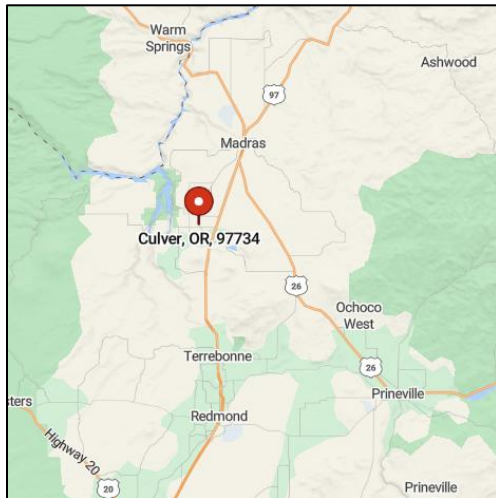


To: Oregon House Representative Vikki Bresse-Iverson & Oregon Senator Mike McLane

From: Jerry Jones, Macher (Project Management Consultant for City of Culver)

CC: City of Culver City Recorder

Re: Mainline Sewer Reroute to Residential Development - City of Culver (OBDD Project # C2024508)



Project Description

As part of the State Bill 1530 funding, the Oregon Legislature awarded \$1,300,000 to the City of Culver to improve the public sewer system, allowing future development of attainably priced single-family homes. As soon as this infrastructure project is complete, an Oregon homebuilder plans to construct 162-home subdivision that will be served by the increased capacity provided by this sewer improvement.

Good news to report. Thanks to these infrastructure improvements, the above-mentioned subdivision recently broke ground on April 28, 2025!

The sewer project has faced financial hardships and delays beyond what can be covered by the budgeted contingency. We request additional state funding in the amount of \$431,678 to complete this sewer work that will serve the forthcoming subdivision.

Civil Plan Finalization

The initial budget was based on preliminary contractor bids, best knowledge of engineering needs, and detailed improvements near BNSF railroad tracks. Plans have been updated with the finalized design, resulting in two scope changes to the sewer work. These required design changes are described in detail below and increased construction costs by \$221,205.

Railroad Permit Revision & Additional Requirements

Mainline Sewer Reroute to Residential Development (City of Culver)

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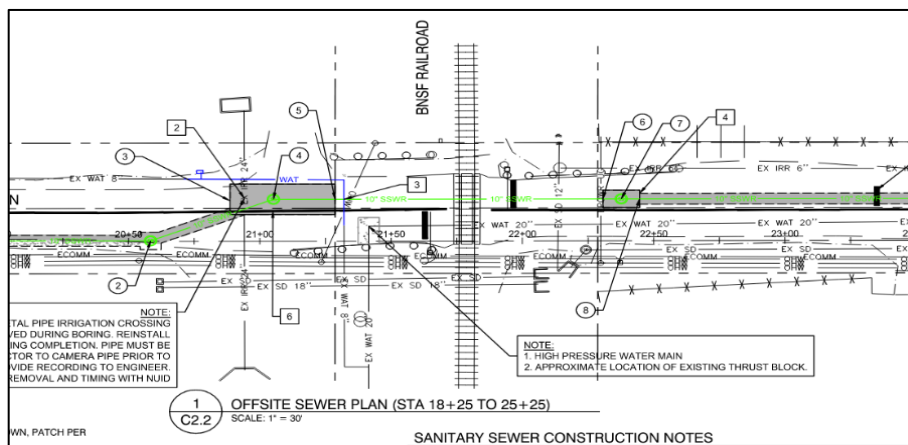
The sewer improvement entails boring underneath a BNSF Railroad. The city's project manager reached out to the railroad company early after notification of awarded SB 1530 funds for coordination and obtaining the necessary permit.

A previous BNSF permit had been approved in 2023, yet a permit revision took additional time for review by BNSF and JLL (BNSF's real estate representative). This lengthy review resulted in approval of the permit revision in November 2024, delaying the project start.

Despite BNSF approving the permit revision, they did not inform the city of required third-party monitoring, railroad flagging, and settlement testing until late in the process. These additional items cost \$35,757.

BNSF Delays

The General Contractor continued work on the sewer in areas not affected by the BNSF permit. However, the lengthy reviews by BNSF delayed the start two months (from September 2024 to November 2024), then an additional two months (November 2024 to January 2025) based on the inspector and boring subcontractor scheduling.



Sewer plan crossing BNSF railroad

The project team has worked very hard to regain time and limit the cost associated with the delay. Since BNSF boring delays in January 2025, the completion date has improved by six weeks given resequencing and expediting later phases of work.

Initially, the project anticipated Substantial Completion in February 2025 and Closeout in March 2025. Actual Substantial Completion will be May 2025 and Closeout in June 2025. The three-month project delay increased cost by \$66,600.

Iris Street Additional Trenching & Paving

The General Contractor encountered unknown utilities on both the west and east sides of the train tracks that conflicted with the designed trench locations where the new sewer pipe was to be installed. These were discovered to be a Lumen telecom line, Deschutes Valley Water District

Mainline Sewer Reroute to Residential Development (City of Culver)

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pipes, and a power line, none of which were noted on right-of-way maps and did not show up until locates discovered them midway through construction.

In order to maintain schedule, the contractor proceeded with exposing line + pipes and working around them. Trenches had to widen and street repaving areas increased by 7,590sf.

The actual cost of this work came to \$105,867.

