

AGENDA

WARRENTON URBAN RENEWAL AGENCY

April 11, 2023 – 6:00 P.M.

Warrenton City Commission Chambers – 225 South Main Avenue
Warrenton, OR 97146

Public Meetings will also be audio and video live streamed. Go to <https://www.ci.warrenton.or.us/administration/page/live-stream-public-meetings> for connection instructions.

1. CALL TO ORDER
2. ROLL CALL
3. CONSENT CALENDAR
 - A. Urban Renewal Agency Meeting Minutes – 2.14.23
 - B. Urban Renewal Advisory Committee Meeting Minutes – 12.07.22
4. BUSINESS
 - A. Consideration of Warrenton Commercial Work Pier Improvements Project;
Change Order #1-5
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, City Recorder, at 503-861-0823 at least 48 hours in advance of the meeting so appropriate assistance can be provided.

MINUTES
Warrenton Urban Renewal Agency
February 14, 2023
Warrenton City Hall - Commission Chambers
225 S. Main
Warrenton, Or 97146

Chair Balensifer convened the Urban Renewal Agency meeting at 6:00 p.m. and led the public in the Pledge of Allegiance.

Commissioners Present: Chair Henry Balensifer, Mark Baldwin, Tom Dyer, Gerald Poe, and Paul Mitchell

Staff Present: Executive Director Esther Moberg, Police Chief Mathew Workman, Finance Director April Clark, Planning Director Jay Blake, Public Works Utility Worker Jim McCarthy, Public Works Utility Worker Mike Ulness, and Secretary Dawne Shaw

CONSENT CALENDAR

- A. Urban Renewal Agency Meeting Minutes – 1.24.23
- B. Urban Renewal Agency Annual Report – FYE 6.30.22

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

Dyer – aye; Baldwin – aye; Poe – aye; Mitchell – aye; Balensifer - aye

BUSINESS ITEMS

CPA Paul Isler (via Zoom) presented the Urban Renewal Audit Report for FYE June 30, 2022.

Commissioner Baldwin made the motion to accept the Audit Report for FYE 6.30.22. Motion was seconded and passed unanimously.

Dyer – aye; Baldwin – aye; Poe – aye; Mitchell - aye; Balensifer - aye

There being no further business Chair Balensifer adjourned the URA meeting at 6:02 p.m.

APPROVED:

Henry A. Balensifer III, Chair

ATTEST:

Dawne Shaw, Secretary

MINUTES
Warrenton Urban Renewal Advisory Committee
December 7, 2022
3:30 p.m.
Warrenton City Hall – Commissioners Chambers
225 S. Main
Warrenton, OR 97146

Chair Chedsey called the meeting to order at 3:30 p.m.

Warrenton Urban Renewal Advisory Committee Members Present: Karin Hopper, Brooke Terry, AmyLeigh Sutton (Arrived 3:35) , Tess Chedsey, Dennis Faletti (Arrived 3:40), and Cyndy O’Reilly

Staff Present: City Manager Esther Moberg, Finance Director April Clark, Harbormaster Jane Sweet, Planning Technician Rebecca Sprengeler, Deputy City Recorder Brittney Johnson

CONSENT CALENDAR

A. Urban Renewal Advisory Committee Special Meeting Minutes 9.07.22

Karin Hopper made the motion to approve the minutes of the last meeting. Motion was seconded and passed unanimously.

Hopper – aye; Terry - aye; Chedsey - aye; O’Reilly - aye

BUSINESS

City Manager Esther Moberg gave a brief update on the food cart pod use. Ms. Moberg stated that there has been a lot of interest in the food pods in the last few months that she has been here. There have been about 7 food carts reach out to them, there is currently one food cart in the pod and others on the books to be moved in. Committee member Dennis Faletti asked about the remaining work that is supposed to have been done at the food pods and were that money has now gone. Finance Director April Clark, reminded the committee that is was discussed before with the committee that they chose to go the route of building a pod and to see if there was interest, and if there was they are going to build the covered structure, picnic tables, pave the area, etc. Discussion continued. Chair Tess Chedsey, then clarified that there was still money allotted for the remanding of the project and Ms. Moberg confirmed that there is still money in the budget for the project and it has not been spent noting that she doesn’t believe what is left would cover everything but should cover most of the project. Rick Newton, Community member who was in attendance, then gave his thoughts about the food pods.

