homes within College Place are within three blocks of a Valley Transit bus route.

There are three bus routes through College Place providing weekday service between 6:20 am and 5:30 pm with connections every half-hour to the entire urban area via the Valley Transit Transfer Center in downtown Walla Walla.

Valley Transit also provides Dial-A-Ride service for persons aged 70 years or older and persons with disabilities who cannot use fixed route service as well as an evening and Saturday "West Loop" connector route with 15-minute connections on weekday evenings and 45-minute connections on Saturdays.

Valley transit also offers residents a "Job Access" program that provides rides to and from work and the City of College Place's Fire Department operates an "Appointment Keepers" transport service that assists citizens with special transportation needs.

6.2.4. Rail

The Blue Mountain Railroad provides rail service for the shipment of goods to and from the College Place/Walla Walla area. In 2006, the Port of Walla Walla completed the Railex produce distribution center at the Port's Dodd Road Industrial Park.

6.2.5. Aviation

The Walla Walla Regional Airport, located directly northeast of Walla Walla, has been an active aviation center since before World War II. It is run by the Port of Walla Walla and provides passenger and cargo services.

The privately owned, public use Martin Airfield located just west of the City of College Place on Whitman Drive has been an active airport since the early 1940s. Originally, the airfield provided flight training for World War II aviators.

The airport's elevation is 750', allowing the field to be used as an alternative landing site when the Walla Walla Airport at 1250' elevation is below minimums. Martin Field has a paved runway length of 3,840', 60' wide, with pilot controlled lighting. There is also a parallel 2600' grass runway. The airport provides VOR and GPS instrument approach.

Based on a Washington State Department of Transportation (WSDOT) study, it is estimated that Martin Field produces an economic benefit to Walla Walla County of more than $1,000,000 annually.

Currently, approximately 54 privately owned airplanes are based at the airfield. Maintenance, fuel and inflight instruction are also provided onsite. The owners have instituted various noise abatement procedures to help minimize aircraft noise over housing areas.

The City has requested the airfield be removed from the College Place Urban Growth Area as a part of this plan update; however, the City continues to recognize the value of the facility and will cooperate with the County in assisting with helping the airport develop its potential while protecting land uses within the City of College Place . Further development in the area will include protection from incompatible development.

6.2.6. Water

Transportation by water is available approximately 30 miles to the west on the Columbia River. Large amounts of grain and other commodities are shipped to and from Portland, 200 miles to the west, via the Columbia River. Passenger cruise ship traffic has increased on the Columbia/Snake Rivers with service from Portland, OR to Lewiston, ID.

6.3. Level of Service

Level of Service (LOS) is a qualitative measure of traffic flow, generally in terms of speed and travel time, freedom to maneuver, traffic interruptions, and comfort and convenience. Six levels of service are defined. Letters designate each level, from A to F, with LOS A

representing the best operating conditions and LOS F the worst. More specifically, LOS A describes free-flow conditions where drivers experience minimal or no delay. LOS F describes stop-and-go conditions in which most drivers in the traffic stream experience long delays.

The LOS for intersections is based on the average vehicle delay experienced by vehicles entering the intersection during the peak hour. A capacity deficiency for signalized intersections is defined as intersections operating below LOS D. Minimum arterial (principal and minor) and collector standards are also set at a minimum LOS of D. There are currently no signalized intersections operating below this level.

For unsignalized intersections, a capacity deficiency occurs at a LOS F. There are no unsignalized intersections operating at this level. The unsignalized intersections in the city appear to be operating at a LOS C or better.

It should be noted that this system for measuring roadway performance is a standard in the transportation industry. It is employed by the State Department of Transportation (DOT) and the majority of jurisdictions in the state. This system is used here to provide consistency of measurement between the city, DOT, the County, and the City of Walla Walla. Consistency in approach and standards between adjacent jurisdictions is a goal of GMA.

6.4. Demand and Need

The City of College Place is a small community in a rural area near the City of Walla Walla. The city is pursuing the extension and connection of pedestrian and bicycle routes as the most appropriate transportation demand management strategies, given that the longest commonly used routes are only several miles long. Examples of this include the introduction of multi-use paths to the east and west of Whitman Drive, as well as ongoing requirements for new developments to provide pedestrian access.

In addition, the City of College Place cooperates with Valley Transit, a separate taxing authority providing bus and dial-a-ride services. In addition to regular bus services, Valley Transit also offers services to disabled customers and those with certain fixed incomes.

For regular commuters to the Tri-Cities area, a park-and-ride facility is available adjacent to the City of College Place city limits at the intersection of Rose Street and Myra Road. A second park-and-ride facility, served by a private shuttle to the Tri-cities area, is also available in the commercial facility's private parking at the intersection of College Ave. and Blalock Ave. in College Place.

Additional analysis is in progress.

6.5. Transportation Goals, Policies, and Objectives

T Goal-1: Develop and maintain a safe, efficient, multimodal transportation system for all users—drivers, transit riders, pedestrians, and cyclists.

- T 1-1: Update development regulations to include standards for mid-block crossings and turnaround areas for emergency services and school buses.
- T 1-2 The City adopts an LOS standard of "D" for all roadway segments, an LOS of "D" for all signalized intersections, and a LOS "D" for the critical movement of all non-signalized intersections.
- T 1-3: Access onto arterial streets shall be controlled in the following manner:
    - T 1-3-a: Controlled access to commercial and industrial uses on arterials.
    - T 1-3-b: Direct lot access to principal arterials in residential areas shall be prohibited. c. Provide for limited access to minor arterials.
- T 1-4: The City may consider on a case by case basis assuming ownership of existing privately-owned streets. Priority consideration shall be given to:
    - T 1-4-a: Private streets located in a dedicated right-of-way;
    - T 1-4-b: Private streets constructed to meet or that can reasonable comply with City standards;
    - T 1-4-c: Private streets that are being maintained by homeowners with adequate reserves that can be transferred to the City to ensure appropriate repair and maintenance; and/or
    - T 1-5-d: Neighborhoods committed to establishing an LID to improve private streets to City standards.
- T 1-5: The City should/shall establish and maintain a pavement management system in accordance with State guidelines.
- T 1-6: Assess opportunities and strategies for reducing transportation demand (transportation demand management) and incorporate them within zoning, planning and development action, decisions, and requirements when feasible.
- T 1-7: The City shall, in consultation with local schools, social service providers, businesses, property owners, and residents, establish and maintain an inventory of sidewalks with a priority list of repair and maintenance activities, missing links, and new service areas.
- T 1-8: This shall also include safety zones, crosswalks, lighting, parking regulations, etc., and other safety features to protect the public and pedestrian and vehicular traffic.
- T 1-9: This may include the adoption of innovative approaches or flexible standards in developed areas with limited rights-of-way, including such measures as installing sidewalks on only one side of the street, narrowing travel lanes, restricting on-street parking, and/or establishing one way streets.

