



**DAN JOHNSON**  
MANAGER

**DEVELOPMENT AGENCY**

**DEVELOPMENT SERVICES BUILDING**  
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

Board of County Commissioners  
Clackamas County

Members of the Board:

Approval of a Contract Amendment with Tapani, Inc for the  
SE Bell Avenue Improvement Project-Phase 2

<b>Purpose/Outcomes</b>	This contract amendment will provide additional funds for reconstruction and paving, and construction of improvements on SE Bell Avenue between SE King Road and SE Brehaut Street.
<b>Dollar Amount and Fiscal Impact</b>	The current contract value is \$2,197,961. The additional amount requested is \$810,000, of which approximately \$636,000 is for rebuilding and repaving SE Bell Avenue.
<b>Funding Source</b>	Clackamas County Development Agency: North Clackamas Revitalization Area Urban Renewal District. Clackamas County Transportation Maintenance.
<b>Duration</b>	The contract currently expires on July 15, 2017. Extension of the substantial completion is requested until September 16, 2016. The contract expiration date should also be extended to September 16, 2017. The time frame is sufficient to fully complete the project.
<b>Previous Board Action</b>	The Board of County Commissioners previously approved the Agency budget, which includes funding for this project, and a contract with Tapani, Inc. for construction of the SE Bell Avenue Improvement Project- Phase 2.
<b>Strategic Plan Alignment</b>	Ensure Safe, Healthy and Secure Communities Build a Strong Infrastructure
<b>Contact Person</b>	Ken Itel, Senior Project Planner, Clackamas County Development Agency – 503-742-4324
<b>Contract No.</b>	N/A

**BACKGROUND:**

The Development Agency is currently constructing the second phase of improvements to SE Bell Avenue. The project is being largely funded by the Development Agency through the North Clackamas Revitalization Area urban renewal district. A primary goal of the NCRA Plan is to improve substandard streets and increase connectivity throughout the plan area. The improvements to SE Bell Avenue meet this goal. The Agency conducted a public outreach process, which included a series of open houses, to obtain input from area residents on

prioritizing street improvement projects. SE Bell was identified by residents as one of the top priorities.

The project provides roadway and storm drainage improvements to SE Bell Avenue between SE King Road and SE Brehaut Street. Work includes, but is not limited to, new asphalt, construction of new sidewalks and accessible ramps, replacement of substandard sidewalks and ramps, and installation of curbs, storm sewer pipes and drainage swales. Phase 1 included construction of a retaining wall and sidewalk on the west side of Bell at the SE King intersection, the installation of accessible ramps, and the replacement of a substandard traffic signal pole.

The construction on SE Bell Avenue has thoroughly demonstrated the difficulty of retrofitting an existing roadway, which was not constructed to County Roadway Standards, to accommodate improvements meeting current standards. Numerous unforeseen difficulties have been encountered resulting in construction delays and major design changes. The most significant issue is the discovery the roadway was constructed with little or no aggregate base. During the design phase it was anticipated the roadway would require an asphalt overlay or a grind and inlay after construction, in order to provide an acceptable driving surface and proper drainage. Pavement design was based on a report of core samples taken the entire length of the project by County Transportation Maintenance, showing an acceptable depth of base material under the road surface. However, the core samples proved to be inaccurate. Construction has shown almost no base material is present at any place along Bell Avenue.

Previous trenching during recent projects by Clackamas River Water and Clackamas County Service District #1, as well as trenching during the current project, and the use of heavy equipment, has resulted in deterioration of the roadway due to the lack of base material. SE Bell Avenue is designated a Collector street and is traveled frequently by large trucks and buses. The only way to repair Bell Avenue to provide a quality driving surface and meet County Roadway Standards is to rebuild the driving surface from the base up. Trench patching and an asphalt overlay will not hold up to heavy traffic due to the lack of a sufficient road base. If a full reconstruction is not undertaken, frequent repairs and failure of the road surface are likely to occur within the next 5 years.

County staff, including Engineering and Transportation Maintenance, along with the Project Engineer, Otak Inc., has reviewed options with the contractor and determined a full-depth reclamation with a cement-treated base (CTB) provides the most cost-effective and highest quality solution to reconstructing Bell Avenue. The result will be a new road base and asphalt surface from SE King Road to SE Brehaut Street, a distance of approximately 2,600 feet. The reconstructed roadway is expected to have a life of 20-25 years. County Transportation Maintenance has agreed to provide 50 percent of the additional reconstruction cost, a contribution of \$315,325, in order to defray future maintenance costs.

Additional funds of \$174,350 are also needed to cover pending change order requests for design changes related to utility installation, primarily storm water infrastructure, and construction of retaining walls, as well as overhead and delay incurred by the contractor due to the extension of the contract by approximately 30 work days. The design changes are a result of

numerous utility conflicts, such as abandoned or unmapped utility lines not discovered until construction, unexpected obstructions such as concrete in old utility trenches, inaccurate survey information and utility information in construction plans, and insufficiently designed retaining walls.

Staff is currently negotiating with the contractor to reduce the cost of several change order requests. A second contract amendment is anticipated to accommodate retaining wall redesigns which are still in progress, and contractor overhead and equipment for delays and added work which have not yet been quantified.

The project has also been hampered by the reluctance of utility service providers, particularly Comcast and Centurylink, and to a lesser extent PGE, to relocate overhead utilities in a timely manner. This has occurred despite the service providers being included in the design process and being given sufficient notice of the need to relocate utilities prior to construction. This has resulted in numerous delays.

**RECOMMENDATION:**

Staff recommends the Board of County Commissioners approve the contract amendment with Tapani, Inc. for construction of the SE Bell Avenue Improvement Project-Phase 2.

Respectfully submitted,

Dan Johnson, Manager  
Development Agency

Placed on the \_\_\_\_\_ Agenda by the Purchasing Division