

# AGENDA

Warrenton Urban Renewal Agency

May 23, 2017 – 6:00 p.m.

Warrenton City Hall – Commission Chambers  
225 S. Main Ave.  
Warrenton, Or 97146

1. CALL TO ORDER
2. ROLL CALL
3. CONSENT CALENDAR
  - A. Urban Renewal Agency Minutes – 4.11.17
4. BUSINESS
  - A. Consideration of Change Order for Warrenton Marina
5. ADJOURN

**Warrenton City Hall is accessible to the disabled. An interpreter for the hearing impaired may be requested under the terms of ORS 192.630 by contacting Dawne Shaw, Deputy City Recorder, at 503-861-2233 at least 48 hours in advance of the meeting so appropriate assistance can be provided.**

3-A

MINUTES  
Warrenton Urban Renewal Agency  
April 11, 2017  
Warrenton City Hall - Commission Chambers  
225 S. Main  
Warrenton, Or 97146

Vice Chair Henry Balensifer convened the Urban Renewal Agency meeting at 6:02 p.m.

Commissioners Present: Vice Chair Henry Balensifer, Tom Dyer, Pam Ackley, and Rick Newton

Agency Staff Present: Executive Director Linda Engbretson, Finance Officer April Clark, Public Works Director Jim Dunn, Harbor Master Jane Sweet, Community Development Director Skip Urling, City Engineer Collin Stelzig and Deputy City Recorder Dawne Shaw

CONSENT CALENDAR

- A. Urban Renewal Agency Minutes – 1.24.17
- B. Urban Renewal Advisory Board Minutes – Dec 2016

**Commissioner Ackley made the motion to approve the Consent Calendar as presented. Motion was seconded and passed unanimously.**

**Dyer – aye; Balensifer – aye; Ackley – aye; Newton – aye**

Project Manager Jon Forrester presented Change Orders 8-11 for the F Dock replacement project. He explained the changes, as outlined in the agenda packet.

**Commissioner Dyer made the motion to accept Change Orders 8 - 11 for the Urban Renewal F Dock Replacement. Motion was seconded and passed unanimously.**

**Dyer – aye; Balensifer – aye; Ackley – aye; Newton – aye**

There being no further business Vice Chair Balensifer adjourned the URA meeting at 6:09 p.m.

APPROVED:

\_\_\_\_\_  
Henry Balensifer, Vice Chair

ATTEST:

\_\_\_\_\_  
Dawne Shaw, Deputy City Recorder

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**CITY OF WARRENTON**

**AGENDA MEMORANDUM**

TO: Warrenton Urban Renewal Agency  
FROM: Jane Sweet Harbormaster  
DATE: Commission Meeting May 23, 2017  
SUBJ: Warrenton Pier Evaluation – Warrenton Marina Upgrade Project

**SUMMARY:** Approve the proposal from Bergerson Construction for the installation of 13 brow logs to protect new floats in the head of each slip on F – Dock. See Attached narrative and change order.

**RECOMMENDATION/SUGGESTED MOTION**

“I move to accept Change Order No. 12 for Bergerson Construction Inc. to install 13 brow logs at the head of each slip to provide additional protection to the new floats on F-Dock in the amount of \$47,869.90.

**ALTERNATIVE**

None Recommended

**FISCAL IMPACT**

Urban Renewal Budget – funds available

Approved by City Manager: *Linda Engelsen*



4253-A Highway 101 N. Seaside, Oregon 97138  
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**WARRENTON MARINA UPGRADE PROJECT**

**CHANGE ORDER #12**

To:	Greg Morrill, President
	Bergerson Construction, Inc.
	55 Portway Astoria, OR, 97103
Tel/Cell	(503) 325-7130
Fax:	(503) 325-0174

Otak Project No:	67848.000	Date:	5/18/2017
Project Name:	Warrenton Marina Upgrade Project		
Project Location:	Warrenton Marina, Warrenton, OR		
Owner/Client:	Jane Sweet, Harbormaster, City of Warrenton		
Job Phone No:	503-861-3822		

WE HEREBY agree to make the change(s) specified below:					
ITEM	DESCRIPTION	QUANTITY	UNITS	UNIT COST	TOTAL
1	# Addition of Brow Logs	1	EA	\$47,869.90	\$ 47,869.90
# Backup information for the complete change order is provided by BCI, on the Change Order Proposal Cost Breakdown, attached.					
( ) Indicates negative value					
				Subtotal:	\$ 47,869.90
WE AGREE hereby to make changes specified above at this price:				TOTAL:	\$ 47,869.90
				Previous Contract Amount:	\$ 1,589,880.13
				Revised Contract Amount:	\$ 1,637,750.03

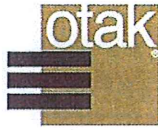
PROJECT TIME - CALENDAR DAYS		
Date work Started or commenced on: NTP	Date	8/11/2016
Original Project Duration:	Days	268
Original Completion Date:	Date	5/7/2017
Previous Change Order(s) total time extension:	Days	54
The above change to the project warrants the following time extension:	Days	21
New Completion Date:		7/22/2017

This Change Order becomes part of, and in conformance with, the existing contract.

