

AGENDA

Warrenton Urban Renewal Agency

July 12, 2016 – 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. URA Board Minutes – 6.28.16
4. BUSINESS
 - A. Consideration of Bid Award for Marina Improvements Project – Bergerson Construction
5. ADJOURN

The Warrenton City Hall is accessible to the disabled. If special accommodation is needed, please notify the City Recorder at 503-861-0823, at least 48 hours in advance of the meeting so appropriate assistance may be provided. TDD Users: Please call Oregon Telecommunications relay services at 1-800-735-2900.

3-A

MINUTES

WARRENTON URBAN RENEWAL AGENCY

June 28, 2016

Warrenton City Hall - Commission Chambers
225 S. Main
Warrenton, OR 97146

Chair Mark Kujala convened the Urban Renewal Agency meeting at 6:35 p.m.

Commissioners Present: Tom Dyer, Pamela Ackley, Chair Mark Kujala

Agency Staff Present: Executive Director Kurt Fritsch, Legal Counsel Harold Snow, Secretary Linda Engbretson, Finance Officer April Clark

CONSENT CALENDAR

- A. URA Advisory Committee Minutes - 12.02.15
- B. URA Advisory Committee Minutes - 03.02.16
- C. URA Board Minutes - 02.09.16

Commissioner Pam Ackley made the motion to adopt the Consent Calendar. Motion was seconded and passed unanimously.

Dyer - aye; Ackley - aye; Kujala - aye

BUSINESS

Executive Director Kurt Fritsch briefly reviewed the proposed FY 2016-2017 budget as adopted by the Warrenton Urban Renewal Agency Budget Committee and forwarded to the Agency Board for final approval. Mr. Fritsch noted significant projects include the Warrenton Marina infrastructure improvement project and full replacement of the commercial dock, known as Dock F. Smaller projects include downtown improvements and the downtown facade improvement program.

Chair Kujala opened the public hearing on the proposed URA FY 2016-2017 budget. There being no public comment, Chair Kujala closed the hearing.

Commissioner Tom Dyer Made the motion to adopt Resolution No. 16-02; *Adopting the 2016-2017 Warrenton Urban Renewal Agency Budget as Approved by the Warrenton Urban Renewal Agency Budget Committee, Making Appropriations for Urban Renewal Purposes of the Warrenton Urban Renewal Agency for the Fiscal Year Commencing July 1, 2016 and Ending June 30, 2017.* Motion was seconded and passed unanimously.

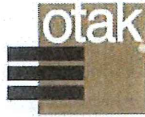
There being no further business Chair Kujala adjourned the URA meeting at 6:39 p.m.

APPROVED

Mark Kujala, Chair

ATTEST

Linda Engbretson, CMC
URA Secretary



HanmiGlobal Partner

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4-A

July 7, 2016

City of Warrenton Marina Project
Attn: Keith Pinkstaff
225 S. Main Ave.
P.O. Box 250
Warrenton, Oregon 97146

**Re: Recommendation For Bid Award – Warrenton Marina Improvements Project —
Otak Project No. 67648.000**

Dear Mr. Pinkstaff:

There were 11 prime contractors for the above referenced Marina Improvements Project. The public bid opening was held on June 30, 2016, at 10 AM, at which time there were 5 bids submitted.

Upon review of the bid package submitted, we recommend that the project be awarded to **Bergerson Construction**, for the total calculated amount of **\$1,459,940**. The Engineer's Opinion of Probable Construction Cost for this project is approximately \$1,620,000. The enclosed bid tabulation sheet compares our Engineer's Opinion of Probable Construction Cost with all bids received. Upon your authorization, we will issue the required Notice of Intent to Award the contract to the lowest responsive bidder identified above. With City Council approval and notwithstanding any bid protests that might be submitted within seven days of the date of the Notice of Intent to Award, we will award the contract to the lowest responsive bidder identified above.

If you have any questions regarding this project or the bid process, please feel free to call at your convenience.

