



URBAN RENEWAL AGENCY AGENDA

February 23, 2023 at 7:00 PM

Remote Video Conferencing

PARTICIPANTS MAY ATTEND THE MEETING AT:

YouTube: <https://youtube.com/c/cityofwilsonvilleor>

Zoom: <https://us02web.zoom.us/j/81536056468>

TO PARTICIPATE REMOTELY OR PROVIDE PUBLIC COMMENT:

Register with the City Recorder:

or 503-570-1506

Individuals may submit comments online at: ,

via email to the address above, or may mail written comments to:

City Recorder - Wilsonville City Hall

29799 SW Town Center Loop East, Wilsonville, OR 97070

CALL TO ORDER

1. Roll Call
2. Motion to approve the following order of the agenda.

CITIZEN INPUT

This is an opportunity for visitors to address the Urban Renewal Agency on items not on the agenda. It is also the time to address items that are on the agenda but not scheduled for a public hearing. Staff and the Urban Renewal Agency will make every effort to respond to questions raised during citizen input before tonight's meeting ends or as quickly as possible thereafter. Please limit your comments to three minutes.

CONSENT AGENDA

3. [URA Resolution No. 334](#)

[A Resolution Of The Urban Renewal Agency Of The City Of Wilsonville Authorizing Acquisition Of Property And Property Interests Related To Construction Of The Boeckman Road Corridor Project. \(Barrett\)](#)

4. [URA Resolution No. 335](#)

[A Resolution Of The City Of Wilsonville Urban Renewal Agency Authorizing The City Manager To Execute Guaranteed Maximum Price Amendment No. 1 To The Progressive Design-Build Agreement For The Boeckman Road Corridor Project With Tapani|Sundt A Joint Venture. \(Barrett\)](#)

5. [URA Resolution No. 343](#)

[A Resolution Of The City Of Wilsonville Urban Renewal Agency Authorizing The Termination Of Tax Increment Collection For The Year 2000 Plan. \(Katko\)](#)

6. [Minutes of the January 5, 2023 Urban Renewal Agency Meeting. \(Veliz\)](#)

NEW BUSINESS

CONTINUING BUSINESS

PUBLIC HEARING

ADJOURN

Time frames for agenda items are not time certain (i.e. agenda items may be considered earlier than indicated). The City will endeavor to provide the following services, without cost, if requested at least 48 hours prior to the meeting by contacting the City Recorder at 503-570-1506 or CityRecorder@ci.wilsonville.or.us: assistive listening devices (ALD), sign language interpreter, and/or bilingual interpreter. Those who need accessibility assistance can contact the City by phone through the Federal Information Relay Service at 1-800-877-8339 for TTY/Voice communication.

Habr  interpretes disponibles para aqu llas personas que no hablan Ingl s, previo acuerdo. Comun quese al 503-570-1506.



**URBAN RENEWAL AGENCY MEETING
STAFF REPORT**

Meeting Date: February 23, 2023		Subject: URA Resolution No. 334 Authorizing Acquisition of the First Property and Property Interests Related to Construction of the Boeckman Road Corridor Project (CIP#s 2102, 4205, 4206, 4212, and 7067)	
		Staff Member: Andrew Barrett, P.E. Capital Projects Manager and Nancy Kraushaar, P.E., Project Engineer	
		Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input checked="" type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council Direction <input 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 Agency adopt URA Resolution No. 334.			
Recommended Language for Motion: I move to adopt URA Resolution No. 334			
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	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE AGENCY:

A City of Wilsonville Urban Renewal Agency resolution authorizing acquisition of the first group of properties and property interests associated with the Boeckman Road Corridor Project (BRCP).

EXECUTIVE SUMMARY:

The Boeckman Road Corridor Project (BRCP) consists of five adjacent and interconnected, high priority Capital Improvement Projects (CIP) from adopted master plans along Boeckman Road between Canyon Creek Road and Stafford Road. The BRCP will benefit the public by improving City infrastructure and safety deficiencies. The five BRCP projects include:

- Boeckman Road Sanitary Sewer – CIP #2102 – extends sanitary sewer service to the Frog Pond development areas
- Boeckman Road Street Improvements – CIP #4205 – completes urban street design standards that will serve all transportation modes and connect neighborhoods and local schools
- Canyon Creek/Boeckman Intersection – CIP #4206 – addresses intersection capacity needs at Canyon Creek Road
- Boeckman Dip Bridge – CIP #4212 – improves city-wide transportation connectivity and improve safety and fish passage deficiencies associated with the Boeckman “Dip” and culverts at Boeckman Creek
- Meridian Creek Culvert Replacement – CIP #7067 – replaces undersized culverts at Meridian Creek



In addition, a section of the Boeckman Regional Trail will be constructed beneath the new bridge, connecting to the existing trail system in the Frog Pond neighborhoods. As part of the bridge construction, the existing roadway fill material will be removed, reestablishing natural wildlife passage through the restored creek channel.

Construction of the Boeckman Road Corridor Project requires wider right-of-way and a variety of easement types in certain locations along the corridor to achieve design standards and project goals. The design team is carefully reviewing up to 29 property interests that may be required. Some of these will be eliminated through design refinements. Over the next three to six months, the project team will bring two to three property acquisition authorization resolutions to the City Council for the purpose of acquisition activities in accordance with ORS Chapter 35.

Based on project schedule priority, URA Resolution No. 334 pertains to the first group of BRCP property interests. **Table 1** (below) summarizes the proposed Group 1 acquisitions which are for Right-of-Way Dedication (ROW), Temporary Construction Easement (TCE), Access Easement (Access), or Public Utility Easement (PUE).

Table 1 – Group 1 BRCP Property Acquisitions

Parcel #	Owner	Tax Map and Lot	Parcel #	Acquisition Type	Approx. Area, sf
1	Community of Hope Church	3 1 W 12DD 00300	1	ROW	409
			2	PUE	721
			3	Access	993
			4	TCE	1160
2	Community of Hope Church	3 1 W 12DD 05900	1	TCE	25
7	Stafford Meadows Homeowners Assn.	3 1 W 12DD 05400	1	TCE	4917
9	West Linn-Wilsonville School District	3 1 W 12DC 04500	1	ROW	5074
			2	PUE	4832
26	Arbor Crossing Homeowners Assn.	3 1 W 13AB 15612	1	TCE	4717

Detailed legal descriptions of the property to be acquired along with illustrative maps are included as Exhibit A to URA Resolution No. 334. The legal descriptions reflect the least amount of property necessary for construction of these portions of the project.

The legal descriptions included in Exhibit A include the best estimates of areas to be acquired based on the most current design plans. They are considered to be reasonably accurate at this time, although modifications may need to occur depending on final design details and site conditions, to be approved and verified by the City Engineer.

EXPECTED RESULTS:

URA Resolution No. 334 provides the authority needed for the design team to move forward with acquisition activities in accordance with ORS Chapter 35 and will allow the BRCP to remain on schedule and be completed by the end of 2024.

TIMELINE:

The City's consultant will undertake the formal property acquisition process following URA Resolution No. 334 adoption. Staff will be notifying property owners before the formal process begins. Construction of the BRCP is expected to begin in second quarter of 2023 and be completed by the end of 2024.

CURRENT YEAR BUDGET IMPACTS:

Property acquisition costs are included in the Fiscal Year (FY) 2022-23 budget, summarized as follows.

CIP No.	Project Name	Funding Source	Amended FY 22/23 Total Budget
2102	Boeckman Rd Sanitary Improvements	Sewer SDC/ Frog Pond Fee	\$1,261,765
4205	Boeckman Rd Street Improvements	Street SDC/ Frog Pond Fee	\$5,413,063
4206	Canyon Creek/Boeckman Traffic Signal	Street SDC	\$1,491,749
4212	Boeckman Dip Bridge	Year 2000 URA/ Road CIP	\$20,606,532
7067	Meridian Creek Culvert	Storm Ops/ SDC	\$471,025
TOTAL			\$29,244,134

COMMUNITY INVOLVEMENT PROCESS:

Over the years, public engagement processes occurred for Boeckman Road Corridor Project through the Transportation System and Sanitary Sewer and Storm Sewer System CIP master planning, the Frog Pond Master Plan adoption, and Urban Renewal Year 2000 Plan Amendment as well as preliminary planning and engineering for the bridge itself.

The BRCP design began in early 2022 with project-specific public outreach activities kicking off, including frequent project updates to the community and opportunities to seek input from the public and to provide feedback on project priorities and concerns. Several public events have been held, including the 2022 Block Party, Popsicles in the Park, two open houses at Meridian Creek Middle School, and a project survey on Let’s Talk, Wilsonville!

Ongoing outreach and public participation (specifically information about the full road closure while the bridge is constructed) is occurring through the project website, the monthly project e-newsletter, text alerts about travel conditions related to the project, Boones Ferry Messenger articles, and a project survey on Let’s Talk Wilsonville. The project team also continues to communicate with individual stakeholders.

Link to project website: <https://www.ci.wilsonville.or.us/engineering/page/boeckman-road-corridor-news-and-updates>

Link to news updates on the project: <https://www.ci.wilsonville.or.us/engineering/page/boeckman-road-corridor-news-and-updates>

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. Upsizing and realigning the existing Meridian Creek culverts will alleviate potential flooding risks and property damage. The future roundabout at the Canyon Creek/Boeckman intersection will offer a safer, more efficient transportation connection along an important school access route and transition between office/industrial on the north and west to residential neighborhoods on the south and east. The future bridge will flatten the "dip", provide safer travel conditions for all users, and improve fish and wildlife habitat in the watershed. The sanitary sewer extension will serve the Frog Pond development areas.

ALTERNATIVES:

URA Resolution No. 334 is necessary to acquire right of way and easements that are necessary to construct the BRCP. The only alternative is to not acquire the property necessary to construct the project as designed which will result in substandard design and safety standards, and gaps within the Boeckman Road corridor infrastructure and the goals of the BRCP.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

1. URA Resolution No. 334
 - A. Boeckman Road Corridor Property Acquisition Legal Descriptions – Group I

THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE
URA RESOLUTION NO. 334

**A RESOLUTION OF THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE
AUTHORIZING ACQUISITION OF PROPERTY AND PROPERTY INTERESTS RELATED TO
CONSTRUCTION OF THE BOECKMAN ROAD CORRIDOR PROJECT**

WHEREAS, under and by virtue of the laws of the State of Oregon, the City of Wilsonville and its Urban Renewal Agency is duly authorized and lawfully empowered to construct certain planned public improvement projects, and to acquire real property as may be deemed necessary and proper for such planned public improvements; and

WHEREAS, the Boeckman Road Corridor Project (the “Project”) consists of five adjacent and interconnected, high priority Capital Improvement Projects (CIP) along Boeckman Road between Canyon Creek Road and Stafford Road:

- Boeckman Road Sanitary Sewer – CIP #2102 – extends sanitary sewer service to the Frog Pond development areas
- Boeckman Road Street Improvements – CIP #4205 – completes urban street design standards that will serve all transportation modes and connect neighborhoods and local schools
- Canyon Creek/Boeckman Intersection – CIP #4206 – addresses intersection capacity needs at Canyon Creek Road
- Boeckman Dip Bridge – CIP #4212 – improves city-wide transportation connectivity and improve safety and fish passage deficiencies associated with the Boeckman “Dip” and culverts at Boeckman Creek
- Meridian Creek Culvert Replacement – CIP #7067 – replaces undersized culverts at Meridian Creek

WHEREAS, these five projects are identified in the FY 2022/23 Capital Improvement Project Budget; and

WHEREAS, the total project cost estimate for the Project, including design, land acquisition, construction and project management, is \$30,673,226 million; and

WHEREAS, the Project will receive funding through the following funding sources: Sanitary Sewer SDCs, Street SDCs, Storm Ops and SDCs, Road CIP and Year 2000 Urban Renewal Plan; and

WHEREAS, construction is anticipated to begin on or after March 15, 2023; and

WHEREAS, in order to construct the Project, the City and its Urban Renewal Agency needs to acquire up to 29 properties that will be presented to the City Council and its Urban Renewal Agency in two or three groups for City Council and Urban Renewal Agency acquisition authority by resolution; and

WHEREAS, the Group 1 properties consist of approximately 5,483 square feet (SF) of Right-of-Way Dedication, 10,819 SF of Temporary Construction Easement, and 993 SF of Access easement, and 5,553 of Public Utility Easement; and

WHEREAS, the Group 1 property interests to be acquired for the Project include, but may not be limited, to those legally described in **EXHIBIT A**, attached hereto and incorporated herein; and

WHEREAS, although the attached legal descriptions and estimated areas of taking are considered to be reasonably accurate at this time, modifications may need to occur depending on final design details and site conditions, to be approved and verified by the City Engineer; and

WHEREAS, the acquisition of the properties described in **EXHIBIT A**, is necessary and will benefit the general public and will be used for public purposes; and

WHEREAS, the Urban Renewal Agency acquires real property in accordance with guidelines set forth by law; and

WHEREAS, the Urban Renewal Agency is authorized to acquire property by any legal means, including eminent domain, to achieve the objectives of the City's Capital Improvement Program and shall conform to all statutory requirements to ensure that property owners' rights are fully respected; and

WHEREAS, ORS Chapter 35 empowers cities and agencies to acquire by condemnation real property whenever in the judgment of the City and its Urban Renewal Agency there is a public necessity for the proposed use of the property, the property is necessary for such

proposed use and the proposed use planned is located in a manner which will be most compatible with the greatest public good and the least private injury; and

WHEREAS, the acquisitions presented herein are estimated to reflect the least amount of property interest to be acquired to ensure safe, efficient and adequate public improvements; and

WHEREAS, title to the acquired property interest shall be acquired using both City and Urban Renewal funds, but title to the acquired land will vest in the name of the City of Wilsonville to provide for necessary care, maintenance and public safety authority; and

NOW, THEREFORE, THE CITY OF WILSONVILLE URBAN RENEWAL AGENCY RESOLVES AS FOLLOWS:

Section 1. The Wilsonville Urban Renewal Agency finds that:

- a) There is a public necessity for the construction of the aforementioned street improvements;
- b) The legal descriptions for the land set forth in **EXHIBIT A** are necessary for the construction of said public improvements but may be modified as set forth in Section 3 below, as design is refined; and
- c) The proposed street and utility improvements are planned and located in a manner most compatible with the greatest public good and the least private injury.

Section 2. The City's project consultant, Universal Field Services, Inc., City staff and the City Attorney are authorized and directed to:

- a) Negotiate with the owners of the real property herein described as to the compensation to be paid for the acquisition of the property.
- b) In the event agreement cannot be reached, to commence and prosecute to final determination such proceedings as may be necessary, including condemnation of the property, to acquire the real property and interest therein, and that upon the filing of such proceeding may seek immediate possession of any of the real properties described in **EXHIBIT A** in order to meet the right-of-way certification deadline necessary to begin construction in March 2023 or after and complete Project construction in a timely and efficient manner.

Section 3. In the event that there are required modifications to the legal descriptions as the Project moves forward, the City Engineer is authorized to modify the attached legal descriptions, as necessary, to conform to final engineering design for the Project.

Section 4. Effective Date. This Resolution is effective upon adoption.

ADOPTED by the City of Wilsonville Urban Renewal Agency at a regular meeting thereof this 23rd day of February, 2023, and filed with the Wilsonville City Recorder this date.

JULIE FITZGERALD, CHAIR

ATTEST:

Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

- Chari Fitzgerald
- Member President Akervall
- Member Linville
- Member Berry
- Member Dunwell

EXHIBITS:

- A. Boeckman Road Corridor Property Acquisition Legal Descriptions – Group 1

Property Summary

URA Resolution No. 334

Group 1 BRCP Property Acquisitions Summary

Parcel #	Owner	Tax Map and Lot	Parcel #	Acquisition Type	Approx. Area, sf
1	Community of Hope Church	3 1 W 12DD 00300	1	ROW	409
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CITY OF WILSONVILLE BOECKMAN ROAD CORRIDOR PROJECT RIGHT OF WAY REQUEST - PACKAGE 1



WILSONVILLE
OREGON



TAPANI SUNDT
IN ASSOCIATION WITH KPFF

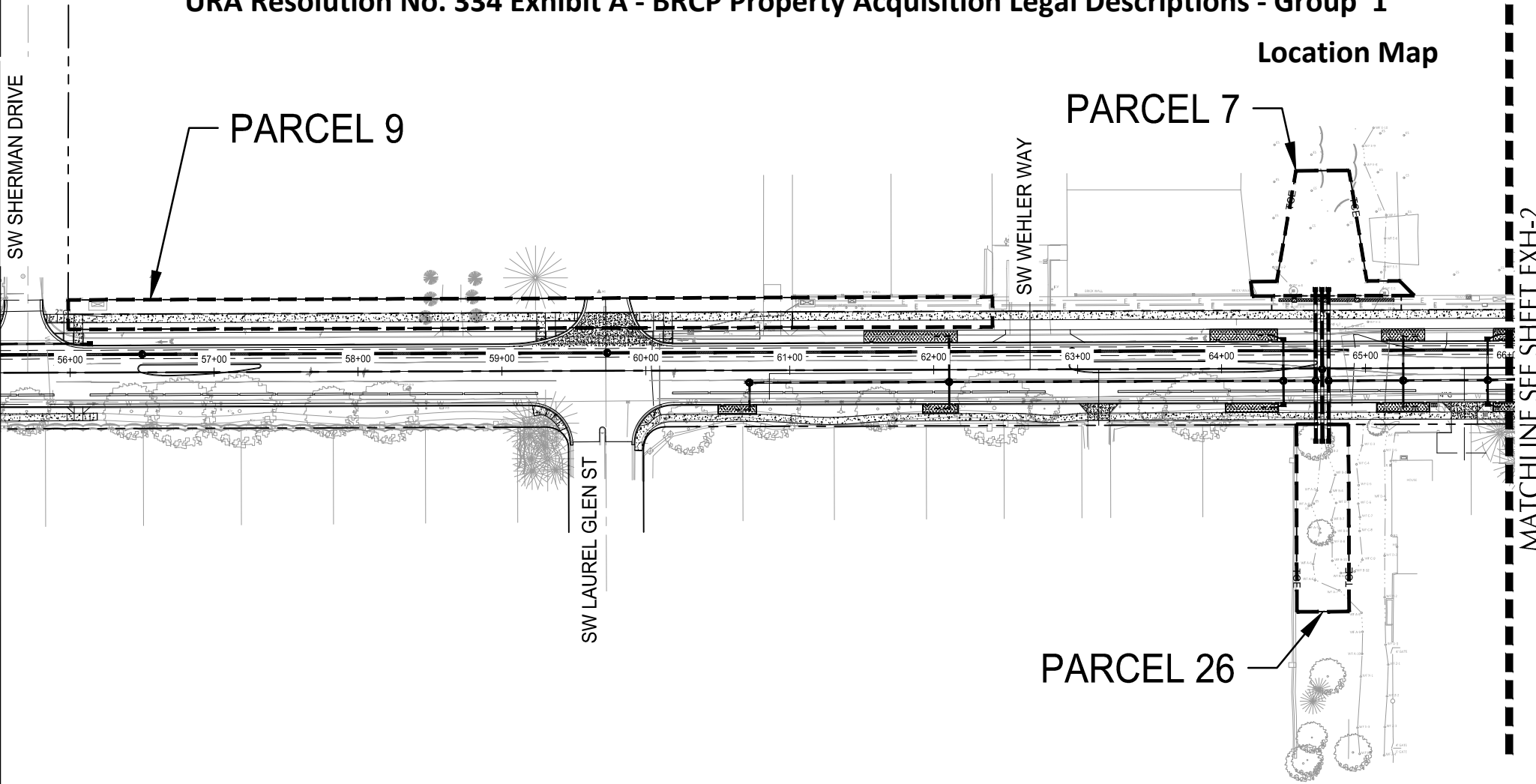


Item 3.