Committee Member AmyLeigh Sutton spoke about the Skipanon Marine and RV building recommendation. Ms. Sutton proposed that the Urban Renewal Advisory Committee buy the

building to make it a community hub. She proposed to have a farmers market, kayak rentals, a library, micro vendor shops and much more. Committee Member Dennis Faletti voiced his concerns about if the urban renewal takes on a project like this, that they would need to make sure it stays maintained. Brief discussion continued.

Committee Chair Chedsey made a motion to vote on the Skipanon Marine and RV purchase. Motion was seconded and passed unanimously.

Hopper – aye; Terry - aye; Chedsey - aye; O'Reilly – aye; Sutton - aye; Faletti – aye

DISCUSSION ITEMS

Harbormaster Jane Sweet gave a brief update about the Pier Project. The project is started and heading in the right direction. The whole project should be complete by June, with a few changes. The changes included updating any stringers, scuppers, and the bowl rail because they will already be in there and it would be more cost-effective to update it all at one time.

OTHER BUSINESS

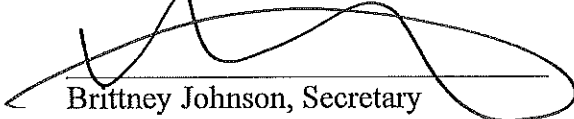
Chair Chedsey asked about having Warrenton Marina tour, Harbormaster Sweet said she would be happy to give one and to let her know when.

Committee Member Dennis Faletti, asked about the location of 5 benches that were voted on in the past and was following up to see where those benches ended up. City Manager Moberg responded with she will look into this and locate them. Harbormaster Sweet did let the committee know that there are two benches at the Warrenton Marina. Brief discussion continued.

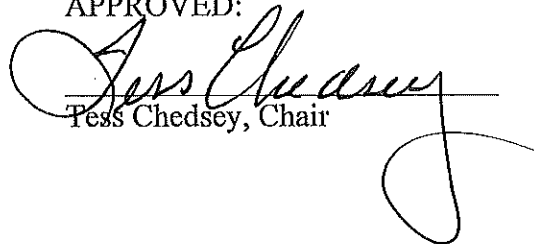
There being no further business, Chair Chedsey adjourned the meeting at 4:24 p.m.

Next regular meeting: March 1, 2023, at 3:30 p.m.

ATTEST:


Brittney Johnson, Secretary

APPROVED:


Tess Chedsey, Chair



AGENDA MEMORANDUM

TO: The City of Warrenton Urban Renewal Agency
FROM: Jane Sweet, Harbormaster
DATE: April 4, 2023
SUBJ: Warrenton Commercial Work Pier Rehab Improvements Change Order #1-5

SUMMARY

The City of Warrenton Marinas, Warrenton Pier Improvement Project was awarded to Bergerson Construction and project construction has started. The west abutment condition worsened since the 2016 evaluation and a change order to the contract with Bergerson Construction is needed to complete the repairs in this project. Change Order #5 is requesting an additional \$59,313.69 and an extension of the project time by 3 additional weeks to approximately June 5, 2023. Please see the attached narrative and supporting documents. These change orders in totality will bring an increase to the total contract of \$47,914.11.

RECOMMENDATION/SUGGESTED MOTION

Staff recommends the following motions.

"I move to approve the Change Orders #1-5 for the Warrenton Commercial Work Pier Rehab Improvements Project and extend the project completion date by an additional 3 weeks."

ALTERNATIVE

- 1) Other action as deemed appropriate by the City Commission
- 2) None recommended

FISCAL IMPACT

This project has been approved by the City Commission and Warrenton Urban Renewal Agency is included in the City of Warrenton 2022-2023 adopted budget.