Sincerely,
Otak, Incorporated

A handwritten signature in black ink, appearing to read "Jon Forrester".

Jon Forrester
Project Manager

Copies: Otak Project File
Enclosures: Master Bid tabulation sheet

integrated design = smart solutions

N:\PROJECT\67800\67848\CONSTRUC\PROGRESS PAYMENTS\BID RECOMMENDATION LTR 7-6-2016.DOCX



OTAK
4725 N. Highway 201 N
Suite 4, CA 97138
(503) 738-3413

FINAL TO
MARINACITY
JGF7-7-2016

CLIENT: CITY OF WARRENTON MARINA
PROJ: WARRENTON MARINA IMPROVEMENTS PROJECT
BIDS DUE: JUNE 30, 2016 AT 10:00 AM - FIRST TIER SUBCONTRACTORS LIST BY 12:00 PM

Item	Description	Quantity	Unit	Unit Price	Amount	Bergerson Construction, Inc.		Advanced American Construction		Legacy Contracting, Inc.		Regallo's, Inc.		Quigg Bros, Inc.		Contractor	
						Unit Cost	Total for Item	Unit Cost	Total for Item	Unit Cost	Total for Item	Unit Cost	Total for Item	Unit Cost	Total for Item	Unit Cost	Total for Item
1	Mobilization, Service Traffic Control - per plan	1	EA	\$1	\$119,200.00	\$69,310.00	\$69,310.00	\$60,000.00	\$60,000.00	\$137,000.00	\$137,000.00	\$145,000.00	\$145,000.00	\$180,000.00	\$180,000.00		
2	Dishless Control and Water Quality	1	LS	\$1	\$10,000.00	\$7,000.00	\$7,000.00	\$15,000.00	\$15,000.00	\$12,500.00	\$12,500.00	\$32,000.00	\$32,000.00	\$20,000.00	\$20,000.00		
3	Dredging - material removed materials, per plans, permits, "F" dock	1	LS	\$1	\$50,000.00	\$94,300.00	\$94,300.00	\$45,000.00	\$45,000.00	\$91,000.00	\$91,000.00	\$105,000.00	\$105,000.00	\$190,000.00	\$190,000.00		
4	Hydro Dredging, "F" dock area, complete, to permit area in flow channel	1000	CY	\$20	\$183,200.00	\$18.00	\$65,000.00	\$20.00	\$160,000.00	\$11.75	\$58,750.00	\$20.00	\$100,000.00	\$13.00	\$60,000.00		
5	Furniture (Fwy/Electrical)	1	EA	\$1	\$900.00	\$1,082.00	\$1,082.00	\$1,200.00	\$1,200.00	\$1,800.00	\$1,800.00	\$2,800.00	\$2,800.00	\$1,000.00	\$1,000.00		
6	Furnish & install steel pilings, per plans, "F" dock	81	EA	\$4,800	\$151,680.00	\$1,781.00	\$149,211.00	\$4,500.00	\$189,500.00	\$7,100.00	\$225,300.00	\$1,000.00	\$149,800.00	\$6,000.00	\$315,000.00		
7	Furnish & install dock walkway, per plans, "F" dock	1	LS	1/9	\$446,333.33	\$29,099.00	\$29,099.00	\$33,000.00	\$33,000.00	\$32,719.70	\$32,719.70	\$33,000.00	\$33,000.00	\$90,000.00	\$90,000.00		
8	Furnish & install dock pilings, per plans, "F" dock	14	EA	1/9	\$253,166.67	\$26,071.00	\$36,991.00	\$20,000.00	\$20,000.00	\$20,559.68	\$27,835.51	\$24,000.00	\$33,000.00	\$31,000.00	\$434,000.00		
9	Furnish & install gangway per plans, "F" dock	1	LS	\$1	\$17,000.00	\$19,697.00	\$19,697.00	\$30,000.00	\$30,000.00	\$26,781.95	\$26,781.95	\$33,000.00	\$33,000.00	\$40,000.00	\$40,000.00		
10	Furnish & install 2" diameter PVC Water Main, per plans, "F" dock	1	LF	\$1	\$20,000.00	\$13,134.00	\$13,134.00	\$11,000.00	\$11,000.00	\$11,865.00	\$11,865.00	\$13,000.00	\$13,000.00	\$22,000.00	\$22,000.00		
