



URBAN RENEWAL AGENCY MEETING STAFF REPORT

Meeting Date: June 6, 2022		Subject: URA Resolution No. 324 Authorizing the City Manager to Execute a Progressive Design Build Agreement with Tapani Sundt A Joint Venture for Design and Construction of the Boeckman Road Corridor project (CIP No. 2102, 4205, 4206, 4212, 7067) Staff Member: Zachary J. Weigel, P.E. City Engineer Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input checked="" type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Board 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 Urban Renewal Agency (URA) adopt URA Consent Agenda.			
Recommended Language for Motion: I move to adopt the URA 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 & UU-02; Wastewater Collection System Master Plan Project CIP-33; Stormwater Master Plan Project MC-1	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE AGENCY:

An Urban Renewal Agency Resolution approving a Progressive Design Build Agreement with Tapani | Sundt A Joint Venture in the amount of \$4,804,723.00 for design and construction of the Boeckman Road Corridor (CIP #2102, 4205, 4206, 4212, and 7067) project.

EXECUTIVE SUMMARY:

The Boeckman Road Corridor Project (BRCP) consists of five adjacent and interconnected high priority Capital Improvement Projects (CIP) along Boeckman Road between Canyon Creek Road and Stafford Road. These are needed and planned improvements necessary to support the Frog Pond development areas. Integration of the five projects into the BRCP will assure proper coordination and fewer disruptions during design and construction. The BRCP projects include:

- Boeckman Road Sanitary Sewer - CIP #2012 (Attachment 1)
- Boeckman Road Street Improvements - CIP #4205 (Attachment 1)
- Canyon Creek/Boeckman Intersection - CIP #4206 (Attachment 1)
- Boeckman Dip Bridge - CIP #4212 (Attachment 1)
- Meridian Creek Culvert Replacement - CIP #7067 (Attachment 2)

The Boeckman Dip Bridge project includes removal of the existing culverts that convey Boeckman Creek under the existing roadway and restoration of the stream channel to a more natural condition. A section of the Boeckman Regional Trail will be constructed beneath the new bridge, connecting to the existing trail system in the Frog Pond neighborhoods. The Canyon Creek/Boeckman Intersection project includes an alternatives analysis assessing installation of a traffic signal or roundabout. The assessment will help the City select the best long term, safe, and cost efficient intersection capacity improvement.

On August 2, 2021, the Wilsonville City Council approved Resolution No. 2916, authorizing the use of a progressive design build (PDB) alternative contracting method for the BRCP. Use of PDB alternative contracting will help deliver this complex and environmentally sensitive project within a desirable timeframe by allowing the City staff, design team, and contractor to collaborate and be innovative during project design and construction.

In response to the City's advertisement for progressive design build services, four proposals were received by the March 30, 2022 due date. Staff evaluated the submitted proposals, conducted interviews with the two teams with the highest scoring proposals, and selected Tapani | Sundt A Joint Venture as the most qualified and preferred progressive design build team to design and construct the BRCP. KPFF Consulting Engineers will serve as the Tapani | Sundt design lead.

This Progressive Design Build (PDB) agreement includes 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. It is anticipated that the project will consist of three GMP packages to construct the five capital improvement projects that make up the BRCP. Each GMP construction package will require authorization by City Council and Urban Renewal Agency through an amendment to the PDB agreement prior to proceeding with construction activities.

EXPECTED RESULTS:

The BRCP will make needed safety improvements to Boeckman Road by correcting a vertical curve deficiency and upgrading the steep, narrow, rural roadway to an urban standard with safe bicycle and pedestrian facilities that connect residential neighborhoods, jobs, schools, and commercial land uses. In addition, the BRCP will benefit the existing and planned community and provide sewer and storm drainage capacity to accommodate buildout of the Frog Pond neighborhoods.

TIMELINE:

Upon execution of the progressive design build agreement, engineering design work will begin immediately and continue through the third quarter of 2023. The first GMP construction package, consisting of early procurement of long lead time materials, temporary traffic signal installation at 65th/Elligsen/Stafford, and preliminary site clearing and tree removal is anticipated to begin in the second quarter of 2023. Final project completion is expected by the end of 2024.

CURRENT YEAR BUDGET IMPACTS:

The proposed budget for FY 22/23 includes funding for engineering design, right-of-way acquisition, construction, contract administration, and overhead for the BRCP. The source of project funds for this work include Utility Operations, 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	PDB Agreement Amount
2102	Boeckman Sewer	Sewer SDC / Frog Pond Fee	\$1,246,560.00	\$199,317.08
4205	Boeckman Street Improvements	Street SDC / Frog Pond Fee	\$5,370,803.00	\$996,158.53
4206	Boeckman/Canyon Creek Signal	Street SDC	\$1,467,950.00	\$236,087.28
4212	Boeckman Dip Bridge	Year 2000 URA/ Road CIP	\$20,274,950.00	\$3,299,377.70
7067	Meridian Creek Culvert	Storm Ops / SDC	\$471,025	\$73,782.41
Total			\$28,831,288	\$4,804,723.00

The engineering design work associated with the PDB Agreement is within the proposed budgeted amount for each of the five capital improvement projects that make up 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:

The three roadway projects included in the BRCP, Boeckman Street Improvements, Boeckman/Canyon Creek Signal, and Boeckman Dip Bridge are identified as high priority projects through the last major update to the Wilsonville Transportation System Plan, which included an extensive community involvement process. Additional public outreach has occurred as part of the Year 2000 Urban Renewal Plan amendment, utility master plan updates, and Frog Pond master planning with subsequent land use reviews, helping to identify the five projects of the BRCP as high priority community needs.

The Owner's Representative, Murraysmith, is assisting the City in developing a comprehensive and robust community engagement plan to be implemented as design and construction work get underway. The PDB team, led by Tapani | Sundt A Joint Venture, will participate in review of engagement materials and will attend planned outreach events. Activities will include a project kickoff event, open houses, neighborhood meetings, meet the contractor events, as well as engagement through Let's Talk, Wilsonville!, Boones Ferry Messenger, project website, social media, mailers, and door hangers.

The project team is planning a number of stakeholder meetings to help inform design of the project and distribute information during construction activities. These project stakeholders include emergency responders, nearby home owner associations and churches, West Linn-Wilsonville School District, Frog Pond developers, and property owners and residents within the project area, to name a few.

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

The BRCP includes roadway and utility improvements necessary to provide safe and accessible transportation connections, as well as essential utility service, improving the City's local transportation network and utility infrastructure, benefitting the community.

Use of the Progressive Design Build (PDB) alternative contracting method will result in a shorter construction schedule, utilization of contractor expertise during design, adaptable construction sequencing, shorter road closures and delays, and reduced impacts to the community.

ALTERNATIVES:

The project work will include a number of design alternatives to be assessed as part of the preliminary engineering work. The structural team will evaluate different bridge types, span lengths, and retaining walls to help reduce stream impacts, road closures, and cost. As part of the Boeckman Creek stream restoration, a number of alternatives to mitigate increases in stream flow resulting from culvert and flow control structure removal will be assessed.

As Boeckman Road is a school route and provides key connections between neighborhoods, the civil team will evaluate bike and pedestrian design alternatives, ensuring the constructed transportation facilities are accessible, safe, and comfortable for all ages and abilities. Traffic signal and roundabout design options will be assessed for providing additional capacity and safety at the Canyon Creek Road / Boeckman Road intersection.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

1. Boeckman Road Corridor Project Map
2. Meridian Creek Culvert Replacement Project Map
3. URA Resolution No. 324
 - A. Boeckman Road Corridor Project Progressive Design-Build Agreement