T Goal-2: Improve connectivity and eliminate gaps in street, bicycle, and pedestrian networks.

- T 2-1: Secure funding to address gaps in the transportation network and enhance connectivity.
- T 2-2: Development of new neighborhood streets shall be consistent with the following:
    - T 2-2-a: New streets should be designed with street trees and amenities, and to encourage use by pedestrians and bicycles;
    - T 2-2-b: Traffic should be diffused and balanced and streets should be designed in such a manner so as to discourage truck and heavy through traffic in neighborhoods while maintaining connectivity; and
    - T 2-2-c: Cul-de-sacs and closed loop streets shall be discouraged. Where allowed, pedestrian connections between cul-de-sacs and through routes shall be included in the design to encourage pedestrian activity.
- T 2-3: Establish and maintain a system of bicycle and pedestrian trails and routes that link neighborhoods and public facilities and that enhance the walking and bicycling experience. This should include:
    - T 2-3-a: Designated bike routes;
    - T 2-3-b: Way finding signs;
    - T 2-3-c: Priority consideration to those streets that provide access to schools and parks, or where there is concern for pedestrian safety;
    - T 2-3-d: Consultation with local schools and the Parks Board;
    - T 2-3-e: Enforcement of safety laws;
    - T 2-3-f: Priority consideration shall be given to nonmotorized improvements that are consistent with the Blue Mountain Regional Trail Plan;
    - T 2-3-g: Acquire property or easements to fill in gaps in the pedestrian/bicycle trail along the East Whitman extension between Larch Avenue and Myra Road;
    - T 2-3-h: Encourage extension of bicycle routes within and outside of city limits to connect Fort Walla Walla and Whitman Mission facilities;
    - T 2-3-i: Encourage new bicycle routes to be established outside of vehicular travel ways; and
    - T 2-3-j: Continue to evaluate where bicycle and pedestrian routes should be designated and encourage their construction and use.

T Goal-3: Coordinate transportation planning and investments with regional partners and state agencies.

- T 3-1: Pursue equitable and sustainable funding strategies and coordinate with local, regional, state, and federal partners to plan, fund, and implement transportation improvements.
- T 3-2: Implement and maintain the College Place Transportation Benefit District, consistent with state law.
- T 3-3: Coordinate transportation planning and investment with regional partners including, Walla Walla County, the City of Walla Walla, the Port of Walla Walla, and Valley Transit.

T Goal-4: Ensure new development contributes to transportation improvements and mitigates its impacts.

- T 4-1: Enforce adequate standards for new streets and upgrade existing streets.
    - T 4-1-a: Encourage Local Improvement Districts (LIDs) to fund the improvement of existing sub-standard streets to appropriate urban standards, including the provision of sidewalks and right-of-way widths to include bicycles where appropriate, with costs repaid through local tax assessment.
    - T 4-1-b: Require mitigation and developer participation in street upgrades or new streets for impacts created by development.
    - T 4-1-c: Utilize semi-rural road standards in transitional urban-rural areas where no long-term change in character is anticipated.
    - T 4-1-d: Utilize road standards to reduce impermeable area and replacement/maintenance costs where desirable as a cost-saving measure.
    - T 4-1-e: Develop "equity contribution" mechanisms for accepting and coordinating development contributions in lieu of improvements towards funding circulation and pedestrian infrastructure.

T Goal-5: Expand transit access and amenities to support mobility for all ages and abilities.

- T 5-1: Expand transit options and plan for growth to ensure accessible and efficient transportation for all residents.
- T 5-2: Work with Valley Transit to establish bus amenities and/or shelters at selected bus stops in the City to be based on level of use and surrounding development.
    - T 5-1-a: Encourage transit facilities be provided in "large" commercial developments.

T Goal-6: Promote complete streets, low-impact stormwater features, and environmentally responsible transportation designs.

- T 6-1: All new streets and street improvements shall be designed and constructed to meet City standards.
    - T 6-1-a: New private streets are discouraged, and all new private streets will be constructed to meet City standards.
    - T 6-1-b: Encourage standardization of street and transportation standards with the City of Walla Walla and the County of Walla Walla where appropriate.
    - T 6-1-c: Implement complete streets practices as guided by the City's Complete Streets Policy (CPMC 12.14).
    - T 6-1-d: When designing new streets and redesigning existing streets, the City shall explore the feasibility of incorporating low impact design storm water features such as bio-swales and rain gardens.
- T 6-2: Support the installation of electric vehicle charging stations and the utilization of alternative fuel sources.
- T 6-3: Explore opportunities to reduce long-term maintenance liabilities by reducing overall paved surfaces where not in conflict with city policies.

    - T 6-3-a: This may include, but is not limited to the elimination of public, on-street parking on new and reconstructed roads where warranted as a measure to mitigate long-term maintenance cost and stormwater run-off impacts by decreasing overall public road surface area.

T Goal-7: Support long-term corridor planning and preserve right-of-way for future transportation needs.

- T 7-1: Preserve and plan for future transportation corridors and key connections needed to support growth, mobility, and regional access, with particular attention to designated corridors and areas of anticipated development.
    - T 7-1-a: Coordinate with WSDOT to manage development impacts along SR-125.
    - T 7-1-b: Plan Myra Road as a future connector and manage access for new developments.
    - T 7-1-c: Protect and maintain SW 4th Street and SW David Avenue as key westside routes.
    - T 7-1-d: Provide north-south connections in western growth areas to improve mobility.
    - T 7-1-e: Plan for improvements at major intersections to enhance traffic flow.

T Goal-8: Provide a safe and efficient transportation system for use by vehicles, transit, pedestrians, and bicycles that promotes and supports the desired land use pattern and economic development priorities.

- T 8-1: New major traffic generators such as secondary schools, institutions of higher learning, churches, shopping and industrial areas should be located on or near streets with adequate capacity.
- T 8-2: Establish and maintain truck routes that are clearly signed to serve designated commercial and industrial areas.
- T 8-3: Develop and implement a parking strategy for the College Avenue corridor.
    - T 8-3-a: This may include the establishment of public parking lots to serve College Avenue and other designated commercial areas with limited on-street parking.
- T 8-4: Coordinate with Walla Walla University and implement and enforce permitting standards to reduce reliance on public parking facilities and construct facilities adequate to serve the University's full parking needs.

7. Climate

This Element is under development and will be presented for Planning Commission review following completion of additional analysis.

