

City Council Chambers  
June 18, 2018

A regular meeting of the Astoria Development Commission was held at the above place at the hour of 8:04 pm.

Commissioners Present: Price, Jones, Brownson, Mayor LaMear

Commissioners Excused: Nemlowill

Staff Present: City Manager Estes, Parks and Recreation Director Cosby, Finance Director Brooks, Library Director Pearson, Fire Chief Gascoigne, Police Chief Spalding, Public Works Director Harrington, City Engineer Crater, and City Attorney Henningsgaard. The meeting is recorded and will be transcribed by ABC Transcription Services, Inc.

**REPORTS OF COMMISSIONERS:**

No reports.

**CHANGES TO AGENDA:**

No changes.

**REGULAR AGENDA ITEMS:**

**Item 5(a): Contract Amendment #2 – Bond Street Retaining Wall Project**

As a result of a landslide in 2007, Bond Street has been closed to two-way traffic. Only one westbound lane of traffic is allowed limiting east west traffic to Marine Drive. The Public Works Department commissioned a geotechnical analysis completed in August 2015 to study the feasibility of adding a retaining wall that would allow the roadway to be restored to two-way traffic. The results of the study concluded that a wall could be built under the right conditions. Based on the results, the Public Works Department prepared an "order of magnitude" cost estimate of \$395,000 to construct a retaining wall, repair Bond Street for two-way traffic, and include low cost traffic calming measures to mitigate potential speeding along a narrow street in a dense neighborhood of residential buildings.

The Astoria Development Commission (ADC) has completed a boundary expansion of the Astor West Urban Renewal District (AWURD). The expansion included an area from Columbia Avenue to the City owned slide area, adding roughly 4 acres to the district. This included the Bond Street right-of-way. The expansion was targeted to achieve the reopening of Bond Street to two-way traffic and potentially revitalize residential properties. With the recent expansion completed, the ADC is in a position to proceed with the Bond Street Retaining Wall Project.

In 2017, Staff initiated the design process and hired Cornforth Consultants to provide geotechnical and civil engineering design services for the project. The project documents were advanced to final design, but put on hold due to a very wet winter (2016/2017). The additional rainfall contributed to groundwater and inclinometer readings that were unfavorable and increased risk to the project. City staff decided to postpone the work until 2018 with the hope of improved conditions.

Since construction was put on hold, Public Works staff and Cornforth Consulting have been monitoring the slide activity with groundwater depth measurements, inclinometer readings, and visual inspection. We recently completed an effort to install new inclinometers to allow consistent and uninterrupted monitoring of the slide movement. Several existing inclinometers were becoming unusable due to prior movement. The information we have available indicates that construction in late summer is feasible. In order to prepare the project for construction, Cornforth Consultants has prepared a proposal for services necessary to complete final design modifications for the retaining wall, bidding and construction assistance, and inclinometer monitoring during and immediately after construction. The estimated not-to-exceed fee for these services is \$46,500. The contract amendment and detailed proposal are attached to this memo.

In addition to services from Cornforth Consulting, City staff will need assistance during construction to mitigate for the presence of historic trolley tracks within the project area. Historical Research Associates, Inc. has provided these services to the City in the past and is available to assist with this project. They plan to provide construction monitoring, a letter report and site form to comply with the State Historic Preservation Office requirements. A not-to-exceed estimate of \$5,218 has been provided for this work. A personal services contract, detailed scope of work and fee are attached to this memo.

The following table summarizes the professional services for this project to date, and those proposed for consideration in this memo.

#	Description	Cost	Contract
1	Cornforth Consultants DesiQn Services Contract	\$74,950	Executed
2	Cornforth Consultants Amendment #1 (inclinometer installation)	\$38,950	Executed
3	Cornforth Consultants Amendment #2	\$46,500	For Consideration
4	Historical Research Associates Inc. Contract	\$5,218	For Consideration
	Total=	\$165,618	

It is recommended that the Astoria Development Commission execute Contract Amendment #2 with Cornforth Consultants for a total not-to-exceed amount of \$46,500 for geotechnical and civil engineering services for final

design, bidding and construction assistance, and inclinometer monitoring associated with the Bond Street Retaining Wall Project. It is also recommended that the Astoria Development Commission execute a personal services contract for \$5,218 with Historical Research Associates, Inc. for archeological services associated with the historic trolley tracks that may be impacted by this project. As there are two contracts, two separate motions will be needed.

Commissioner Price asked what type of public notice was being given to residents and when it would go out. City Engineer Crater said the Development Commission would need to approve a request for authorization to bid. Once a timeline for bidding has been determined, Staff would have more information on the planned construction. He confirmed that construction would likely begin in mid-September. Installation of the sloping inclinometer was vital to getting consistent readings, so continuing the project took longer than Staff had hoped.

Commissioner Price said it would be good to give as much notice as possible because some people will want to move out for a while. Some people are not happy about the street being open again because they have enjoyed living on a quiet street. Engineer Crater said a month may be reasonable. Typically, there is a two to three-week lag between receiving the bids and the ADC authorizing a contract.

Director Harrington added that during the urban renewal expansion process, the City did a lot of neighborhood meetings. So, the neighborhood is already more knowledgeable than they typically would be on a project like this. Nothing has changed with regard to what the project consists of, so the notice will just let them when it will actually happen.

**Commission Action:** Motion by Commissioner Jones, seconded by Commissioner Price to execute Contract Amendment #2 with Cornforth Consultants for a total not-to-exceed amount of \$46,500 for geotechnical and civil engineering services for final design, bidding and construction assistance, and inclinometer monitoring associated with the Bond Street Retaining Wall Project. Motion passed unanimously. Ayes: Commissioners Price, Brownson, Jones, Nemlowill and Mayor LaMear. Nays: None.

**Commission Action:** Motion by Commissioner Brownson, seconded by Commissioner Price to execute a personal services contract for \$5,218 with Historical Research Associates, Inc. for archeological services associated with the historic trolley tracks that may be impacted by the Bond Street Retaining Wall Project. Motion passed unanimously. Ayes: Commissioners Price, Brownson, Jones, and Mayor LaMear. Nays: None.

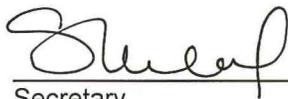
**NEW BUSINESS & MISCELLANEOUS, PUBLIC COMMENTS:**

There were none.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 8:09 pm.

**ATTEST:**

  
Secretary

**APPROVED:**

  
City Manager