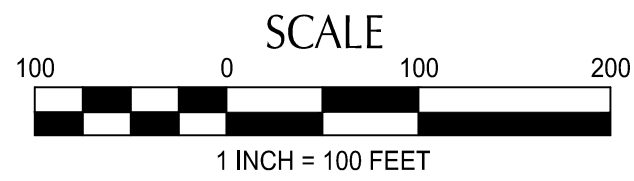
111 SW Fifth Ave., Suite 2600
Portland, OR 97204
O: 503.542.3860
F: 503.274.1681
www.kpff.com

URA Resolution No. 334 Exhibit A - BRCP Property Acquisition Legal Descriptions - Group 1

Location Map



MATCHLINE SEE SHEET EXH-2



SHEET NO.
13
EXH-1

CITY OF WILSONVILLE BOECKMAN ROAD CORRIDOR PROJECT RIGHT OF WAY REQUEST - PACKAGE 1



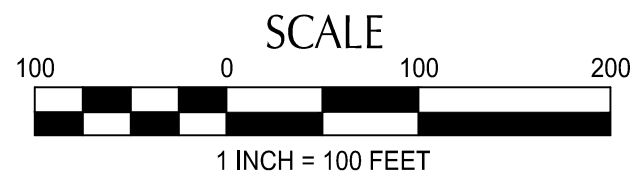
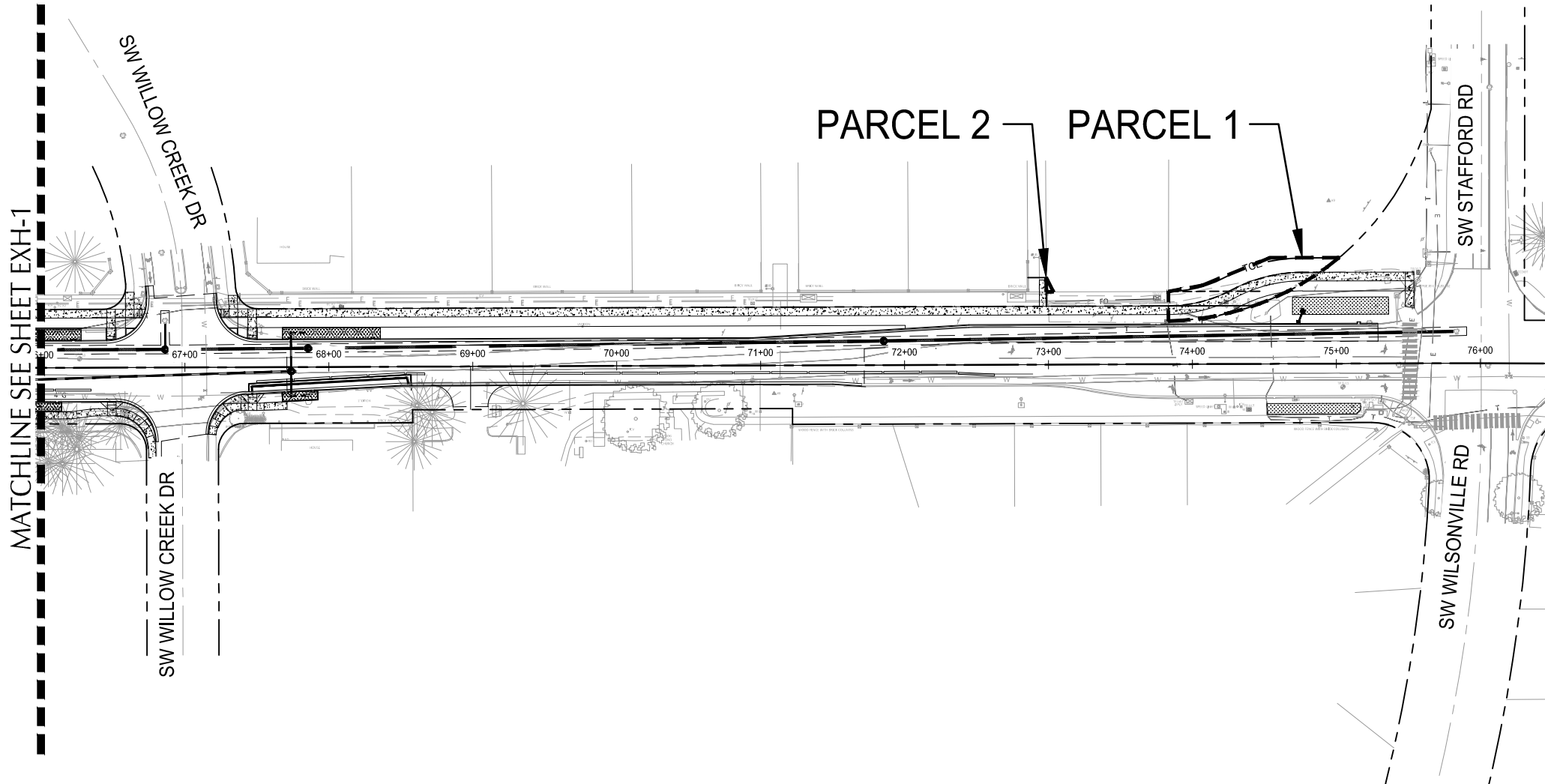
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IN ASSOCIATION WITH KPFF

Item 3.

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SHEET NO.
14
EXH-2

EXHIBIT "A"

Parcel Item 3.

BOECKMAN ROAD (CR 80)
 PROJECT NO. 2200028
 FILE NO. XX
 20 JANUARY 2023

TAXMAP: 31W12DD
 TAXLOT: 00300

FOUR PARCELS OF LAND, BEING A PORTION OF PARCEL 1 "PARTITION PLAT NO. 2019-39", CLACKAMAS COUNTY PLAT RECORDS AS DESCRIBED IN DEED TO COMMUNITY OF HOPE, E.L.C.A., AN OREGON NON-PROFIT CORPORATION IN DOCUMENT NUMBER 99-094345, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCELS BEING THAT PORTION OF SAID HOPE TRACT, LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID BOECKMAN ROAD CENTERLINE, SAID POINT IS A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SECTIONS 11, 12, 13 AND 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 23+05.17; THENCE ALONG THE CENTERLINE OF SAID BOECKMAN ROAD NORTH 89°31'41" EAST, 2645.85 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 12 AND 13, BEING ENGINEER'S CENTERLINE STATION 49+51.03; THENCE NORTH 89°48'44" EAST, 2649.58 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SAID SECTIONS 12 AND 13 AND SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 76+00.61; THENCE SOUTH 89°38'30" EAST, 499.39 FEET TO ENGINEER'S CENTERLINE STATION 81+00.00, BEING THE TERMINUS POINT OF SAID CENTERLINE DESCRIPTION, SAID POINT BEARS NORTH 89°38'30" WEST, 948.58 FEET FROM A 4-1/4 INCH ALUMINUM DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 1 – RIGHT-OF-WAY DEDICATION

A PARCEL OF LAND, BEING A PORTION OF SAID HOPE TRACT LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DEFINED ABOVE.

THE STATION/OFFSET IN FEET OF SAID LINE IS AS FOLLOWS:

<u>STATION</u>	TO	<u>STATION</u>	<u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u>
73+80.00		75+05.00	40.50

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE EXISTING RIGHT-OF-WAY OF BOECKMAN ROAD (CR 80).

CONTAINING 409 SQUARE FEET (0.009 ACRES), MORE OR LESS.

PARCEL 2 – PUBLIC UTILITY EASEMENT

A PARCEL OF LAND, BEING A PORTION OF SAID HOPE TRACT LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DEFINED ABOVE.

THE STATION/OFFSET IN FEET OF SAID LINE IS AS FOLLOWS:

<u>STATION</u>	TO	<u>STATION</u>	<u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u>
73+80.00		75+05.00	50.50

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE EXISTING RIGHT-OF-WAY OF BOECKMAN ROAD (CR 80).

CONTAINING 721 SQUARE FEET (0.016 ACRES), MORE OR LESS.

PARCEL 3 – ACCESS EASEMENT

A PARCEL OF LAND, BEING A PORTION OF SAID HOPE TRACT LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DEFINED ABOVE.

THE STATION/OFFSET IN FEET OF SAID LINE IS AS FOLLOWS:

<u>STATION</u>	<u>TO</u>	<u>STATION</u>	<u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u>
73+80.00		73+83.60	40.50
73+83.60		74+10.14	40.50 IN A STRAIGHT LINE TO 45.13
74+10.14		74+55.88	45.13 IN A STRAIGHT LINE TO 63.70
74+55.88		75+05.00	63.70

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE EXISTING RIGHT-OF-WAY OF BOECKMAN ROAD (CR 80).

CONTAINING 993 SQUARE FEET (0.023 ACRES), MORE OR LESS.

PARCEL 4 – TEMPORARY CONSTRUCTION EASEMENT

A PARCEL OF LAND, BEING A PORTION OF SAID HOPE TRACT LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DEFINED ABOVE.

THE STATION/OFFSET IN FEET OF SAID LINE IS AS FOLLOWS:

<u>STATION</u>	<u>TO</u>	<u>STATION</u>	<u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u>
73+80.00		73+83.60	50.50
73+83.60		74+07.35	50.50 IN A STRAIGHT LINE TO 54.79
74+07.35		74+53.93	54.79 IN A STRAIGHT LINE TO 73.70
74+53.93		75+05.00	73.70

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE EXISTING RIGHT-OF-WAY OF BOECKMAN ROAD (CR 80).

CONTAINING 1,160 SQUARE FEET (0.027 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF BOECKMAN ROAD IS NORTH 89°48'44" EAST.

THE PARCELS OF LAND ARE SHOWN ON THE ATTACHED EXHIBIT 'B' AND BY THIS REFERENCE MADE A PART THEREOF.

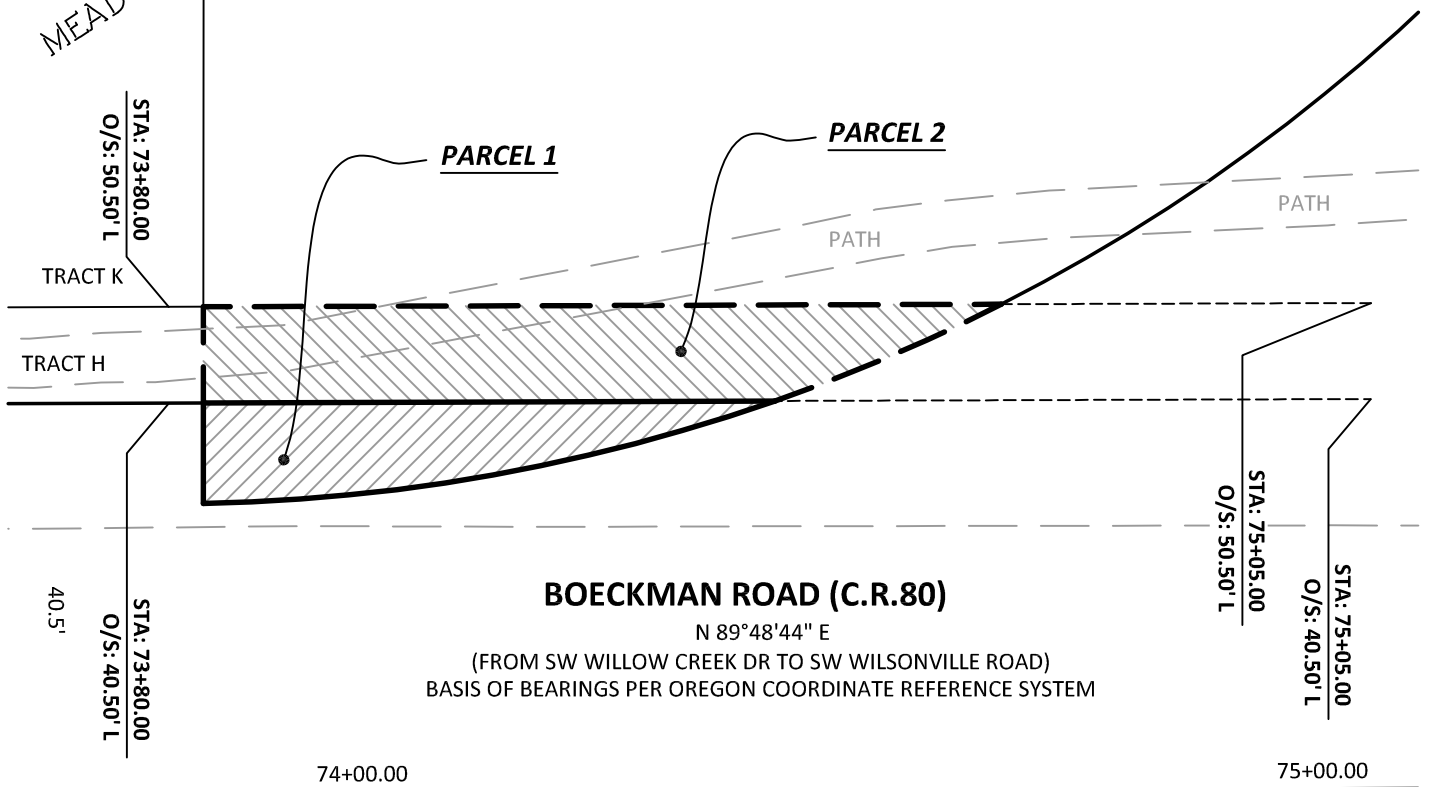
-  PARCEL 1 - RIGHT-OF-WAY DEDICATION
409 SQ. FT. +/-
-  PARCEL 2 - PUBLIC UTILITY EASEMENT
721 SQ. FT. +/-

PARCEL 1
31W12DD00300
27817 SW STAFFORD RD
DOC. NO. 99-094345
FILE NO. XX

STAFFORD

PP 2019-39

MEADOWS

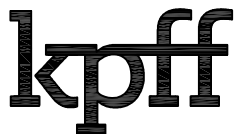


BOECKMAN ROAD (C.R. 80)

N 89°48'44" E
(FROM SW WILLOW CREEK DR TO SW WILSONVILLE ROAD)
BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM





SCALE: 1" = 20'



111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.274.4681
www.kpff.com

EXHIBIT 'B' RIGHT-OF-WAY DEDICATION AND PUBLIC UTILITY EASEMENT	DATE: 20 JANUARY 2023
	DRAWN BY: CH
SE 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	CHECKED BY: JRD
	PROJECT NO. 2200028
	SHEET: 3 C

