

From The Director's Office

Greetings!

City staff recently conducted a Request for Proposals (RFP) process to solicit quality consultant/contractor teams to design and build the Boeckman Road Corridor Project (BRCP). This is a five part capital improvement project that is utilizing an alternate project delivery system called Progressive Design Build (PDB). Progressive Design-Build facilitates involvement of the design-build team during the earliest stages of the project development, ensuring they are part of the project team developing design solutions. This promotes the greatest amount of collaboration between the three key players in a construction contract - the owner, the designer, and the contractor.

While a project design is usually fully complete by the time a construction contractor is procured in the traditional design-bid-build process, PDB adds the design-builder to the owner's team at the beginning of the design phase. When the design is somewhere between 50 and 75 percent complete, the design-builder issues a Guaranteed Maximum Price (GMP) that is then locked in through contracts with the owner.

Four very high quality teams responded to the RFP. Following written proposals and in-person interviews, the City's project team, including our owner's representatives from Murraysmith, selected the PDB team at Sundt/Tapani/KPFF to partner with the City to complete this very important project. This will be the city's very first PDB project. The five projects include traffic control at the intersection of Canyon Creek and Boeckman Road (a roundabout will be explored), the Boeckman Bridge, a sewer line along the frontage of Frog Pond West, a storm drainage culvert upsizing for Meridian Creek crossing under Boeckman Road, and the road improvements to Boeckman Road from the east side of the bridge to Stafford Road. The project will also include removal of fish barriers, restoration of the Boeckman Creek channel, removal of fill, planting of natives, and construction of wildlife passages and a connecting section of the Boeckman Creek Regional Trail that will ultimately connect Frog Pond West with Memorial Park.

The winning team's attention to detail and thoughtfulness toward the project specifics were unparalleled. The team identified the project as a natural resource restoration project, with a road and bridge, which is surely an interesting way to characterize the project. Our collective goal will be to deliver a quality multi-modal experience on-time and under budget, drastically improving the natural environment while minimizing impacts to community members.

Respectfully submitted,

Chris Neamtzu, AICP

Community Development Director



Building Division

Whatcha Lookin' At – The Inspection Process

Building Inspectors are trained and certified to identify construction defects throughout the progression of a project. When an Inspector identifies an issue it is added to the correction notice and provided to the contractor in a list format. Every item on the correction notice must be addressed and corrected before the project can progress. Some deficiencies are more prominent than others and may vary between compromised structural elements or missing energy conservation components.

It is estimated to take around 2,500 man hours to build a new dwelling from start to finish. The City's Building Inspectors and Plans Examiners likely contribute less than 20 hours of the estimated 2,500. During the development of a project it is unrealistic to witness every saw cut or driven nail, which is why projects are often divided into inspection phases. Each phase of work typically ends with a 'request to cover' inspection, such as 'Floor Post & Beam' or 'Framing' inspection. In the case of a Floor Post & Beam inspection, if a contractor receives a passing inspection, the next step for the builder is to conceal the underfloor space with sub-flooring and to begin framing walls, floors, and roof.

The photos in this article show an attic space during a 'Final Building' inspection, the very last inspection necessary before the dwelling can be legally occupied. In the left photo, blown-in insulation equal to R-49 (Typically 16-18 inches deep) is missing. The photo on the right shows the follow up inspection, confirming the insulation was added.

Dwellings are substantial investments for individuals and families in our community and we spend large portions of our lives inside these built environments. It is the responsibility of the City Building Division to preserve the public trust pertaining to structures. The Building Code minimum requirements intend for a reasonable level of safety, health, and general welfare through affordability, structural strength, a means of escape, stability, sanitation, light and ventilation, energy conservation, safety of life and property from fire (and other hazards attributed to the built environment), and to provide a reasonable level of safety to fire fighters and emergency responders during emergency operations. Because of this, residents have come to sensibly expect long-lasting and reliable structures.

