



URBAN RENEWAL AGENCY MEETING STAFF REPORT

Meeting Date: February 23, 2023		Subject: URA Resolution No. 335 Authorizing the City Manager to Execute Guaranteed Maximum Price Amendment No. 1 to the Progressive Design-Build Agreement for the Boeckman Road Corridor Project with Tapani Sundt A Joint Venture – (CIP#s 2102, 4205, 4206, 4212, and 7067) Staff Member: Andrew Barrett, P.E. Capital Projects Manager and Nancy Kraushaar, P.E., Project Engineer Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input checked="" type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input checked="" type="checkbox"/> Consent Agenda		<input type="checkbox"/> Approval <input type="checkbox"/> Denial <input type="checkbox"/> None Forwarded <input checked="" type="checkbox"/> Not Applicable Comments: N/A	
Staff Recommendation: Staff recommends the Agency adopt the Consent Agenda.			
Recommended Language for Motion: I move to adopt the Consent Agenda.			
Project / Issue Relates To:			
<input checked="" type="checkbox"/> Council Goals/Priorities: Goal 1.5. Implement existing transportation plans and advance planning efforts to improve our local transportation network.	<input checked="" type="checkbox"/> Adopted Master Plan(s): Transportation System Plan Project UU-01	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE AGENCY:

A City of Wilsonville Urban Renewal Agency resolution approving Amendment No. 1, Guaranteed Maximum Price 1 (GMP 1), to the Progressive Design-Build (PDB) Agreement with Tapani|Sundt, a Joint Venture for the temporary traffic signal construction (CIP #4212) and early procurement of sanitary sewer pipe and manholes (CIP #2102) for Boeckman Road Corridor Project (BRCP) in the amount of \$570,935.90.

EXECUTIVE SUMMARY:

At their June 6, 2022 meeting the City Council approved Resolution No. 2976 authorizing the Progressive Design Build agreement with Tapani|Sundt, a Joint Venture in association with KPFF (Design-Builder), for engineering design, environmental permitting, and right-of-way acquisition support services for the BRCP, with provisions to negotiate a Guaranteed Maximum Price (GMP) for individual construction packages. Each GMP requires authorization by City Council and Urban Renewal Agency through an amendment to the PDB agreement prior to proceeding with construction activities.

This is the first of four GMPs expected to complete the BRCP, which in its entirety consists of the following five adjacent and interconnected, high priority Capital Improvement Projects (CIP):

- Boeckman Road Sanitary Sewer – CIP #2102 – extends sanitary sewer service to the Frog Pond development areas.
- Boeckman Road Street Improvements – CIP #4205 – completes urban street design standards that will serve all transportation modes and connect neighborhoods and local schools.
- Canyon Creek/Boeckman Intersection – CIP #4206 – addresses intersection capacity needs at Canyon Creek Road.
- Boeckman Dip Bridge – CIP #4212 – improves city-wide transportation connectivity and improve safety and fish passage deficiencies associated with the Boeckman “Dip” and culverts at Boeckman Creek. A temporary traffic signal will be constructed at the Stafford Road/ 65th Street intersection in Clackamas County to reduce detour traffic impacts during bridge construction.
- Meridian Creek Culvert Replacement – CIP #7067 – replaces undersized culverts at Meridian Creek.



Given the complexities of the BRCP, the PDB project delivery approach offers several advantages over the more traditional Design-Bid-Build approach (such as collaboration between design and construction teams, schedule flexibility, cost efficiencies, reduced public impacts). For the BRCP, the GMPs represent one of the most significant advantages of the PDB approach by allowing phased construction and early material procurement; both of which will expedite the overall project duration.

The BRCP project team prepared GMP 1 to deliver timely progression of project elements and an efficient project schedule. GMP 1 includes the temporary traffic signal construction because it needs to be operational in advance of the bridge construction and the full road closure detour at Boeckman Creek. GMP 1 assures that the signal installation can proceed while the bridge design is still underway. GMP 1 also includes early procurement of sanitary sewer pipe materials in anticipation of their long lead times. The project schedule will benefit from having the materials on-site when sewer construction is authorized, which is expected in GMP 2.

GMP 1 was prepared in accordance with the PDB agreement. GMP 1 was negotiated between the Design-Builder, City staff, and the City's Owner's Representative (Consort Engineers) who provided an independent cost estimator to review all work items, quantities, and bid prices. The GMP 1 work is comprised of "self-perform" work to be completed by the Design-Builder; work to be provided by sub-contractors who were selected through a publicly advertised competitive bid process (for the signal procurement and installation, striping, and the sanitary sewer pipe); Engineer of Record construction services (KPF); and an allowance to purchase sanitary sewer manholes so they can be pre-ordered. GMP 1 also includes other fees and costs in accordance with the PDB Agreement.