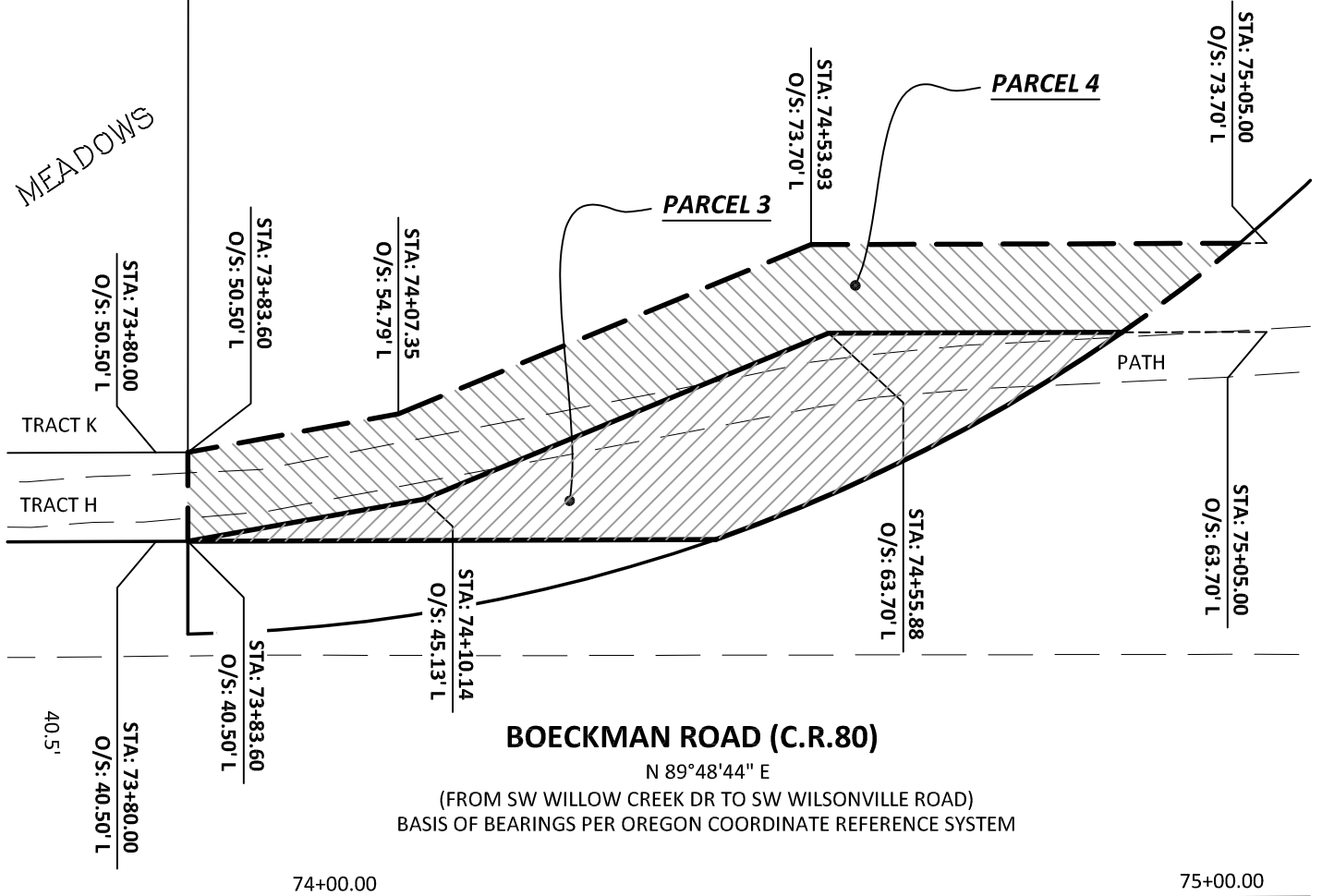
-  PARCEL 3 - ACCESS EASEMENT
993 SQ. FT. +/-
-  PARCEL 4 - TEMPORARY CONSTRUCTION EASEMENT
1,160 SQ. FT. +/-

PARCEL 1
31W12DD00300
27817 SW STAFFORD RD
DOC. NO. 99-094345
FILE NO. XX

STAFFORD

PP 2019-39

MEADOWS



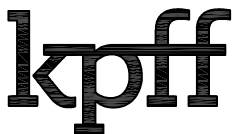
BOECKMAN ROAD (C.R.80)

N 89°48'44" E

(FROM SW WILLOW CREEK DR TO SW WILSONVILLE ROAD)
BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM



SCALE: 1" = 20'



111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.274.4681
www.kpff.com

EXHIBIT 'B' ACCESS EASEMENT AND TEMPORARY CONSTRUCTION EASEMENT	DATE: 20 JANUARY 2023
	DRAWN BY: CH
SE 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	CHECKED BY: JRD
	PROJECT NO. 2200028
	SHEET: 4 C

EXHIBIT "A"

BOECKMAN ROAD (CR 80)
 PROJECT NO. 2200028
 FILE NO. XX
 20 JANUARY 2023

TAXMAP: 31W12DD
 TAXLOT: 05900

A PARCEL OF LAND, BEING A PORTION OF TRACT K "STAFFORD MEADOWS", CLACKAMAS COUNTY PLAT RECORDS AS DESCRIBED IN DEED TO COMMUNITY OF HOPE, E.L.C.A., AN OREGON NON-PROFIT CORPORATION IN DOCUMENT NUMBER 2019-026278, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID HOPE TRACT, LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID BOECKMAN ROAD CENTERLINE, SAID POINT IS A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SECTIONS 11, 12, 13 AND 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 23+05.17; THENCE ALONG THE CENTERLINE OF SAID BOECKMAN ROAD NORTH 89°31'41" EAST, 2645.85 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 12 AND 13, BEING ENGINEER'S CENTERLINE STATION 49+51.03; THENCE NORTH 89°48'44" EAST, 2649.58 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SAID SECTIONS 12 AND 13 AND SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 76+00.61; THENCE SOUTH 89°38'30" EAST, 499.39 FEET TO ENGINEER'S CENTERLINE STATION 81+00.00, BEING THE TERMINUS POINT OF SAID CENTERLINE DESCRIPTION, SAID POINT BEARS NORTH 89°38'30" WEST, 948.58 FEET FROM A 4-1/4 INCH ALUMINUM DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 1 – TEMPORARY CONSTRUCTION EASEMENT

A PARCEL OF LAND, BEING A PORTION OF SAID HOPE TRACT LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DEFINED ABOVE.

THE STATION/OFFSET IN FEET OF SAID LINE IS AS FOLLOWS:

<u>STATION</u>	<u>TO</u>	<u>STATION</u>	<u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u>
72+96.09		73+06.14	65.50 IN A STRAIGHT LINE TO 45.50

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE EXISTING RIGHT-OF-WAY OF BOECKMAN ROAD (CR 80).


CONTAINING 25 SQUARE FEET (0.001 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF BOECKMAN ROAD IS NORTH 89°48'44" EAST.

THE PARCELS OF LAND ARE SHOWN ON THE ATTACHED EXHIBIT 'B' AND BY THIS REFERENCE MADE A PART THEREOF.

STAFFORD

PP 2019-39

 PARCEL 1 - TEMPORARY CONSTRUCTION EASEMENT
25 SQ. FT. +/-

TRACT K
31W12DD05900
DOC. NO. 2019-026278
FILE NO. XX

PARCEL 1
31W12DD00300
27817 SW STAFFORD RD
DOC. NO. 99-094345
FILE NO. XX

TRACT J

PATH

PARCEL 1

MEADOWS

WALL

TRACT H

PATH

STA: 72+96.09
O/S: 65.50' L

STA: 73+06.14
O/S: 45.50' L

40.5'

BOECKMAN ROAD (C.R.80)

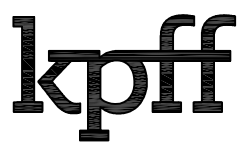
N 89°48'44" E
(FROM SW WILLOW CREEK DR TO SW WILSONVILLE ROAD)
BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM

73+00.00

74+00.00



SCALE: 1" = 20'



111 SW Fifth Ave., Suite 2400
Portland, OR 97204
O: 503.227.3251
F: 503.274.4681
www.kpff.com

EXHIBIT 'B' TEMPORARY CONSTRUCTION EASEMENT	DATE: 20 JANUARY 2023
	DRAWN BY: CH
SE 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	CHECKED BY: JRD
	PROJECT NO. 2200028
	SHEET: 20

EXHIBIT "A"

BOECKMAN ROAD (CR 80)
 PROJECT NO. 2200028
 FILE NO. XX
 20 JANUARY 2023

TAXMAP: 31W12DD
 TAXLOT: 05400

A PARCEL OF LAND, BEING A PORTION OF TRACT F "STAFFORD MEADOWS", CLACKAMAS COUNTY PLAT RECORDS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID TRACT F, LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID BOECKMAN ROAD CENTERLINE, SAID POINT IS A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SECTIONS 11, 12, 13 AND 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 23+05.17; THENCE ALONG THE CENTERLINE OF SAID BOECKMAN ROAD NORTH 89°31'41" EAST, 2645.85 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 12 AND 13, BEING ENGINEER'S CENTERLINE STATION 49+51.03; THENCE NORTH 89°48'44" EAST, 2649.58 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SAID SECTIONS 12 AND 13 AND SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 76+00.61; THENCE SOUTH 89°38'30" EAST, 499.39 FEET TO ENGINEER'S CENTERLINE STATION 81+00.00, BEING THE TERMINUS POINT OF SAID CENTERLINE DESCRIPTION, SAID POINT BEARS NORTH 89°38'30" WEST, 948.58 FEET FROM A 4-1/4 INCH ALUMINUM DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 1 – TEMPORARY CONSTRUCTION EASEMENT

A PARCEL OF LAND, BEING A PORTION OF SAID TRACT F LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DEFINED ABOVE.

THE STATION/OFFSET IN FEET OF SAID LINE IS AS FOLLOWS:

<u>STATION</u>	<u>TO</u>	<u>STATION</u>	<u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u>
64+10.00		64+38.50	60.50
64+38.50		64+52.15	60.50 IN A STRAIGHT LINE TO 137.50
64+52.15		64+89.06	137.50
64+89.06		65+01.15	137.50 IN A STRAIGHT LINE TO 60.63
65+01.15		65+40.00	60.63

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE EXISTING RIGHT-OF-WAY OF BOECKMAN ROAD (CR 80).

CONTAINING 4,917 SQUARE FEET (0.113 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF BOECKMAN ROAD IS NORTH 89°48'44" EAST.

THE PARCELS OF LAND ARE SHOWN ON THE ATTACHED EXHIBIT 'B' AND BY THIS REFERENCE MADE A PART THEREOF.

TRACT F
31W12DD05400
FILE NO. XX

STAFFORD

STA: 64+52.15
O/S: 137.50' L

STA: 64+89.06
O/S: 137.50' L

MEADOWS

TRACT G
31W12DD05500

STA: 64+38.50
O/S: 60.50' L

STA: 65+01.15
O/S: 60.63' L


PARCEL 1

BRICK WALL

STA: 64+10.00
O/S: 60.50' L

TRACT E

STA: 65+40.00
O/S: 60.63' L

 PARCEL 1 - TEMPORARY CONSTRUCTION EASEMENT
4,917 SQ. FT. +/-

40.5'

65+00.00

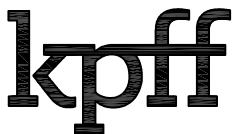
BOECKMAN ROAD (C.R.80)

N 89°48'44" E

(FROM SW SHERMAN DR TO SW WILLOW CREEK DR)
BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM



SCALE: 1" = 20'



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EXHIBIT 'B' TEMPORARY CONSTRUCTION EASEMENT	DATE: 20 JANUARY 2023
	DRAWN BY: CH
SE 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	CHECKED BY: JRD
	PROJECT NO. 2200028
	SHEET: 20

EXHIBIT "A"

Par Item 3.

BOECKMAN ROAD (CR 80)
 PROJECT NO. 2200028
 FILE NO. XX
 20 JANUARY 2023

TAXMAP: 31W12DC
 TAXLOT: 04500

TWO PARCELS OF LAND, BEING A PORTION OF THAT TRACT OF LAND DESCRIBED IN DEED TO CLACKAMAS COUNTY SCHOOL DISTRICT 3, WEST LINN-WILSONVILLE SCHOOL DISTRICT 3JT IN DOCUMENT NUMBER 99-052396, CLACKAMAS COUNTY DEED RECORDS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 12, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCELS BEING THAT PORTION OF SAID SCHOOL DISTRICT TRACT, LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID BOECKMAN ROAD CENTERLINE, SAID POINT IS A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SECTIONS 11, 12, 13 AND 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 23+05.17; THENCE ALONG THE CENTERLINE OF SAID BOECKMAN ROAD NORTH 89°31'41" EAST, 2645.85 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 12 AND 13, BEING ENGINEER'S CENTERLINE STATION 49+51.03; THENCE NORTH 89°48'44" EAST, 2649.58 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SAID SECTIONS 12 AND 13 AND SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 76+00.61; THENCE SOUTH 89°38'30" EAST, 499.39 FEET TO ENGINEER'S CENTERLINE STATION 81+00.00, BEING THE TERMINUS POINT OF SAID CENTERLINE DESCRIPTION, SAID POINT BEARS NORTH 89°38'30" WEST, 948.58 FEET FROM A 4-1/4 INCH ALUMINUM DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 1 – RIGHT-OF-WAY DEDICATION

A PARCEL OF LAND, BEING A PORTION OF SAID SCHOOL DISTRICT TRACT LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DEFINED ABOVE.

THE STATION/OFFSET IN FEET OF SAID LINE IS AS FOLLOWS:

<u>STATION</u>	<u>TO</u>	<u>STATION</u>	<u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u>
55+88.00		60+90.00	40.50

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE EXISTING RIGHT-OF-WAY OF BOECKMAN ROAD (CR 80).

CONTAINING 5,074 SQUARE FEET (0.116 ACRES), MORE OR LESS.

PARCEL 2 – PUBLIC UTILITY EASEMENT

A PARCEL OF LAND, BEING A PORTION OF SAID SCHOOL DISTRICT TRACT LYING SOUTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DEFINED ABOVE.

THE STATION/OFFSET IN FEET OF SAID LINE IS AS FOLLOWS:

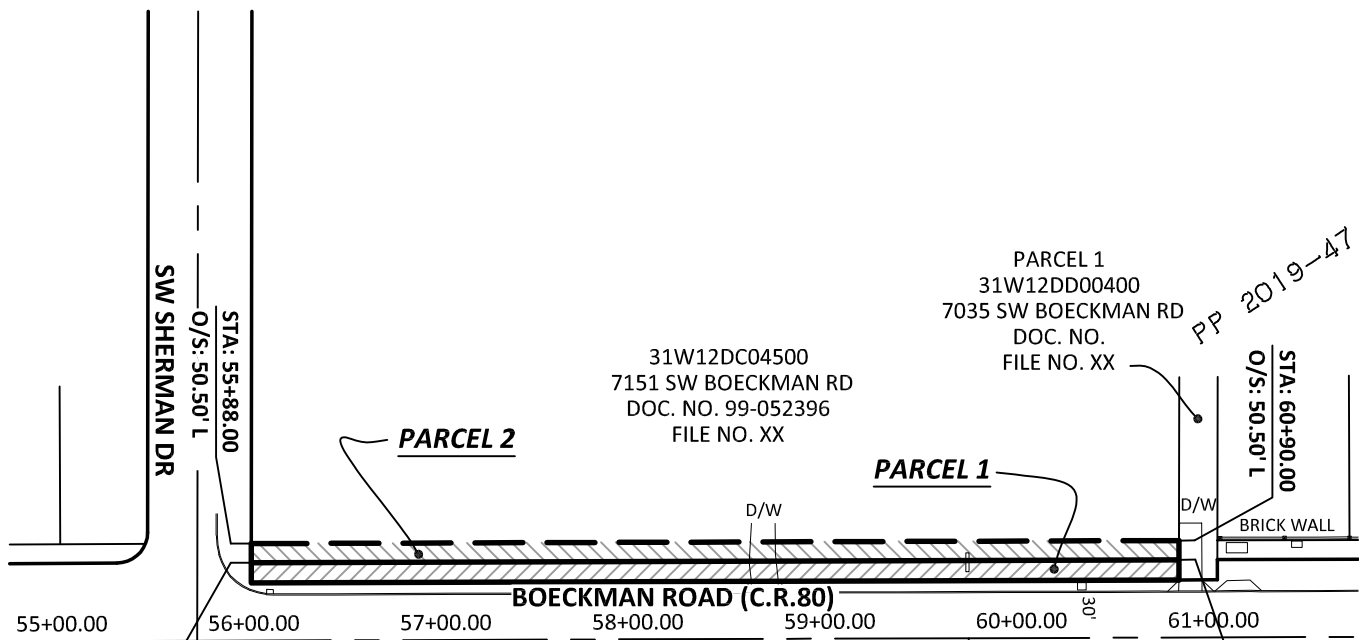
<u>STATION</u>	<u>TO</u>	<u>STATION</u>	<u>WIDTH ON NORTHERLY SIDE OF CENTERLINE</u>
55+88.00		60+90.00	50.50

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE ABOVE DESCRIBED PARCEL 1.

CONTAINING 4,832 SQUARE FEET (0.111 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF BOECKMAN ROAD IS NORTH 89°48'44" EAST.

THE PARCELS OF LAND ARE SHOWN ON THE ATTACHED EXHIBIT 'B' AND BY THIS REFERENCE MADE A PART THEREOF.



N 89°48'44" E
 (FROM SW SHERMAN DR TO SW WILLOW CREEK DR)
 BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM

- PARCEL 1 - RIGHT-OF-WAY DEDICATION
5,074 SQ. FT. +/-
- PARCEL 2 - PUBLIC UTILITY EASEMENT
4,832 SQ. FT. +/-



SCALE: 1" = 100'



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EXHIBIT 'B' RIGHT-OF-WAY DEDICATION AND PUBLIC UTILITY EASEMENT	DATE: 20 JANUARY 2023
	DRAWN BY: CH
SE 1/4 SECTION 12 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CLACKAMAS COUNTY / OREGON	CHECKED BY: JRD
	PROJECT NO. 2200028
	SHEET: 3 C

EXHIBIT "A"

BOECKMAN ROAD (CR 80)
 PROJECT NO. 2200028
 FILE NO. XX
 20 JANUARY 2023

TAXMAP: 31W13AB
 TAXLOT: 15612

A PARCEL OF LAND, BEING A PORTION OF TRACT I "ARBOR CROSSING NO. 2", CLACKAMAS COUNTY PLAT RECORDS, LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 13, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CLACKAMAS COUNTY, OREGON, THE SAID PARCEL BEING THAT PORTION OF SAID TRACT I, LYING NORTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON SAID BOECKMAN ROAD CENTERLINE, SAID POINT IS A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SECTIONS 11, 12, 13 AND 14, TOWNSHIP 3 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 23+05.17; THENCE ALONG THE CENTERLINE OF SAID BOECKMAN ROAD NORTH 89°31'41" EAST, 2645.85 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 12 AND 13, BEING ENGINEER'S CENTERLINE STATION 49+51.03; THENCE NORTH 89°48'44" EAST, 2649.58 FEET TO A 3-1/4 INCH BRONZE DISK MARKING THE CORNER COMMON WITH SAID SECTIONS 12 AND 13 AND SECTIONS 7 AND 18, TOWNSHIP 3 SOUTH, RANGE 1 EAST, WILLAMETTE MERIDIAN, BEING ENGINEER'S CENTERLINE STATION 76+00.61; THENCE SOUTH 89°38'30" EAST, 499.39 FEET TO ENGINEER'S CENTERLINE STATION 81+00.00, BEING THE TERMINUS POINT OF SAID CENTERLINE DESCRIPTION, SAID POINT BEARS NORTH 89°38'30" WEST, 948.58 FEET FROM A 4-1/4 INCH ALUMINUM DISK MARKING THE ONE-QUARTER CORNER COMMON WITH SAID SECTIONS 7 AND 18.

