

A regular meeting of the Astoria Development Commission (ADC) was held at the above place at the hour of 8:28 p.m. immediately following the Astoria City Council meeting.

Councilors Present: Herzig, Warr, Mellin, LaMear and Mayor Van Dusen

Staff Present: City Manager Benoit, Library Director Tucker, Interim Parks Director Moss, Public Works Director Cook, City Engineer Harrington, Parks Director Cosby, Police Sergeant Aydt, Police Chief Curzon, and Fire Chief Ames. The meeting is recorded and will be transcribed by ABC Transcription Services, Inc.

**REPORTS OF COMMISSIONERS:** No reports.

**CHANGES TO AGENDA:** No changes.

**CONSENT CALENDAR:**

The following items were submitted on the Consent Calendar:

- 5(a) ADC Minutes of 3/4/13
- 5(b) ADC Minutes of 3/18/13

**Commission Action:** Motion by Commissioner Warr, seconded by Commissioner Mellin, to approve the Consent Calendar. Motion carried unanimously. Ayes: Commissioners Warr, LaMear, Herzig and Mellin, and Mayor Van Dusen. Nays: None.

**REGULAR AGENDA ITEMS:**

**Item 6(a): Portway Street Railroad Crossing Design Proposal (Public Works)**

Due to ongoing deterioration, staff has researched repair methods for the two railroad crossings on Portway Ave. Research consisted of exploring repair options and requesting informal quotes from specialty contractors that perform this type of work. Following is a summary of the options and the associated estimated costs:

Alternate	Crossing Type	Estimated Cost	Durability/Comments
1	Asphalt	\$30,000- \$40,000	Low- poor impact performance, traditionally used in our area, not ideal for heavy truck traffic
2	Rubberized	\$50,000- \$60,000	Same as above, regional examples have not performed well
3	Cast-In-Place Concrete Panels	\$60,000- \$70,000	High -work well under truck traffic, appears to be trend in areas with higher traffic volumes such as Portland
4	Pre-Cast Concrete Panels	\$80,000-\$ 100, 000	Same as above but offers future access to railroad ties below

Alternate 1 could be constructed as a repair without the need for engineering plans and specifications. The other alternates would require engineering design from a design firm that specializes in railroad engineering. Staff contacted one such firm, and based on preliminary conversations, it is anticipated that engineering fees for this work should be less than \$20,000.

Staff recommends Alternate 4 as the best overall method of repair. This method would assure a lasting product that can be readily maintained. With approval of this recommendation, staff would bring a professional services

contract before Council for approval to commence engineering and design. Funding for this project is available through the Astor West Urban Renewal District. It is recommended that Council authorize staff to proceed with the development of plans and specifications for the Pre-cast Concrete Panel design using contract engineering services.

Mayor Van Dusen encouraged the Commission to support Staff's recommendation. The Port of Astoria has been an excellent partner with the City, especially with regards to the temporary home of the two U.S. Coast Guard cutters. City Manager Benoit added the City's total contribution to the Port on that project was about \$80,000. Mayor Van Dusen responded the City got a good deal. He understood the electrical work will take a bit longer than expected. Since the Coast Guard dock has been tied up, the Port has been a great partner. He noted that the crossing at the railroad tracks is horrendous. With the activity of the cruise ships at the Port, the crossing will always have heavy traffic.

Commissioner LaMear asked for clarification regarding the Comments sections of Alternatives 3 and 4. City Engineer Harrington explained the difference is that the cast-in-place concrete would involve pouring concrete over the rails, which cannot be removed. The pre-cast panels sit between the tracks and have lifting rings that allow the panels to be removed when access to the rails or ties is necessary. The pre-cast panels can be reused for any future rail replacement. They cost more, but are becoming standard in the industry. Use of the panels is justified by the heavy truck traffic at this crossing. City Manager Benoit confirmed the pre-cast panels could be reused at another location.

Mayor Van Dusen asked if the Urban Renewal District Fund had adequate funding for this project. City Manager Benoit confirmed the funds are available.