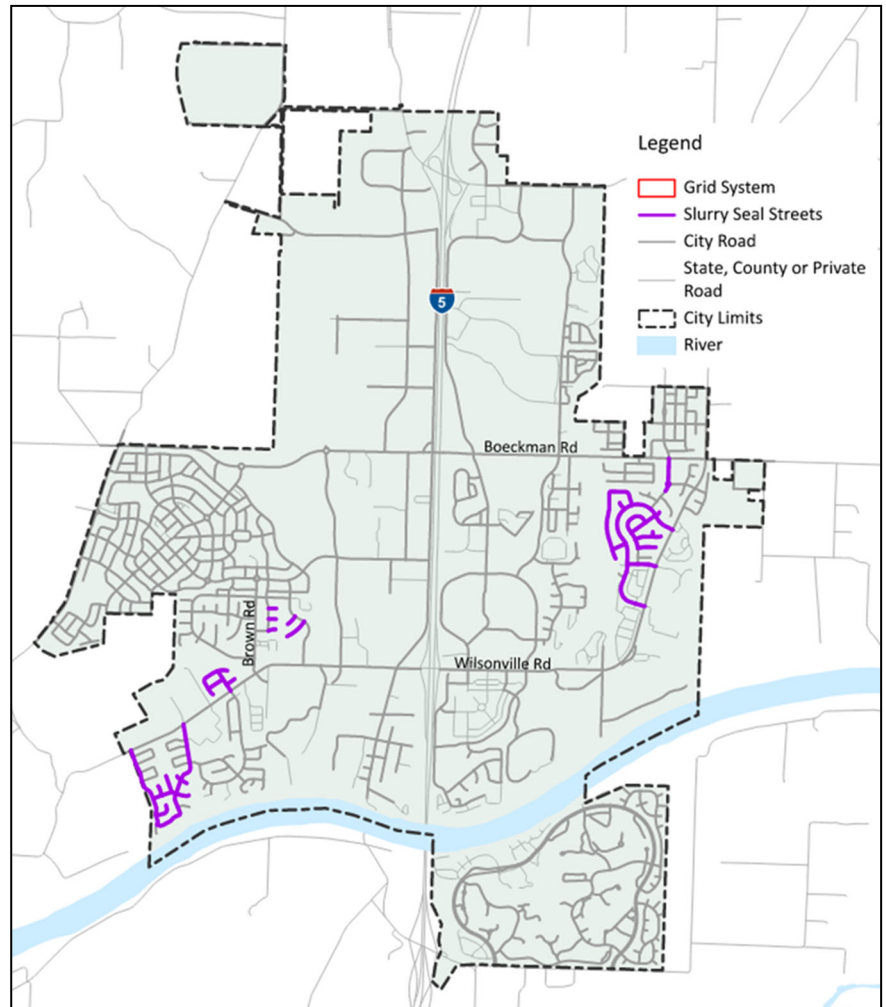
Carl Brown
Building Inspector/Plans Examiner II



Engineering Division, Capital Projects

2022 Street Maintenance

- Curb Ramp Replacement (4014/4118)** Curb ramp replacements and upgrades are currently under design for the 2023 Street Maintenance summer construction season. The Engineering Division has opted to construct all curb ramp replacements/upgrades in advance of street maintenance work to streamline in-street maintenance and restoration work. Curb ramp work is tentatively planned to begin fall 2022 and complete by spring 2023.
- Slurry Seal (4014)** The City of Wilsonville, along with various other local jurisdictions, has partnered with City of Hillsboro in a Joint Cooperative Procurement to find savings in economies of scale to secure a contractor to complete the 2022 Slurry Seal project, a child project of the City's Street Maintenance program. Wilsonville City Council awarded a construction contract to Blackline, Inc., the lowest, responsive, and responsible bidder, in April. Slurry seal work is tentatively scheduled to occur in the first part of August 2022.



