



CITY OF OREGON CITY

Staff Report

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To: City Commission
From: Public Works Director John M. Lewis, PE

Agenda Date: 04/21/2021

SUBJECT:

Cost Reimbursement Agreement with Pahlisch Commercial, Inc. for the Timberview Private Development for Night Inspection Services (PS 21-011)

STAFF RECOMMENDATION:

Authorize the City Manager to execute the Cost Reimbursement Agreement with Pahlisch Commercial, Inc. in the amount of \$62,400 for night inspection services, for the Timberview Private Development (PS 21-011).

EXECUTIVE SUMMARY:

The Timberview Development is required by the land use decision issued under Planning File No. SP 14-01 to construct a sanitary sewer and water main extension within Beaver Creek Road. Beaver Creek Road is under County jurisdiction. The County has made the decision to require the sanitary and sewer and water main work within Beaver Creek Road be completed between the hours of 8:00 PM and 5:00 AM. The City does not have the resources to inspect the construction during these hours and has opted to hire ACMS Northwest, LLC to complete this needed oversight of the work. Pahlisch Commercial Inc. has agreed to reimburse the City for any night inspection services required.

BACKGROUND:

The Timberview Multi-Family Development was originally called Villages at Beaver Creek. It was approved under Planning File No. SP 14-01. The project has been through a couple different owners until Pahlisch Commercial purchased the project and started construction earlier this year. The project involves the construction of an extension of Meyers Road, two new roadways, and new public utilities serving 12 buildings with 180 units. The construction of a sanitary sewer and water main extension is entirely within the public right-of-way of Beaver Creek Road, which is under Clackamas County jurisdiction.

The Timberview Multi-Family Development requires nightwork by Clackamas County for the offsite sanitary sewer and water main proposed within Beavercreek Road. While the property is within the City limits, Beavercreek Road is currently under County jurisdiction. The County has the final say whether work can be completed during the day or is required to be completed overnight. The County conducted a courtesy call with City staff whereby we agreed that due to the traffic counts on Beavercreek Road, it was appropriate to require night work.

The attached cost reimbursement agreement details the parameters that the City and Pahlisch will be held to within the duration of the contract.

The work will occur for 4 months to be able to successfully complete the offsite utility improvements. The County is requiring the working hours to be 8:00 PM to 5:00 AM Monday night through Friday night. The request has been made for the dates of May 3, 2021 to August 31, 2021. Pahlisch Commercial will be required to reimburse the City for any night services during this construction period.

ACMS Northwest, LLC is a consultant which the City anticipates using for the night inspection services. The City anticipates entering into a contract on a time and material basis not to exceed \$62,400.

You will notice that ACMS Northwest, LLC provided a proposal with an assumed start of May 17 and assumed end date of July 23. The hours needed to complete proper inspection as shown (480 hours) will be sufficient for the City's needs during this project. There will be periods of time where the inspector is not needed all night long; therefore, this is not in conflict with the night work resolution that requests May 1 to August 31.

The City will enter into an agreement with Pahlisch Commercial whereby these services are paid for by them on a monthly basis so that the City has no costs associated with this work by the end of the contract. Revenue from Pahlisch will cover the expenditure of the City for these inspection services.

OPTIONS:

1. Authorize the City Manager to execute the Agreement.
2. Authorize the City Manager to execute the Agreement with specific modifications.
3. Deny the Agreement. If the Commission chooses to deny the Agreement, staff requests direction on how to proceed.

BUDGET IMPACT:

Amount: \$62,400

FY(s): FY 21/FY 22

Funding Source(s): Engineering Services 250-525-6006