8. Economic Development

8.1. Overview

This chapter outlines goals, policies, and programs that define College Place's role in economic development and help the city build a healthy economy. Although most economic activity is in the private sector, the local government's role is to establish parameters for private markets, provide necessary services, and participate in economic development in some circumstances.

8.1.1. Purpose

A healthy economy adds to all aspects of the community, from jobs to infrastructure to community services. A healthy local economy can strengthen the community's position as a unique and attractive place to work, live, play, and visit.

The goals, policies, and programs contained in this chapter aim to guide the City of College Place in developing a supportive business environment for new and existing businesses with the intent of providing a range of employment opportunities for residents and a strong tax base for the city.

8.2. Community & Economic Context

8.2.1. Community Profile

Figure 8.1 College Place Business District Map

Between 2015 and 2024, the local economy continued to shift toward service-based and population-serving industries, with employment growth increasingly concentrated in education, health care, and social assistance. This sector strengthened its role as the primary employment base, growing from approximately 37 percent of jobs in 2015 to over 43 percent in 2024, reflecting regional demographic trends and rising demand for health and social services. Professional, scientific, and administrative services also expanded significantly over this period, indicating a gradual diversification toward higher-skilled and knowledge-based

employment. Construction and transportation-related industries experienced moderate growth, supporting ongoing development activity and infrastructure needs.

In contrast, several traditional and goods-producing sectors declined in relative employment share over the decade. Manufacturing, agriculture, and retail trade all saw long-term decreases, despite intermittent recovery following 2020. Retail employment, while still a significant component of the local economy, declined substantially from its 2015 peak, consistent with broader shifts toward e-commerce and changes in consumer behavior. Public administration and visitor-serving industries such as arts, entertainment, and accommodation also declined as a share of total employment. Overall, these trends suggest an evolving economic structure characterized by greater reliance on health care and professional services, underscoring the importance of workforce development, economic diversification, and land use policies that support emerging industry needs while adapting to the decline of traditional sectors.

Industry	2024		2020		2015	
	#	%	#	%	#	%
Agriculture, forestry, fishing and hunting, and mining	113	2.5	84	1.9	167	3.5
Construction	267	5.8	204	4.5	203	4.3
Manufacturing	174	3.8	270	6	266	5.6
Wholesale trade	11	0.2	123	2.7	136	2.9
Retail trade	568	12.4	453	10	838	17.7
Transportation and warehousing, and utilities	95	2.1	143	3.2	34	0.7
Information	58	1.3	76	1.7	153	3.2
Finance and insurance, and real estate and rental and leasing	199	4.3	108	2.4	186	3.9
Professional, scientific, and management, and administrative and waste management services	382	8.3	274	6.1	190	4
Educational services, and health care, and social assistance	**1977**	**43.1**	**1794**	**39.7**	**1,750**	**36.9**
Arts, entertainment, and recreation, and accommodation and food services	305	6.6	310	6.9	446	9.4
Other services, except public administration	168	3.7	232	5.1	212	4.5
Public administration	272	5.9	450	10	160	3.4

Source: U.S. Census Bureau. "Selected Economic Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP03

Between 2015 and 2024, the labor force participation rate declined while the share of residents not in the labor force increased. In 2015, approximately 63 percent of the population was employed, compared to 58 percent in 2020 and 57.6 percent in 2024. Although the total number of employed residents remained relatively stable over the period, the share of the population that was employed decreased, indicating slower employment growth relative to population growth. The number of individuals not in the labor force increased from 2,525 in 2015 (33.7 percent) to 3,055 in 2024 (38.3 percent), suggesting demographic shifts such as an aging population, increased school enrollment, or changes in household employment patterns.

Unemployment levels fluctuated modestly but remained relatively low throughout the period. The unemployment rate increased from 233 individuals (3.1 percent) in 2015 to a peak of 295 individuals (3.8 percent) in 2020, before declining to 215 individuals (4.0 percent) in 2024. The presence of individuals in the armed forces remained minimal. Overall, the data indicate a stable labor market with low unemployment, coupled with a gradual decline in labor force participation that may have implications for workforce availability, economic resilience, and future employment growth strategies.

Employment Status	2024		2020		2015	
	#	%	#	%	#	%
In Labor Force						
Employed	4,589	57.6%	4,521	58.2%	4,741	63.2%
Unemployed	215	4.0%	295	3.8%	233	3.1%
Armed Forces	9	0.1%	0	0%	0	0%
Not in Labor Force						
	3,055	38.3%	2,947	38.0%	2,525	33.7%

Source: U.S. Census Bureau. "Selected Economic Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP03

Between 2015 and 2024, most of the workers aged 16 and over continued to commute by private vehicle, although reliance on driving alone declined from its 2020 peak. In 2024, approximately 65 percent of workers drove alone, compared to nearly 75 percent in 2020 and about 70 percent in 2015. Carpooling represented a smaller share of commute trips in 2024 (7.1 percent) than in 2015 (9.6 percent), suggesting a long-term decline in shared commuting arrangements despite a modest rebound from 2020. Use of public transportation remained minimal across all years, accounting for less than 1 percent of worker commutes in 2024, while walking to work remained a consistent non-motorized option, representing roughly 14 percent of commutes in both 2015 and 2024.

The most notable shift over the decade was the increase in remote work. The share of workers working from home rose from 3.5 percent in 2015 to nearly 10 percent in 2020 and continued to increase to 11 percent by 2024, reflecting lasting changes in work patterns following the COVID-19 pandemic. This growth in telework, combined with lower rates of solo driving than in 2020, suggests evolving commuting behavior that may reduce peak-hour travel demand. Overall, the data indicates a transportation system still dominated by automobile travel, but with emerging trends toward remote work and stable levels of walking that have implications for future transportation planning, infrastructure investment, and land use coordination.

Employment Status (workers 16 years and over)	2024		2020		2015	
	#	%	#	%	#	%
Car, truck, or van -- drove alone	2,914	65.4	3,251	74.8	3,256	69.8
Car, truck, or van -- carpooled	315	7.1	206	4.7	448	9.6
Public transportation	38	0.9	48	1.1	0	0
Walked	637	14.3	397	9.1	697	14.9
Other means	62	1.4	17	0.4	101	2.2

Worked from home	491	11	430	9.9	163	3.5
Total	4,457	100	4,349	100	4,665	100

Source: U.S. Census Bureau. "Selected Economic Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP03

Travel Time	2024	2020	2015
Mean travel time to work (minutes)	13.2	11.5	13.5

Source: U.S. Census Bureau. "Selected Economic Characteristics." American Community Survey, ACS 5-Year Estimates Data Profiles, Table DP03

Additional economic data is in progress.