Financial Request

We request that the Oregon Legislature increase the SB 1530 project funding by **\$435,996**, for the following items:

1. **General Contractor Change Order #1 (\$163,160)** – Finalized plans extended water, irrigation, sewer lines along with guardrails near BNSF railroad tracks. Quantities included in Rickabaugh Construction COR #1.
2. **General Contractor Change Order #2 (\$58,045)** – Finalized plans required additional grind & overlay and repaving. Quantities included in Rickabaugh Construction COR #2.
3. **BNSF Inspections, Flagging Costs, & Administrative Fees (\$38,006)** – Third-party monitoring performed by Wilson & Company (\$14,565) along with flagging for railroad traffic (\$16,510) were required by BNSF while work is happening within 25' of the railroad. BNSF permit revision fees (\$2,067) was also required along with third-party settlement testing (\$4,864).
4. **Additional Costs for General Contractor & City's Project Manager for Delay (\$66,600)** – In January 2025, BNSF delays and specialized boring subcontractor availability pushed Substantial Completion into June 2025. In recent months, durations were improved and delivery will now occur in May 2025. This cost reflects the reduced three-month delay.
5. **Iris Street Sewer Additional Trenching (\$105,867)** – To address the unknown telecom and power conduit, Rickabaugh had to trench ahead of sewer in order to move the conduit and widen trenches. The actual costs were \$49,576 for additional trenching and \$56,291 for 7,590sf of additional repaving.

Schedule Request

Previously, the schedule anticipated that we'd need to request extending past the June 30, 2025 deadline into the 2025-2026 fiscal year. *The construction schedule has been improved through resequencing and expediting later phases of work, bringing in Substantial Completion six weeks.*

The project will complete within the 2024-2025 FY with Substantial Completion in May 2025 and Closeout in June 2025. We look forward to celebrating the project's successful completion with private and public stakeholders with a ribbon-cutting this summer.

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Mobile crane loading boring equipment into
sewer hole west of BNSF train tracks.
Photo taken 1/7/25. (Left)

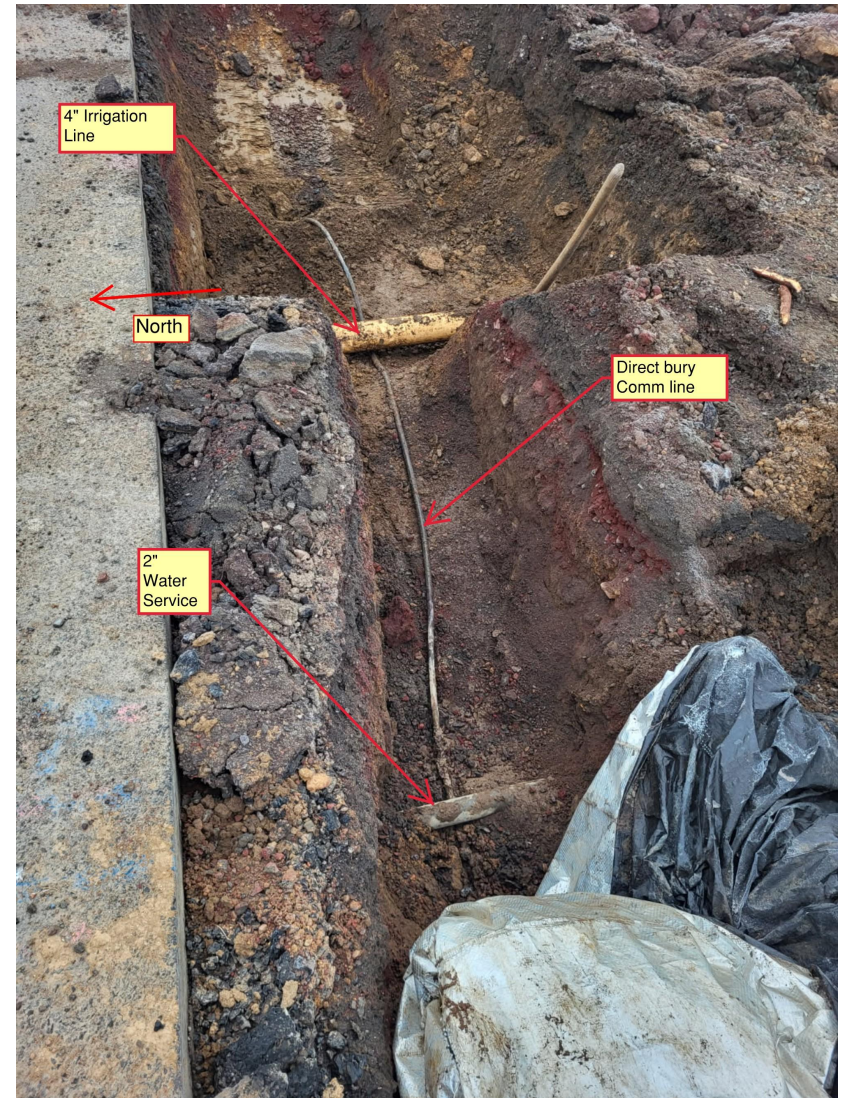
Bracing and boring equipment loaded
into sewer hole on Iris Street.
Photo taken 1/7/25. (Right)



Mainline Sewer Reroute to Residential Development (City of Culver)
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Manholes on-site and ready to be installed.
Photo taken on 2.20.25.



Underground utility conflicts slowed trenching progress. Engineer and Contractor coordinated with Lumen (telecom) and Deschutes Valley Water And North Unit Irrigation Districts to resolve.
Photo taken on 2.18.25.

Mainline Sewer Reroute to Residential Development (City of Culver)
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Excavator digging trenches for sewer pipe and manholes. Photo taken on 2.20.25. (Left)

Installed manholes and sewer pipe.
Photo taken on 2.20.25. (Right)