Approved by City Manager: _____

Erin M. Gray

All supporting documentation, i.e., maps, exhibits, etc., must be attached to this memorandum.



From: Jane Sweet, Harbormaster

Date: April 4, 2023

Purpose: Narrative to submit recent change orders and additional work to the Warrenton Urban Renewal Agency Warrenton Commercial Pier Rehab improvements.

Change Order #1

This change order allows for the contractor for the replacement of one additional damaged existing steel pipe fender pile along and one additional steel pipe fender and one additional missing steel pipe. Bergerson Construction is offering credit for the following proposed new and used steel pipe material. This change order decreases the contract amount by **(\$6,980.50)**.

Change Order #2

The current design for the west trestle includes accommodations for pile cap repairs, deck replacement and bull rail replacement. Since the stringer would be 100% exposed during the concrete deck replacement, this would be the best time to replace damaged or deteriorated stringers. This is an additive change order, at **\$10,406.72**, which would allow for extra material to be ordered.

Change Order #3

The current design for the west trestle includes accommodations outlined in Change Order #2. After existing concrete was removed the existing stringers along the West Trestle and inspected for damage and decay. The existing stringers along the narrow part of the trestle appeared to still be in good condition while the stringers at the exposed face of the face of the trestle, vessel tie-up area, showed more significant damage. It is highly recommended to replace all the stringers in the area while exposed as originally anticipated under CO #2. This is an additive change order of **\$5,890.20**.

Change Order #4

An error in quantities on bid item 19, Bergerson Construction is proposing that Bid items 10 and 19 be deleted and revised into one bid item under this change order. The revised bid item would account for the replacement of all of the bull rail on the West Trestle with new materials, as the existing bull rail materials were all confirmed to be in poor condition and severely deteriorated. This change would result in a corrected total of **(\$20,716.00)**

Change Order #5

After removing the existing failing concrete slabs on the West Trestle and uncovering the existing abutment, it was determined the abutment was failing which is what is causing the concrete slab to fail on the trestle. One side of the abutment had dropped at least 1' down from where it was originally installed. The deterioration appears to be due to erosion, which has undermined the bottom of the abutment. This was confirmed with PBS Engineering on site visit on 3/17/2023. It was determined that replacement would be the best approach for the situation as attempting to repair the existing abutment currently in place would require significant efforts and costs, compared to complete

replacement with new product. Bergerson Construction is proposing to replace the existing abutment with a new concrete abutment and an **additional 3-week allowance** be added to the project schedule to accommodate the additional replacement. This change order is estimated at **\$59, 313.69**.

City of Warrenton Marinas Commercial Work Pier Rehab Improvements	
Bergerson Construction Contract	\$ 1,093,944.00
Change Order #1 - Pile Credit	\$ (6,980.50)
Change Order #2 - Furnish Stringers	\$ 10,406.72
Change Order #3 - Replace Stringers	\$ 5,890.20
Change Order #4 - Bullrail Replacement	\$ (20,716.00)
Change Order #5 - Abutment Replacement	\$ 59,313.69
Total Changes To Date	\$ 47,914.11
Total Project with Change Orders	\$ 1,141,858.11

P.O. Box 387
Astoria, OR 97103
Office 503-325-7130
Fax 503-325-0174
24 Hour Service



TIN # 93-0600594
OR CCB# 63328
WA CCOI BERGECI 121011
info@bergerson-const.com
www.bergerson-const.com

November 22, 2022

City of Warrenton
Attn: Jane Sweet
225 S. Main Ave.
Warrenton, OR 97146
503-861-3822

Project: City of Warrenton – Warrenton Commercial Work Pier Rehab Improvements
Subject: **Change Order Proposal (COP 001) No. 001 – Pile Material Credit**

Dear Jane,

Pursuant to the City of Warrenton's request for replacement of one additional damaged existing steel pipe fender pile along the face West Trestle (Bid Item 21) and one additional missing steel pipe guide pile on E-dock (Bid Item 24), and pile size change from 20" x 0.5" down to 12" x 0.375" (Bid Item 24 & RFI 001), Bergerson Construction is offering a credit for the following proposed new and used steel pipe materials:

