



## Staff Report

May 4, 2026 Council Workshop Meeting

NW Lake Road and Sierra Street Intersection Improvements Professional Services Agreement Amendment No. 4

Presenter: James Carothers, Engineering Manager

Time Estimate: 10 minutes

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**BACKGROUND:** The NW Lake Road and Sierra Street intersection is a three-legged intersection with stop control on the Sierra Street leg. This intersection does not currently meet the Camas Comprehensive Plan Level of Service Standards (LOS) and left-hand turns are especially of safety concern. This intersection improvement has been listed on the six-year street plan since 2019.

In July 2023 staff entered into a professional service agreement (PSA) with MacKay Sposito, Inc. (MSI) to complete a traffic alternatives analysis of intersection improvement options.

The original PSA agreement (No. 1) was amended in March 2024 to include public engagement. In July 2024 a preferred alternative (roundabout) was selected by Council.

In October 2024 PSA Amendment No. 2 was approved and included design engineering services to develop a right of way acquisition plan. Staff noted that a future amendment would be needed for right-of-way acquisition.

In September 2025 PSA Amendment No. 3 was approved and added right-of-way acquisition services, preparation of legal descriptions and exhibits, cultural investigation and a tree survey.

**SUMMARY:** As work on design, permitting and right-of-way acquisition have progressed, staff has identified additional tasks that need to be performed by the project team. Rather than bringing a separate amendment to Council each time a new requirement was identified, staff has compiled these extra tasks into a fourth amendment to the PSA. These items and associated reasons are provided below:

### Right-of-Way Related Public Outreach/Coordination

Staff has requested additional communications and meeting attendance, preparation of exhibits, and noise impact analysis based on discussions with property owners. These items are an essential part of pursuing right-of-way acquisition for the project. **\$16,224**

### Potable Water System Design

New information from the Water System Upgrade project for a new transmission main has added to design and dry utility coordination costs for this project. Initially a dry 24" diameter pipe was proposed to be installed for the future transmission main project. The timing of these two projects is now closer in alignment and new analysis finds that a 30" diameter water transmission main pipe should be installed to accommodate anticipated growth. **\$43,508**

### North Wall Storm Drainage System Design

Staff has asked MSI to add a storm line from the north side wall easterly down Lake Road 400 feet to tie into the existing storm line. This line will direct any ground water that might build up behind the wall and seep onto the neighbor's property in Lacamas Shores. **\$11,968**

### South Wall Code Compliance

Camas Municipal Code requires mitigation for walls that are taller than six feet. Staff worked with the consultant team, including the structural engineer, to address the aesthetics of the wall near the southwest corner of the intersection. The aesthetic mitigation includes an upgraded wall facing finish and vegetative screening. **\$17,576**

### Project Schedule Extension

With the additional work and extended negotiations with property owners, the consultant has tallied 7 more months of schedule updates, team meetings and subconsultant management. This item covers a total of 12 months' extension to get the project bid ready. **\$16,148**

### Contingency Task: Traffic Barrier Design and Tree Plan Addendum

This item is contingent upon ongoing negotiations with a property owner. As with all tasks in this amendment, the consultant is paid only for the tasks that are completed. **\$6,735**

During scope and fee review, approximately \$11,000 in previously performed work was identified that could not be justified as additional scope. As a result, these costs are not included in this amendment and will be absorbed by MSI.

This amendment does not include construction management (CM). An additional amendment will be presented to Council for CM services in late 2026 or early 2027.

**BENEFITS TO THE COMMUNITY:** This amendment assures advancement of the project for more safe and efficient travel and protects adjacent homeowners from potential impacts on their properties. The project brings the intersection back into compliance with the Camas Comprehensive Plan Level of Service Standard.

**STRATEGIC PLAN:** This aligns with strategic plan priority for a safe and accessible community by improving the intersection safety for bicyclists and pedestrians.

**POTENTIAL CHALLENGES:** As previously cited in the staff report for amendment 3, right of way acquisition has delayed the construction schedule and added tasks to the PSA.

**BUDGET IMPACT:** This project is funded by a general obligation bond. Alternatively, transportation impact fees (TIF) may be used up front or to pay down the loan. Staff will be applying this year for a Transportation Improvement Board (TIB) grant for construction in 2027. TIB grants can cover up to nearly 80% of eligible transportation costs, but receipt of grant funding is uncertain. The total budget for 2026 is \$3 Million, and the remaining budget from 2026 will be carried over for construction in 2027. Additional funding will be required for construction in 2027.

<u>NW Lake &amp; Sierra Intersection Improvements</u>	<u>\$ 3,000,000.00</u>
<u>(2026 Capital Budget)</u>	

The PSA amendment costs are summarized as follows:

Original PSA (Alternatives Analysis)	\$ 94,345.55
Amendment No. 1 (Public Engagement)	\$ 62,183.52
Amendment No. 2 (Design)	\$ 499,775.48
Amendment No. 3 (Right-of-Way Administration)	\$ 112,992.09
<u>Amendment No. 4 (Proposed)</u>	<u>\$ 112,159.00</u>
Proposed PSA Total (not to exceed)	\$ 881,455.64

Construction Management (CM) *Future Amendment*

2026 Budget Impact

*MSI Amendment #4	\$ 112,159.00
Right-of-Way Purchases (estimated)	\$ 100,000.00
<u>Staff Time</u>	<u>\$ 20,000.00</u>
Total	\$ 232,159.00

*\*A small portion of Amendment No. 3 remains to be billed and is not included in the 2026 totals above*

**RECOMMENDATION:** Staff recommends this item be placed on the May 18, 2026 Council Regular Meeting Agenda for Council’s consideration.