



189272

Amanda Fritz, Commissioner
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IMPACT STATEMENT

Date: October 9, 2018

Council Date: November 28, 2018

Legislation Title: Authorize a contract with the lowest responsible bidder and provide payment for the construction of the North Jantzen West of North Pavilion Avenue Water Main Improvement Project at an estimated cost of \$1,010,000 (Ordinance)

Contact Name: Jodie Inman, P.E. Principal Engineer

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Presenter Name: Teresa Elliott, P.E., Chief Engineer

Purpose of proposed legislation and background information:

The existing water main along North Jantzen Avenue on Hayden Island is predominately asbestos-concrete (transite) pipe and was installed by the Jantzen Beach Water Company prior to being owned by the Portland Water Bureau. The transite main does not impact water quality, but it is a hazard to Water Bureau staff when completing repairs and other work on the main.

The Water Bureau's Hayden Island Master Plan recommends replacement of this main to minimize risk to Water Bureau staff. The Water Bureau has responded to multiple leaks on water services connected to this main and the repair of these leaks resulted in shutdowns to large businesses in the area.

The entire North Jantzen West of North Pavilion Ave Water Main Improvement Project (Project) is situated on private property. There is no public right-of-way on this portion of Hayden Island. The water main replacement, water services, and most hydrant installations will be situated within existing easements; however, it will be necessary to acquire permanent easements for one hydrant, one water meter, and for access during and after construction. Two temporary easements will also be necessary for staging during construction. Private plumbing work will occur outside of existing easements on private property as authorized by the property owner.

Ordinance 189120 authorized the Water Bureau to exercise the City's Eminent Domain Authority to acquire certain permanent and temporary property rights necessary for

construction of the Project. This legislation was a preemptive measure to ensure the necessary property rights were available if easement negotiations between the property owners and the Water Bureau resulted in an impasse.

The second component of the Project relates to private plumbing, specifically, backflow prevention assembly installation. Backflow is the unwanted flow of water from the private side back into the public water system, which can be a serious health risk for contamination to the public water supply. Backflow can contain fertilizers or pesticides from irrigation systems, dirt and debris from leaking pipes, or other material. Once a backflow prevention assembly is installed, water is unable to flow back into the public water supply.

Several properties within the Project have been identified as having nonconforming backflow prevention. Several existing water services have no backflow prevention assemblies in place and several water services have backflow prevention assemblies that are housed or configured inappropriately. These prevention backflow assemblies will be brought into compliance with Oregon Administrative Rule OAR 333 and City Code Title 21 concurrently with the Project.

Financial and budgetary impacts:

The cost to construct the water system improvements has been determined by the Water Bureau based on previous bids submitted by contractors on past water main installation projects of equivalent scope. The Project design is greater than 90% complete. The total construction cost is estimated at \$1,010,000.

The Water Bureau currently maintains the water system within the Project limits. Replacement of the existing water mains, hydrants and services will not change the long term financial obligations to the City. Funding for the Project (W01842) is available in the FY 2018-19 budget and will be requested as part of FY 2019-20 budget. The total Project cost is estimated at approximately \$1.4 million. The confidence level for the Project is high, based on the guidelines detailed in the Project Estimate Confidence Level Rating Index included in Resolution 36430.

The proposed legislation will not create, eliminate or re-classify any positions now or in the future. Approval of this legislation will require that property owners within the Project limits comply with the Water Bureau backflow prevention rules and requirements.

Community impacts and community involvement:

The Project is located on Hayden Island within existing easements along North Jantzen Avenue. North Jantzen Avenue serves as an access route for houseboat owners and a recreational vehicle and storage unit complex.

The primary community impacts to tenants, residents and property owners will be during construction. Construction equipment and personnel will be operating in close proximity to resident's house boat access, parking areas, and storage units. Existing asphalt in property owner's driveways will be excavated and trenches will be constructed. As part

of the agreement with property owners that will be documented in temporary construction easements, the Water Bureau will direct the contractor selected for the Project to store equipment and materials on land belonging to the property owners. Temporary construction easements will also govern ingress and egress of the contractor on private property. This Project will require the relocation of existing water meters. Approval of this Project will necessitate the selected contractor to do work on private water service lines (pipe between the meter and the building) to align them with the new meter location.

Along with private plumbing work, the Water Bureau's Water Quality Group has identified that private water services within the Project area have nonconforming backflow prevention assemblies or are lacking adequate backflow prevention protection. While the plumbing costs for the relocation of the water meter and the private line will be covered by the Water Bureau, the installation and testing of the backflow prevention assembly, including its housing, must be paid for by the property owner.

Outreach for this Project began during the design phase with information mailed to 383 area residents, businesses, and property owners. The Water Bureau has also been in contact with property owners/managers that will be directly impacted by this work. Communications with owners, residents, and businesses will continue throughout the construction phase.

The Water Bureau has contacted property owners about construction, plumbing impacts to their properties, and easement acquisition requirements. Water Bureau staff will continue to provide up-to-date information on the Project and will work with property owners, residents, and businesses to address issues and concerns as they occur.

Passing of this proposed legislation will ensure public health and economic viability in the area by improving the maintenance, operability, and water quality of the existing water system along North Jantzen Ave for local residences and businesses.

100% Renewable Goal:

This action does not increase or decrease the City's total energy use. This action does not increase or decrease the City's renewable energy use.

Budgetary Impact Worksheet

Does this action change appropriations?

- ☐ **YES:** Please complete the information below.
☒ **NO:** Skip this section

Fund	Fund Center	Commitment Item	Functional Area	Funded Program	Grant	Sponsored Program	Amount


Michael Stuhr, P.E., Administrator

10/11/18
Date