



CONFEDERATED TRIBES OF THE UMATILLA INDIAN RESERVATION
DEPARTMENT OF NATURAL RESOURCES – FISHERIES PROGRAM

UmaBirch PA-2/3 RFP Contractor Questions and Answers

RFP No. 2026-05/416-024

Date Issued: April 21, 2026

Responses to Requests for Clarification

The following is a summary of all questions asked during the site tour that took place **April 28, 2026**, and questions submitted in writing with associated answers.

Bid Tour Questions

Q: What are the goals and tentative planned sequence for implementation in 2026? What are we expecting to get accomplished in year 1 and year 2?

Answer: In 2026, the priority is to decommission the CAFO. Be mindful of the in-water work window of July 1 – Sept 30 for each year and the maintaining of the irrigation water right delivery in the Umatilla River. Excavation/construction of floodplain areas, bridge and levee setback solutions and timelines are expected to be included in the proposal. Create solutions are welcome.

Q: What is the process for the levee setback certification? (compaction specifications, USACE certification)

Answer: For the Contractor, the process for levee setback certification will require meeting or exceeding the quality control standards set in the Construction Plans and Specifications. This includes any needed remedial action necessary to correct quality deficiencies identified by the Owner or Engineer of Record. In addition, the Contractor will provide copies of all pertinent documentation and will include rock and aggregate submittals, gradation tests, moisture/density tests, shop drawings, delivery tickets, photos, etc., to the Engineer of Record.

Q: Will imported material be required for the levee setback?

Answer: Yes – materials need to meet the specifications. Some onsite material may meet requirements but may need to be sorted/screened. The riprap and culvert feature material will need to be imported.

Q: What is Jim Whitney's phone number? What is he willing to provide/use on the property, access to areas outside of the conservation easement? What water rights can be used?

Answer: Jim Whitney 541-601-4433. Access will need to be coordinated with Jim. Water is available through Jim and will need to be negotiated with him directly.

Q: What are the 1200C permit requirements for the selected contractor (timing, acquiring)?

Answer: This question is addressed in more detail below.

Q: What are the base flows for the Umatilla River within the project area?

Answer: Base flows are expected to be approximately 200 cfs and as low as 150 cfs.

Q: What are the weight limits for all the bridges to get to the project (Birch Creek Road bridge over the Umatilla River, Birch Creek Road bridge over Birch Creek, Taylor Lane bridge) What is the alternative/best route for heavy loads?

Answer: Contact Umatilla County for bridge weight limits. The Korvola Road Bridge, approximately 2 miles upstream of the project areas currently meets full load standards.

Q: Is the bridge over the Umatilla River scheduled to be repaired?

Answer: CTUIR has no knowledge of the repair schedule. Contact Umatilla County for more information.

Q: What are the conservation easement boundaries?

Answer: See the attached Easement Boundary Map. Access to areas not within the easement boundary need to be coordinated directly with Jim Whitney.

Q: How much water is available at the manure piles? What is the water source?

Answer: The property has a well and cistern that provides water to the feedlot. Contact Jim Whitney for details on using and paying for water.

Q: Can manure be spread on the upland areas within the conservation easement?

Answer: No. All manure spreading will be in the project footprint. See the attached Manure Application Map.

Q: What is the total manure quantity? How does it need to be spread, and how much can be left in the CAFO footprint?

Answer: The estimate for manure quantity is 47,400 CY of material. 8-12 inches of material will be left on the CAFO footprint and ripped and mixed into the soil. Quantities may vary depending on water content and estimated depths of piles.

Q: How big of a manure lip are we expecting to be spread (how many inches)? What is the total acreage for where the manure can be placed?

Answer: The total acreage available for manure application is 113 acres (see attached Manure Application Map). The manure application is expected to be approximately 4-12 inches thick, depending on the site. Areas with extensive excavation can have heavier application rates, and areas with smaller depths of floodplain excavation may have lower application rates.