PARCEL 1 – TEMPORARY CONSTRUCTION EASEMENT

A PARCEL OF LAND, BEING A PORTION OF SAID TRACT I LYING NORTHERLY OF A LINE DESCRIBED BELOW BY STATION & OFFSET, FROM A CENTERLINE ALIGNMENT OF BOECKMAN ROAD DEFINED ABOVE.

THE STATION/OFFSET IN FEET OF SAID LINE IS AS FOLLOWS:

<u>STATION</u>	<u>TO</u>	<u>STATION</u>	<u>WIDTH ON SOUTHERLY SIDE OF CENTERLINE</u>
64+45.00		64+95.00	169.00

EXCEPTING THEREFROM THAT PORTION LYING WITHIN THE EXISTING RIGHT-OF-WAY OF BOECKMAN ROAD (CR 80).

CONTAINING 4,717 SQUARE FEET (0.108 ACRES), MORE OR LESS.

THE BASIS OF BEARINGS IS THE OREGON COORDINATE REFERENCE SYSTEM (OCRS), PORTLAND ZONE. THE RESULTANT BEARING OF THE CENTERLINE OF BOECKMAN ROAD IS NORTH 89°48'44" EAST.

THE PARCELS OF LAND ARE SHOWN ON THE ATTACHED EXHIBIT 'B' AND BY THIS REFERENCE MADE A PART THEREOF.

64+00.00

65+00.00

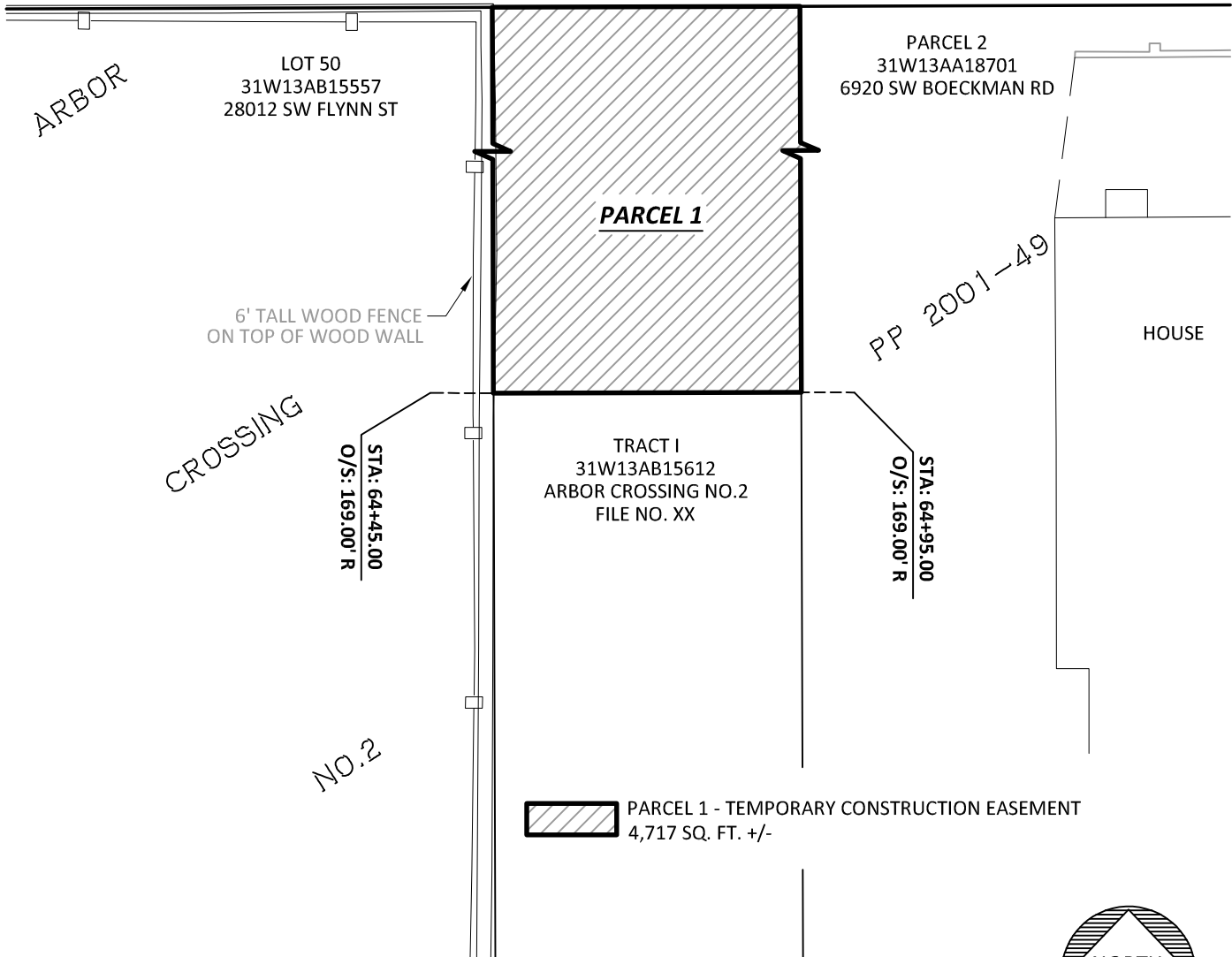
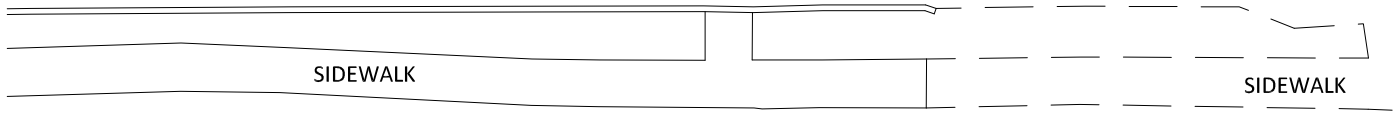
BOECKMAN ROAD (C.R.80)


N 89°48'44" E

(FROM SW SHERMAN DR TO SW WILLOW CREEK DR)

BASIS OF BEARINGS PER OREGON COORDINATE REFERENCE SYSTEM

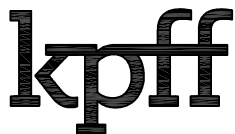
39'



 PARCEL 1 - TEMPORARY CONSTRUCTION EASEMENT
4,717 SQ. FT. +/-



SCALE: 1" = 20'



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F: 503.274.4681
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EXHIBIT 'B' TEMPORARY CONSTRUCTION EASEMENT	DATE: 20 JANUARY 2023
	DRAWN BY: CH
NE 1/4 SECTION 13 / TOWNSHIP 3 SOUTH / RANGE 1 WEST / W.M. CITY OF WILSONVILLE / CLACKAMAS COUNTY / OREGON	CHECKED BY: JRD
	PROJECT NO. 2200028
	SHEET: 2 C



**URBAN RENEWAL AGENCY MEETING
STAFF REPORT**

Meeting Date: February 23, 2023		Subject: URA Resolution No. 335 Authorizing the City Manager to Execute Guaranteed Maximum Price Amendment No. 1 to the Progressive Design-Build Agreement for the Boeckman Road Corridor Project with Tapani Sundt A Joint Venture – (CIP#s 2102, 4205, 4206, 4212, and 7067)	
		Staff Member: Andrew Barrett, P.E. Capital Projects Manager and Nancy Kraushaar, P.E., Project Engineer	
		Department: Community Development	
Action Required		Advisory Board/Commission Recommendation	
<input checked="" type="checkbox"/> Motion <input type="checkbox"/> Public Hearing Date: <input type="checkbox"/> Ordinance 1 st Reading Date: <input type="checkbox"/> Ordinance 2 nd Reading Date: <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Information or Direction <input type="checkbox"/> Information Only <input type="checkbox"/> Council 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 Agency adopt the Consent Agenda.			
Recommended Language for Motion: I move to adopt the 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	<input type="checkbox"/> Not Applicable	

ISSUE BEFORE AGENCY:

A City of Wilsonville Urban Renewal Agency resolution approving Amendment No. 1, Guaranteed Maximum Price 1 (GMP 1), to the Progressive Design-Build (PDB) Agreement with Tapani|Sundt, a Joint Venture for the temporary traffic signal construction (CIP #4212) and early procurement of sanitary sewer pipe and manholes (CIP #2102) for Boeckman Road Corridor Project (BRCP) in the amount of \$570,935.90.

EXECUTIVE SUMMARY:

At their June 6, 2022 meeting the City Council approved Resolution No. 2976 authorizing the Progressive Design Build agreement with Tapani|Sundt, a Joint Venture in association with KPFF (Design-Builder), for engineering design, environmental permitting, and right-of-way acquisition support services for the BRCP, with provisions to negotiate a Guaranteed Maximum Price (GMP) for individual construction packages. Each GMP requires authorization by City Council and Urban Renewal Agency through an amendment to the PDB agreement prior to proceeding with construction activities.

This is the first of four GMPs expected to complete the BRCP, which in its entirety consists of the following five adjacent and interconnected, high priority Capital Improvement Projects (CIP):

- Boeckman Road Sanitary Sewer – CIP #2102 – extends sanitary sewer service to the Frog Pond development areas.
- Boeckman Road Street Improvements – CIP #4205 – completes urban street design standards that will serve all transportation modes and connect neighborhoods and local schools.
- Canyon Creek/Boeckman Intersection – CIP #4206 – addresses intersection capacity needs at Canyon Creek Road.
- Boeckman Dip Bridge – CIP #4212 – improves city-wide transportation connectivity and improve safety and fish passage deficiencies associated with the Boeckman “Dip” and culverts at Boeckman Creek. A temporary traffic signal will be constructed at the Stafford Road/ 65th Street intersection in Clackamas County to reduce detour traffic impacts during bridge construction.
- Meridian Creek Culvert Replacement – CIP #7067 – replaces undersized culverts at Meridian Creek.



Given the complexities of the BRCP, the PDB project delivery approach offers several advantages over the more traditional Design-Bid-Build approach (such as collaboration between design and construction teams, schedule flexibility, cost efficiencies, reduced public impacts). For the BRCP, the GMPs represent one of the most significant advantages of the PDB approach by allowing phased construction and early material procurement; both of which will expedite the overall project duration.

The BRCP project team prepared GMP 1 to deliver timely progression of project elements and an efficient project schedule. GMP 1 includes the temporary traffic signal construction because it needs to be operational in advance of the bridge construction and the full road closure detour at Boeckman Creek. GMP 1 assures that the signal installation can proceed while the bridge design is still underway. GMP 1 also includes early procurement of sanitary sewer pipe materials in anticipation of their long lead times. The project schedule will benefit from having the materials on-site when sewer construction is authorized, which is expected in GMP 2.

GMP 1 was prepared in accordance with the PDB agreement. GMP 1 was negotiated between the Design-Builder, City staff, and the City’s Owner’s Representative (Conсор Engineers) who provided an independent cost estimator to review all work items, quantities, and bid prices. The GMP 1 work is comprised of “self-perform” work to be completed by the Design-Builder; work to be provided by sub-contractors who were selected through a publicly advertised competitive bid process (for the signal procurement and installation, striping, and the sanitary sewer pipe); Engineer of Record construction services (KPF); and an allowance to purchase sanitary sewer manholes so they can be pre-ordered. GMP 1 also includes other fees and costs in accordance with the PDB Agreement.

Aside from GMP 1, but to further document compliance with Oregon public contracting requirements and not encourage favoritism or diminish competition through the PDB process, the project team selected another contractor through a competitive goods and services procurement process in December 2022. The project team solicited quotes for assembling the traffic control cabinet (less than \$100,000) – another item with a long lead time. The project team wanted to make sure the control cabinet assembly was under contract with a delivery schedule that would have it ready for the traffic signal activation.

EXPECTED RESULTS:

GMP 1 allows the Design-Builder to perform certain work (temporary traffic signal) and procure materials (sewer pipe and manholes), both of which are recommended to most efficiently deliver the project and complete the BRCP by the end of 2024.

TIMELINE:

The current project schedule indicates that procurement of sewer pipe and temporary traffic signal materials will begin in March 2023; temporary signal and sewer construction will follow in the second quarter of 2023; and the overall BRCP will be completed by the end of 2024.

CURRENT YEAR BUDGET IMPACTS:

The amended budget for Fiscal Year (FY) 22/23 includes funding for owner’s representative services, engineering design, right-of-way acquisition, construction, contract administration, and overhead for the BRCP. GMP 1 includes construction of the temporary traffic signal and procurement of sewer pipe and manhole materials, with a total not to exceed value of \$570,935.90. The source of project funds for the GMP 1 work include sewer 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	GMP #1 Amount
2102	Boeckman Rd Sanitary Improvements	Sewer SDC/ Frog Pond Fee	\$1,261,765.00	\$192,345.12
4212	Boeckman Dip Bridge	Year 2000 URA/ Road CIP	\$20,606,532.00	\$378,590.78
		TOTAL	\$21,868,297.00	\$570,935.90

The work associated with GMP #1 is within the authorized budgeted amount for 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:

After public vetting and adoption into master plans, the Frog Pond Master Plan, and the Urban Renewal Year 2000 Plan amendment, the BRCP design began in early 2022. BRCP public outreach activities kicked off and have included frequent project updates to the community and opportunities to provide feedback on project priorities and concerns. Several public events have been held, including the 2022 Block Party, Popsicles in the Park, two open houses at Meridian Creek Middle School, and a project survey on Let's Talk, Wilsonville!

Ongoing outreach and public participation (specifically information about the full road closure while the bridge is constructed) is occurring through the project website, the monthly project e-newsletter, text alerts about travel conditions related to the project, Boones Ferry Messenger articles, and a project survey on Let's Talk Wilsonville. The project team continues to communicate with individual stakeholders.

Link to project website: <https://www.ci.wilsonville.or.us/engineering/page/boeckman-road-corridor-news-and-updates>

Link to news updates on the project:

<https://www.ci.wilsonville.or.us/engineering/page/boeckman-road-corridor-news-and-updates>

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. Upsizing and realigning the existing Meridian Creek culverts will alleviate potential flooding risks and property damage. The future roundabout at the Canyon Creek/Boeckman intersection will offer a safer, more efficient transportation connection along an important school access route and transition between office/industrial on the north and west to residential neighborhoods on the south and east. The future bridge will flatten the "dip", provide safer travel conditions for all users, and improve fish and wildlife habitat in the watershed. The sanitary sewer extension will serve the Frog Pond development areas.

ALTERNATIVES:

Resolution No. 3020 is recommended at this time to allow an efficient progression of the BRCP construction and complete the project by December 2024. If GMP 1 is not approved at this time, the Agency could either delay the approval, include it in future GMPs or decide to depart from the PDB delivery approach and publicly bid the work in GMP 1. For all of these alternatives: 1) the bridge construction schedule will be impeded if the temporary traffic signal construction is not approved at this time; and 2) the sewer construction schedule will be prolonged due to expected long lead times for sewer pipe and manholes. Such schedule delays will extend the overall BRCP project construction timeline well in to 2025.

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

1. URA Resolution No. 335
 - A. Guaranteed Maximum Price Amendment to the Progressive Design-Build Contract for the Temporary Signal & Early Sewer Material Subproject(s) of the Boeckman Road Corridor Project

THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE
URA RESOLUTION NO. 335

A RESOLUTION OF THE CITY OF WILSONVILLE URBAN RENEWAL AGENCY AUTHORIZING THE CITY MANAGER TO EXECUTE GUARANTEED MAXIMUM PRICE AMENDMENT NO. 1 TO THE PROGRESSIVE DESIGN-BUILD AGREEMENT FOR THE BOECKMAN ROAD CORRIDOR PROJECT WITH TAPANI|SUNDT A JOINT VENTURE.

WHEREAS, the City has planned and budgeted for the completion of Capital Improvement Projects #2102, 4205, 4206, 4212, and 7067, known as the Boeckman Road Corridor project (BRCP); and

WHEREAS, the City Council approved Resolution No. 2916 on August 2, 2021 authorizing the use of a Progressive Design Build (PDB) contracting method for design and construction of the BRCP; and

WHEREAS, the City Council and the Urban Renewal Agency approved Resolutions No. 2976 and URA Resolution No. 324 on June 6, 2022 authorizing the Progressive Design Build Agreement (“Agreement”) for design-build services with Tapani|Sundt A Joint Venture;

WHEREAS, the City’s processes for approving progressive design build contracting and selecting Tapani|Sundt A Joint Venture are compliant with ORS 279C.335 and OAR 137-049-0670 and related Oregon public contracting laws and regulations; and

WHEREAS, the Agreement includes provisions to negotiate a Guaranteed Maximum Price (GMP) for individual construction packages; and

WHEREAS, each GMP requires authorization by City Council and Urban Renewal Agency through an amendment to the PDB agreement prior to proceeding with construction activities;

WHEREAS, GMP 1 has been prepared and negotiated in accordance with the Agreement in the amount of \$570,935.90.