- Substitute 1 EA, New 12" x 0.375" steel pipe fender pile with Used 12" x 0.375" steel pipe fender pile, offered used from Bergerson Construction's current inventory.
- Substitute 1 EA, New 20" x 0.5" steel pipe guide pile with New 12" x 0.375" steel pipe guide pile, offered new from Supplier (Pipe and Piling).
- Substitute 1 EA, New 20" x 0.5" steel pipe guide pile with Used 12" x 0.375" steel pipe guide pile, offered used from Bergerson Construction's current inventory.

Proposed materials are based on material availability/lead time, In-water work window/schedule, and response to RFI 001.

COP 001 – Total (\$6,980.50)

Enclosed is a breakdown of the costs and credits associated with these changes. This change order **does not** include the costs for increase of quantities on Bid Item 21 from 7 EA to 8 EA, and increase of quantities on Bid Item 24 from 1 EA to 2 EA. These additional quantities will be invoiced at the contract unit price, with the above aforementioned credits on materials. If any additional information is required or if clarification is needed, please feel free to contact me at your earliest convenience.

Sincerely,

Chad Curs
Project Manager



CHANGE ORDER PROPOSAL COST BREAKDOWN

Bergerson Construction, Inc.	CONTRACT NO.	DATE:	11/22/2022
		COP NO.	001
		PROPOSED COP TOTAL PRICE:	(\$6,980.50)

VALUE ENGINEERING PROPOSAL (WORK TO BE PERFORMED):
 Substitute the furnish of 1 EA, new 20"x0.5" steel pipe guide pile with new 12"x0.375" steel pipe pile, per bid item 24 & RFI 001. Substitute the furnish of 1 EA, new 20"x0.5" steel pipe guide pile with used, in good condition, 12"x0.375" steel pipe pile, per bid item 24 & RFI 001. Substitute the furnish of 1 EA, new 12"x0.375" steel pipe fender pile with used, in good condition, 12"x0.375" steel pipe pile, per bid item 21.

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				
	Remove Pier Bents														
1	Substitute 12"x0.375" for used 12"x0.375" Steel Fender Pipe Pile (Credit)	1	EA	(660.00)	(660.00)			-			-		(660.00)		
2	Substitute new 20"x0.5" for new 12"x0.375" Steel Guide Pipe Pile (Credit)	1	EA	(2,664.00)	(2,664.00)			-			-		(2,664.00)		
3	Substitute new 20"x0.5" for used 12"x0.375" Steel Guide Pipe Pile (Credit)	1	EA	(3,324.00)	(3,324.00)			-			-		(3,324.00)		
4	Handling and Freight	1	LS		-	4.00	79.50	318.00	4.00	65.00	260.00		578.00		
					-			-			-		-		
					-			-			-		-		
					-			-			-		-		
	Overhead & Profit			15%	(997.20)			15%	47.70		15%	39.00	5%	-	(910.50)
SUBTOTAL													(6,980.50)		
TOTAL COP REQUEST													(\$6,980.50)		



— SINCE 1958 —

WEST COAST BRANCH

3506 A St SE Auburn, WA 98002
 PH: (877) 217-0276 Fax (425) 650-6842

Company: All Prospective Bidders Date: 10/3/2022
 Attn: Estimating FOB: Loaded Truck – Jobsite
 Re: Warrenton work pier rehab Warrenton, OR

CONDITIONS: The SELLER shall not be responsible for delays in deliveries caused by strikes, differences with workmen, shortages of cars, delays in transportation, accidents at mills, or other contingencies beyond our control. Prices are based on costs and conditions existing on date of quotation and are subject to change by the Seller before final acceptance. Unless accepted by buyer within 5 days from date of issue, this quotation unless otherwise specified will be subject to revision and or confirmation by SELLER. Typographical and stenographic errors subject to correction. ALL MATERIALS ARE SUBJECT TO PRIOR SALE.