5th Street/Kinsman Road Extension (1139/2099/4196)

This project involves the design and construction of the extension of 5th Street and Kinsman Road between Boones Ferry Road and Wilsonville Road, including water, sewer, storm, franchise utility extension, and installation of a portion of the Ice Age Tonquin Trail. Overhead utility undergrounding and curb installation on 5th Street is complete. Sidewalk and bike lane construction is underway on 5th Street (pictured). Construction of the 5th Street Bridge over Coffee Creek continues. Grading for Kinsman Road extension to Wilsonville Road is underway. Construction will continue through January 2023.



Engineering Division, Capital Projects

95th Avenue Storm Pipe Repairs (7062)

This project replaces collapsed and crushed portions of existing storm pipeline on 95th Avenue. The goal of this project is to replace these sections of pipe prior to work being performed by Willamette Water Supply Program for the construction of PLM_1.3 which is scheduled for the middle of 2022. The project's construction contract was executed with Braun Construction in March 2022 and construction will start and be completed before June 30, 2022.

Boberg Diversion Structure Replacement (2100)

This project replaces the outdated Boberg Road wastewater diversion structure to improve wastewater collection system functionality and ensures available capacity for upstream development in the Coffee Creek and Basalt Creek areas into the future. Due to contractor delay issues, construction is being postponed to spring 2022 when weather is better suited for sanitary sewer bypass pumping and permanent asphalt repair work.

Boeckman Road Corridor Project (4212/4206/4205/2102/7065)

This project involves the design and construction of the Boeckman Dip Bridge, Boeckman Road Improvements (Canyon Creek Road – Stafford Road), Canyon Creek Traffic Signal, and Boeckman Road Sanitary Sewer projects. The Progressive Design Build (PDB) Agreement was awarded to Tapani-Sundt Joint Venture by City Council on June 6. Upon award of the PDB Agreement, a project kickoff meeting with the design team is scheduled at the end of June.

I-5 Pedestrian Bridge (4202)

This project involves the design and preparation of construction documents for a pedestrian and bicycle bridge over Interstate 5 from Town Center Loop West to Boones Ferry/Barber Street. The Mobility Advisory Committee (MAC), in coordination with ODOT, recently approved the traffic control plan that will be used during construction. The design team is wrapping up this phase of the design work until construction funding is identified.

Raw Water Facility Improvements

This project is a capital improvement project under management of the Willamette Water Supply Commission and Tualatin Valley Water District. Improvements include seismic upgrades to the existing intake facility and river embankment and installation of a 66-inch raw water pipe and 8-inch domestic City water pipe. Phase I work is complete. The contractor has demobilized until summer 2022.

Rivergreen and Corral Creek Lift Stations (2105)

This project involves upgrading the Rivergreen and Corral Creek wastewater lift stations. The design contract was awarded to Murraysmith in October 2020 and design was completed in December 2021. The construction contract was awarded to R.L. Reimers in February 2022, with construction anticipated for completion by December 2022.

Engineering Division, Capital Projects

Village Greens Circle & Edgewater Lane (1500/2500/4500/7500)

Village Greens Circle and Edgewater Lane are the next two rounds of Charbonneau Utility Repair in the Charbonneau District of Wilsonville. The City has selected Wallis Engineering as the design consultant in April with scope negotiations complete as of early May. Design work for these two projects will begin in July 2022 and continue through the end of the 2022 calendar year with construction of the Village Greens Circle project starting in early 2023 and Edgewater Lane construction work tentatively occurring in early 2024.