NOW, THEREFORE, THE CITY OF WILSONVILLE URBAN RENEWAL AGENCY RESOLVES AS FOLLOWS:

Section 1. The Urban Renewal Agency finds that GMP 1 has been prepared and negotiated in accordance with the Progressive Design Build Agreement for the BRCP.

Section 2. The Urban Renewal Agency, acting as the Local Contract Review Board, authorizes the City Manager to enter into and execute, on behalf of the City of Wilsonville, Guaranteed Maximum Price Amendment No. 1 to the Progressive Design Build Agreement with Tapani|Sundt A Joint Venture for a not-to-exceed amount of \$570,935.90, which is substantially similar to **Exhibit A** attached hereto.

Section 3. Effective Date. This Resolution is effective upon adoption.

ADOPTED by the Wilsonville Urban Renewal Agency at a regular meeting thereof this 23rd day of February, 2023, and filed with the Wilsonville City Recorder this date.

JULIE FITZGERALD, CHAIR

ATTEST:

Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

- Chair Fitzgerald
- Member Akervall
- Member Linville
- Member Berry
- Member Dunwell

EXHIBITS:

- A. Guaranteed Maximum Price Amendment to the Progressive Design-Build Contract for the Temporary Signal & Early Sewer Material Subproject(s) of the Boeckman Road Corridor Project

**GUARANTEED MAXIMUM PRICE AMENDMENT TO THE
PROGRESSIVE DESIGN-BUILD CONTRACT
FOR THE TEMPORARY SIGNAL & EARLY SEWER MATERIAL
SUBPROJECT(S) OF THE BOECKMAN ROAD CORRIDOR PROJECT**

Agreement # 220780
Amendment No.1, GMP 1
Project Number: CIP #4212, 4206, 4205, 2102, 7067

This Amendment to the Progressive Design-Build Contract (“Agreement”) is entered into effective _____ between the City of Wilsonville, Oregon (“City”) and Tapani/Sundt, A Joint Venture (“Design-Builder”) and amends the Progressive Design-Build Contract Boeckman Road Corridor Project between City and Design-Builder dated 6/15/2022.

The Agreement is revised as follows:

1. **Project Scope.** Design-Builder shall construct the Temporary Signal at 65th Ave. and Stafford Road (“GMP Work”). The GMP Work is described in more detail in the attached Exhibit A – Scope of Work: Design-Builder is required to furnish all materials, labor, water, tools, power, equipment, transportation and other work needed to construct the GMP Work.
2. **Contract Documents.** This Amendment consists of the main text of this Amendment and the following exhibits:
 - a. Exhibit A – Scope of Work
 - i A.1 – Construction Services Scope of Work
 - ii A.2 – Engineering Services During Construction Scope of Work
 - b. Exhibit B – GMP Supporting Documents
 - i B.1 - Schedule of Values
 - ii B.2 - Engineer’s Fee
 - iii B.3 – Assumptions and Clarifications
 - iv B.4 – Equipment Rates
 - v B.5 – Labor Rates
 - vi B.6 – Construction Schedule
 - vii B.7 – Permitting Strategy Plan
 - viii B.8 – Right of Way Acquisition Plan
 - c. Exhibit C – Construction Proposal Documents
 - i C.1 - Key Personnel
 - ii C.2 – Construction Document Index
 - iii C.3 – Procurement Plan
 - iv C.4 – Procurement Method
 - v C.5 – Subcontractor and Suppliers
 - vi C.6 – Selected Subcontractors and Suppliers
3. **GMP.** The parties agree that the Guaranteed Maximum Price (“GMP”) for the Project is \$570,935.90, consisting of the Estimated Cost of the Work, Contingencies, and Allowances, summarized as follows:.

Estimated Cost of Work	\$380,353.74
Design-Builder's Contingency	\$35,992.80
Contractor Fee (Design-Builder's Percentage Fee)	\$54,125.05
Engineering Services for Construction	\$31,669.98
Owner Directed Allowances	\$68,794.33
GMP Total (Total of Above)	\$570,935.90

4. **Basis of GMP.** The GMP is based on the GMP Supporting Documents included as Exhibit B, including the contingencies, allowances, assumptions, exclusions, unit prices, and schedule designated in those documents. The GMP Supporting Documents are based on the Preliminary Engineering and any Construction Documents approved by the City. The Design-Build Documents remain in full force and effect; this Basis of GMP supplements design document requirements but does not replace them.

4.1 **GMP Encompasses Further Design Development.** Design-Builder represents that the Drawings and Specifications upon which the Guaranteed Maximum Price is based are approximately 90% complete and that the Drawings and Specifications will require further development from Design-Builder's design team. In deriving the Guaranteed Maximum Price stated herein, Design-Builder has already anticipated and provided for this further design development and has included in the Guaranteed Maximum Price all costs expected or which reasonably could be expected for further design development, engineering and consultant services and reports, the creation and finalization of construction documents and issued-for-construction drawings, all design-team contract administration services and site visits, and all construction labor, materials, equipment, general conditions, fee and all other costs necessary, incidental or inferable from the documents, physical access to the site, and information available to date in order to design and build the Project consistent with the Owner's Project Criteria, the scope description, the Drawings and Specifications, and all other design and Owner-supplied information to date. The Guaranteed Maximum Price does not include significant changes in Project scope, systems, kinds and quality of materials, finishes or equipment after the date hereof, all of which, if required, shall be incorporated by Change Order or Construction Change Directive. By executing the Contract and upon execution of each Amendment to the Contract, the Design-Builder is deemed to have included in the Guaranteed Maximum Price sufficient amounts to cover all of its obligations under or arising from the Contract, at law, and otherwise, and to have allowed the necessary resources to enable Design-Builder to achieve Substantial Completion by the Scheduled Substantial Completion Date.

5. **Substantial Completion Date.** Notwithstanding any provision in the GMP Supporting Documents to the contrary, the required date for Substantial Completion of the GMP Work is 9/29/2023.
6. **Compensation.** Article 7, Compensation, is amended by adding the following:
- a. City shall pay Design-Builder for GMP Work according to the schedules and unit prices stated in Exhibit B, including the Design-Builder's Percentage Fee as set forth in this Amendment and Article 7 of the Agreement.
 - b. Design-Builder shall invoice the City monthly for work performed, based on an estimate of the amount of work completed and the value of the completed Work. Invoices shall be directed to the City of Wilsonville Project Manager. If an invoice is delivered on a non-business day, the invoice shall be considered received on the next day the City Finance Department is open for business. City shall make a progress payment equal to the value of the completed Work, less amounts previously paid, less retainage of 5 percent within 30 days of receipt of the invoice.
 - c. City shall inspect the Project within 15 days of receipt of written notice from Design-Builder that the Work is ready for final inspection and acceptance. The City shall either accept or reject the work in writing. A rejection must state the reasons for the rejection and list the Work that must be done before the Project can be accepted. If a rejection is issued, Design-Builder shall complete all Work needed to be done and request another inspection. The process shall be continued until the City determines that the Project is complete and accepted. Within 30 days after written acceptance by the City and receipt of the Warranty Bond required by Section 8.c of this GMP Amendment and Section 5.1.b of the General Conditions, all remaining amounts, including the retainage, shall be paid to Contractor, provided that Design-Builder shall submit evidence satisfactory to the City that all payrolls, material bills, and other indebtedness connected with the Work have been paid; except that in case of disputed indebtedness or liens, the Contractor may submit in lieu of evidence of payment, a Surety Bond satisfactory to City guaranteeing payment of all such disputed amounts when adjudicated in cases where such payment has not already been guaranteed by Surety Bond. If City fails to pay within 30 days of acceptance and receipt of the Bond, City shall pay interest at the rate as specified in ORS 279C.515 on any unpaid amounts.
7. **Prevailing Wage**
- a. Design-Builder shall comply with all provisions required by ORS 279C.800 through ORS 279C.870 relating to the payment of prevailing wage rates for work performed.

- b. Design-Builder shall pay to workers in each trade or occupation the current, applicable State prevailing rate of wage as established by the Oregon State Bureau of Labor and Industries (“BOLI”) <http://www.boli.state.or.us/BOLI>.

Design-Builder and any Subcontractors shall post the prevailing wage rates and fringe benefits as required by ORS 279C.840.

- c. Design-Builder shall prepare weekly certified payroll reports and statements and submit them to the City by the fifth business day of each month (ORS 279C.845). Reports shall be submitted to the City Project Manager, on a form prescribed by the Commissioner of the Bureau of Labor, certifying: (a) the hourly rate of wage paid each worker whom the contractor or the Subcontractor has employed upon the public works; and (b) that no worker employed upon the public works has been paid less than the prevailing rate of wage or less than the minimum hourly rate of wage specified in the contract. If the Design-Builder has not filed the certified statements as required under this contract, the City of Wilsonville shall retain 25 percent of any amount earned by the Design-Builder until the Design-Builder has complied. The City of Wilsonville shall pay the Design-Builder the amount retained under this subsection within 14 days after the Design-Builder has filed the certified statements with the City.
- d. Contractor shall allow BOLI to enter the office or business establishment of Contractor at any reasonable time to determine whether the prevailing rate of wage is actually being paid and shall make payment records available to BOLI on request. Contractor shall require subcontractors to provide the same right of entry and inspection.
- e. City shall not make final payment unless the prevailing wage rate certifications are received.
- f. Design-Builder must comply with all laws and regulations relating to prevailing wages, whether or not set out in this contract. Further information regarding prevailing wages is available by contacting BOLI at (971) 6730839 or on-line at the BOLI web site: <http://www.boli.state.or.us/BOLI/WHD/PWR/index.shtml>.
- g. Prevailing Wage publications applicable to this contract are the Prevailing Wage Rates for Public Works Contracts in Oregon effective **January 5, 2023**, the Prevailing Wage Rate Amendments effective **January 11, 2023**, and the **October 1, 2022** PWR Apprenticeship Rates.

8. Insurance and Bonds.

- a. Design-Builder shall provide a separate Performance Bond and a separate Payment Bond in the form provided by the City. Each bond shall be equal to 100 percent of the GMP, or if either bond is issued to replace the bond previously issued under the Contract, equal to the total amount of the Progressive Design-Build Contract including the GMP Amendment. The Performance Bond and the Payment Bond must be signed by the Surety's Attorney-in-Fact, and the Surety's seal must be affixed to each bond. Bonds shall not be canceled without the City of Wilsonville's consent, nor shall the City release them prior to Contract completion. Bonds must be originals. Faxed or photocopied Bond Forms shall not be accepted.
 - b. Builder's Risk or Installation Floater. The Design-Builder shall obtain and maintain for the benefit of the parties an all risk builder's risk or installation floater policy insuring 100 percent of the Cost of the Work. Such insurance shall include testing, and shall allow utilization of part of the equipment prior to Substantial Completion of all the GMP Work. Coverage shall continue until Substantial Completion of the GMP Work. The City and all Subcontractors shall be additional named insureds, as their interests may appear. The City shall be given not less than 30 days' written notice prior to cancellation, nonrenewal, or material change in the policy. One copy of the policy and a certificate of insurance shall be delivered to the City before commencing GMP Work and shall be subject to approval by the City. The City may defer delivery of the copy of the policy, but such deferral shall not be a waiver of the City's right to a copy of the policy. In the event the Design-Builder fails to maintain insurance required under this subsection 5.14, the City, at its sole option, may arrange for such coverage, and any administrative costs and premium incurred shall be reimbursed by the Design-Builder.
 - c. Design-Builder shall provide a Warranty Bond in the amount of the GMP to cover the warranty period after acceptance. The City's acceptance of the work shall not take effect until receipt of the warranty bond.
- 9. Liquidated Damages.** Design-Builder recognizes that the City shall incur significant internal and external costs (damages) as a result of any delay by the Contractor completing all GMP Work within the specified Contract time. However, given the nature of the GMP Work, it is unduly burdensome and difficult to demonstrate the exact dollar value of damages related to delay. The City has made a good faith and reasonable estimate of damages it would suffer from loss of use due to delay in completion. Contractor agrees to pay to City, not as a penalty but as liquidated damages for loss of use, an amount calculated based on Section 00180.85 in the Oregon Standard Specifications

for Construction 2018, for each calendar day of delay in completion of the Work.

The City of Wilsonville is authorized to deduct the amount of the liquidated damages from any amounts due and the Contractor and its Surety shall be liable for any excess. See Section 00180.85 of the City of Wilsonville Special Conditions to the General Conditions.

If the Contract is terminated according to the General Conditions and if the Work has not been completed by other means on or before the expiration of Contract Time or adjusted Contract Time, liquidated damages shall be assessed against the Contractor for the duration of time reasonably required to complete the work.

The parties further agree that the liquidated damages required by this Contract are compensation to the City only for the harm the City sustains from late completion for loss of use. They are not compensation for additional effort required by the City because the Work has been extended over a longer period, or for other harm the City may sustain from the Design-Builder's other breaches of this Contract. The City may withhold liquidated damages from progress payments, or may withhold the full amount of accrued liquidated damages from final payment. Nothing in this Contract shall be interpreted to prevent the City from seeking other damages or recovery in addition to the liquidated damages specified in this section.

- 10. Other Damages.** The City may recover from the Design-Builder, withhold from payments under this Contract, or both, actual costs incurred by the City due to the extra effort necessitated because the Work is extended over a longer period of time, such as the actual costs of additional engineering and inspections by the City or extended third party services. This right to actual damages shall apply to both late Substantial Completion and late Final Acceptance.
- 11. Termination for Convenience.** In the event of a termination of this GMP Amendment for convenience, the Design-Builder will not be entitled to overhead or profit on the unperformed Work, and will not be entitled to payments in excess of (1) the Cost of the Work incurred by the Design-Builder to the date of termination, (2) the prorated portion of the Design-Builder's Percentage Fee based on the ratio of (a) the Cost of the Work incurred by the Design-Builder to the date of termination divided by (b) the Guaranteed Maximum Price less the Design-Builder's Percentage Fee, (3) fair compensation, either by purchase or rental at the election of the City, for any equipment owned by the Design-Builder which the City elects to retain and which is not otherwise included in the Cost of the Work under subitem (1), and (4) fair compensation for the Design-Builder's demobilization costs and other costs directly incurred relating to the termination which are not otherwise included in the Cost of the Work under subitem (1); provided, however, that

the total amount of such payment shall be subject to the Guaranteed Maximum Price.

In all other respects the Contract shall remain in full force and effect.

Approved and authorized for signature by City Council on February 23, 2023.

This Amendment may be executed in two originals, with one original to be delivered to each party.

THE PARTIES SIGNING BELOW WARRANT, REPRESENT AND AGREE THAT THEY HAVE THE AUTHORITY TO SIGN THIS AGREEMENT AND AGREE TO ALL TERMS:

City of Wilsonville, Oregon

Design-Builder

BY: _____

BY: _____

Bryan Cosgrove

TITLE: City Manager

TITLE:

DATE:

DATE:

APPROVED AS TO LEGAL FORM:

City Attorney

Exhibit A.1

Scope of Work – GMP 1 Construction Services

City of Wilsonville - Boeckman Road Corridor Project

Temporary Signal at 65th Ave. and Stafford Road

Description:

The Project scope of work for this construction proposal is to provide Engineer of Record construction services (see KPFF Scope of Work further defined in Exhibit A.2) and the material, labor, and equipment needed to construct the Work. Work is defined in this construction proposal as the traffic control, erosion control, grading, paving, signing, striping, and installation of the temporary signal at 65th Ave. & Stafford road. GMP 1 also includes early procurement of 18” PVC sewer pipe required and an owner directed allowance to procure Sanitary Sewer Manholes for proposed GMP 2.

Location:

The intersection of 65th Ave. & Stafford Road

Purpose of Project:

Installation of a temporary signal to be utilized for detouring traffic while Boeckman Road is under a full road closure.

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Exhibit A.2

SCOPE OF SERVICES – GMP 1 Construction Engineering Support Services

City of Wilsonville - Boeckman Road Corridor Project

Temporary Signal at 65th Ave. and Stafford Road

A. PROJECT UNDERSTANDING

The following scope of work covers civil and traffic engineering construction support services necessary for the installation of a temporary signal and associated infrastructure defined in the plans and specifications for the projects GMP 1 package.

B. TASK BREAKDOWN

TASK 16 CONSTRUCTION ENGINEERING SUPPORT SERVICES – GMP 1

16.1 Project Management, Administration and Coordination

Project management and administration resulting from the duration of the contract throughout the construction phase. This assumes we will take part in six (6), one-hour conference calls or virtual meetings throughout the duration of the construction phase.

16.2 Civil Engineering

KPFF will provide the following construction engineering support services under this contract amendment:

- Attend pre-construction conference.
- Provide up to 2 site visits during construction. We assume that KPFF will be notified of the construction schedule and progress to establish site visit dates. The site visits will be made at intervals appropriate to the stages of construction.
- Provide interpretations and/or clarifications of the civil portions of the work.
- Assist in determining if non-conforming civil work shall be rejected.
- Review specified shop drawings or product submittals for the civil portions of the work.
- Assist in preparing change orders relating to the civil work.
- Provide “Record” plans for the civil portion of the work based on 1 clean, red-lined, full-size set of drawings provided by the Contractor.

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IN ASSOCIATION WITH KPFF

16.3 Traffic Engineering

DKS will provide the following construction engineering support services under this contract amendment:

16.3.1 Shop Drawing and Material Submittal Review

Consultant shall review construction shop drawings and working drawings submitted by the Construction Contractor for general conformity to the contract documents. Submittals shall consist of the following:

- Blue or Green Sheet Submittals for electrical equipment and materials
- Signing and Pavement Marking Submittals
- Traffic Signal Submittals
- Others as required by construction contract specifications

16.3.2 Consultation During Construction

Consultant shall provide consultation and technical services regarding design issues raised during construction of the Project. Consultant shall clarify construction contract documents and provide written responses for up to five (5) Requests for Information (RFI's), Design Clarifications, and/or Contractor questions. The design consultation will occur only as required and may be ongoing throughout the Project. Each response is assumed to be no more than two (2) hours of effort. One on-site meeting with the contractor and utility/CBX communications is assumed to coordinate utility/fiber issues that may arise.