- *Total businesses*
- *Total employees*
- *Employment (sector, status)*
- *Median household income,*
- *Per capita income*
- *Median net worth*
- *Equalized assessed value*
- *Sales tax*
- *Labor Shed*
- *Inflow/outflow of jobs*
- *Jobs by sector*
- *Top employers*
- *Unemployment*
- *Drive time*
- *Housing availability and affordability (workforce housing)*

8.3. Strengths and Weaknesses

8.3.1. SWOT Analysis

- Strengths
- Weaknesses
- Opportunities
- Threats

8.3.2. Existing Conditions Analysis

- Business climate and regulatory environment
- Workforce characteristics
- Infrastructure and utilities
    - Transportation
    - Water/Sewer

    - Gas/Power
    - Broadband/telecommunications
- Land use and real estate
    - Commercial and industrial land availability
- Downtown or main street conditions

8.3.3. Strategic Focus Areas

- Priority industries
- Rationale for targeting each sector
- Alignment with community values and assets

This section is in progress.

8.3.4. Strategies

- Business Retention and Expansion
- Economic Gardening
- Business Attraction/Recruiting
- Entrepreneurship and Small Business Support
- Downtown Revitalization
- Workforce Development
- Tourism and Placemaking
- Other

This section is in progress pending additional analysis.

8.3.5. Implementation Plan (for each strategy)

- Action steps
- Responsible parties
- Potential partners
- Timeline
- Cost/funding sources
- Performance measures

This section is in progress pending additional analysis.

8.3.6. Partnerships and Organizational Capacity

- Roles of community leadership and staff
- Regional and state partners
- Private sector and nonprofit involvement
- Advisory committees or champions

This section is in progress pending additional analysis.

8.3.7. Funding and Incentive Tools

- Grants and external funding sources
- Local incentives or policies
- Public-private partnerships

This section is in progress pending additional analysis.

8.3.8. Metrics and Monitoring

- Key Indicators
- Reporting Schedule
- Process for Plan Updates

This section is in progress pending additional analysis.

8.4. Conclusions and Next Steps

8.4.1. Immediate Actions (6-12 months)

This section is in progress pending additional analysis.

8.4.2. Long-term Commitment

This section is in progress pending additional analysis.

8.4.3. Call to Action

This section is in progress pending additional analysis.

8.5. Goals, Policies, and Objectives

ED Goal-1: Expand local job opportunities that provide living wages and support the ability of residents to both live and work in College Place.

- ED 1-1: Create and support local job opportunities that strengthen the community and economy.
- ED 1-2: Encourage development of entertainment options, including restaurants and cafés, to serve residents and enhance quality of life.
- ED 1-3: Encourage partnerships that focus resources toward increasing the employability of all citizens. This may include, but is not limited to:
    - ED 1-3-a: Local job training, retaining, and continuing education programs;

- ED 1-3-b: Public/private sponsorship of entrepreneurial and vocational education programs; and
- ED 1-3-c: Student internship programs with local businesses.
- ED 1-3-d: The City and the University should explore the feasibility of establishing a joint entrepreneurial center or similar strategies to support the formation of new businesses.
- ED 1-3-e: This may include partnerships with local business, education, training, and economic development organizations such as the Valley Chamber of Commerce as well as Walla Walla Community College.

ED Goal-2: Strengthen existing businesses and attract new commercial, industrial, and service-sector enterprises.

- ED 2-1: Actively support historic and long-standing businesses in the community.
- ED 2-2: Actively promote College Place as a desirable location for new businesses and industries. This should include, but is not limited to:
  - ED 2-2-a: Attracting new investment to diversify and expand the city's jobs base, with focus on attracting living-wage jobs, to allow people to work and live in the community.
  - ED 2-2-b: Establish and maintain a list of sites suitable for commercial and industrial development.
- ED 2-3: Explore the feasibility of establishing a program to finance façade and safety improvements by small businesses.
- ED 2-4: Explore the feasibility of implementing a Main Street Program sponsored by Preserve Washington and the Main Street America Network.

ED Goal-3: Promote tourism and enhance the visitor experience through coordinated branding, amenities, and events.

- ED 3-1: Promote tourism by attracting visitors and providing engaging experiences that encourage them to stay and explore College Place.
- ED 3-2: Enhance the visitor experience through coordinated strategies that promote tourism, community identify, and local economic vitality.
  - ED 3-2-a: Research, prepare and present regulations to govern the use of residences as short-term vacation rentals.
  - ED 3-2-b: Identify or develop a landmark or signature asset that can serve as a major draw for visitors.
  - ED 3-2-c: Continue wayfinding/place-making activities throughout the community to improve navigation and create a sense of place.

    - ED 3-2-d: Support the installation and maintenance of visitor information kiosks to assist tourists and promote local attractions.
    - ED 3-2-e: Encourage sidewalk commercial activities where they do not interfere with pedestrian and vehicular movements.
- ED 3-3: Explore the feasibility of establishing a multi-use recreation facility with ballfields in College Place to attract regional youth tournaments.

ED Goal-4: Partner with regional organizations, educational institutions, and the Port of Walla Walla to support entrepreneurship, workforce development, and business recruitment.

- ED 4-1: Establish and implement a shared strategy with the Port of Walla Walla, the Walla Walla Valley Chamber of Commerce, and the Washington State Department of Commerce, for the marketing of commercial and industrial sites in College Place and the College Place UGA. This may include, but is not limited to recruitment of:
    - ED 4-1-a: Big box retail and restaurant/fast casual dining options, that is appropriate for our market;
    - ED 4-1-b: Lodging facilities with space for meetings and conferences.
- ED 4-2: In partnership with the Port of Walla Walla, identify and prepare for development, one or more sites suitable for development as a business park and/or for light manufacturing.
- ED 4-3: Strengthen collaboration among the business community, economic development stakeholders, Walla Walla University, healthcare organizations, local government, tourism organizations, and other higher education institutions.
    - ED 4-3-a: This may include, but is not limited to the establishment of a local economic development or business association.
- ED 4-4: Partner with economic development agencies to establish a 'Maker Space' in College Place.
- ED 4-5: Develop , refine, and implement economic monitoring in accordance with the Strategic Plan to help advance the City's economic development policies and program.

ED Goal-5: Prepare suitable sites for commercial and industrial development through infrastructure investment and shovel-ready planning.

- ED 5-1: Explore the potential for preparing selected economic development sites as shovel-ready for development. This may include, but is not limited to:
    - ED 5-1-a: Conducting an environmental review in advance of project specific development proposals.
    - ED 5-1-b: The strategic location and development of infrastructure to support new development.

ED Goal-6: Support economic activities compatible with Martin Airfield and rural areas.

