

IMPACT STATEMENT

Legislation title: Authorize a competitive solicitation and contract with the lowest responsible bidder and provide payment for construction of the NW Thurman St Sewer Reconstruction project, BES No. E10696 for an estimated cost of \$4,680,000 (Ordinance)

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Purpose of proposed legislation and background information:

The purpose of the legislation is to authorize a construction contract to construct combined sewer system improvements for the Willamette Heights neighborhood near NW Thurman St, for project no. E10696. The design is complete, and the project is currently scheduled to advertise for construction bids in March 2020. There will be no change to the overall CIP program or City policies.

Financial and budgetary impacts:

This legislation authorizes a contract and provides payment for construction of the NW Thurman St Sewer Reconstruction project. It does not affect current or future staffing levels or appropriations. It does not affect current or future City revenue. The level of confidence in the construction cost estimate of \$4,680,000 is high.

Community impacts and community involvement:

The NW Thurman Sewer Reconstruction Project in the Willamette Heights neighborhood will reconstruct about 4,800 feet of public sewer pipes. The project will also construct, repair, or replace 32 manholes, 14 storm drain inlets, and 105 service laterals that connect private properties to the public sewer. These improvements will relieve basement sewer backups at 31 properties and increase the capacity of the 100-year-old sewer system to handle combined sewage and stormwater. Construction is anticipated to begin in the summer of 2020 and take up to a year and a half to complete.

This project will abandon sewer pipes and manholes under the Balch Gulch Bridge and divert sewer and stormwater flows away from the bridge to the existing system at the intersection with NW 30th Avenue. The project will upsize the sewer line north on NW 31st Avenue and east on NW Vaughn Street to NW 30th to accommodate the flows from this diversion. This improvement will avoid compromising the integrity of retaining walls, a water line, the bridge abutment, and bridge pier supports, and improve future access to the system for maintenance.

For this project, contractors will use open trench excavation and cured-in-place-pipe lining (CIPP) to construct sewer improvements. Typical construction impacts will include noise, vibration, and dust from daily construction; traffic delays in and near work zones and at driveways where construction is happening; local access at all times except in the event of a temporary street closure; traffic control signage where flaggers will be needed at critical intersections; and on-street parking restrictions in work zone.

Traffic control planning will be challenging in this street environment given the slopes, curvature, visibility issues, narrow lanes, TriMet bus routes, on-street parking demands, and heavy pedestrian

use. The project area has limited on-street parking supply and is regularly heavily parked with both residents and visitors to Forest Park. Finding alternative on-street parking locations during construction will be a challenge for residents. This project will manage work zone limits to maintain as much on-street parking as possible without compromising work zone safety.

Sewer construction may also require removing buried trolley track rails and ties to install new sewer pipes. After a construction contractor is selected, the contractor will propose the removal methods, a sequencing plan for construction activities, and a general schedule.

Community outreach staff with Environmental Services have been engaged with the neighborhood since project design began. Outreach methods have included fliers mailed to 530 property owners and occupants within a two-block radius of the project area, regular email updates to 70 interested individuals in the project area, and information sharing with 76 community partners. These community partners include Northwest District Association, Neighbors West/Northwest, Forest Park Neighborhood Association, Willamette Heights, other city bureaus, TriMet, emergency response service providers, schools, and other organizations. Outreach staff also maintain a project webpage and post updates to Nextdoor. Neighborhood interest in this project has been high, and individuals regularly communicate with outreach staff via phone, email, and in-person site visits. Community outreach staff will provide weekly project updates until construction is completed.

While the larger neighborhood is a dense mix of commercial and residential, the project area is residential and primarily owner-occupied single-family homes and row houses. The Northwest District Association is actively engaged with City government through its Planning, Safety & Livability, Transportation, and Parks committees. The Willamette Heights neighborhood is adjacent to a popular access point to Forest Park with the Leif Erikson Trail off NW Thurman Street and the Aspen Trailhead off NW Aspen Avenue. Other trails lead to the area via stairs that direct foot traffic.

Designing this project has been complex and building it will also be complex due to several challenging conditions – multiple soil types, buried trolley tracks, curvature of the street, nearby landslide recovery efforts, locations of other utilities, limited parking supply, traffic control, and the Balch Gulch Bridge. Residents are concerned about basement and street flooding, clogged inlets, stability of soils, steep slopes, and street conditions in the area. Recent landslides, construction activities, and an extra wet winter of 2016-17 created challenging conditions for property owners. Community outreach staff continue to work with property owners on these issues and connect them to city services to help address the local drainage and stormwater management issues that are outside the scope of this particular project to resolve.

Property owners impacted by landslides continue to invest in seismic upgrades and slope rehabilitation efforts. They have expressed concern about how more construction in the area might affect the stability of slopes, their properties, and streets. As a result of these concerns, this project will implement settlement monitoring and vibration monitoring measures and take pre-construction videos of properties and structures at various locations.

Community outreach and engagement with the neighborhood, property owners, and tenants will continue to be an integral part of this project throughout construction.

100% Renewable Goal:

- This action will neither increase or decrease the City's total energy use.
- This project neither contributes nor takes away from the City's goal of meeting 100 percent of community-wide energy needs with renewable energy by 2050.

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