16.3.3 On-site Engineering Observation

Consultant shall provide additional on-site engineering staff to supplement the City/County Inspector for the purpose of observing specific construction activities as requested. Scheduling for on-site observation/inspection will be coordinated with the Project Manager if requested. Up to four (4) site visits by one (1) Consultant staff are included as part of this task.

16.3.4 Design Modifications

Consultant shall prepare and submit engineering design revisions or additional design, as required or necessitated by unanticipated conditions encountered during construction. Consultant shall submit design revisions in the form of calculations, plans, specifications, and estimates as directed by the Project Manager. Consultant shall provide additional design services up to the level of effort included in the budget for this task, as directed. Additional services include utility coordination, illumination revisions, and pavement marking revisions. This task is limited to sixteen staff hours.

C. ASSUMPTIONS & CLARIFICATIONS

- All permit fees and agency charges will be paid by others. See Exhibit B.3 and B.7
- KPFF or subconsultants will not be providing construction surveying services. See Exhibit B.3

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- KPFF or subconsultants will not be providing necessary testing and inspections during construction. See Exhibit B.3
- A post construction survey of as-built conditions is not included in this proposal.

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Exhibit B.1

GMP 1 - Schedule of Values

1/27/2022

BidItem	Bid Description	Bid Quantity	Units	Unit Price	Bid Total
300	PROJECT QUALITY CONTROL	1.000	LS	\$ 500.00	\$ 500.00
400	MOBILIZATION	1.000	LS	\$ 19,206.48	\$ 19,206.48
500	TEMPORARY PROTECTION AND DIRECTION OF TRAFFIC	1.000	LS	\$ 22,962.10	\$ 22,962.10
2200	PORTABLE CHANGEABLE MESSAGE SIGNS	5.000	EA	\$ 2,864.69	\$ 14,323.47
2300	FLAGGERS	480.000	HR	\$ 66.64	\$ 31,986.34
2800	EROSION CONTROL	1.000	LS	\$ 2,953.41	\$ 2,953.41
5000	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1.000	LS	\$ 1,069.56	\$ 1,069.56
5500	CLEAR & GRUB	1.000	LS	\$ 3,209.53	\$ 3,209.53
5600	GENERAL EXCAVATION	6.000	CY	\$ 424.59	\$ 2,547.52
6100	8 INCH SANITARY SEWER PIPE, (PURCHASE ONLY)	28.000	LF	\$ 11.19	\$ 313.32
6500	10 INCH SANITARY SEWER PIPE, (PURCHASE ONLY)	28.000	LF	\$ 17.39	\$ 486.92
7000	18 INCH SANITARY SEWER PIPE, (PURCHASE ONLY)	2,340.000	LF	\$ 46.99	\$ 109,956.60
8000	AGGREGATE BASE 10" THICK	31.000	SY	\$ 91.14	\$ 2,825.31
8100	2" AC APPROACH	1.000	EA	\$ 3,438.11	\$ 3,438.11
9000	TRANSVERSE RUMBLE STRIPS	12.000	EA	\$ 228.58	\$ 2,742.97
9100	PAVEMENT BAR, TYPE A	51.000	SF	\$ 22.35	\$ 1,139.86
9300	PERF STEEL SQUARE TUBE SLIP BASE SIGN SUPRT (6 EA)	1.000	LS	\$ 3,300.28	\$ 3,300.28
9400	SIGNS, STANDARD SHEETING, SHEET ALUMINUM (10 EA)	75.000	SF	\$ 31.50	\$ 2,362.43
9500	TRAFFIC SIGNAL INSTALLATION (INSTALL TEMP SIGNALS)	1.000	LS	\$ 125,186.44	\$ 125,186.44
100000	GENERAL CONDITIONS	1.000	LS	\$ 29,843.09	\$ 29,843.09
	COST OF WORK SUBTOTAL				\$ 380,353.74
100700	COST OF WORK CONTINGENCY *DB fee will apply	1	LS	\$ 35,992.80	\$ 35,992.80
100750	DESIGN BUILDER CONTINGENCY *DB fee will not apply	1	LS	\$ 0.00	\$ 0.00
	CONTINGENCY SUBTOTAL				\$ 35,992.80
	COST OF WORK & CONTINGENCY SUBTOTAL (FEE APPLIED ITEMS)				\$ 416,346.54
100760	DESIGN BUILDER FEE	13.000	%	\$ 54,125.05	\$ 54,125.05
100780	KPFF - ENGINEERING SERVICES FOR CONSTRUCTION	1.000	NTE	\$ 31,669.98	\$ 31,669.98
100900	ALLOWANCE (FINAL DESIGN SCOPE GROWTH) *includes DB fee	1.000	LS	\$ 11,300.00	\$ 11,300.00
101100	ALLOWANCE (SEWER MH STRUCTURES) *includes DB fee	1.000	LS	\$ 54,240.00	\$ 54,240.00
101200	ALLOWANCE (OWNER)	1.000	LS	\$ 0.00	\$ 0.00
101300	ALLOWANCE (OR CAT TAX - .57% of Grand Total) *Does not include DB Fee	0.57	%	\$ 3,254.33	\$ 3,254.33
	SUBTOTAL				\$ 154,589.36
	GMP #1 - GRAND TOTAL				\$ 570,935.90

City of Wilsonville - Boeckman Road Corridor Progressive Design Build

1/10/2023

Sundt/Tapani Joint Venture

In Association with KPFF

GMP 1 Construction Engineering Support Services

Labor & Expenses by Firm			
TSJV	KPFF Civil	DKS	Subtotal

Non-Contingency Tasks

TASK 16 - CONSTRUCTION ENGINEERING SUPPORT SERVICES – GMP 1	\$ -	\$ 12,518.44	\$ 19,151.54	\$ 31,669.98
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Non-Contingency Totals :	\$ -	\$ 12,518.44	\$ 19,151.54	\$ 31,669.98
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EXHIBIT B.2 - ENGINEER'S FEE

Item 4.

BOECKMAN ROAD CORRIDOR PROJECT - FEE ESTIMATE

Work Item	KPFF CIVIL						Hours	Labor Cost	Expenses	Subtotals
	\$283.22 Civil Principal	\$232.24 Senior Civil PM	\$186.93 Project Engineer Roadway	\$164.27 Design Engineer/ Designer	\$147.27 Draftsperson / Technician - Civil	\$124.62 Project Administrator - Civil				

TASK 16 - CONSTRUCTION ENGINEERING SUPPORT SERVICES – GMP 1

16.1 - Project Management, Administration and Coord.	6	8				12	26	\$ 5,052.68		
							0	\$ -	\$ -	
16.2 - Civil Engineering							0	\$ -	\$ -	
Attend Precon Meetng		\$ 2.00	\$ 2.00				4	\$ 838.34	\$ -	
Up to (2) Site visits							0	\$ -	\$ -	
RFI Responses		\$ 4.00	\$ 8.00		\$ 2.00		14	\$ 2,718.94	\$ -	
Submittal Reviews		\$ 2.00	\$ 4.00	\$ 4.00		\$ 2.00	12	\$ 2,118.52	\$ -	
Record Drawings		\$ 2.00	\$ 2.00	\$ 4.00	\$ 2.00		10	\$ 1,789.96		
							0	\$ -	\$ -	
16.3 - Traffic Engineering							0	\$ -	\$ -	
Subtotal:	6	\$ 18.00	\$ 16.00	\$ 8.00	\$ 4.00	\$ 14.00	66	\$ 12,518.44	\$ -	\$ 12,518.44

Non-Contingency Totals:	6	18	16	8	4	14	66	\$ 12,518.44	\$ -	\$ 12,518.44
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EXHIBIT B.2 - ENGINEER'S FEE

Item 4.

BOECKMAN ROAD CORRIDOR PROJECT - FEE ESTIMATE

Work Item	DKS						Hours	Labor Cost	Expenses	Subtotals
	\$288.88 Principal (Grade 41)	\$215.25 Project Manager	\$192.59 Senior Design Engineer (Grade 24)	\$175.60 Designer (Grade 21)	\$124.62 Drafter (Grade 12)	\$107.62 Admin (Tech M)				

TASK 16 - CONSTRUCTION ENGINEERING SUPPORT SERVICES – GMP 1

16.1 Project Management, Administration and Coordination	1	\$ 6.00				\$ 12.00	19	\$ 2,871.82	\$ -	
							0	\$ -	\$ -	
16.3 Traffic Engineering							0	\$ -	\$ -	
16.3.1 - Shop Drawing and Material Submittal Review	1	\$ 4.00		\$ 16.00			21	\$ 3,959.48	\$ -	
16.3.2 - Consultation During Construction	2	\$ 4.00		\$ 16.00			22	\$ 4,248.36	\$ -	
16.3.3 - On-site Engineering Observation	2	\$ 8.00		\$ 16.00		\$ 2.00	28	\$ 5,324.60	\$ -	
16.3.4 - Design Modifications	1	\$ 2.00		\$ 8.00	\$ 5.00		16	\$ 2,747.28	\$ -	
Subtotal:	7	\$ 24.00	\$ -	\$ 56.00	\$ 5.00	\$ 14.00	106	\$ 19,151.54	\$ -	\$ 19,151.54

Non-Contingency Totals:	7	24	0	56	5	14	106	\$ 19,151.54	\$ -	\$ 19,151.54
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**Boeckman Road Corridor Project
Exhibit B.3 – GMP 1 Assumptions & Clarifications****GMP #1 – 90% Temporary Signal
65th Ave. & Stafford Road****Assumptions and Clarifications**

These Assumptions and Clarifications form the basis of the Tapani|Sundt, a Joint Venture, TSJV, 90% GMP 1 pricing of the BRCP Temporary Signal scope. In the event that there is a conflict between these Assumptions and Clarifications and any other Contract documents, primacy and precedence is given to these Assumptions and Clarifications.

1. No costs or schedule delays are included due to third party utility relocations.
2. If changes in the law effect the contract work, a change of conditions will prompt a “Change Order”.
3. No property restoration has been included.
4. Work hours assumed to be 40 hours per week, single shift.
5. Excludes removal & replacement of hazardous materials unless shown in the contract drawings and specifications.
6. No “Buy American” or “Buy America” Clauses have been established in the contract documents associated with this GMP.
7. No impacts from planned or future adjacent projects.
8. Includes Contractor Quality Control
9. Excludes Quality Assurance
10. Assumes Erosion Control installation consistent with limits & BMPs identified by 90% sheets FB02 & FB03.
11. Includes purchase of Sanitary Sewer Pipe only, (18” PS46 F679, 10” PVC SDR 35, 8” PVC SDR 35). No fittings, cleanouts, tracer wire, manhole adapters, or other components other than pipe are included in GMP 1 pricing.
12. Additional quantity of Sanitary Sewer Pipe, Fittings, and components may be required to be included in GMP #2.
13. The City of Wilsonville will pay all fees of required permits, except fees associated with electrical trade permits.
14. Assumes all lane closure must occur between the hours of 7pm – 5am
15. Excludes Survey, Survey to be included in GMP #2
16. Excludes removal of the temporary signal
17. Controller Cabinet and Radar interface devices to be furnished by the City of Wilsonville no later than August 25th, 2023. Coordination with supplier by TSJV included.
18. County fiber to be installed by a third party, CBX. Coordination with CBX included.

19. General Conditions includes one superintendent to manage the work, chemical toilets, dumpsters, street sweeping, and final cleaning. No additional administrative staff (Project Manager, Engineers, Safety Manager, Project Administrator, etc.) are included. It is assumed that GMP #1 scope will occur concurrently with other GMPs, and additional costs will be covered by subsequent GMPs.
20. No cost for field office, field office utilities, security and laydown yard included in GMP #1. Assumption is that GMP #1 scope will occur concurrently with other GMPs, and these general conditions costs will be covered by subsequent GMPs.
21. Total Contingency (Cost of Work and Design Builder) amount was developed with specific identified risks. However, the contingency can be utilized by Design Builder for other items as stipulated in Design Build Agreement section 9.D. The Design Builder Fee will be applied to the Cost of Work Contingency for items stipulated in section 9.D(a). The Design Builder Fee will not be applied to Design Builder Contingency for items stipulated in section 9.D(b)
22. Item 100780 – “KPFF – Engineering Services for Construction” will be Not To Exceed amount.
23. Owner Controlled Allowance items contained in Exhibit B.1 have the Design Builder’s fee of 13% factored; Bid Item 100900 & 101100.
24. Allowance Item 101300, “OR CAT Tax”, will not include the Design Builder fee. Allowance will be a direct pass thru of TSJV’s actual Corporate Activity Tax burden.
25. Final quantities of Cost of Work items contained in Exhibit B.1 will be paid as Plan Quantities. The quantities will be established by the 100% IFC plan set and agreed upon for each GMP. Changes to quantities after the 100% plan set will be addressed by a Work Change Directive. Any deductions from scope will remain within the GMP and treated as an Owner Directed Allowance. The Owner Directed Allowance can be used to fund additions of scope after 100% Plan quantities have been established.

DATE OF PROPOSAL EXPIRATION:

April 27th, 2023

Notwithstanding anything to the contrary within this document, labor & equipment contained in Exhibits B.4 & B.5 have been negotiated and approved by the City of Wilsonville prior to the commencement of work and are stipulated rates.

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Exhibit B.4

GMP 1 - Equipment Rates

Based on 11/22/2022 Equipment Watch

Equipment	Description	GMP 1 Rate
8AP	**ASPHALT**	
8AP1	PAVER - VOGELE 2100-2	\$ 450.04
8AP2	SHUTTLE BUGGY - ROADTEC 2500D	\$ 455.49
8B	**BACKHOES AND GANNONS**	
8B430	BACKHOE - CAT 430F EXT HOE	\$ 111.37
8B430H	BACKHOE - CAT 430 W H50S HOE RAM	\$ 119.99
8BGAN	GANNON - CAT 415/DEEERE 210 (40 HR/WK)	\$ 68.41
8BP	**CONCRETE BATCH PLANT**	
8BP1	BATCH PLANT - ERIE STRAYER	\$ 394.24
8BP2	BATCH PLANT - CONECO	\$ 262.47
8BPCHILL	CONCRETE CHILLER W GEN/TANK	\$ 144.60
8BPGEN1	GENERATOR-100KW CAT XQ125	\$ 65.36
8BPGEN3	GENERATOR-500 KW ERIE	\$ 266.91
8CP	**CONCRETE PAVING**	
8CP2800	CONC PAVER - GT2800	\$ 275.30
8CP4000	CONC PAVER - GP4000	\$ 306.65
8CPBID	BIDWELL 4800	\$ 257.68
8CPBM	BARRIER MACH - COMMANDER 3	\$ 327.51
8CPC3	CONC PAVER - COMMANDER 3	\$ 327.51
8CPDR	EZ DRILL AND 900 COMPRESS	\$ 131.16
8CPPS	PLACER SPREADER - PS4000	\$ 279.77
8CP RTP	PLACER - RTP 500	\$ 259.95
8CPTIN	CURE BRIDGE - TC600	\$ 55.62
8CPTS	TRUSS SCREED - MET FORMS INC	\$ 37.15
8CR	**CRANES**	
8CR100	100 TN CRAWLER LINKBELT 218	\$ 406.45
8CR150	150 TN CRAWLER LINKBELT 248	\$ 543.21
8CR230	250 TN CRAWLER KOBELCO CK2500	\$ 1,020.64
8CR80	80 TN RT RTC-8080	\$ 327.35
8CRBT	15T BOOM TRUCK	\$ 62.25
8D	**DOZERS**	
8D4	DOZER - D4K2 XL	\$ 132.01
8D5	DOZER - D5K2 XL	\$ 146.50
8D6	DOZER - D6T XL	\$ 144.06
8D8	DOZER - D8T	\$ 357.92
8EX	**EXCAVATORS**	

8EX305	EXCAVATOR - CAT 305	\$	70.09
8EX308	EXCAVATOR - CAT 308	\$	95.17
8EX312	EXCAVATOR - CAT 312	\$	102.20
8EX316	EXCAVATOR - CAT 316	\$	139.22
8EX320	EXCAVATOR - CAT 320	\$	122.32
8EX323	EXCAVATOR - CAT 323/325	\$	137.66
8EX323H	EXCAVATOR - CAT 323 W H120 HAM	\$	184.22
8EX336	EXCAVATOR - CAT 336F	\$	161.64
8EX336H	EXCAVATOR - CAT 336E W H160 HAM	\$	233.41
8EX349	EXCAVATOR - CAT 349F	\$	245.74
8EX349H	EXCAVATOR - CAT 349F W H180 HAM	\$	325.37
8EX374	EXCAVATOR - CAT 374F L	\$	293.37
8EX390	EXCAVATOR - CAT 390	\$	387.24
8EXCW336	COMPACTION WHEEL FOR 336 (40 HR/WK)	\$	7.00
8G	**GRADERS**		
8G14	BLADE - CAT 14M	\$	193.15
8G140M	BLADE - CAT 140M	\$	166.31
8H	**HOISTING, FORKS, MANLIFTS**		
8HFL	TELEHANDLER - GENIE 1056	\$	67.61
8HML	MANLIFT - GENIE Z45	\$	45.44
8HSL	SCISSORLIFT - GENIE GS3390	\$	89.69
8L	**LOADERS**		
8L930	LOADER - CAT 930	\$	81.05
8L938	LOADER - CAT 938	\$	80.01
8L950	LOADER - CAT 950M	\$	94.47
8L966	LOADER - CAT 966M	\$	119.28
8LSS	SKIDSTEER - CAT 272	\$	72.89
8PU	**TRUCKS**		
8PU1	PICKUP 4X2 STD CAB 1/2T	\$	18.23
8PU2	FLATRACK 4X2 STD CAB 1T	\$	22.07
8R	**ROLLERS**		
8R25	PNEUMATIC ROLLER - CAT CW34	\$	121.78
8R66	66" SGL DRM VIB. - CAT CP44B	\$	139.19
8R84	84" SGL DRM VIB. - CAT CP56B	\$	161.78
8R84DD	84" DD ASPHALT - CAT CB66B	\$	197.48
8RRAM	RAMMAX P33	\$	74.69
8S	**SCRAPERS**		
8S613	SCRAPER - 613	\$	163.65
8S623	SCRAPER - 623H 15 BCY	\$	353.84
8TR	**TRAILERS**		
8TRL	LUBE TRUCK	\$	65.12
8TRM	MECHANIC TRUCK	\$	55.07
8TRT	**TRAILERS**		
8TRTL1	TRAILER - UTILITY FARM	\$	7.07
8TRTL2	TRAILER - CARGO VAN	\$	1.54
8W	**WATER TRUCKS, PULLS,**		
8WKLEIN	WATER TOWER - KLEIN TANK	\$	14.12

8WT2	WATER TRUCK - 2K GAL	\$	36.00
8WT4	WATER TRUCK - 4K GAL	\$	61.14
8Z	**GC/MINOR EQUIPMENT**		
8ZAIR	185 CFM AIR COMPRESSOR	\$	20.27
8ZAIR2	375 CFM AIR COMPRESSOR	\$	75.34
8ZBROOM2	SIDECAST BRROM (ROSCO)	\$	60.13
8ZGPS	GPS GRADE CONTROL	\$	25.00
8ZLP	LIGHT PLANT	\$	14.32
8ZWB	WATER BUFFALO	\$	3.63
8ZWELD2	400 AMP WELDER	\$	14.37
8ZWP4	PUMP - 4" TRASH	\$	34.71

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Exhibit B.5

GMP 1 - Labor Rates

***Admin** - Rates are burdened labor only

***Craft** - Prevailing Wage publications applicable to this contract are the Prevailing Wage Rates for Public Works Contracts in Oregon effective January 5, 2023, the Prevailing Wage Rate Amendments effective January 11, 2023, and the October 1, 2022 PWR Apprenticeship Rates.

