



URBAN RENEWAL AGENCY MEETING STAFF REPORT

Meeting Date: September 19, 2022		Subject: URA Resolution No. 329 Authorizing the City Manager to Execute a First Amendment to the Professional Services Agreement with MurraySmith, Inc. for Owner's Representative Services for the Boeckman Road Corridor project (CIP No. 2102, 4205, 4206, 4212, 7067) Staff Member: Andrew Barrett, PE, Engineering Capital Projects Manager 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 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	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE AGENCY:

An Urban Renewal Agency Resolution approving a First Amendment to the Professional Services Agreement (Amendment) with MurraySmith, Inc. in the amount of \$2,021,866.00 for Owner's Representative Services for the Boeckman Road Corridor Project (CIP's 4212, 4205, 4206, 2102, and 7067).

EXECUTIVE SUMMARY:

The Boeckman Road Corridor Project (BRCP) consists of five adjacent and interconnected, high priority capital improvement projects 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 four 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)
- Boeckman Road Street Improvements (CIP 4205)
- Canyon Creek/Boeckman Traffic Signal (CIP 4206)
- Boeckman Dip Bridge (CIP 4212)
- Meridian Creek Culvert Replacement (CIP 7067)

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. As part of the PDB contract, the City is utilizing an Owner's Representative to assist the City by making available their specialized expertise and experience with PDB contracting.

On November 1, 2021, City council approved Resolution No. 2933, entering into a Professional Services Agreement (PSA) with MurraySmith, Inc. for initial owner's representative services that include assistance with review of early project work and cost estimates, preparation of PDB contract and request for proposal documents, evaluation and selection of PDB team, negotiation of PDB team contract and fee, development of public engagement plan, and review of preliminary engineering documents. On June 6, 2022, City Council approved Resolution No. 2976, entering into a Progressive Design Build Agreement with Tapani | Sundt A Joint Venture for design and construction of the Boeckman Road Corridor Project.

Now that the PDB Team is under contract and preliminary engineering work is underway, the scope of work for the owners representative services through design and construction has been developed and the cost negotiated with MurraySmith, Inc. These services include engineering design review, independent cost estimating, review and negotiation of the Guaranteed Maximum Price (GMP), construction management, administration, and inspection. An amendment to the MurraySmith PSA is necessary to add this work to the contract.

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:

The initial Owner's Representative services authorized under this approval is expected to be completed by December 2024 coinciding with the final project completion.

CURRENT YEAR BUDGET IMPACTS: The adopted budget for FY22/23 includes funding for owner's representative services, 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	Amend. #1 Amount
2102	Boeckman Sewer	Sewer SDC / Frog Pond Fee	\$1,246,560.00	\$83,907.00
4205	Boeckman Street Improvements	Street SDC / Frog Pond Fee	\$5,370,803.00	\$419,133.00
4206	Boeckman/Canyon Creek Signal	Street SDC	\$1,467,950.00	\$99,274.00
4212	Boeckman Dip Bridge	Year 2000 URA/ Road CIP	\$20,274,950.00	\$1,388,415.00
7067	Meridian Creek Culvert	Storm Ops / SDC	\$471,025.00	\$31,137.00
Total			\$28,831,288.00	\$2,021,866.00

The owner's representative services associated with Amendment #1 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. 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 improvements necessary to provide safe and accessible transportation infrastructure, improving the City's local transportation network and benefitting the community. The Owner's Representative has assisted the City in the selection and management of a qualified PDB team to ensure the benefits of the alternative contracting method, such as shorter construction schedule, contractor expertise during design, adaptable construction sequencing, and reduced impacts to the community are realized.

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. Vicinity Map
2. URA Resolution No. 329
 - A. Boeckman Road Corridor Project First Amendment to Professional Services Agreement