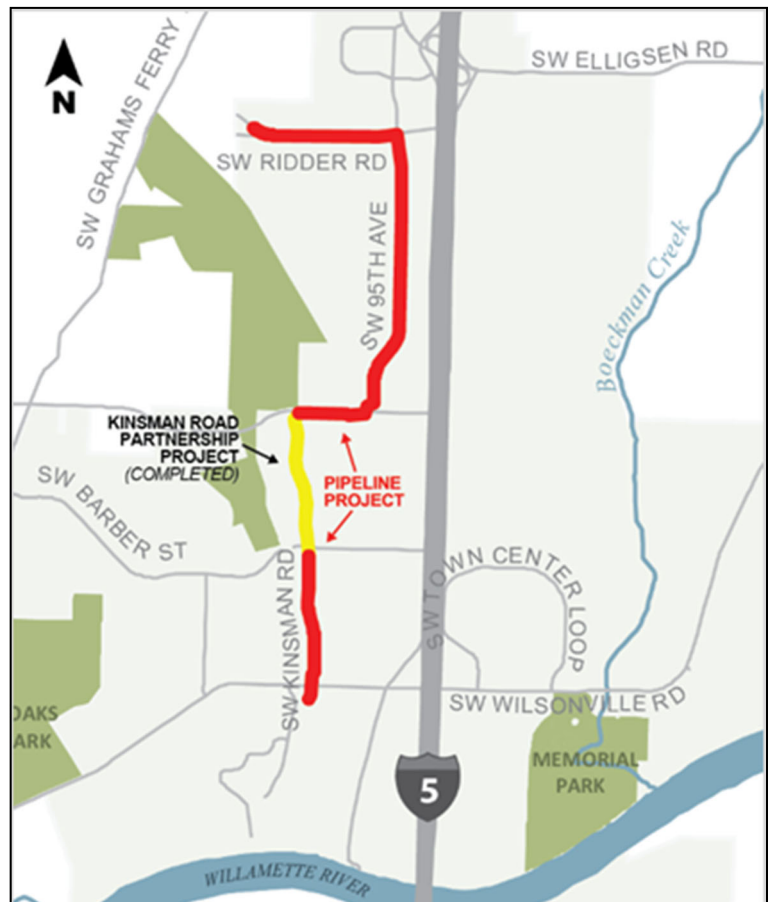
Water Treatment Plant Expansion to 20 MGD (1144)

This project will expand the Water Treatment Plant (WTP) capacity to 20 MGD and incorporate related WTP capital improvements. A Construction Manager/ General Contractor (CMGC) alternative contracting method was approved by City Council in March 2020. An engineering contract was awarded to Stantec in July 2020. The CMGC contract was awarded to Kiewit in August 2021. City Council approved an early work package for ozone generator replacement in October 2021. Final design was completed in coordination with the CMGC in March 2022. Construction will begin in June 2022 with completion expected in 2024.

Willamette Water Supply Program Coordination (1127)

Ongoing coordination efforts continue with the Willamette Water Supply Program (WWSP). Here are the updates on major elements within Wilsonville:

- **Phase 1, Wilsonville Road (PLM_1.1)**
Arrowhead Creek Lane to Wilsonville Road—**COMPLETE**
- **Phase 2, Garden Acres Road to 124th (PLM_1.2)**
Ridder Road to Day Road—**COMPLETE**
- **Phase 3, Wilsonville Road to Garden Acres Road (PLM_1.3)**
This is the WWSP's last section of transmission pipeline to be constructed in the City of Wilsonville and is scheduled to begin Summer 2022, with completion in 2024. It will connect the remaining portion of the pipeline through Wilsonville and follows Kinsman Road, Boeckman Road, 95th Avenue, and Ridder Road. (see image). The Engineering Division is currently in the process of reviewing final plans. Also, selection of an inspection services consultant to perform inspection of all City-owned public improvements throughout the project work areas is underway.