Authorized Signature (Contractor): \_\_\_\_\_  
 Date: \_\_\_\_\_

**ACCEPTED:** The above prices and specifications of the change order are satisfactory and are hereby accepted. This change order amount and extension of time constitutes total compensation for the change, including compensation for all impacts and delays relating to the change and their cumulative effect on the project to date. All work shall be performed under same terms and conditions as specified in original contract unless otherwise stipulated.

Owner Signature: \_\_\_\_\_  
 Date of Acceptance: \_\_\_\_\_



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**From:** Otak, Inc.  
**To:** Jane Sweet, Harbormaster  
**Date:** May 18, 2017  
**Purpose:** Narrative to submit change order #12 to Urban Renewal Board for the Warrenton Marina Improvements Project.

The following change order for the project come as a result of regular, scheduled construction meetings, held bi-monthly, on Tuesdays, at 10 AM. These meetings, where the project is discussed, are held at the Marina offices, and officials from the City and Urban Renewal are always welcome to sit in.

**Change Order #12**

This change order was requested by the Marina staff and others, concerned that the new docks may be damaged by large boats running into them. The Marina staff and others, including OTAK looked at a variety of fenders and other methods to protect the floats. The most straightforward solution was to place brow-logs to protect the floats from being damaged by the large bow of the commercial boats. These brow logs are 3.0' in diameter by 40.0' long, and placed next to the float with 4 galvanized chains each. This is an additive change order, at \$47,869.90 presented as BCI, COP #12. We agree with this Change Order.

The following Table will provide a recap of actual and potential costs to date:

**TABLE – NARRATIVE COST RECAP**

<b>Urban Renewal/Marina Improvements Project, Budget Remaining as of 4/4/2017 =&gt;</b>	<b>\$-7,000.13</b>
Change Order #12 – from BCI – 13 brow logs w/attaching chains	-\$47,869.90
<b>* Urban Renewal/Marina Improvements Project, Budget Remaining as of 5/18/2017 =&gt;</b>	<b>-\$54,870.03</b>

\*Please note that while the number shown is negative, there was a required hold-back for approximately \$200,000 taken out of the budget, before any change orders, for the Harbormaster’s use after the Marina Improvements Project was complete. The negative number is only an indicator of how much the required hold-back will be reduced. We estimate that the project will finish in the black with approximately \$150,000 or more, left for the Harbormaster’s use.

This is only an estimation of actual and potential costs to this date. Otak will continue to manage the project in an efficient and careful manner, but we cannot guarantee final costs.

Otak appreciates this opportunity to serve the City of Warrenton/SM/JGF.

cc: Otak Project File

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*"for a job well done"*

May 16, 2017

Otak, Inc.  
Attn: Sarah McKay  
4253A Hwy 101 N  
Seaside, OR 97138

RE: City of Warrenton – Marina Improvement Project  
**Change Order Proposal (COP) No. 012 – Addition of Brow Logs**

Dear Ms. McKay,

In accordance with the City of Warrenton's request, Bergerson Construction is pleased to offer the following proposal for supply and installation of a brow log at the head of each of slip. Each log is to be approximately 36" diameter x 40' long. The logs will be attached to the main walk float with four 3/8" galvanized chains per log. Please consider the following proposal:

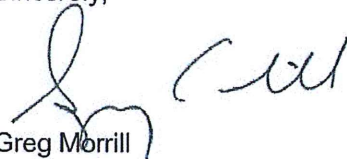
**COP 012 – Total \$47,869.90**

Please allow 2 weeks for procurement of materials plus one week for installation.

Enclosed is a breakdown of the costs associated with this additional work.

If any additional information is required or if clarification is needed, please feel free to contact me at your earliest convenience.

Sincerely,



Greg Morrill  
President



## CHANGE ORDER PROPOSAL COST BREAKDOWN

Bergerson Construction, Inc.	CONTRACT NO.	DATE: 05.16.17
City of Warrenton - Marina Improvement Project	COP NO. <b>012</b>	PROPOSED COP TOTAL PRICE: <b>\$47,869.90</b>

**CHANGE ORDER PROPOSAL (WORK TO BE PERFORMED):**

Furnish & Install 13 each 3' diameter x 40' long logs at the head of each slip to protect floats from contact by vessels. Each log will be attached to the mainfloat with four chains to keep the log in place.

ITEM NO.	ITEM DESCRIPTION	QTY	UNIT	MAT'L COST		LABOR COSTS			EQUIPMENT COSTS			SUBS/MISC	LINE TOTAL	
				PER UNIT	TOTAL	NO. HOURS	HOURLY RATE	TOTAL	NO. HOURS	HOURLY RATE	TOTAL			
	Furnish & Install 36" x 40' logs	13	EA		-			-			-		-	
	Furnish 36" x 40' logs	13	EA	2,150.00	27,950.00			-			-		27,950.00	
	Furnish Chains & Attachment Hardware	52	EA	63.00	3,276.00			-			-		3,276.00	
	Install Logs & Chains	1	LS		-	80.00	67.50	5,400.00	20.00	250.00	5,000.00		10,400.00	
					-			-			-		-	
					-			-			-		-	
					-			-			-		-	
					-			-			-		-	
					-			-			-		-	
	Overhead & Profit			15%	4,683.90			15%	810.00		15%	750.00	5%	6,243.90
<b>SUBTOTAL</b>													<b>47,869.90</b>	
<b>TOTAL CHANGE REQUEST</b>													<b>\$47,869.90</b>	