- ED 6-1: Encourage economic development opportunities compatible with airport operations that do not require urban levels of services.

9. Parks, Open Space, and Recreation

9.1. Purpose

The purpose of this chapter is to establish a long-term vision for parks, open space and recreation by forecasting community demand for at least the next ten years, evaluating existing facilities and service needs, and identifying opportunities for improvement. Together, these efforts ensure that parks and recreation planning supports sustainable growth, enhances quality of life, and reflects the community's values and priorities.

9.2. Supporting Plans and Policies

The City has adopted one planning document related to parks, open space, and recreation, which are hereby adopted as components of this Comprehensive Plan.

9.2.1. Master Plan Update

The College Place Parks, Open Space, and Recreation Plan (2025) plan guides the maintenance and improvement of College Place's natural areas, parks, trails, and related facilities to accommodate the needs of citizens and visitors better. See Appendix X.

9.3. Existing Conditions

The following inventory of the existing parks is provided below. In addition to the City-owned parks, several pocket parks are owned and maintained by homeowner associations (HOA),

particularly in newer residential subdivisions, such as the Villages at Garrison Creek HOA. HOA parks are not included in the inventory.

All park names denoted with an asterisk (*) are conceptual and only intended for reference. A formal naming process will be conducted when each park is ready for official designation.

Park locations are shown in Figure 0.1.

Figure 0.1 Park Facilities Map

Additional information on management priorities and recommendations is provided in the adopted Parks, Open Space, and Recreation Plan. See Appendix X.

9.3.1. Parks

Kiwanis Park

Kiwanis Park is an 8-acre community park located between Whitman Drive and 3rd Street, shared with Davis Elementary School. Established in 1950 through joint efforts of the Kiwanis Club and the city, it features tennis courts, a playground, a picnic area, and a baseball field added in 1963. Updates in 2016 were funded by a Recreation and Conservation Office grant and included a pickleball court, basketball court, ADA-compliant facilities, and a redesigned park sign. A shared-use agreement with the College Place School District ensures joint use and maintenance of the athletic fields.

Lions Park

Lions Park was donated in 1965 by Virgil and Lucyreta Davin. The park was originally developed with volunteer efforts and Recreation and Conservation Office funding and serves as a community park. Lions Park's Renovations were under construction when this plan was drafted. The table below represents what renovations are planned for this park. Management Priorities and Recommendations will be determined after this park is developed.

Stonecreek Park*

Stonecreek Park is a future community park will blend modern recreational amenities with the beauty of the surrounding natural environment. The property is not owned by the city, and the plan remains in the conceptual stage. Strategically situated near wetland areas, the park will highlight and preserve the landscape's natural features, offering a harmonious balance between play and nature. Key amenities include a soccer field and half-court basketball courts, a well-equipped playground, and pavilions/picnic shelters to provide much-needed shade during summer months and space for family/community gatherings and events. Restroom facilities will be conveniently located for park users. Management Priorities and Recommendations will be determined after this park is developed.

Harvest Meadows

Harvest Meadows is a small neighborhood park, just under 0.5 of an acre, located in Harvest

Meadows subdivision, adjacent to SR-125. In 2002, the City installed playground equipment and replaced it in 2009 after it was destroyed by a fire. The park is frequented by neighborhood residents who use the benches for relaxation and the playground for their children. Many often bring their dogs to this park as well.

Leadbetter Park*

Nestled along the future extension of 10th Street near Garrison Creek, this neighborhood park blends natural beauty with recreational amenities. While the concept plan envisions future visitors enjoying picnic shelters thoughtfully placed in serene natural areas by the creek, a unique lawn mound, a playground, basketball courts, and a nature path, it is important to note that the city does not own the land, and this plan is conceptual in nature. The concept plan also features pavilions and restrooms, providing a harmonious setting for relaxation and activity. Management Priorities and Recommendations will be determined after this park is developed.

Maple/Whitman Park*

This proposed park concept, located at the corner of Maple and Whitman, is set to offer a variety of activities for all ages. The property is not owned by the city, and the plan remains in the conceptual stage. Key features of the park include a dynamic bicycle pump track and shared structures designed to accommodate multiple recreational purposes. A modern play structure provides children a fun and safe environment to explore and enjoy. The proposed neighborhood park will also feature picnic tables and a sheltered picnic area. Additionally, pickleball courts will cater to sports enthusiasts, fostering an active and engaging atmosphere. Management Priorities and Recommendations will be determined after this park is developed.

Sunset Villas Park*

Located at the corner of Wallula Avenue and Damson Avenue, this vibrant conceptual neighborhood park is planned to offer a variety of amenities for all ages, including a soccer field, playground, basketball courts, pickleball courts, pavilions, and restrooms. The property is not owned by the city, and the plan remains in the conceptual stage. Management Priorities and Recommendations will be determined after this park is developed.

Veterans Park

Named in honor of the Veterans of College Place, this neighborhood park is located within the Homestead Properties community and serves as a welcoming space for families and visitors. The park currently features modern playground equipment and comfortable benches, providing opportunities for recreation and relaxation. The City is actively expanding Veterans Park with an updated park design that will introduce additional amenities and improved equipment, enhancing both usability and enjoyment for the community. These planned improvements reflect the City’s commitment to creating a well-designed, inclusive, and vibrant public space for current and future residents.

Martin Airfield Park

Land near the Martin Airfield area is currently zoned for residential use, and future development in this area is expected to increase demand for neighborhood park facilities. This site has been identified as a potential location for a future park to serve nearby residents. At this time, a conceptual park plan has not yet been developed, allowing flexibility to respond to community needs and future growth as development occurs.

Perseverance Park*

The newly combined park, formed by merging two existing parks – Autumn Meadows and Perseverance Parklet - will serve as a single, cohesive, neighborhood park space positioned at the intersection of 12th Street and Newgate Drive. The property is not owned by the city, and the plan remains in the conceptual stage. Key features include a playground, bench, and walking path along 12th Street. Management Priorities and Recommendations will be determined after this park is developed.