Waste Water Treatment Plant (WWTP) Master Plan (2104)

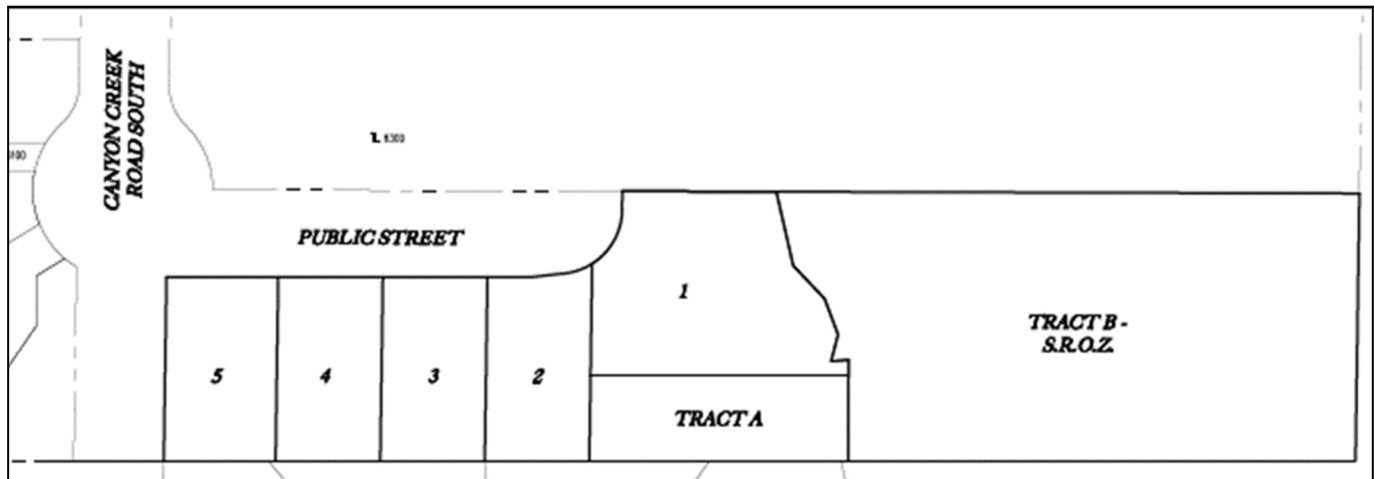
This project will evaluate capacity of WWTP processes to accommodate projected growth and regulatory changes. A prioritized capital improvement plan and budget will be developed. The engineering contract was awarded in May 2020, and the project is anticipated to be completed by the end of 2022.

Engineering Division, Private Development

Residential Construction Activities

Canyon Creek South Phase 3

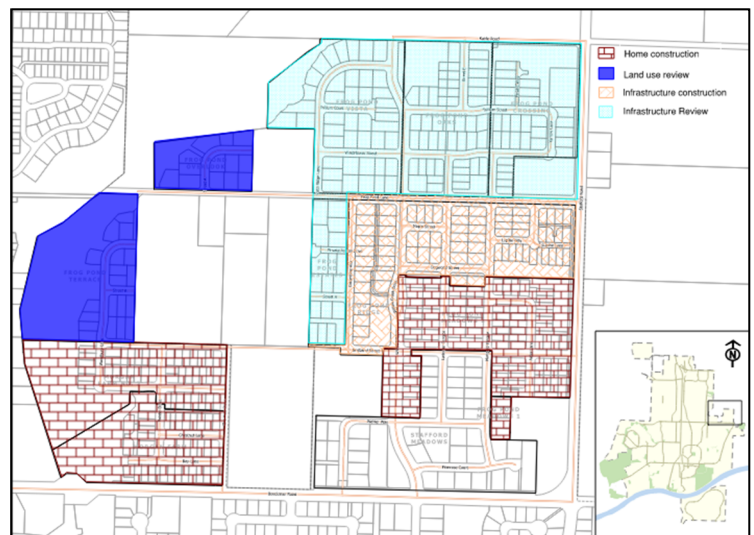
This is a five lot subdivision on Canyon Creek Road South. A pre-construction meeting with the developer, contractor, and City was held. Construction on this five lot subdivision on Canyon Creek Road south began mid-May.