Aside from GMP 1, but to further document compliance with Oregon public contracting requirements and not encourage favoritism or diminish competition through the PDB process, the project team selected another contractor through a competitive goods and services procurement process in December 2022. The project team solicited quotes for assembling the traffic control cabinet (less than \$100,000) – another item with a long lead time. The project team wanted to make sure the control cabinet assembly was under contract with a delivery schedule that would have it ready for the traffic signal activation.

EXPECTED RESULTS:

GMP 1 allows the Design-Builder to perform certain work (temporary traffic signal) and procure materials (sewer pipe and manholes), both of which are recommended to most efficiently deliver the project and complete the BRCP by the end of 2024.

TIMELINE:

The current project schedule indicates that procurement of sewer pipe and temporary traffic signal materials will begin in March 2023; temporary signal and sewer construction will follow in the second quarter of 2023; and the overall BRCP will be completed by the end of 2024.

CURRENT YEAR BUDGET IMPACTS:

The amended budget for Fiscal Year (FY) 22/23 includes funding for owner's representative services, engineering design, right-of-way acquisition, construction, contract administration, and overhead for the BRCP. GMP 1 includes construction of the temporary traffic signal and procurement of sewer pipe and manhole materials, with a total not to exceed value of \$570,935.90. The source of project funds for the GMP 1 work include sewer System Development Charges (SDC), Frog Pond Infrastructure Fee, Urban Renewal Agency (URA), and Road Capital Improvement Program (CIP) as summarized below:

CIP No.	Project Name	Funding Source	FY 22/23 Budget	GMP #1 Amount
2102	Boeckman Rd Sanitary Improvements	Sewer SDC/ Frog Pond Fee	\$1,261,765.00	\$192,345.12
4212	Boeckman Dip Bridge	Year 2000 URA/ Road CIP	\$20,606,532.00	\$378,590.78
		TOTAL	\$21,868,297.00	\$570,935.90

The work associated with GMP #1 is within the authorized budgeted amount for the BRCP. This project is included in the City's five-year capital improvement plan and will carry into the next fiscal year.

COMMUNITY INVOLVEMENT PROCESS:

After public vetting and adoption into master plans, the Frog Pond Master Plan, and the Urban Renewal Year 2000 Plan amendment, the BRCP design began in early 2022. BRCP public outreach activities kicked off and have included frequent project updates to the community and opportunities to provide feedback on project priorities and concerns. Several public events have been held, including the 2022 Block Party, Popsicles in the Park, two open houses at Meridian Creek Middle School, and a project survey on Let's Talk, Wilsonville!

Ongoing outreach and public participation (specifically information about the full road closure while the bridge is constructed) is occurring through the project website, the monthly project e-newsletter, text alerts about travel conditions related to the project, Boones Ferry Messenger articles, and a project survey on Let's Talk Wilsonville. The project team continues to communicate with individual stakeholders.

Link to project website: <https://www.ci.wilsonville.or.us/engineering/page/boeckman-road-corridor-news-and-updates>

Link to news updates on the project:

<https://www.ci.wilsonville.or.us/engineering/page/boeckman-road-corridor-news-and-updates>

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

The BRCP includes roadway improvements necessary to provide safe and accessible transportation infrastructure, improving the City's local transportation network and benefitting the community. Upsizing and realigning the existing Meridian Creek culverts will alleviate potential flooding risks and property damage. The future roundabout at the Canyon Creek/Boeckman intersection will offer a safer, more efficient transportation connection along an important school access route and transition between office/industrial on the north and west to residential neighborhoods on the south and east. The future bridge will flatten the "dip", provide safer travel conditions for all users, and improve fish and wildlife habitat in the watershed. The sanitary sewer extension will serve the Frog Pond development areas.

ALTERNATIVES:

Resolution No. 3020 is recommended at this time to allow an efficient progression of the BRCP construction and complete the project by December 2024. If GMP 1 is not approved at this time, the Agency could either delay the approval, include it in future GMPs or decide to depart from the PDB delivery approach and publicly bid the work in GMP 1. For all of these alternatives: 1) the bridge construction schedule will be impeded if the temporary traffic signal construction is not approved at this time; and 2) the sewer construction schedule will be prolonged due to expected long lead times for sewer pipe and manholes. Such schedule delays will extend the overall BRCP project construction timeline well in to 2025.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

1. URA Resolution No. 335
 - A. Guaranteed Maximum Price Amendment to the Progressive Design-Build Contract for the Temporary Signal & Early Sewer Material Subproject(s) of the Boeckman Road Corridor Project