PARK NAME	PARK ACRES/TRAIL MILES	BASKETBALL COURT(S)	BENCH(ES)	PAVILLION(S)	PICKLEBALL COURT(S)	PICNIC SHELTER(S)	PICNIC TABLE(S)	PLAYGROUND	PUMP TRACK	RESTROOM	SOCCER FIELD(S)	SOFTBALL/BASEBALL FIELD(S)	SPLASH PAD	WALKING PATH
COMMUNITY PARKS														
Kiwanis	8.0	●	●		●	●	●	●		●				
Lions	9.0		●			●	●	●		●			●	
Stonecreek*	19.8	●		●		●	●	●		●				●
NEIGHBORHOOD PARKS														
Harvest Meadows	0.5		●				●	●						
Leadbetter*	2.6	●		●		●	●	●		●				●
Maple/Whitman*	0.6		●		●		●	●	●					
Sunset Villas*	4.6			●	●			●		●	●			
Veterans	1.67	●	●		●					●				
Martin Airfield Park**	TBD													
MINI (POCKET) PARK / PARKLET / LOCAL PARKS														
Perseverance	0.86		●			●	●	●						●

TRAILS														
Whitman Drive	3.0													●

*Conceptual Parks

**Land near the Martin Airfield Area is zoned residential, and future development will generate demand for a park in this area. A conceptual plan has not been developed at this time.

9.3.2. Non-Motorized Trail System

College Place is actively working to improve bicycle and pedestrian connectivity through a combination of local initiatives and regional planning efforts. The City has adopted a Complete Streets Policy, ensuring that all transportation projects accommodate non-motorized users. Recent and planned improvements include the Safe Walk College Place Project, which adds sidewalks along Davis Street and Bade Avenue, and enhancements to SW Mojonnier Road that will incorporate bike lanes and sidewalks. Additionally, the City secured a Safe Streets and Roads for All (SS4A) grant to develop a comprehensive safety action plan, reinforcing its commitment to safe, accessible routes for all users.

The City's trail system is integrated with the Blue Mountain Region Trails (BMRT) Plan, a collaborative effort to create a regionwide network of bicycle and pedestrian routes. This plan prioritizes projects that enhance connectivity, recreation, and mobility. Within College Place, BMRT projects include new sidewalks on key corridors such as SE 8th Street, SE 10th Street, and Birch Avenue; multi-use paths along College Avenue and Whitman Drive; and proposed bike lanes on SE 12th Street, SE Larch Avenue, and Mojonnier Road. Shared roadway improvements are also planned for NE C Street and Lambert Avenue. These investments aim to provide safe, convenient options for walking and biking, reduce reliance on motor vehicles, and connect neighborhoods to parks, schools, and regional destinations.

9.4. Level of Service & Park Need

College Place maintains a growing system of parks and trails, but analysis shows that additional facilities will be needed to keep pace with community expectations and adopted Level of Service (LOS) standards. The City's current LOS goal is 10 acres of park land and 0.3 miles of trail per 1,000 residents. With a population of 9,945, this equates to roughly 99 acres of park land and 3 miles of trails. Today, the city provides 19.17 acres of park land and 3.2 miles of trails, which demonstrates progress toward connectivity but highlights a significant shortfall in park acreage. Even with existing parks, the city will need to add approximately 80 acres of park land and modest trail extensions to maintain LOS through 2044.

Facility analysis indicates that while College Place offers amenities such as playgrounds and picnic areas, there are gaps in high demand features like basketball courts, pickleball courts, soccer fields, splash pads, and pump tracks. These amenities are essential to diversify recreation opportunities and meet community preferences identified in surveys.

Accessibility is another challenge. Most residents can drive to a park within 10 minutes, but walkable access remains limited in several neighborhoods, particularly in the southwest and western areas. Highway 125 also creates a barrier for pedestrians accessing Harvest Meadows Park. Planned conceptual parks such as Leadbetter and Stonecreek will help close these gaps and improve connectivity.

In summary, while College Place has a solid foundation of parks and trails, additional acreage, new amenities, and improved pedestrian and bicycle connections are necessary to meet LOS standards and ensure equitable access for all residents.

9.5. Goals and Policies

9.5.1. Goal Statements

1. COMMUNITY-ORIENTED: Provide recreational programming to serve the needs of community members and support community events.
2. ENVIRONMENTAL STEWARDSHIP: Promote the responsible and sustainable use and protection of College Place parks, trails, and open spaces.
3. EQUITY & ACCESS: Provide equitable access to College Place parks, trails, and open spaces, which provide recreation opportunities for community members of all ages and abilities.
4. HEALTH & WELLNESS: Support community health and wellness by providing vibrant parks, trails, and open spaces for College Place residents and visitors.
5. FACILITY INTEGRITY: Ensure the integrity of College Place parks, trails, and open space facilities is maintained and improved for future generations.

9.5.2. Objectives and Policies

Goal 1: Community-Oriented: Provide recreational programming to serve the needs of community members and support community events.

- Objective #1 Ensure the ongoing involvement of community residents in the park planning process.
- Objective #2 Establish and maintain a shared vision with local higher education institutions, the Adventist school system, and the public school district for serving the College Place community.
- Objective #3 Promote a family-friendly, community-oriented city that provides residents and visitors with a sense of place and engagement.
- Objective #4 Collaborate with non-profit organizations or other agencies and create interlocal agreements for operations, maintenance, and/or recreation programming.
    - Policy #1 The City, Institutions of Higher Education, the Adventist school system, and the Public School District should meet periodically to discuss mutual interests and concerns and coordinate joint park planning and development activities.

- Policy #2 The City, Institutions of Higher Education, the Adventist school system, and the Public School District should continue exploring mutually beneficial strategies for the shared joint use of facilities.
- Policy #3 Encourage volunteer citizen groups, developers, and other partners in developing and implementing park and recreation programs.
- Policy #4 Promote unique community events and gatherings to bring people together and to foster a sense of place in the City.
- Policy #5 Actively promote and facilitate volunteer opportunities for community members to participate in park maintenance, event coordination, and recreational programming to enhance civic engagement and ownership.
- Policy #6 Develop a Community Recreation Center in and around the proposed Stonecreek Master Planned Development.
- Policy #7 Develop a multi-purpose Lions Park Community Center, including a library, childcare facility, community room, and commercial kitchen.

Goal 2: Environmental Stewardship: Promote the responsible and sustainable use and protection of College Place parks, trails, and open spaces.

- Objective #1 Preserve and protect the environmental integrity of College Place's natural assets.
- Objective #2 Provide more natural and open space parks in College Place.
  - Policy #1 The small streams passing through the city are an essential visual and environmental asset that should be preserved and enhanced by:
    - Using open space dedications when required for a development proposal on properties containing a creek to acquire creek frontage and access;
    - Protecting streams from unauthorized channelization, loss of bank vegetation, and other actions that may adversely impact the stream corridor.
  - Policy #2 As feasible, promote recycling at all College Place parks and recreation facilities.
  - Policy #3 Remove invasive vegetation within parks, open spaces, and sensitive areas by incorporating weed management protocols into maintenance plans and working with native plants.
  - Policy #4 Give priority consideration for using environmentally friendly material in the design and development of existing and new parks.
  - Policy #5 Engage with volunteer organizations and non-profits to promote the stewardship of sensitive areas, parks, and trails.
  - Policy #6 Maintain Tree City USA status.