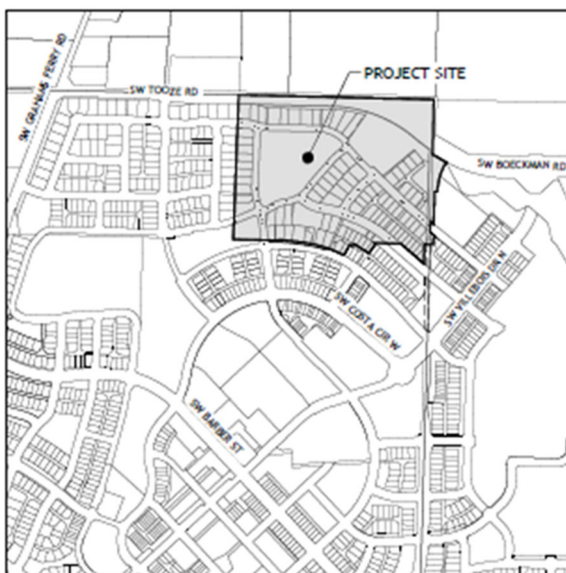
Canyon Creek South Phase 3

Frog Pond West

The Frog Pond West Master Planned area continues to see active construction. Four subdivisions were recently approved by the DRB and infrastructure plans are under review by Engineering. The Frog Pond Ridge subdivision is under active infrastructure construction and one phase is nearing completion. Three previously approved subdivisions have after home construction. Two new proposed subdivisions have started the land use process.



Frog Pond West



Villebois Clermont

Villebois Clermont

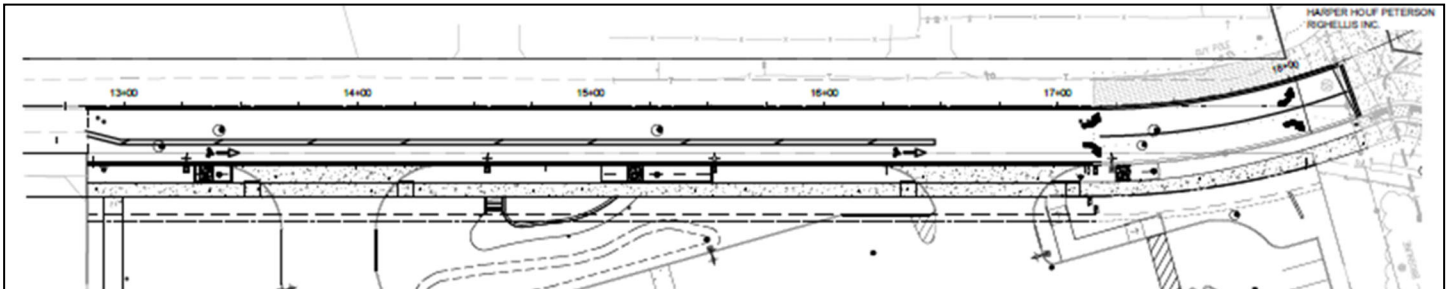
The last piece of the Villebois puzzle, this 87 lot subdivision is nearing substantial completion of the public infrastructure and will soon move on to home construction. Plans for Villebois Clermont Regional Park 5 & 6 are under review by the City and construction of park amenities should begin soon.

Engineering Division, Private Development

Commercial/Industrial Construction Activities

Coffee Creek Logistics Center (Panattoni Warehouse)

This project is located on the southwest corner of Clutter Road and Garden Acres Road. This project includes half street improvements along Clutter Road (improvements along Garden Acres were completed by the City in 2020). Utilities in the right-of-way have been installed and street reconstruction began at the end of May.



Northstar Contractor Establishment—Clay Street

This project is located in Washington County and onsite improvements are subject to the Washington County permit process. The street improvements are under the City of Wilsonville permit. The contractor is working on final items before a final walk-through for punch list items.

