

Florence Urban Renewal Agency

Memorandum

To: Florence Urban Renewal Board
From: Megan Messmer, City Project Manager
Date: February 28, 2018

ReVision Florence Progress Update

- Lane County IGA
- ROW Administration
- Letters of Public Interest Findings (LPIFs)
- Project Update & Timeline
- Public Outreach

Lane County Intergovernmental Agreement

The intergovernmental agreement (IGA) with Lane County has been signed by City Manager Erin Reynolds on behalf of FURA, and we are awaiting the countersigned copy from the County Administrator's Office. The IGA outlines the terms of the County's contribution to ReVision Florence of \$1.2 million, with the first payment to be received prior to June 30, 2018 in the amount of \$200,000. The remaining payments of \$100,000 will be made semiannually through March 2023.



Right of Way Administration

Epic Land Solutions, Inc. 

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. In total, we have reached settlements on 34 of the 44 properties. The breakdown is show here on where we are.

Signed Settlement	27
Waiting on Signatures	3
Drafting Agreement	4
<u>Still Negotiating</u>	<u>10</u>
Total Files	44

Of the ten we are still negotiating on, below is an overview of what we are waiting on?

- Process & Legal Review by Corporate – 3 files, 2 owners
- Waiting on Counter Offer – 7 files, 4 owners

We have begun 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.

Letters of Public Interest Findings

There are several elements of ReVision Florence that have necessitated the submission of letters of public interest findings (LPIFs) to ODOT in order to select a specific item, manufacturer, or material for the design. An LPIF is a written document showing why it is in the public's best interest to not follow a Code of Federal Regulations (CFR) or State Statute. The Federal Highway Administration (FHWA) guidance document, 23 CFR 635.411, explains why and under what conditions ODOT is required to process LPIF's:

Under 23 USC 112(a), "In all cases where the construction is to be performed by a State transportation department, or under its supervision, a request for submission of bids shall be made by advertisement unless some other method is approved by the Secretary. The Secretary shall require such plans and specifications and such methods of bidding as shall be effective in securing competition".

FHWA has interpreted this clause to require competition not only for the award of the contract, but to also require competition for the various materials and processes involved in the work. Whenever competition for materials or processes is reduced or eliminated, a LPIF is required. The federal requirements apply to any ODOT project containing federal or state funds, and may only be waived under specific conditions if it is found to be in the public interest or cost effective.

ReVision Florence contains seven design elements that require LPIFs: block retaining wall, colored concrete, furnishings, gateway monuments, irrigation, lighting fixtures, and tree grates. All seven of these elements within the design call for a specific manufacturer, material, or model. Without an LPIF, we would indicate at least three acceptable items for each within the design specs that the contractor would choose from.

Last week, staff had a conference call with ODOT and the design team. There has been some trouble getting the LPIFs approved by ODOT. There are two justifications for approval of an LPIF – 1) there is no suitable alternative, and 2) synchronization with existing functionality and aesthetics. Below is a breakdown of our next steps on the various LPIF items.

- Block Wall & Tree Grates – Dougherty Landscape Architects (DLA) is working on identifying two additional similar materials that could be used. There are unique shapes on these elements so the selection is limited, but they can provide alternatives.
- Irrigation – The argument for a specific brand of irrigation system is synchronization with the existing irrigation systems that the City uses. DLA will enhance the LPIF to make the justification stronger.
- Gateway – DLA is working on general language requirements for proper sealants on the gateway monuments. This should allow for other products that meet those specifications.

- Light Fixtures, Colored Concrete, & Street Furnishings – For these items, we have requested specific items as picked by the FURA Board. Unfortunately, our initial attempts at LPIFs did not work since they did not meet the two different criteria options. That was based on there are not currently being facilities in the project area that they would synchronize with. During the discussion with the engineers, we reviewed that these same items were included in the specifications for the City Hall remodel and the site work on the block between 1st and 2nd Streets. Since the City Hall project has already been awarded and is under construction, there will be three light fixtures, colored concrete in the same design, and the same street furnishings for ReVision Florence to synchronize those elements with. Murraysmith and DLA is working to rewrite the LPIFs based on that.

Project Update & Timeline



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
 - 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!

While we do not plan run over the March 2019 substantial completion date, we are aware that there is a potential for delays due to weather. Our major concern is that the west side of Highway 101 be completed and accessible for the Rhododendron Parade. With this in mind, there is a completion date for curbs, sidewalk, plazas, crossings, drainage, and undergrounding of the west side of October 31, 2018. The contractor will have a completion date for the remaining work of March 1, 2019, with the exception of plant establishment.

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. In coordinating our public outreach requirements for ODOT, staff is planning on two open houses for the public.

- Mid/Late April – Final Design Open House
- Mid July – Open House prior to Construction

In the coming weeks, we will be working with Murraysmith on drawings and information to be included in the outreach materials for business and property owners in the corridor. Much of this is based on final design and scheduling. We will present a progress on this at the March FURA meeting.