Goal 3: Equity & Access: Provide equitable access to College Place parks, trails, and open spaces, which will provide opportunities for recreation for community members of all ages and abilities.

- Objective #1 Provide a broad public and private park and recreation plan system that meets the needs of all age and income groups within the community.
- Objective #2 Support a healthy community where everyone can access community resources and services.

- Objective #3 Provide barrier-free (ADA-compliant) access where readily available by modifying existing facilities or when designing or constructing new facilities, including paved pathways for all users.
    - Policy #1 Provide for voluntary payment of fees in lieu of dedication to provide adequate open space for specific neighborhoods throughout the City. Explore the feasibility of an impact fee program.
    - Policy #2 Pursue the standard that every City resident should be within one-half mile of a neighborhood park or 1 mile of a community park facility. Stress the acquisition and development of 5 - 10-acre parks to meet the standards set in the City's Park's level of service standards. Provide trails at a standard of 0.3 of a mile for every 1,000 people.
    - Policy #3 Locate neighborhood parks in conjunction with new subdivisions and, as opportunities arise, in those areas of the City that may not be immediately accessible to community parks, ensuring that City level of service standards are met.
    - Policy #4 Non-motorized trails should be developed as multi-use trails to accommodate a variety of users, including pedestrians and bicyclists.
    - Policy #5 Explore opportunities for acquiring parkland on the west side of town and north of Whitman Drive to provide additional recreational opportunities and access and improve City parks' service level for all College Place residents.
    - Policy #6 Actively explore funding opportunities for further park acquisition to diversify the recreational opportunities in College Place.
    - Policy #7 Support the inclusion or development of recreation and/or programming by non-profit groups in conjunction with new development.
    - Policy #8 Ensure all parks and trails are equipped with appropriate lighting and other safety features to enhance accessibility and security for all users during daytime and evening hours.

Goal 4: Facility Integrity: Ensure the integrity of College Place parks, trails, and open space facilities is maintained and improved for future generations.

- Objective #1 Maintain vibrant park amenities and facility integrity while minimizing operating and maintenance costs and improving operating efficiencies.
- Objective #2 Explore grant opportunities to upgrade and improve College Place parks and recreational facilities.
- Objective #3 Develop and implement regularly scheduled routine and preventative maintenance programs to ensure effective use of maintenance resources.
- Objective #4 Create and leverage economic development opportunities for local park systems.
- Objective #5 Leverage Metropolitan Planning Organization (MPO) Funding for Park Infrastructure and Operations.
- Objective #6 Establish and implement a standardized signage design across all parks to enhance accessibility, improve wayfinding, reinforce brand identity, and ensure durability while minimizing maintenance costs.

- Objective #7 Regularly review and update park design standards to maintain consistency, enhance accessibility, and align with evolving community needs and best practices.
    - Policy #1 Prioritize park improvements and identify a source of funds, both for large projects and small maintenance type works, by preparing and maintaining a current Capital Improvement Program.
        - Renovations should minimize opportunities for vandalism.
        - When appropriate, minimize maintenance and park requirements.
        - Maintain adequate drainage and irrigation of park lands.
        - Implement reservation fees for park facilities to meet community demand and generate revenue.
    - Policy #2 Complete the Lions Park Renovation and Community Center replacement Project.
    - Policy #3 Minimize the development of pocket parks (less than 2 acres) unless a neighborhood association, non-profit organization, or a volunteer group is deemed responsible for the maintenance.
    - Policy #4 Explore the development of establishing a pricing strategy and fee structure for rented facilities that aligns with comparable market rates and supports cost recovery of maintenance and operations costs.
    - Policy #5 Develop a maintenance plan for every park and facility.
    - Policy #6 The Parks, Recreation and Arbor Board should meet periodically with the City's Economic Development Commission to coordinate efforts and to ensure consistent goals and priorities.
    - Policy #7 Develop design standards for park signage, using Kiwanis Park sign as the standard for design.
    - Policy #8 Prioritize restroom improvements and maintenance at College Place parks, trailheads, and open space recreation areas.
    - Policy #9 Provide shade with shade structures in addition to tree canopies.
    - Policy #10 Develop a long-term staffing plan and budget for park maintenance as the needs and facilities increase.
    - Policy #11 Explore non-profit or other agency collaborations and partnerships to develop an ice or roller rink.

Goal 5: Health & Wellness: Provide vibrant parks, trails, and open spaces for College Place residents and visitors to support community health and wellness.

- Objective #1 Promote the health and well-being of College Place residents by developing and improving non-motorized transportation networks to promote physical activity and healthy lifestyles.
- Objective #2 Explore opportunities for recreational programming and/or potential for a shared use agreement with the City of Walla Walla Parks and Recreation, College Place schools, and the Adventist school system.
- Objective #3 Promote the use of City parks and recreation facilities.
- Objective #4 Explore the development of new and underrepresented recreational opportunities to diversify park amenities and support year-round activity.

- Policy #1 Support bicycle-oriented infrastructure and trail connectivity within and adjacent to College Place parks and transportation systems.
- Policy #2 As funds become available, continue the bike path through the City of College Place from Larch Avenue and 12th Street to the City limits on Whitman Drive.
- Policy #3 The City should continue to explore opportunities to acquire easements along stream corridors to provide recreational trail access.
- Policy #4 Prioritize pedestrian and bicycle trail routes and plans identified in the Blue Mountain Region Trails Plan and seek funding to implement them.
- Policy #5 Develop a trail connectivity plan to improve non-motorized trail access and connectivity throughout the local trail network.
- Policy #6 Ensure bicycle signage is consistent with the City's wayfinding standards.
- Policy #7 Explore the feasibility and fee structure for establishing youth, adult, and senior recreation programs in College Place.
- Policy #8 The City shall continue to identify opportunities and execute agreements for the shared use of parks and recreation facilities.
- Policy #9 Explore the development and land acquisition opportunities for developing a large sports complex to host regional and local recreational events.
- Policy #10 Promote park, trail, and open space use by developing promotional materials, including maps and brochures, highlighting local parks, trails, recreational areas, programs, and facilities.
- Policy #11 Explore the connection of Lion's Park with Fort Walla Walla Park through a partnership with the Villages at Garrison Creek HOA Greenway to enhance regional trail access and recreational opportunities.
- Policy #12 Work with local, state, and federal partners to explore the feasibility of reconnecting the Whitman Drive multi-use path with the Whitman Mission National Historic Site.