Parkway Woods

This project involves a parking lot update and building modifications at the Xerox campus (formerly Tektronix). A series of stormwater planters will be included to bring the parking lot up to today's standards. Construction of stormwater facilities continues.

SSI Shredding

Site plans were submitted for two additional buildings on the existing site, along with sidewalk, sanitary, and water additions. Onsite work continues. Offsite utilities have been installed. Pavement restoration in the right-of-way occurred in May.

Wilsonville High School Auditorium

The school district will be adding a new water line, sanitary force main, and storm facilities. Onsite work continues.

Wood Middle School

Additions to Wood Middle School will require a new stormwater facility. Building modifications are nearing completion. The stormwater facility has been constructed and planted.

Engineering Division, Natural Resources

Clackamas County Climate Action Plan – Public Involvement

The City Council goals and strategies for FY 2021-23 include developing a Wilsonville climate action strategy in alignment with Clackamas County's planning efforts. In 2020, Clackamas County began the process for developing their Climate Action Plan, which will have specific recommendations to reach the goal of being carbon neutral by 2050.

Based on the outcome of the County's planning effort, the City Council will determine the most appropriate path for moving forward, such as developing a Wilsonville climate action strategy in alignment with the County's Plan. City staff will monitor the progress of the Climate Action Plan, and provide periodic updates to the City Council.

Community engagement for the climate action plan is underway, and they would like to hear from residents and businesses in Wilsonville and other communities in Clackamas County. A community survey is posted until June 30 at <https://www.surveymonkey.com/r/ClackCoClimate> and on the project webpage at <https://www.clackamas.us/sustainability/climateaction>. City Staff will be posting this information on Wilsonville's social media.

The survey takes about 10-30 minutes, depending on how many segments of the survey one chooses to respond to. Each optional segment looks at a different type of climate action: buildings/energy, transportation, consumption/waste, water/wastewater, and carbon sequestration.

The County will also host community conversations on climate (dates TBD) for people to ask questions and offer their opinions. They will post those dates and locations as soon as they are scheduled.



Planning Division, Current

Construction Permit Review, Development Inspections, and Project Management

In May, Planning staff worked with developers and contractors to ensure construction of the following projects are consistent with Development Review Board and City Council approvals:

- Clermont Subdivision (Villebois Phase 5 North)
- Panattoni Development Company warehouse on Clutter Road
- Parkway Woods industrial campus
- Residential subdivisions in Frog Pond West

Development Review Board (DRB)

DRB Panel A did not meet in May.

During their May 23 Meeting, DRB Panel B held a public hearing and unanimously approved the development of an industrial development between Grahams Ferry Road and Garden Acres Road in the Coffee Creek Industrial District.

DRB Projects Under Review

During May, Planning staff actively worked on the following major projects in preparation for potential public hearings before the Development Review Board:

- Two subdivisions in Frog Pond West
- Industrial building between Garden Acres Road and Grahams Ferry Road
- Gas Station and Convenience Store on Boones Ferry Road north of Wilsonville Road
- Storage yard and related improvements on Boones Ferry Road
- Industrial building and storage yard on Day Road
- New signs for existing automobile dealership



Perspective of Proposed Industrial Building from Garden Acres Road

Planning Division, Long Range

Aurora Airport

Aurora Airport Good-Neighbor Policies

As an affected jurisdiction, it is important to articulate the relevant land use issues, associated with being a neighbor to an airport, into local adopted policy for purposes of intergovernmental coordination and standing in state law. The applicable document in the City of Wilsonville is the Comprehensive Plan. This Comprehensive Plan update project aims to identify the potential positive and negative impacts of the Airport's current operations and planned future growth for Wilsonville residents and businesses, and to adopt Comprehensive Plan policies to memorialize and address the highest priority issues pertaining to the interrelationships between the Aurora Airport and City of Wilsonville. On May 2, the project team presented results of recent work and outreach results to the City Council in a work session and gathered the Council's feedback. During the remainder of the month, the project team continued to develop draft policies for City adoption later in the summer.