11	Furnish & install potable water valves, per plans, "F" dock	26	EA	\$50	\$1,300.00	\$51.00	\$13,164.00	\$100.00	\$7,800.00	\$90.00	\$7,800.00	\$60.00	\$15,600.00	\$60.00	\$15,600.00		
12	Furnish & install electrical equipment, per plans, "F" dock	1	LS	\$1	\$128,200.00	\$176,554.00	\$176,554.00	\$162,000.00	\$162,000.00	\$193,979.00	\$193,979.00	\$211,000.00	\$211,000.00	\$170,000.00	\$170,000.00		
13	Furnish & install fire Department structure, per plans, shoreside and along "F" dock	1	EA	\$1	\$19,000.00	\$75,010.00	\$75,010.00	\$41,000.00	\$41,000.00	\$46,239.00	\$46,239.00	\$23,000.00	\$23,000.00	\$92,000.00	\$92,000.00		
14	Furnish Record Drawings	1	LS	\$1	\$0.00	\$1,110.00	\$1,110.00	\$1,000.00	\$2,000.00	\$2,500.00	\$2,500.00	\$2,300.00	\$2,300.00	\$5,000.00	\$5,000.00		
Base Price Proposal					1,474,800.00	\$1,399,599.00	\$1,399,599.00	\$1,375,500.00	\$1,402,498.17	\$1,376,908.17	\$1,376,908.17	\$1,376,908.17	\$1,376,908.17	\$1,376,908.17	\$1,376,908.17	\$1,376,908.17	\$0.00
15	Furnish & install Bid Additive 1, ADAAG compliance, including water connections, complete per plans	1	LS	\$1	\$48,000.00	\$19,029.00	\$19,029.00	\$30,000.00	\$30,000.00	\$24,385.00	\$24,385.00	\$16,000.00	\$16,000.00	\$33,000.00	\$33,000.00		
16	Furnish & install Bid Additive 2, ADAAG compliance, including electrical connections, complete per plans	1	LS	\$1	\$50,000.00	\$18,842.00	\$18,842.00	\$35,000.00	\$35,000.00	\$15,815.00	\$15,815.00	\$27,500.00	\$27,500.00	\$33,500.00	\$33,500.00		
17	Furnish & install Bid Additive 3, ADAAG compliance, including water connections, complete per plans	1	LS	\$1	\$10,000.00	\$22,276.00	\$22,276.00	\$35,000.00	\$35,000.00	\$11,421.00	\$11,421.00	\$17,500.00	\$17,500.00	\$33,500.00	\$33,500.00		
Total Price Proposal					1,630,800.00	\$1,459,940.00	\$1,459,940.00	\$1,475,500.00	\$1,451,321.17	\$1,451,321.17	\$1,451,321.17	\$1,451,321.17	\$1,451,321.17	\$1,451,321.17	\$1,451,321.17	\$1,451,321.17	\$0.00

Range w/10% contingency: \$1.0M

Bid Opening Date: June 30, 2016/JGF

ANALYSIS NOTES:

- Bergerson - Advanced American show an advantage by being close to construction site, and not having to truck for distance
 - Piss - furnish and install - very close to Engineer's estimate - good
 - Electrical equipment - very close to eng estimate - good - good project history at MCE - recommend using them again
 - Gangways - addibles - not close to Engineer's estimate - watch submittals closely for the following: vendor, price, and stamped drawings
 - No contingency added to this Master Bid spreadsheet. Contingency at 5% = \$81,000, at 10% = \$162,000
 - No engineering or construction management added to this spreadsheet, typically around 10%
- N:\Project\7420067846\Contract\PROGRESS PAYMENTS\Master Bid Comparison.xlsx