Q: Will the floodplain need to be cut or grubbed of vegetation before spreading the manure?

Answer: No. The selected contractor will not need to rip/cut or grub the floodplain before spreading manure.

Q: Will we release the CAD files before bids are due?

Answer: CTUIR will not release the CAD files during the RFP process. CAD files will be provided to the selected contractor.

Q: Do the culverts in the CAFO footprint need to be removed or replaced?

Answer: Culverts do not need to be removed or replaced. Clean out existing culverts to be free all CAFO waste sludge, solids, and liquids so that internal surfaces are visually clear of all waste material.

Q: What bond amount is required for the project?

Answer: See RFP section 2.5.4 Contractor Bonding, Liability, Licensing, Insurance and Bid Deposit Requirements for bonding information.

Q: Is there water leakage from the settling pond?

Answer: CTUIR is not aware of any leakage.

Q: What is the Umatilla depth within the project area?

Answer: Variable depth in the river depending on location.

Q: What work can be done on the levee before the setback levee is constructed?

Answer: No work can be done on the levee before the setback is constructed and certified, except for the bond connection of the two structures (old and new levee) at the north end of the new setback levee. This bond connection needs to be constructed without compromising the integrity and functionality of the existing levee.

Q: What to do with the tires, garbage, and CAFO infrastructure?

Answer: It is the Contractors responsibility to remove and properly dispose of all infrastructure and debris associated with the CAFO.

Q: What to do with mounded up dirt next to the settling pond, what is inside that area?

Answer: The mounded-up dirt near the CAFO settling pond which is free of debris is to be spread and incorporated into the floodplain benching on PA-3. The old tires, debris, and cement infrastructure will need to be disposed of including the base floor. In general, this area is expected to have all the material removed and integrated with the adjacent floodplain features.

Q: What is the engineer cost estimate for the project?

Answer: CTUIR will not provide the engineer cost estimates for the project.

Q: Will we provide a copy of the sign-in sheet for the bid tour?

Answer: Yes, see attached sign-in sheet

Q: Will the May 15th deadline for bid applications be extended?

Answer: Yes. The deadline is extended to May 22nd. See the amended RFP for all submission dates and timelines.

Q: What to do with levee material? Can it be used on the project?

Answer: Yes. Levee material that meets specifications can be used after the levee setback is constructed, certified, and water is rerouted into the new channel. Unsuitable material needs to be taken offsite.

Q: What is the planting strategy? Is it part of the bid?

Answer: CTUIR will be planting the site separately. The selected Contractor is responsible for stabilizing all disturbed areas according to the 1200C permit requirements and Implementation Plan guidance.

Q: Do you have a "magnitude of order of project value" for bonding purposes. We can bond up to \$10M for single project, this may be above our available limits.

Answer: CTUIR will not be providing this information.

Q: Does this project have any TERO labor requirements to follow?

Answer: TERO requirements do not apply to this project because it is off the CTUIR Reservation and not a Tribally owned property.

Q: A question was submitted previously requesting CAD files, it was mentioned at the site walk that CAD files would only be provided after award of contract. To optimize the earthwork, we would request one of the following be provided.

1. We request a re-assessment of CAD files for existing and proposed grades to be provided.
2. If item #1 cannot be provided then we request vectorized plans.
3. If item #1 or item #2 cannot be provided then we request a cut/fill heat map be provided.
4. If item #1 or item #2 cannot be provided then we request additional cross sections to be provided.

Answer: CAD files will be provided to the selected contractor.

Q: There is an existing UPRR track between the CAFO decommissioning area and Birch Creek Road.

1. Is this existing track live?

2. It is stated in Section 01 14 00 that the contractor and CTUIR will coordinate and notify UPRR when work will occur adjacent to the existing line. When working near this track and hauling material across this track, are there any requirements such as railroad flagging that the contractor needs to be aware of? If so, who is responsible for the railroad flagging cost?

