
Florence Urban Renewal Agency

Memorandum

To: Florence Urban Renewal Board

From: Erin Reynolds, City Manager

Date: January 24, 2018

ReVision Florence Progress Update

- Lane County IGA
- ROW Administration
- Project Update & Timeline
- Public Outreach



Lane County Intergovernmental Agreement

After the FURA Board's approval to move forward with accepting the \$1.2 million County contribution, staff prepared a draft of the Lane County/FURA Intergovernmental Agreement (IGA) to outline the details of the County's \$1.2 million contribution to the ReVision Florence Project. The document was submitted to the County staff for legal review on 12/28/17. We are awaiting response from the County.

Right of Way Administration

Epic Land Solutions, Inc.

Epic Land Solutions, Inc. | Turn-key Right of Way Services | [Certified DBE/WBE/SBE](#)

10300 SW Greenburg Rd., Suite 370 | Portland, OR 97223 | www.epicland.com

We are proceeding with the Right of Way (ROW) Administration via the subconsultant Epic Land Solutions. There are 44 total property files along the project area that we will either be obtaining permanent easements, temporary construction easements, or both. Easements will be obtained by the City of Florence, on behalf of Urban Renewal. Offers for these easements are based on property appraisals that were conducted by Epic.

As of the meeting date:

Total Files: 44
Files Signed: 21
Files left to Sign: 23
% Complete: 47%
Any that are at risk for condemnation? None

We will begin recording these with the title company. The total estimate for ROW acquisition costs (land value, title insurance, legal, and contingency costs) were estimated at \$283,567. Once all the files are processed, we will provide an update on the total ROW acquisition actual versus estimate costs.

Project Update & Timeline

777 High Street, Suite 200, Eugene, OR 97401
P 541.741.2975 | Murraysmith | www.murraysmith.us

Murraysmith submitted 90% Advanced Plans for ReVision Florence to ODOT on October 31st. These plans included civil engineering, streetscaping elements, mobility considerations, construction plan and schedule, updated estimates, risk assessment, geotechnical information, gateway designs, and the transportation management plans.

The cost estimate from the advanced plans remains at just under \$7 million in total, which includes the design work done to date. With the provision for ODOT awarding a contract up to 10% higher than the engineering estimate, we would end up at the budgeted \$7.4 million project cost.

ODOT has determined that in order to keep the project timeline on track we will not be doing an alternative bid for the Highway 126 section of ReVision Florence. It will be bid as one complete project. The project has still been engineered and designed to be two distinct parts. Should the costs come back over 10% of engineer's estimates, we will reduce project scope to be within available funds.

Final Review Plans (basically 100% plans that have not been signed yet) are scheduled to be submitted to ODOT on March 30, 2018. ODOT staff will have one last time to review the package, make minor tweaks, etc. and then Murraysmith will submit 100% signed plans to ODOT on April 16, 2018.

We are scheduled for the following milestone dates:

- 100% Signed Final Plans to ODOT - April 16, 2018
- Project Advertised & Managed by ODOT – Spring 2018
- Bid Opening – June 7, 2018
- Notice to Proceed – August 3, 2018
- Project Construction
 - Stage 1: Curb, Driveway & Sidewalk West Side – August 6, 2018 through October 30, 2018
 - Stage 2: Curb, Driveway & Sidewalk East Side – October 31, 2018 through January 29, 2019

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- Stage 3: Median Island Construction – January 30, 2019 through February 5, 2019
 - Stage 4: Planning, Lighting and Signage – January 30, 2019 through March 1, 2019
 - ODOT's Paving Following ReVision – Beginning March 3, 2019, paving to be completed by Rhody Days 2019 with Project Completed, Streetscape & Paving Summer 2019!

Public Outreach

Based on the current timeline, we will be planning to begin our outreach in spring of 2018. We want to time in with the outreach we are doing for other City projects. We will be working with the Florence Area Chamber of Commerce, the Downtown Revitalization Team (DRT), our local media, Rotary, and other community groups to spread the word to business owners and community owners on what to expect during construction and with the project.