10. Historic Preservation

Introduction

The Historic Preservation Element establishes the community's commitment to identifying, protecting, and celebrating historic, cultural, and archaeological resources in accordance with Washington State law. Consistent with the Growth Management Act's historic preservation goal (RCW 36.70A.020(13)), this element provides a framework for recognizing significant sites, structures, districts, and landscapes and integrating their conservation into land use planning and development decisions. State statutes and administrative guidance—including RCW 27.34 and RCW 27.53, as well as WAC 365-196-450—encourage local governments to inventory cultural resources, coordinate with the Department of Archaeology and Historic Preservation and affected Tribes, and adopt policies that avoid or mitigate impacts to historic properties. Through these provisions, the Historic Preservation Element supports community identity, economic vitality, environmental sustainability, and quality of life by ensuring that irreplaceable heritage resources are preserved for present and future generations.

Background

Timeline

Prior to Euro-American settlement, the land now occupied by College Place American settlement, the land now occupied by College Place, was inhabited by the Umatilla, Cayuse, and Walla Walla peoples. Beginning in the early 1800s, traders, missionaries, and settlers increasingly encroached on Indigenous lands. Nearby Walla Walla, platted in 1859, soon emerged as a regional supply center following gold discoveries in eastern Washington Territory (present-day Idaho). College Place traces its origins to the founding of Walla Walla College by the Seventh-day Adventist Church in 1892, now known as Walla Walla University. The community was incorporated in 1946 and maintains its connections to the university, as well as to the neighboring communities of Walla Walla and Milton-Freewater.

Local Commission and Relatd Ordinances

The City of College Place recognizes the importance of preserving its historic resources as a vital component of community identity, cultural heritage, and sustainable development. The Historic Preservation Ordinance (Chapter 14.110 of the College Place Municipal Code)

establishes a framework for identifying, evaluating, designating, and protecting historic properties within city boundaries (CPMC 14.110.010). Its purpose is to ensure that significant historic resources are preserved and rehabilitated for the benefit of future generations.

The ordinance creates the Historic Preservation Commission (HPC), a five-member body appointed by the Mayor and confirmed by the City Council. The HPC is charged with maintaining a local historic register, conducting surveys and inventories of potential historic resources, and reviewing proposed alterations to designated properties. Design review is guided by nationally recognized standards, ensuring that changes respect the historic character of the resource while accommodating reasonable use.

The Historic Preservation program integrates with the City's planning and development processes through the Unified Development Code. This alignment ensures that historic preservation considerations are incorporated into land use decisions, growth management strategies, and community development initiatives. Property owners of designated historic resources may also benefit from state-authorized incentives, such as special tax valuation under RCW 84.26, which encourages investment in rehabilitation while maintaining historic integrity.

Inventory

The City of College Place produced an Intensive and Reconnaissance Level Survey of historic resources with funding from the National Park Service, Department of the Interior, administered by the Washington Department of Archaeology and Historic Preservation (DAHP) (Northwest Vernacular, 2019).

The survey document described the City's history into the following five broad periods; the history and development of the properties included in this map span the three most recent periods.

- Pre-contact
- Early Contact, Missionaries, and Euro-American Settlement (1805-1890)
- College Founded and Town Establishment (1891-1929)
- Depression and War Years (1930-1945)
- Incorporation and Municipal Improvements (1946-1979)

The survey documented 62 properties (10 of those at the Intensive-Level) spanning the three most recent periods, and lo which were at the Intensive-Level) spanning the three most recent periods and located within an approximate one-square-mile ne square mile area. Over a dozen previous historic resource surveys and reports had been conducted in College Place, and those documents were referenced during the compilation of the 2019 report.

See Attachment A for a list of the historic properties in the City of College Place. Figure 10-1 is a map of those properties.

Goals, Policies, and Objectives

HP Goal-1: Preserve and celebrate College Place's historic assets to honor the community's heritage, promote a strong sense of identity, and leverage history as a catalyst for cultural and economic vitality.

- HP 1-1 Actively engage and inform residents and visitors of the importance of historic preservation in College Place.
    - HP 1-1-a: Establish methods to engage the public with the history and historical assets of College Place and encourage participation from all members of the community in preservation activities.
    - HP 1-1-b: Connect with representatives of older neighborhoods to enhance their understanding of neighborhood history and historic features.
    - HP 1-1-c: Identify and contact new owners of historic properties and actively encourage their preservation efforts.
    - HP 1-1-d: Prepare and provide a resource and reference guide to assist historic property owners in the management, rehabilitation, and use of their property.
    - HP 1-1-e: Promote the preservation and maintenance of buildings and property in established Historic Districts through media notifications and other celebrations.
    - HP 1-1-f: Support the incorporation of public history into proposed and existing greenways and parks.
    - HP 1-1-g: Develop a comprehensive system of signage that identifies individual historic properties, provides identification of historic districts, and directs visitors to other historic sites.
    - HP 1-1-h: Seek funding for development of a walking tour (print and digital) that also supports local businesses through advertisement and distribution.
- HP 1-2: Understand and document the history of College Place through a comprehensive inventory of historic and cultural resources.
    - HP 1-2-a: Develop a list of areas that require built and pedestrian survey.
    - HP 1-2-b: Continue to research and update the list of potentially significant historic properties.
    - HP 1-2-c: In partnership with the owners, nominate properties for the state and national historic registries.
    - HP 1-2-d: Actively identify and highlight historic districts in collaboration with neighborhood groups and pursue documentation as needed.
- HP 1-3: Support the maintenance and protection of historic structures, properties, and buried resources in collaboration with local, state, federal and non-profit organizations.
    - HP 1-3-a: Encourage public agencies to utilize historic buildings when looking to meet future needs.
    - HP 1-3-b: Develop procedures to protect historic structures from demolition while respecting the rights of property owners.

    a. The demolition of historic structures should only be permitted when there are no other options, and the structure(s) presents a threat to the public health and safety.
    b. If demolition is unavoidable, mitigating measures to compensate for the loss should be required.
  - HP 1-3-c: Support the use and reuse of historic structures and properties in accordance with national, state, and local standards.
  - HP 1-3-d: Continue to research and adopt programs and regulations that promote the preservation and use of historic buildings and properties.

- HP 1-4: Provide an effective Historic Preservation program that works with city departments and collaborates with other preservation related agencies and organizations.
  - HP 1-4-a: Maintain the City's Certified Local Government (CLG) status and actively seek to utilize CLG resources to achieve the City's historic preservation priorities.
  - HP 1-4-b: Collaborate with College Place's economic development efforts to promote the city as a regional center with a rich, unique history.
  - HP 1-4-c: Collaborate with the Planning and Building Departments to identify and disseminate information on the applicability of local building codes and local/state and federal standards for historic preservation.