Admin	
Description	GMP 1 Rate
AREA MANAGER	\$ 185.02
PROJECT MANAGER	\$ 171.61
PROJECT ENGINEER	\$ 83.08
FIELD ENGINEER	\$ 73.70
STRUCT ENGINEER	\$ 73.70
PCCP ENGINEER	\$ 73.70
UTILITY ENGINEER	\$ 73.70
PROJECT CONTROLS/OFFICE ENG	\$ 73.70
QUALITY ENGINEER	\$ 73.70
GENERAL SUPERINTENDENT	\$ 120.64
UTILITY SUPERINTENDENT	\$ 80.40
STRUCTURE SUPERINTENDENT	\$ 80.40
PLANT SUPERINTENDENT	\$ 80.40
PCCP SUPERINTENDENT	\$ 80.40
SWING SHIFT SUPERINTENDENT	\$ 80.40
GRADING SUPERINTENDENT	\$ 80.40
SAFETY MANAGER	\$ 93.81
SAFETY COORDINATOR	\$ 66.99
PROJECT ANDMINISTRATOR	\$ 66.99
SCHEDULER	\$ 113.93
INTERNS	\$ 40.16
MODELER	\$ 84.43

Survey	
Description	GMP 1 Rate
SURV RODMAN	\$ 50.78
SURV INSTRUMENT MAN	\$ 63.39
SURV PARTY CHIEF	\$ 63.39
SURVEY MANAGER	\$ 87.11

Exhibit B.5

GMP 1 - Labor Rates

Craft	
Description	GMP 1 Rate
JOURNEYMAN CARP	\$ 76.96
CARPENTER PILEMAN	\$ 77.13
CARPENTER FOREMAN	\$ 81.89
CARPENTER WELDER	\$ 79.58
FINISHER 1	\$ 76.61
FINISH -MACHINES	\$ 76.61
FINISHER FOREMAN	\$ 78.92
PCCP FINISH HELPER	\$ 75.64
PCCP FINISHER 2	\$ 75.64
PCCP FINISH FOREMAN	\$ 77.95
IRONWORKER REBAR	\$ 90.31
IRONWORKER STR STEEL	\$ 90.31
IRONWORKER STR STEEL FOREMAN	\$ 92.62
LABOR GEN,FLAG,DUMP,STRIP	\$ 56.31
LABOR CONC,GUINEA,TENDER	\$ 61.62
LABOR TOOL,RIGGER,PRECAST	\$ 61.62
LABOR RAKER,PIPE,CHUCK	\$ 61.62
LABOR LEAD,DRILL,SCALER	\$ 63.08
LABOR FOREMAN	\$ 65.39
PCCP DOWEL INSERTERS	\$ 61.62
PCCP GEN. LAB-CLEAN UP	\$ 61.62
PCCP DUMPMAN	\$ 63.08
PCCP FOREMAN	\$ 65.60
LABOR, PIPE - GENERAL	\$ 61.62
LABOR, PIPE - TOPMAN, BACKUP	\$ 61.62
LABOR, PIPE - PIPELAYER	\$ 63.08
OP ROLLER, BH, FORK, 938	\$ 77.10
OP SCRAPER, 950, 966, 323	\$ 77.10
OP BLADE, D8, 336, 349, 980	\$ 82.27
OP D10, 374, 988	\$ 82.27
OP CRANE	\$ 84.47
OP FOREMAN	\$ 86.78
OP GRADE CHECKER	\$ 77.10
OP MECH/WELDER	\$ 82.27
PCCP TEXT / CURE	\$ 77.10
PCCP GROUNDMAN / LDR OPR.	\$ 77.10
PCCP PAVER / PLACER OPR	\$ 82.27
PCCP OPERATOR FOREMAN	\$ 84.57
PILEBUCK/MARINE CARPENTER	\$ 76.74
PILEBUCK FOREMAN	\$ 79.05

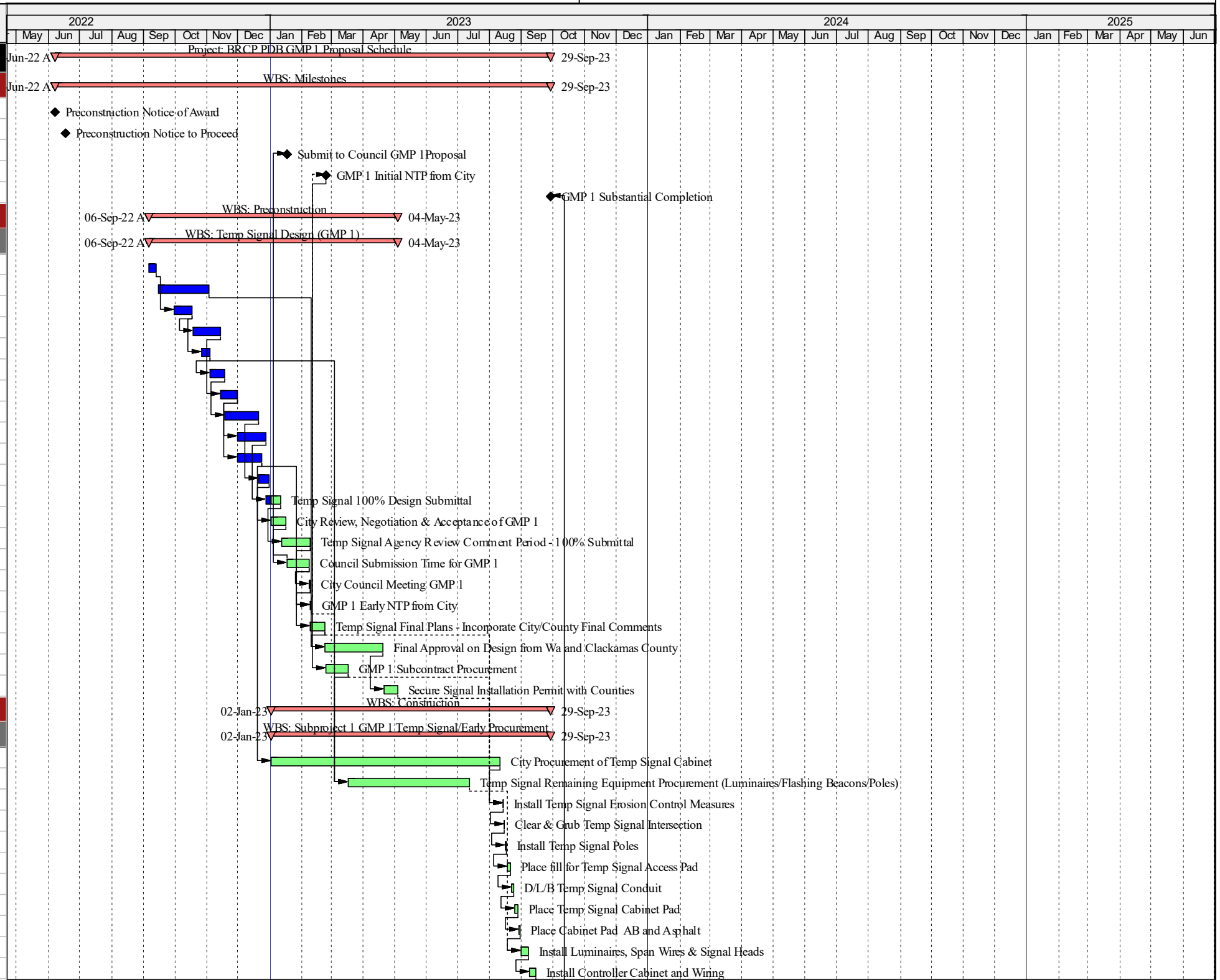
Exhibit B.5

GMP 1 - Labor Rates

PIPE OPERATOR FOREMAN	\$	81.45
2/3AXLE FLATRACK/2M WATER	\$	56.49
DRIVER 4M WATER	\$	56.49
5AXLE DUMP/>4M WATER		72.41

BRCP PDB GMP 1 Proposal Schedule

Activity ID	Activity Name	Original Duration	Start	Finish
Project: BRCP PDB GMP 1 Proposal Schedule		263	07-Jun-22 A	29-Sep-23
WBS: Milestones		263	07-Jun-22 A	29-Sep-23
A10000	Preconstruction Notice of Award	0	07-Jun-22 A	
A10040	Preconstruction Notice to Proceed	0	17-Jun-22 A	
A12050	Submit to Council GMP 1 Proposal	0	17-Jan-23	
A11910	GMP 1 Initial NTP from City	0	24-Feb-23*	
A11160	GMP 1 Substantial Completion	0		29-Sep-23
WBS: Preconstruction		160	06-Sep-22 A	04-May-23
WBS: Temp Signal Design (GMP 1)		160	06-Sep-22 A	04-May-23
A10420	Submit 30% Temp Signal Drawings & Request for Service for Temp Sigr	5	06-Sep-22 A	13-Sep-22 A
A10440	Finalize IGA with County	20	15-Sep-22 A	02-Nov-22 A
A10270	Temp Signal 60% Design Submittal	12	30-Sep-22 A	17-Oct-22 A
A10300	Temp Signal Agency Review Comment Period - 60% Submittal	20	18-Oct-22 A	14-Nov-22 A
A10380	Temp Signal - DKS Provide List of Traffic Signal Equipment	7	27-Oct-22 A	04-Nov-22 A
A11950	City Decision to Procure Signal Cabinet	10	04-Nov-22 A	18-Nov-22 A
A10340	Temp Signal GMP Design Submittal	10	14-Nov-22 A	30-Nov-22 A
A11960	City Procurement Process for Signal Cabinet	15	18-Nov-22 A	21-Dec-22 A
A10430	Temp Signal Agency Review Comment Period - 90% Submittal	20	30-Nov-22 A	28-Dec-22 A
A10940	Cost Estimating GMP 1- Early Procurement Items/Temp Signal	27	30-Nov-22 A	23-Dec-22 A
A11970	City Selection of Signal Supplier	5	21-Dec-22 A	30-Dec-22 A
A10900	Temp Signal 100% Design Submittal	10	28-Dec-22 A	11-Jan-23
A10980	City Review, Negotiation & Acceptance of GMP 1	11	02-Jan-23	16-Jan-23
A10910	Temp Signal Agency Review Comment Period - 100% Submittal	20	12-Jan-23	08-Feb-23
A10990	Council Submission Time for GMP 1	16	17-Jan-23	07-Feb-23
A11120	City Council Meeting GMP 1	1	08-Feb-23	08-Feb-23
A10930	GMP 1 Early NTP from City	1	08-Feb-23	09-Feb-23
A10920	Temp Signal Final Plans - Incorporate City/County Final Comments	10	09-Feb-23	22-Feb-23
A10840	Final Approval on Design from Wa and Clackamas County	40	23-Feb-23	20-Apr-23
A11080	GMP 1 Subcontract Procurement	15	24-Feb-23	17-Mar-23
A10850	Secure Signal Installation Permit with Counties	10	21-Apr-23	04-May-23
WBS: Construction		191	02-Jan-23	29-Sep-23
WBS: Subproject 1 GMP 1 Temp Signal/Early Procurement		191	02-Jan-23	29-Sep-23
A11940	City Procurement of Temp Signal Cabinet	157	02-Jan-23	11-Aug-23
A10860	Temp Signal Remaining Equipment Procurement (Luminaires/Flashing F	80	17-Mar-23	12-Jul-23
A11140	Install Temp Signal Erosion Control Measures	1	14-Aug-23	14-Aug-23
A11150	Clear & Grub Temp Signal Intersection	1	15-Aug-23	15-Aug-23
A11260	Install Temp Signal Poles	2	16-Aug-23	17-Aug-23
A11330	Place fill for Temp Signal Access Pad	2	18-Aug-23	21-Aug-23
A11270	D/L/B Temp Signal Conduit	3	22-Aug-23	24-Aug-23
A11310	Place Temp Signal Cabinet Pad	2	25-Aug-23	28-Aug-23
A11340	Place Cabinet Pad AB and Asphalt	2	29-Aug-23	30-Aug-23
A11390	Install Luminaires, Span Wires & Signal Heads	5	31-Aug-23	07-Sep-23
A11400	Install Controller Cabinet and Wiring	5	08-Sep-23	14-Sep-23



Boeckman Road Corridor Project Exhibit B.7 – Permitting Plan

GMP #1 – 90% Temporary Signal 65th Ave. & Stafford Road

Permits required for construction of GMP 1 will be coordinated and applied for by TSJV & KPFF. The City of Wilsonville will directly pay for all fees associated with permits required for GMP 1, with the exception of, electrical trade permits required for the Temporary Signal installation. The electrical trade permits will be obtained and paid for by the electrical subcontractor.

**Boeckman Road Corridor Project
Exhibit B.8 – Right of Way Acquisition Plan**

**GMP #1 – 90% Temporary Signal
65th Ave. & Stafford Road**

No Right of Way has been identified to acquire for construction of GMP 1.

Exhibit C.1

Construction Proposal: Key Personnel

City of Wilsonville - Boeckman Road Corridor Project

Temporary Signal at 65th Ave. and Stafford Road

Key Personnel:

- Ryan Silbernagel – Construction Project Manager
- Eric Sommers – Construction Superintendent

Subcontractors & Suppliers: See Exhibit C.5

Exhibit C.2

Construction Proposal: Construction Document List

City of Wilsonville - Boeckman Road Corridor Project

Temporary Signal at 65th Ave. and Stafford Road

Drawings: 90% GMP 1 Set (Temporary Signal 65th & Stafford)

SHEET INDEX

SHEET COUNT	SHEET NUMBER	SHEET NAME
1	A01	COVER SHEET
2	AB01	EXISTING CONDITIONS PLAN
3	CO01	CONSTRUCTION PLAN
4	MA01	TEMPORARY TRAFFIC SIGNAL LEGEND
5	MB01	SW STAFFORD RD/SW 65TH AVE TEMPORARY TRAFFIC SIGNAL PLAN
6	MB02	TEMPORARY TRAFFIC SIGNAL DETAILS
7	MC01	TEMPORARY TRAFFIC SIGNAL DETAILS
8	MC02	ADVANCE TRAFFIC SIGNAL WARNING SYSTEM PLAN
9	MC03	ADVANCE TRAFFIC SIGNAL WARNING SYSTEM PLAN
10	QA01	SIGNING AND STRIPING LEGEND
11	QB01	SIGNING AND STRIPING PLAN
12	QB02	SIGNING AND STRIPING PLAN
13	QB03	SIGNING AND STRIPING DETAILS
14	FB01	COW EROSION AND SEDIMENT CONTROL NOTES
15	FB02	EROSION AND SEDIMENT CONTROL PLAN
16	FB03	EROSION AND SEDIMENT CONTROL DETAILS

SPECIAL PROVISIONS SECTION – 90% GMP #1 SET (Temporary Signal 65th & Stafford)

(MODIFICATIONS TO THE OREGON STANDARD SPECIFICATIONS FOR CONSTRUCTION, 2018)

Section 00110 – Organization, Conventions, Abbreviations, and Definitions

Section 00120 – Bidding Requirements and Procedures

Section 00130 – Award and Execution of Contract

Section 00140 – Scope of Work

Section 00150 – Control of Work

Section 00160 – Source of Materials

Section 00165 – Quality of Materials

Section 00170 – Legal Relations and Responsibilities

Section 00180 – Prosecution and Progress

Section 00195 – Payment

Section 00210 – Mobilization

Section 00220 – Accommodations for Public Traffic

Section 00225 – Work Zone Traffic Control

Section 00280 – Erosion and Sediment Control

Section 00290 – Environmental Protection

Section 00310 – Removal of Structures and Obstructions

Section 00320 – Clearing and Grubbing

Section 00330 – Earthwork

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Section 00335 – Blasting Methods and Protection of Excavation Backslopes

Section 00340 – Watering

Section 00641 – Aggregate Subbase, Base, and Shoulders

Section 00730 – Emulsified Asphalt Tack Coat

Section 00745 – Asphalt Concrete Pavement – Statistical Acceptance

Section 00749 – Miscellaneous Asphalt Concrete Structures

Section 00960 - Common Provisions For Electrical Systems

Section 00970 - Highway Illumination

Section 00990 - Traffic Signals

Section 02510 – Reinforcement

Section 02926 - Highway Illumination Materials

Exhibit C.3

Construction Proposal: Procurement Plan

City of Wilsonville - Boeckman Road Corridor Project

Temporary Signal at 65th Ave. and Stafford Road

Criteria for Procurement Plan

- Progressive Design-Build Agreement Section 14: Subcontracting
- Design-Build General Conditions Article 6: Design-Builders Responsibilities
 - Section 6.13: Concerning Subcontracting and Self-Performance

Application of Criteria

For this GMP, the Design Builder intends to comply with Section 13 of the Progressive Design-Build Agreement and the Design-Build General Conditions Section 6.13 using a mixture of self-performed work and subcontracted work as shown in the Proposal for the project. The means of subcontracting the work will be determined as set forth in the General Conditions and the estimated value of work in compliance with General Conditions 6.13 A-E.