Commissioner Warr stated he drives through that crossing five or six times a day. The deterioration that has occurred over the last couple of years has been incredible. The crossing is almost impassable. He would like the truck traffic to continue to increase and he supports Staff's recommendation.

**Commission Action:** Motion by Commissioner Warr, seconded by Commissioner Mellin, to authorize staff to proceed with the development of plans and specifications for the Pre-cast Concrete Panel design using contract engineering services. Motion carried unanimously. Ayes: Commissioners Warr, LaMear, Herzig and Mellin, and Mayor Van Dusen. Nays: None.

**Item 6(b): Contract Amendment with Jim Wilkins Consulting for Garden of Surging Waves Construction Management (Community Development)**

On July 30, 2012, the Development Commission approved a contract with Wilkins Consulting in the amount of \$25,600 for construction management services for the Garden of Surging Waves. Wilkins Consulting has been working with the general contractor, Robinson Construction, doing project oversight, inspections, document review, payroll verification, and other tasks as requested by the City; however, there have been portions of the Garden of Surging Waves project, which have required more time from Wilkins Consulting than previously expected. Wilkins Consulting estimates an additional \$20,952.50 is required for Sequence A. This figure includes a 10% contingency. A contract amendment with Wilkins Consulting for construction manager services for a not to exceed amount of \$46,552.50 is attached. Funds for this work would come from the Astor-East Urban Renewal District. It is recommended that the Astoria Development Commission approve a contract amendment with Wilkins Consulting in a not to exceed amount of \$46,552.50 for Garden of Surging Waves construction manager services.

Commissioner Herzig stated he realized this was essential; however, the contract amendment would almost double his fee, which seems extreme. He understood that opening up the pavement in Astoria reveals many surprises, but is concerned about practically doubling the fee.

Commissioner Warr noted that City Engineer Harrington has seen things on the project site that may have been out of Mr. Wilkins's control and asked if he believed such an adjustment was warranted. City Engineer Harrington stated that he has had many discussions with City Manager Benoit about this. He reminded that the vaulted sidewalk replacement was the first aspect of the project. At that stage, Mr. Wilkins was asked to assist given his construction experience. The City believed that Mr. Wilkins' involvement early in the project would

provide him with valuable knowledge that would be useful during work on the Garden of Surging Waves. At that time, the proposal from Wilkins Consulting included strictly time for construction management, as the City's original intention was to borrow some of his time. As the project grew, more of his time was required and there were discussions about a change order to begin grading the Garden of Surging Waves, which took up more of Mr. Wilkins' time. When the City saw that the bids were higher than budgeted at the time, the City had do more brainstorming with Mr. Wilkins to figure out how to proceed with the project. All these discussions were all outside the scope of the original proposal.

City Engineer Harrington recalled that during the sidewalk project, Mayor Van Dusen asked if all the work would lead to future benefit. The first future benefit has been a significant savings on the work being done at Sterling Savings Bank. The engineer that worked on the structural portion of the Garden of Surging Waves helped the bank with a solution to repair their sidewalks for less than half of the original estimate. Many bigger, future benefits would be coming from this entire effort. The City has discussed ways to reduce the time needed with Mr. Wilkins; however, this expense will prove to be valuable in the end.

Commissioner Warr stated he has a great deal of faith in City Engineer Harrington and his position.

Mayor Van Dusen added that he plans to vote in favor of the contract amendment, but believes Commissioner Herzig made a good point. Doubling the cost is a high percentage of increased cost.

**Commission Action:** Motion by Commissioner Warr, seconded by Commissioner Mellin, to approve a contract amendment with Wilkins Consulting in a not to exceed amount of \$46,552.50 for Garden of Surging Waves construction manager services. Motion carried unanimously. Ayes: Commissioners Warr, LaMear, Herzig and Mellin, and Mayor Van Dusen. Nays: None.

**ADJOURNMENT:**

There being no further business, the meeting was adjourned at 8:40 p.m.

**ATTEST:**

**APPROVED:**

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Secretary

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City Manager