



Legislation Text

File #: 19-5756, **Version:** 1

CONSULTANT AGREEMENT WITH GIBBS & OLSON FOR WEST LONGVIEW SEWER LAGOONS REDEVELOPMENT FEASIBILITY STUDY

COUNCIL INITIATIVE ADDRESSED:

Provide sustainable water quality and environmental infrastructure
Strengthen economic conditions & create new opportunities

CITY ATTORNEY REVIEW: NOT REQUIRED

SUMMARY STATEMENT:

The West Longview Lagoons Sewer Treatment Plant was taken out of service in March 2012, and accumulated biosolids removed in 2014. The City Council has expressed interest in determining the feasibility of developing single family and/or multifamily residential housing on the property.

To determine the technical feasibility of development, the proposed scope of work provides for a boundary survey of the City property due to uncertain boundaries as depicted by the Cowlitz County Assessor; identifying how water, sewer, power, natural gas, and other utilities might serve the development; roadway capacity and access to the site; and geotechnical review of on-site soils to determine groundwater levels, the amount of fill needed, and estimate settlement due to the fill necessary to use the site.

Rather than focus only on residential development, the proposed economic analysis includes examining residential and non-residential capacity, utilization, and demands in the potential market area, and will examine options for how to manage the City's development and/or disposition of the property. Options include sale of the property as-is, sale following infrastructure removal and site fill and stabilization, sale with the site stabilized and preliminary development begun with a plat or similar planning commitment and construction of interior roads, utilities, and access to adjoining public roads, or other potential options.

In accordance with state law, staff selected the Gibbs & Olson consultant team as the most qualified firm based on responses to a Request for Proposals. The Gibbs & Olson team includes Ecological Land Services for environmental analysis, Shannon and Wilson for geotechnical analysis, and Johnson Economics for the market and economic analysis. The proposed Scope of Work is attached.

FINANCIAL SUMMARY:

The Gibbs & Olson contract amount for the feasibility study is \$214,000. This work will be paid by the Sewer Utility fund.

RECOMMENDED ACTION:

Motion authorizing the City Manager to execute the consultant agreement with Gibbs & Olson.

STAFF CONTACT:

John Axford, P.E., Utilities Engineer