Answer: The RR track along Birch Creek Road and the CAFO is not active but will need to be protected from crossing with metal tracked equipment. The RR track along the Umatilla River is active. The project is outside of the RR ROW and no flagging or interaction is expected. An access trail on the north side of the river can allow access outside of the RR ROW.

Q: approximately 47,400 CY of material to be removed into the CAFO Decommissioning Areas. In the project specifications section 01 14 20 it states in the CAFO area to "Remove all waste solids, sludge, and liquids from CAFO facilities until reaching visually bare soil and dispose of materials at an approved disposal facility". It also reiterates this in section 31 13 00 subsection 3.03 Line B. During the project walk it was stated that 8"-12" of manure would be left in place in the feed lot locations. Please clarify the following items:

1. Does the contractor remove all biosolids to bare soil or leave a section of biosolids?
Answer: Guidance from ODA was originally to remove all waste material and down to bare soil. ODA has since agreed that ripping 8"-12" inches of manure into the existing underlying soil will benefit the reseeding and restoration of the CAFO footprint.

2. If the contractor is to leave a section of biosolids, what is the section to remain?
Answer: See above. A layer of 8-12" of manure will be left onsite and incorporated into the soil and then seeded.

3. Does the 47,400 CY of material per the bid item include leaving this section of material or will this quantity be revised?
Answer: The 47,400 CY of material is the best estimate for all waste material within the project.

4. If material is to be left in place what areas can we assume on sheet C-312 is the section to be left? Just CAFO Waste Removal Areas #6 and #7?

Answer: CAFO Waste Removal Areas #4, #6, and #7 are the main areas where waste material can be ripped into the soil. Area #1 can also have waste material left and ripped where there is currently waste material present.

Q: Specifications section 01 35 43 subsection 1.02.B.2 states the contractor is responsible for obtaining the 1200-C permit. With the contract award being anticipated for June 1, 2026, the contractor assumes 30 days to prepare and submit for the 1200-C, once submitted we assume a minimum 90-120-day review/approval timeline. This would put the actual start date for the project sometime between October 1 and November 1. Can the owner confirm that there is no expectation of starting work in the summer of 2026?

Answer: There is no expectation of work requiring environmental compliance permits or authorizations occurring without first obtaining said permits, including the 1200-C permit.

Q: Project specifications section 01 14 20 subsection 1.05.A.1 and 1.05.B.1 states that floodplain work associated with the levee shall only be completed between May 1 and November 30, expected to be in 2026.

1. Please confirm that these restrictions are only associated with the Levee work, all work not associated with the levee and outside of OHW can be completed at any time with no restrictions?

2. The specifications state it in this section that the levee work is expected to be in 2026, the RFP document states the PA-2 Levee setback work is expected to be a 2027 work element. With the 1200-C permit procurement timeline taking most of the summer of 2026 and these dates conflicting, please confirm there is no issue with completing this scope in 2027 per the RFP document.

Answer: There is no restricted timeline when the levee work can be completed.

Q: The project implementation plan, section 2.2 states "Streambed sediment and cobble will be sourced onsite from the floodplain alluvium. If existing substrates in the newly excavated channels are insufficient in terms of particle size or otherwise do not meet specifications for streambed sediment/cobble in Section 35 49 50 LWM AND CHANNEL STRUCTURES (Appendix 2), suitable material will be sourced locally from other onsite floodplain excavations. If native floodplain alluvium cannot be sourced locally, the Contractor shall furnish and import streambed sediment and cobbles per the Construction Specifications. The replacement material will be installed to a depth of 24 inches; this excavation is factored into the earthwork quantities in Table 2-1. " Specifications section 35 49 50 subsection 2.02.B further elaborates if import material is needed the gradation that must be met. If streambed sediment is not encountered on site locally and import is required, with this import additional cost be handled as a change after contract award?

