

Memorandum

To: RPBCWD Board of Managers
From: Jessica Olson
Subject: Middle Riley Creek Project – Request for additional engineering services budget
Date: July 7, 2022
Project: 23/27-0053.14 029B

Requested Board Action

Barr requests that the RPBCWD Board of Managers consider authorizing Barr Engineering to spend an additional budget of \$8,000 for additional construction administration, construction observation, and final project closeout services related to the Middle Riley Creek Stabilization Project.

In March 2020, the RPBCWD completed a feasibility study to identify cost effective stabilization options and recommendations for streambank erosion along Middle Riley Creek through the Bearpath community. The feasibility study recommended a set of alternatives to re-meander the creek, stabilize eroding banks, raise the channel bed and create a reconnection to the floodplain. At the April 2020 Board meeting, the RPBCWD Board of Managers authorized final design and preparation of construction documents for the Middle Riley Creek stabilization project based on findings in the feasibility study, with the assumption that final design would be completed in 2020 and construction would take place over the winter of 2020/2021. Because the project is entirely on private property owned by Bearpath Golf and Country Club (Bearpath), the design process was completed in partnership with Bearpath.

The original design and construction observation task order for \$112,900 plus expenses for permit fees and newspaper advertisements was authorized by the Board on April 1, 2020 with an anticipated construction being complete and the project closed out by early 2021.

A budget increase of \$49,000 was approved by the board in August 2021 due to unforeseen design budget shortfalls related to extensive coordination efforts with the project partner, unanticipated design iterations, extension of project timeline, and additional design visits, as well as expanded scope services that included a tree inventory, compilation of district survey data, and additional survey.

Despite our best efforts to keep costs to a minimum, the amended construction services budget was exhausted last fall due to project construction coordination and cooperative agreement efforts that exceeded project expectations, and we included the following text in the November 2021 engineer's report: *"The amended construction services budget for the Middle Riley Creek project is exhausted due to the extensive coordination and revisions to the cooperative agreement and declaration, more coordination with Bearpath than anticipated, boulder wall coordination, and needing to spend significantly more time directing the Contractor on field fitting the stream stabilization measures."*

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Since November 2021, Barr continued to provide construction administration services totaling \$10,662 at no cost to the District. In January 2022, the monthly update to the Board indicated that a budget adjustment request might be pursued in the future.

The August 2021 amended construction services budget for the Middle Riley Creek project is exhausted due to unanticipated services provided related to the following:

- Coordination and revisions to the cooperative agreement and declaration,
- More coordination with Bearpath and Bearpath's contractor than anticipated,
- Boulder wall coordination/inspections due to issues with subcontractor,
- Bioswale and buffer location review, and
- Needing to spend significantly more time directing the Contractor on field-fitting the stream stabilization measures than anticipated.

As a result, Barr has spent 195 hours on construction observation and administration services as of early June. The July 2021 budget amendment only included 178 hours and presumed a smooth construction process, no change orders, and completion in 2024.

As of the May 2022 engineering services invoice (thru 5/31) there was \$0 left in Barr's authorized budget for this project ($\$112,900 + \$6,700 + \$9,900 + \$49,000 = \$178,500$, which is comprised of the original task order, prior Administrator-authorized surveying and tree inventory work to date, and the additional engineering services budget approved in August 2021, respectively). Because the entire engineering construction administration budget is exhausted, Barr is requesting additional project budget related to the following work items that remain between now and project close-out in Spring of 2025:

- Change Order 1 development to adjust work element to be conducted by Bearpath and substantial completion times
- Substantial completion walk-through and punch list
- Four Vegetation establishment/maintenance site reviews (once more in 2022, once in 2023, once in 2024, once in 2025)
- Two Engineering site reviews (once more in 2022, once in 2025)
- Continued coordination with Bearpath (allot up to 20 hours)
- Five more payment applications (two in 2022, one in 2023, one in 2024, and one in 2025)
- Record drawing development based on contractor provided information
- Project Close-out activities

In order to save cost, we recommend eliminating the post-construction memo from our scope. We anticipate the remaining work requiring between \$15,000 and \$20,000 level of effort through spring of 2025, if the post construction memo is eliminated and coordination with Bearpath is led by RPBCWD. We are happy to review potential partnering scenarios with the District, including the option of the District

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conducting on-site evaluations of vegetation establishment instead of Barr. At this time we understand the District may not have capacity to take on these items, so have included them in our estimated cost.

Because the construction coordination of the project required significantly more time than budgeted in order to facilitate the forward-movement of the project with the District’s partner, additional budget is needed to complete construction administration services and close-out activities. The following table summarizes the approved budget, the amount spent as of June 30th, and anticipated additional budget to complete the engineering work associated with the Middle Riley Creek Stabilization Project design and construction administration (Task Order 29B). We are anticipating the total construction administration budget at project completion in 2025, assuming no additional change orders, smooth vegetation maintenance, minimal punch list items, and close-out activities go smoothly, to be roughly \$15,000 - \$20,000. Barr values being a long-term partner in implementing RPBCWD innovative approach to resource management and understands the fiscal constraints RPBCWD faces. As part of the continued partnership, we are requesting RPBCWD consider authorize additional construction management budget to cover roughly half of the estimate construction management budget through 2025.

Task Order 29B	Authorized Budget	Amount Spent Through 6/30/22	Anticipated Budget Needs thru 2025	Requested Budget Increase
Construction Services (Construction Oversight and Administration, Project Close-out)	\$178,500 ¹	\$189,162 ²	\$15,000 - \$20,000	\$8,000
Budget Remaining (as of 6/30/22)		\$0		
Budget Increase Request				\$8,000
1-Barr’s total authorized budget for this project (\$112,900+\$6,700+\$9,900+\$49,000 = \$178,500, which is comprised of the original task order, Administrator-authorized surveying and tree inventory work to date, and Board-approved 2021 budget increase, respectively) 2-The additional amount spent above the authorized budget was provided at no cost to RPBCWD.				