

## IMPACT STATEMENT

**Legislation title:** Authorize bid solicitation and contracting with the lowest responsive and responsible bidder for construction of the North Jantzen West of N Pavilion Ave Water Main Improvement Project (Ordinance)

**Contact name:** Jodie Inman, P.E., Chief Engineer

**Contact phone:** (503) 823-1289

**Presenter name:** Jodie Inman, P.E., Chief Engineer

### **Purpose of proposed legislation and background information:**

The existing water main along North Jantzen Avenue on Hayden Island was installed by the Jantzen Beach Water Company prior to being owned by the Portland Water Bureau and is of a substandard material. The Portland 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 and the Hayden Island Master Plan recommends replacement of this main. In addition, this area has been identified as likely to have high liquefaction during an earthquake and is recommended to be replaced with earthquake resistant pipe.

The entire North Jantzen West of North Pavilion Avenue 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 is 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 Portland 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 Portland Water Bureau resulted in an impasse. All easements are currently in negotiation and will be in place prior to bidding the Project.

The second component of the Project relates to private plumbing, specifically, backflow prevention assembly installation. Backflow prevention is required by Oregon Administrative Rule (OAR) 333 and Portland City Code (PCC) Title 21. Backflow occurs when water in a piping system flows opposite of the direction it should. Backflow can be caused by water pressure either pushing or pulling water flow in the opposite direction that it's supposed to go. Backflow can be a public health concern when drinking water pipes are connected to other types of piping systems, such as a lawn irrigation system or a fire sprinkler system in a large building, or to other sources of water. When backflow occurs, chemicals, fertilizers, or other types of contaminants or pollutants can be pulled or pushed back into the drinking

water system and show up at your or neighbors' taps. 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 OAR 333 and PCC Title 21 concurrently with the Project.

**Financial and budgetary impacts:**

The cost to construct the water system improvements has been determined by the Portland Water Bureau based on previous bids submitted by contactors on past water main installation projects of equivalent scope. The Project design is greater than 90% complete. The total construction cost is estimated at \$1,326,698.

The Portland 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) will be requested in the FY 2022-23 Budget. The total Project cost with contingency is estimated at approximately \$2.2 million. The confidence level for the Project is high, based on the guidelines detailed in the Project Estimate Confidence Level Rating Index.

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 over 300 houseboat residents and a recreational vehicle and storage unit complex.

Outreach before and during construction will alert stakeholders to upcoming noise, traffic, parking, and other impacts associated with water main, hydrant, and backflow prevention assembly installation. Outreach for this Project began during the design phase with information mailed to 383 area residents, businesses, and property owners, and hosted an online presentation and Q&A with the houseboat homeowner's association board and community members. The Portland Water Bureau has also been in contact with property owners/managers about construction, plumbing impacts to their properties, and easement acquisition requirements. Communications with owners, residents, and businesses will continue throughout the construction phase.

Because this Project is located almost entirely on private property, many impacts have been explicitly discussed via temporary construction easement negotiations. The temporary construction easements will document where the contractor selected for the Project may store equipment and materials on land belonging to the property owners, where they will do work, and will also govern ingress and egress of the contractor on private property.

This Project will also 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. Property owners are already aware of this requirement, easing the contractor’s ability to gain authorization to do the work.

Along with private plumbing work, the Portland 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 Portland Water Bureau, the installation and testing of the backflow prevention assembly, including its housing, must be paid for by the property owner. All impacted properties have been notified, have acknowledged their responsibilities, and have paid associated relocation fees. Portland Water Bureau staff are working closely with property owners to plan for construction.

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 Avenue for local residences and businesses.

**100% Renewable Goal:**

This legislation does not increase or decrease the City’s total energy use and 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