Answer: The current estimates show the required streambed material is available on the project site. If additional streambed material is required to be imported, the additional cost will be handled as a change after the contract award.

Q: On sheet C-261 and C-266 of Project area 2 plan set, the details call for Log with Rootwad. Which bid item is this paid under?

Answer: These are both paid under bid item 1.1 PA 2 – Whole Tree with Rootwad.

Q: On sheet C-381 of the Project Area 3 plan set calls for Whole Tree Without Rootwad. Which bid item is this paid under?

Answer: This is Bid item 1.7, PA 3 Whole Tree without Rootwad.

Q: Bid item 5.11 and 5.12 appear to be duplicate. Can you please confirm that only 2 are required?

Answer: This is a typo in the design sheets. See flap gate dimension schedule table on sheet C-208 of the Levee Setback design details. The correct specs are:

- Bid Item 5.11: 2, 4" diameter flap gates are required for drainage
- Bid Item 5.12: 2, 36" diameter flap gates are required for culvert outlet

Q: The spec references the plans for a seed mix however the Plan Center does not have plans attached. Do you have the Seeding & Mulching specifications for this project?

Answer: Refer to Section 32-90-00 SEEDING on Pg 146 of the Umabirch PA-2 Implementation Plan.

Refer to Design Plans:

[UmaBirch_PA2_100_Implementation_Plan.pdf](#)

[UmaBirch_PA3_100%_Implementation_Plan](#)

Q: We noticed concrete feeders on the uphill side of the feed lots. We are wondering if those concrete feeders contain rebar or if they are solid concrete?

Answer: It is unknown if they have rebar or are solid concrete.

Q: Can item PA3 streambed sediment be composed using on site excavated material?

Answer: Yes – see previous answer on using onsite materials.

Q: Can the vertical piles be excavated to design depths or will a vibratory pile driver be required for installation?

Answer: We do not require any specific method for vertical pile installation.

Q: Will it be acceptable to use a combination of prime contractor and key subcontractor qualifications to meet experience requirements?

Answer: Yes

Q: Will it be acceptable to fill in only unit price and total bid price on Attachment C Bid Item Summary Sheets and describe proposed equipment as well as hourly rates in the written proposal? There is inadequate space to provide this information on the attachment.

Answer: Yes – the Unit Price and Total Bid Price are required in Attachment C. It was not specified in the RFP that the hourly rates are optional.

Q: A 1200C plan set requires specific details that are not part of the current project plan sets. Will the owner provide a 1200C-specific engineer stamped plan set for the contractor to use for the 1200C application?

Answer: The Owner (CTUIR) and the engineer (Tetratex) will provide the necessary information to the selected contractor to secure the 1200C permit.

Q: Will there be water access available on site for hydroseeding during the seeding window (August 15th – December 1st)?

Answer: Yes, there is access to water year-round via the landowner Jim Whitney from a groundwater well source. Arrangements will need to be made with Jim for associated costs.

Q: What is the gallons per minute output of the potential landowner provided water source as discussed at the pre bid site visit?

Answer: Well output will have to be discussed with the landowner.

Q: What is the point of connection of the potential landowner provided water source? For example, fire threads, 3" camlock, etc.

Answer: This will have to be discussed with the landowner.

Q: Will the plants and plant installation per the design plans/drawings be apart of this contract or only the 159.1 acres of seeding and mulching shown on "Attachment C" Bid Item Summary?

Answer: The contract requirements are only the seeding and mulching on the disturbed 159.1 acres.

Q: The plans for PA-3 state that a Geotech report is required for the installation of the new bridge. There is a Geotech report in the bidding documents for the existing bridge. Are we to use the given report or is it expected the contractor obtain a new Geotech report?

Answer: The existing report can be used.

Additional information: A landowner in the Tollgate area has timbered property that has numerous trees that were blown over in a windstorm this past winter. This may be an opportunity for some of the large wood material. You can contact Traci Hickman at 509-520-7595 and tmww@charter.net.