FROG POND EAST & SOUTH MASTER PLAN

Frog Pond East and South Master Plan

May was an important outreach month for the Frog Pond East and South Master Plan. The project team held a community workshop, a number of focus groups, and conducted an online survey. The project team also worked to prepare land use and urban design alternatives for Planning Commission and City Council work session in June as well as a memo outlining the existing conditions for the upcoming infrastructure evaluation.

Inclusive Outreach Framework Refinement

Building upon outreach efforts during the Town Center and Middle Housing projects, the City is reviewing and refining an outreach framework that will be the basis of ongoing outreach efforts led by the Planning Division and is applicable to departments throughout the City. During May, the project team continued coordinated efforts with the Frog Pond East and South team and present draft framework and barriers and actions documents to City staff, the DEI Committee, Planning Commission, and City Council.

Planning Commission

During their May meeting, the Planning Commission heard an update on the Town Center Infrastructure Funding Plan and Urban Renewal Strategic Plan. The Commission also held a work session regarding the Wilsonville Framework for Inclusive Engagement. For the work session, the Planning Commission received a presentation and provided feedback on the Framework, which will be an important resource for the City's future public engagement efforts. They also provided feedback on the draft outline for the associated Barriers and Actions memo, which looks at current barriers to participation of individuals historically underrepresented in public engagement efforts and actions to address the barriers. This feedback will be used along with input from the DEI Committee, City Council, and City staff to further refine the documents.

Planning Division, Long Range

Transit-Oriented Development at the Wilsonville Transit Center

The Equitable Housing Strategic Plan identifies exploration of Transit-Oriented Development (TOD) at the Wilsonville Transit Center as a near-term implementation action. During May, the City reviewed Statements of Qualifications (SOQ) from interested project developers based on the Request for Qualifications (RFQ) document released in March. Three proposals were submitted from teams led by Gorman & Company, Palindrome, and Reach Community Development Inc. with Farmworker Housing Development Corporation. Based upon this review, all three teams were shortlisted to respond to a Request for Proposals (RFP), anticipated later this spring.

General project information is available on the project website:

<https://ci.wilsonville.or.us/planning/page/wilsonville-transit-center-tod>

Vertical Housing Development Zones

The Equitable Housing Strategic Plan identifies creation of tax abatements to create diversity and affordability in the City's housing supply as a near-term implementation action. Additionally, the Town Center Plan identifies exploration of Vertical Housing Development Zones (VHDZ) as a short-term implementation action to encourage mixed-use development. After nearly a year of assessing the benefits and best practices associated with this tax abatement program, on May 2, City Council approved Resolution No. 2971 adopting a VHDZ Program in Villebois Village Center and Town Center. To supplement minimum eligibility requirements as defined in state statute, the program also includes local criteria to ensure that eligible projects include non-residential ground floor spaces that are publicly accessible and support active street frontages. Staff began producing program materials, including application forms and marketing materials, which will be available in early summer.

General project information is available on the project website:

<https://ci.wilsonville.or.us/economic/page/vertical-housing-development-zones>

Wilsonville Town Center Plan



WILSONVILLE TOWN CENTER PLAN

Infrastructure Funding Plan and Urban Renewal Analysis

The Town Center Plan identifies an Infrastructure Funding Plan and Urban Renewal Analysis as two important economic development strategies to support Plan implementation. This work will guide the City in determining how infrastructure investments in Town Center will be funded and will assess if Urban Renewal is a desirable tool to use. During May, the project team continued the review of updated cost estimates for infrastructure projects to be included within the funding analysis. The updated cost estimates will serve as the basis for development of the funding plan. Staff also presented an overview of the Infrastructure Funding Plan to the Planning Commission at their May 11 meeting, sharing details on the project process and timing along with information on how this project will be informed by the ongoing Urban Renewal Strategic Plan update. Work to explore funding strategies will continue throughout the summer.