



**US Army Corps
of Engineers®**
Portland District

Celilo Village Redevelopment Newsletter

May 2008

A newsletter keeping you informed about upcoming meetings and providing updates as the Corps continues Celilo Village redevelopment.

Celilo Falls long served as a trade center, sacred fishing ground and gathering place for the Northwest Indian tribes. When The Dalles Dam was constructed, the falls were flooded. The U.S. Army Corps of Engineers provided a new location near the original falls, where about 50 people live in Celilo Village. Inadequate maintenance, as well as sanitary and water systems, caused public health and safety concerns to village residents.

To resolve these problems, the Tribes requested the Portland District, U.S. Army Corps of Engineers, to rebuild the village under the Columbia River Treaty Fishing Access Sites Project. Congress authorized the reconstruction of the village in March 2004, and the Corps expects construction to be completed by 2009.

Preparing for June move-in

The new homes will be available for Celilo residents to move into June 1, according to Corps real estate specialist Susan Hill. Residents may move into the new homes any time during June, she added. Residents will receive half their move-in benefit the last week of May and the remainder when their move is complete. Effective July 1, all utilities—electricity, water, sewer—for the temporary homes will be disconnected and the contractor will begin removing the temporary homes.

Residents may request the Corps move their personal items to the new homes, Hill said. Any resident choosing the government-move option must let Hill know by May 16 so arrangements can be made with a moving company.

The Corps paid the residents' electricity and telephone service during the time residents have been living in the temporary homes. Those benefits end on June 30. Therefore, residents must contact the electric company and telephone company before they move and transfer those services into their own names. Hill furnished the companies' contact information to the residents.

Wasco County PUD, the electric company, requires that residents moving into new homes visit their office to fill out an application and pay a \$15 transfer fee, which the Corps will reimburse. The PUD may require a deposit, depending on the applicant's payment history, which can range from \$125 to \$250.

A telephone service transfer fee is also reimbursable by the Corps only if the resident previously had the service. "It is not reimbursable for new service," Hill said. Those who have dish/satellite service may transfer that service to their new home.

The Corps leased storage units in The Dalles for those who needed additional storage for personal belongings while residents were living in the temporary homes. The Corps will no longer pay those storage fees after June 30; therefore, residents wishing to continue using the storage units must arrange payment with the owner or agent.

To ensure residents are prepared for the upcoming move, Hill provided a 30-day notice to relocate to permanent housing to each resident, which included utilities and storage information. "The letters were hand carried to the residents during the week of April 14," Hill said. "However, some residents were not available, so letters were mailed by certified mail and by regular mail."

Hill will be at Celilo Village during the relocation process. Residents are welcome to contact her at (206) 450-3777, or by email at susan.m.hill@usace.army.mil.

Colville Tribal Services Corporation is on schedule to complete its work by mid-May. In the two weeks following completion, the Corps, the contractor and the BIA will conduct final inspections to ensure the homes are ready for the residents.



*Finishing touches.
Painter strips masking*

Upcoming events

- May 7: USACE and BIA pre-final house inspections
- May 19: USACE and BIA final housing inspection and acceptance (keys to BIA)
- May 12 - June 1: Residents sign new home permit
- May 23: Ribbon cutting ceremony for Celilo Village new homes
- June 1: Start move-in
- June 30: Complete move-in
- July 1: Start removal of temporary units

Assuring quality

The Corps is often asked what standards it uses and how it ensures the new home and infrastructure construction meets those standards.

The process begins by designing a project to meet the customers' needs. At Celilo Village, those customers are the residents, the four treaty tribes and the BIA. Quality is an integral part of project planning and is expressed in the designs, specifications and contractor selection, according to George Miller, Celilo Village project manager.

Once the contract is awarded, the day-to-day responsibility shifts to the Corps' quality assurance representative. For Celilo redevelopment, Ed Saldaña holds that position. "I'm the guy on the ground," he said. "My job is to make sure we end up with a product that meets the design intent. We manage construction to ensure compliance with the contract."

The contractor submits a plan explaining how they will handle construction quality, safety and environmental factors. When the Corps accepts the plan, it is Saldaña's job to make sure the plan works.

Before any work begins, the Corps meets with the contractor's management staff and any subcontractors. The contractor provides documentation confirming that they are prepared to proceed with a feature of the work, for example the underground utilities, framing or roofing.

The next step is the initial inspection, which follows on the first day of work. The contractor and Corps staff take the plan and walk around to see if the work is proceeding as planned and expected.

"During construction, when problems crop up or I notice construction deficiencies, environmental or safety concerns, I guide the contractor to a process to deal with these issues," Saldaña said. Each phase of construction has a follow up inspection.

"Everything we do has a professional construction standard," Saldaña said. The engineering firm Cooper Zietz developed the design and contract documents based on Corps' guidelines that follow federal construction standards. Once construction is complete, the Corps requires the contractor to guarantee and warranty all their work for a period of one year from the time of acceptance. There are exceptions for items like roofing, which has 40-year warranty.

Construction

Colville Tribal Services Corporation has finished paving and striping the roads and parking areas, said CTSC project manager Art Harding.

"The eight houses at the east end of the village are essentially completed; we are doing the final cleanup inside them," he said. "They will then be ready for inspection and acceptance by the Corps."

New appliances are in all the 15 homes, and they are connected to water, sewer and electricity. Harding says the total project is scheduled for completion May 17.



Weekly coordination meeting. The contractor holds weekly meetings with the Corps staff and subcontractors to discuss the schedule, construction quality, safety and to resolve any problems.



Ed Saldaña

Wy-Am board

The Wy-Am board met April 10 at the Celilo long-house to work on the occupancy permits.

Celilo Village Redevelopment Newsletter is published by the U.S. Army Corps of Engineers, Portland District, to keep residents and interested members of the public informed of Celilo Village redevelopment. Project Manager: George Miller
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