

SOUTH WATERFRONT GREENWAY – CENTRAL DISTRICT

PROJECT UPDATE

December 04, 2012



Phase 1: Riverbank Restoration
Phase 2: Upland Park

SUMMARY of CONSTRUCTION CHANGE ORDERS			
REASON	Phase 1A	Phase 1B	AVOIDABLE?
1. SOIL: Unforeseen soil conditions; increased remediation and disposal requirements	\$227,000	\$500,000	No. Due to river levels, the excavation proceeded top down rather than north to south, so that the opportunity for an early stopping point was eliminated. Also, DEQ changed the disposal requirements mid-project, causing much more soil to be disposed of at the higher cost facility.
2. DESIGN: Changes required to obtain building permits occurred after the contract award.	\$599,000	--	No. The changes were necessary in any case, but an early alert to the cost implications of the design changes by our consultants - before proceeding with the project and the award of the construction contract - would have been helpful.
3. RIVER LEVELS: The river didn't drop in time nor for long enough. Also, wet bucket work was unexpectedly prohibited, despite being part of the plans approved by the permit agencies.	\$552,000	--	No. While this was a risk all along, all signs pointed to the river dropping per usual, so we proceeded with the work. In fact, this took much longer than usual. Also, DEQ did not allow wet work, but were not clear on that until after the entire bank was already exposed.
4. PHASING: Splitting phase 1 into phase 1a and 1b extended the duration of the project another 12 months.	--	\$875,000	No. This was unavoidable after the river level did not come down. Increase includes: longer duration of facilities, supervision + engineering, redeployment of sediment curtain and increased sediment monitoring, and planned OT pay when river comes down late summer 2013.
Subtotals:	\$1,378,000	\$1,375,000 (est.)	
Est. TOTAL CHANGES to Construction Cost, Ph 1	\$2,753,000		Phase 1A plus Phase 1B

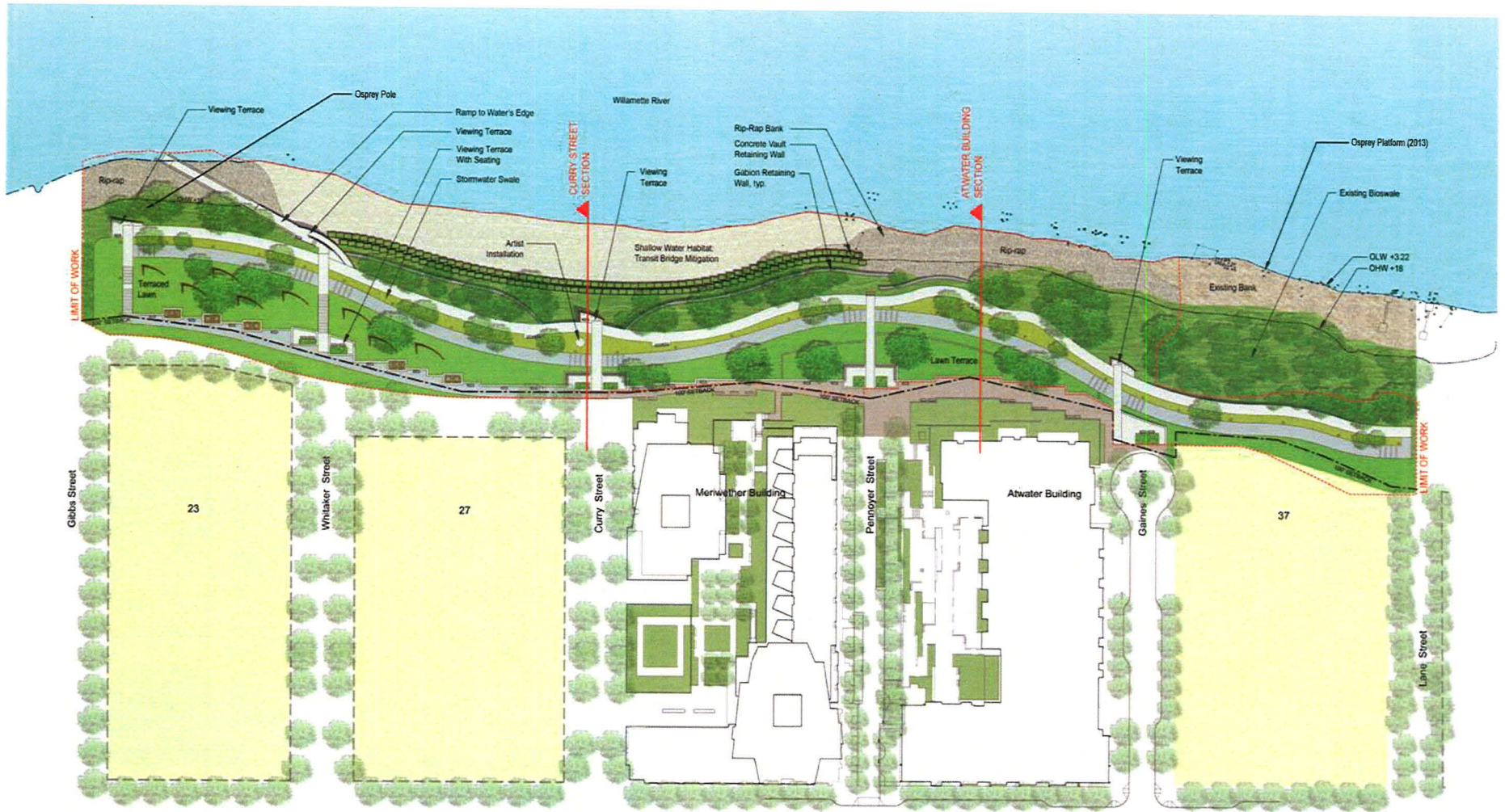
BUDGET STATUS SUMMARY		
Current Funding Level	\$ 7,839,000	
Estimated soft and hard costs – Ph. 1	\$ (10,251,000)	Includes construction changes described on reverse.
Est. Budget shortfall to finish Phase 1	\$ (2,412,000)	Note that project contingency balance has been exhausted due to changes described.
Add'l PP&R SDC funding applied	\$510,000	
Estimated Unfunded Costs for Ph 1	\$ (1,902,000)*	BES, Tri-Met, Parks Bond, Parks SDC, General Fund...
Additional est. Ph. 2 soft + hard costs	\$ (2,542,000)	Low- to medium-confidence estimate (to be refined)
Add'l Funding identified for Phase 2	\$ 0	Parks Bond, Parks SDC, General Fund...
Total Est. Unfunded SWF Greenway Central District Project Costs	\$ (4,444,000)	Phase 1 (riverbank) + Phase 2 (upland park)

* Note: Phase 1A is fully funded. The shortfall begins with 1B.

Restored Riverbank: Riparian Habitat Relocated Osprey Pole Access Ramp Existing path to remain Temporary Seeded Lawn (Phase 1) Restored Riverbank: Shallow Water Habitat Overlook with temporary asphalt surface (Phase 1) Retaining Walls Restored Riverbank: Riparian Habitat Existing path to remain Osprey Platform (2013)



**South Waterfront Greenway
Central District
Phase 1 Improvements
June 2012 through June 2013**



LEGEND

Pedestrian Trail	Upland Paving	Riverbank Planting	Lawn	Shrubs	Rip-rap
Bike Trail	Timber Paving	Swale Planting	Shallow Water Habitat	Existing Bank	