General Conditions 6.13:

6.13 Selection of sources of design services, labor, material, equipment, and services necessary to accomplish the Work is governed by this section. For the purposes of this section, "Subcontractor" also includes suppliers.

6.13.A:

The Design-Builder shall seek to develop Subcontractor interest in the Work and shall furnish to the City a list of potential qualified Subcontractors from whom bids may be requested. The City may identify additional potential qualified Subcontractors from whom the Design-Builder shall request bids.

The subcontractor trades, including suppliers for this GMP are shown in Exhibit C.4 and include:

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- Electrical
- Striping
- Furnish 18” Sewer Pipe

Material supply for self-performed work is included in the cost for that work and will be provided by the Design-Builder.

Per Section 6.13.D.2 subcontracted or self-performed work valued at \$10,000 or less is exempt from the competitive selection process. The following work is expected to meet this requirement and subcontractors will be selected from the list in Exhibit C.5:

- Striping

Per Section 6.13.D.3 subcontracted work valued at less than \$100,000 but more than \$10,000 is exempted provided the Design Builder receives a minimum of three written quotations and awards the subcontract to a qualified Subcontractor at a fair and reasonable price. The City may waive the three-quotation minimum requirement after reviewing the Design Builder’s good faith efforts to obtain them. The following subcontracted work is expected to meet this exemption and quotes will be requested from the subcontractors listed in Exhibit C.5. Prior to bidding to subcontractors, if the work is estimated to exceed \$100,000 it will be subcontracted in accordance with the process outlined in 6.13.E below.

- N/A – No subcontracted scope will be procured under this section for GMP 1.

Per Section 6.13.E work valued at over \$100,000 will be awarded based on the competitive selection process.

- Electrical – Temporary Signal Material and Installation: This work will be awarded to the firm that provides the best combination of qualifications and price as required in Section 6.13.E and described more fully below.

6.13.B:

The proposal must include an explanation as to why self-performance or exemption from the competitive selection process is in the City’s best interest.

The Design Builder Proposes to self-perform flagging, traffic control set up and maintenance, erosion control, clearing and grubbing, aggregate base and paving as allowed in General conditions 6.13.B and C. Justification for the self-performed work will be more fully explained

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below. The Design Builder will fully respond to any questions or comments submitted by the City in regard to the non-competitive process and is fully insured to the extents required.

- *Special advantages or capabilities of the Design-Builder or Subcontractor to perform the Work:*
 - The Design Builder will be able to take advantage of being onsite to reduce the cost of subcontractor mobilizations. This will reduce cost for the small multiple scopes of work required to install the Temporary Signal.
 - Design Builder has a full time TCS to develop traffic control plans and has the capability to provide Traffic Control and Flagging staff necessary to install the Temporary Signal
- *Market availability of the requested services or products:*
 - The Design Builder is proposing to purchase the GMP 2 Sanitary Sewer pipe materials as part of GMP 1. Lead times for this material requires it to be purchased early to maintain schedule. Four suppliers were solicited with two responsive quotes and was competitively bid.
- *Demonstration that the process are reasonable and fair:*
 - *Independently verified Guaranteed Maximum Price and risk reduction for the city:* The Design Builder requests that the City’s Owner Representative provide an independent cost estimate for the work per 6.13.B. This will insulate the City from the risk of high subcontractor costs. Additionally, the Design Builder agrees to and supports open-book costing for all self-performed work on the project. All questions or comments submitted by the City in regards to this process will be fully responded to.
- The following scopes are requested to be performed by TSJV as self-performed work and are above \$10,000 in value:
 - Traffic Control
 - Flagging
- The following scopes of work are requested to be performed by TSJV and are less than \$10,000 in value. Although exempt by section 6.13(D), because the value of work is less than \$10,000, These scopes of work were evaluated against an Independent Cost Estimate, with the exception of Permanent Signing.

○ Erosion Control -	\$2,908.91
○ Clearing & Grubbing -	\$3,177.72
○ Removal of Structures & Obstructions -	\$719.37
○ General Excavation -	\$2,515.72
○ Paving -	\$3,406.31
○ Permanent Signing -	\$5,662.71

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6.13.E

General Conditions 6.13.E provides the requirement for the competitive selection process for subcontracting work. Requests for bids or proposals for competitively selected work was advertised in the *Portland Daily Journal of Commerce*. In addition to the PDJ advertisement, reference Exhibit C.5 for subcontractors specifically invited to propose.

SUB-BIDS REQUESTED

Boeckman Road Corridor Project
 Wilsonville, OR
 Bid Due: 1/3/22 @ 10:00am

Bid Package #1 Temporary Signal
 (Includes Temporary Signal, Signing, &
 Striping)

Documents will be made available through
 Pipeline Suite. Please e-mail Boeckman-
 Bids@sundt.com
 to request an invitation to bid.

Please submit questions via email to
 BoeckmanBids@sundt.com by 12/26/22

See specific instructions in Bid Documents
 for submission

TAPANI | SUNDT
 IN ASSOCIATION WITH KPFF
 7700 NE Parkway Dr. Ste 200
 Vancouver, WA 98662
 BoeckmanBids@sundt.com

Tapani|Sundt, a Joint Venture requests
 sub-bids from all interested firms including
 Minority & Women Owned, Emerging Small
 Business & Disadvantaged enterprises.

23529757 CCB # 240228

TSJV proposes to award subcontracts for Temporary Signal installation and Striping to the subcontractors that provide the Best Value based off the following criteria.

Selection Criteria:

- Price – (60 Points)
- Key Resource & personnel Availability – (15 Points)
- EMR Rating – (10 Points)
- DBE utilization – (5 Points)
- Relative Project Experience – (10 Points)

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Exhibit C.4

GMP 1 - Procurement Method

Item	Estimated Value	Procurement Method
1. Signal Procurement and Installation	Greater than \$100,000	Proposals from Advertisement. Best combination of qualifications and price
2. Striping	Less than \$10,000	Proposals from Advertisement. Best combination of qualifications and price
3. Signing	Less than \$10,000	Proposals from Advertisement. Best combination of qualifications and price
4. 18" Sewer Pipe Early Procurement	Greater than \$100,000	Selected from a minimum of three requested written quotations

**DJC advertisement placed per 6.13 E (2) of the Design Build General Conditions*

SUB-BIDS REQUESTED

Boeckman Road Corridor Project
 Wilsonville, OR
 Bid Due: 1/3/22 @ 10:00am

Bid Package #1 Temporary Signal
 (Includes Temporary Signal, Signing, & Striping)

Documents will be made available through Pipeline Suite. Please e-mail BoeckmanBids@sundt.com to request an invitation to bid.

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23529757 CCB # 240228

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Exhibit C.5
GMP 1 - Subcontractor and Suppliers

Category	Subcontractor	Solicited	Bid Received	Notes
1. Signal Procurement and Installation	Prairie Electric	Yes	Yes	Best Value & Low Bid
	Aaken Corporation	Yes	Yes	
	North Star Electric	Yes	Yes	
	Tice Electric	Yes	No	
	Mill Plain Electric	Yes	No	
	DJC Ad	Yes	No	
2. Striping	Specialized Pavement Markings, LLC	Yes	Yes	Best Value & Low Bid
	Hicks Striping & Curbing, LLC	Yes	Yes	
	B&T Striping and Curbing, Inc.	Yes	No	
	Highway Specialties, LLC	Yes	No	
	Traffic Safety Supply Co. Inc.	Yes	No	
	DJC Ad	Yes	No	
3. Signing	Hicks Striping & Curbing, LLC	Yes	No	
	Coral Sales Company	Yes	No	
	Highway Specialties, LLC	Yes	No	
	DJC Ad	Yes	No	
Sewer Pipe Mater	Western Water Works	Yes	Yes	Low Bid
	HD Fowler Company, Inc.	Yes	Yes	
	FERGUSON WATERWORKS	Yes	No	
	Core & Main	Yes	No	

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Exhibit C.6

GMP 1 - Selected Subcontractor and Suppliers

Item	Estimated Value	Selected Subcontractor or Supplier
1. Signal Procurement and Installation	\$ 133,345.17	Prairie Electric
2. Striping	\$ 6,930.56	Specialized Pavement Marking, LLC
3. Signing	\$ 5,662.71	Non-Responsive Solicitation TSJV to Self-Perform
4. 18" Sewer Pipe Early Procurement	\$ 110,756.84	Western Water Works



**URBAN RENEWAL AGENCY MEETING
STAFF REPORT**

<p>Meeting Date: February 23, 2023</p>	<p>Subject: URA Resolution No. 343 A Resolution Of The City Of Wilsonville Urban Renewal Agency Authorizing The Termination Of Tax Increment Collection For The Year 2000 Plan.</p> <p>Staff Member: Keith Katko, Finance Director</p> <p>Department: Finance</p>
<p>Action Required</p> <p><input checked="" type="checkbox"/> Motion</p> <p><input type="checkbox"/> Public Hearing Date:</p> <p><input type="checkbox"/> Ordinance 1st Reading Date:</p> <p><input type="checkbox"/> Ordinance 2nd Reading Date:</p> <p><input checked="" type="checkbox"/> Resolution</p> <p><input type="checkbox"/> Information or Direction</p> <p><input type="checkbox"/> Information Only</p> <p><input type="checkbox"/> Board Direction</p> <p><input checked="" type="checkbox"/> Consent Agenda</p>	<p>Advisory Board/Commission Recommendation</p> <p><input type="checkbox"/> Approval</p> <p><input type="checkbox"/> Denial</p> <p><input type="checkbox"/> None Forwarded</p> <p><input checked="" type="checkbox"/> Not Applicable</p> <p>Comments: N/A</p>
<p>Staff Recommendation: Staff recommends the Urban Renewal Agency (URA) adopt the Consent Agenda.</p>	
<p>Recommended Language for Motion: I move to approve the Consent Agenda.</p>	
<p>Project / Issue Relates To:</p>	
<p><input type="checkbox"/> Council Goals/Priorities:</p>	<p><input type="checkbox"/> Adopted Master Plan(s):</p>
<p><input checked="" type="checkbox"/> Not Applicable</p>	

ISSUE BEFORE AGENCY:
Notification to Clackamas and Washington County Assessors for the termination of tax increment collections for the Year 2000 Plan.

EXECUTIVE SUMMARY:

The Year 2000 Plan was adopted by City Ordinance No. 373 on August 29, 1980. Maximum indebtedness (MID) became a requirement in 1998 pursuant to the provisions of Chapter 457 of the Oregon Revised Statutes (ORS). The Plan's initial MID as subsequently adopted by City Ordinance No. 498 (June 1998) was \$53,851,923. It was increased by a substantial plan amendment in June 2007 to \$92,687,423 and then increased again in May 2018 by another substantial amendment to \$107,196,524.

The Urban Renewal Agency has reached the \$107,196,524 maximum indebtedness dollar limit and has retired (paid off) all existing outstanding debt. ORS 457.450(2) requires the urban renewal agency to notify the assessor to terminate the collection of tax increment revenues when the urban renewal plan's maximum debt is, or can be, retired.

The tax increment termination would be effective July 1, 2023 and any excess increment collected in excess of that needed to retire all outstanding debt, will be returned back the assessors (Washington and Clackamas) in proportionate share at the end of the current fiscal year.

EXPECTED RESULTS:

Approval to notify county assessors for the termination of tax increment for the Year 2000 Plan.

TIMELINE:

The termination would be effective July 1, 2023.

CURRENT YEAR BUDGET IMPACTS:

N/A

COMMUNITY INVOLVEMENT PROCESS:

N/A

POTENTIAL IMPACTS OR BENEFIT TO THE COMMUNITY:

The Year 2000 Plan increment collections was reduced in FY 2023-24 to \$3.5 million. The termination will release all that increment going forward from July 1, 2023 to the overlapping tax districts proportionately, including approximately \$713,000 to the City of Wilsonville.

ALTERNATIVES:

N/A

CITY MANAGER COMMENT:

N/A

ATTACHMENTS:

1. URA Resolution No. 343

THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE
URA RESOLUTION NO. 343

**A RESOLUTION OF THE CITY OF WILSONVILLE URBAN RENEWAL AGENCY AUTHORIZING
THE TERMINATION OF TAX INCREMENT COLLECTION FOR THE YEAR 2000 PLAN.**

WHEREAS, the Year 2000 Plan was adopted by City Ordinance No. 373 on August 29, 1980;
and

WHEREAS, collection of tax increment funds for every urban renewal plan is limited by
the plan's stated maximum indebtedness; and

WHEREAS the plans maximum indebtedness (MID) was adopted by City Ordinance No.
498 on June 15, 1998 in the amount of \$53,851,923; increased to \$92,687,423 by a substantial
plan amendment in June 2007; and then increased again to \$107,196,524 by another substantial
plan amendment in May 2018; and

WHEREAS, ORS 457.450(2) requires the urban renewal agency to notify the assessor to
terminate the collection of tax increment revenues when the urban renewal plan's maximum
debt is, or can be, retired; and

WHEREAS, the Year 2000 Plan has reached its \$107,196,524 maximum indebtedness limit
and has paid off (retired) all existing debt.

NOW, THEREFORE, THE URBAN RENEWAL AGENCY OF THE CITY OF WILSONVILLE
RESOLVES AS FOLLOWS:

To notify the assessors of both Clackamas County and Washington County to
terminate the collection of tax increment revenues effective July 1, 2023.

ADOPTED by the Wilsonville Urban Renewal Agency at a regular meeting thereof this 23rd
day of February, 2023, and filed with the Wilsonville City Recorder this date.

JULIE FITZGERALD, CHAIR

ATTEST:

Kimberly Veliz, City Recorder

SUMMARY OF VOTES:

Chair Fitzgerald

Member Akervall

Member Linville

Member Berry

Member Dunwell



URBAN RENEWAL AGENCY MINUTES

January 05, 2023 at 7:00 PM

Wilsonville City Hall

CALL TO ORDER

1. Roll Call

The Urban Renewal Agency held a regular meeting on January 5, 2023 in the Wilsonville City Hall immediately following the adjournment of the City Council meeting. The Chair called the URA meeting to order at 8:21 p.m. followed by roll call.

PRESENT

Chair Julie Fitzgerald
 Vice-Chair Kristin Akervall
 Member Joann Linville
 Member Caroline Berry
 Member Katie Dunwell

STAFF PRESENT

Bryan Cosgrove, City Manager
 Amanda Guile-Hinman, City Attorney
 Kimberly Veliz, City Recorder
 Jeanna Troha, Assistant City Manager
 Zoe Mombert, Assistant to the City Manager
 Zach Weigel, City Engineer

2. Motion to approve the following order of the agenda.

Motion: Moved to approve the following order of agenda.

Motion made by Member Akervall, Seconded by Member Linville.

Voting Yea:

Chair Fitzgerald, Member Akervall, Member Linville, Member Berry, Member Dunwell

Vote: Motion carried 5-0.

CITIZEN INPUT

This is an opportunity for visitors to address the Urban Renewal Agency on items not on the agenda. It is also the time to address items that are on the agenda but not scheduled for a public hearing. Staff and the Urban Renewal Agency will make every effort to respond to questions raised during citizen input before tonight's meeting ends or as quickly as possible thereafter. Please limit your comments to three minutes.

There was none.

CONSENT AGENDA

The City Attorney read the titles of the Consent Agenda items into the record.

3. **URA Resolution No. 341**

A Resolution Of The City Of Wilsonville Urban Renewal Agency Authorizing The City Manager To Execute A Professional Services Agreement Contract Amendment With Otak, Inc. For Construction Engineering Services For The 5th Street / Kinsman Road Extension Project (Capital Improvement Project #1139, 2099, &4196).

4. Minutes of the November 21, 2022 Urban Renewal Agency Meeting.

Motion: Moved to adopt the URA Consent Agenda as read.

Motion made by Member Linville, Seconded by Member Akervall.

Voting Yea:

Chair Fitzgerald, Member Akervall, Member Linville, Member Berry, Member Dunwell

Vote: Motion carried 5-0.

NEW BUSINESS

There was none.

CONTINUING BUSINESS

There was none.

PUBLIC HEARING

There was none.

ADJOURN

Prior to closing the meeting, the City Manager reminded Council of the upcoming Council Goal Setting Retreat scheduled for February 24 and 25, 2023. Council and staff then further discussed details and logistics of the retreat.

The URA meeting adjourned at 8:29 p.m.

Respectfully submitted,

Kimberly Veliz, City Recorder

ATTEST:

Julie Fitzgerald, Chair

DRAFT