QUANTITY	DESCRIPTION	PRICE	UNIT	TOTAL PRICE
420 LF	12 ¾ x .375wt @ 49.61#/ft New A252 Gr. 3 ERW 7pcs x 60' (piles will have 1 splice each)	\$47.10	LF	
60 LF	20" x .500wt @ 104.23#/ft New Import A252 Gr. 3 ERW 1pc x 60' (pile will have 1 splice)	\$91.50	LF	
LUMP	Freight charges to jobsite or Astoria area All material to ride on the same truck *Subject to any fuel surcharge increases at time of shipment	\$1,350.00	LUMP	
	Offered from current stock Subject to prior sale Delivery is approx. 3 to 4 weeks ARO			
	Welding done by AWS and WABO certified welders Welded to AWS D1.1 with UT inspection included on splices			
	Subject to any changes in customs regulations at time of import from our Canadian facilities at time of import			
	Due to current logistics issues, freight may face unforeseen delays or price increases due to fuel and/or ability to secure available trucks/vessels.			

Quote Number: 100322 Warrenton work dock

Quoted By: Josh Klapperich
 jklapperich@pipe-piling.com

Accepted _____

P.O. Box 387
Astoria, OR 97103
Office 503-325-7130
Fax 503-325-0174
24 Hour Service



TIN # 93-0600594
OR CCB# 63328
WA CC01 BERGECT 1210H
info@bergerson-const.com
www.bergerson-const.com

November 22, 2022

City of Warrenton
Attn: Jane Sweet
225 S. Main Ave.
Warrenton, OR 97146
503-861-3822

Project: City of Warrenton – Warrenton Commercial Work Pier Rehab Improvements
Subject: Change Order Proposal (COP 002) No. 002 – Furnish Stringers

Dear Jane,

The current design for the west trestle includes accommodations for pile cap repairs, deck replacement, and bull rail replacement, but no mentions of stringer replacement. Since the stringers would be 100 % exposed during the concrete deck replacement, this would be the best time to replace any damaged or deteriorated stringers. Based on a quick visual inspection, It would be safe to assume that some of the existing stringers, mainly along the perimeter, or under exposed/damaged surfaces, may have some form of deterioration/decay. Since the timber materials have a long lead time, there would not be enough time to source the materials after demolition begins and receive them in time for replacement prior to substantial completion/contract deadline (See RFI 006).

Bergerson Construction is proposing that an allowance be made for the furnish of up to 25% of these materials. This would allow for extra materials to be ordered prior to demolition, in case it is deemed that these materials should be replaced at the direction of the engineer during demolition of the pier deck on the West Trestle.

COP 002 – Total \$10,406.72

Enclosed is a breakdown of the costs associated with this change. If cedar materials are leftover/unused, Bergerson Construction would offer the city a credit of \$1,200.00 per MBF for purchase of these materials. If it is determined that stringers are to be replaced during the demolition of the pier deck, a second change order would be prepared based on select stringer replacement, as some stringers may be more difficult to remove than others, for example, where the handrail and utilities are attached on the West side of the West Trestle. If any additional information is required or if clarification is needed, please feel free to contact me at your earliest convenience.

Sincerely,

Chad Curs
Project Manager



CHANGE ORDER PROPOSAL COST BREAKDOWN

Bergerson Construction, Inc.	CONTRACT NO.	DATE: 11/22/2022
	COP NO.	002
	PROPOSED COP TOTAL PRICE:	\$10,406.72

VALUE ENGINEERING PROPOSAL (WORK TO BE PERFORMED):
Furnish 6x18 Cedar Stringers on West Trestle.

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		
	Remove Pier Bents												
1	Furnish 6x18 Cedar Stringers (21 EA @ 20' Long)	3.78	MBF	2,394.00	9,049.32			-					9,049.32
					-			-					-
					-			-					-
					-			-					-
					-			-					-
					-			-					-
					-			-					-
	Overhead & Profit			15%	1,357.40			15%			15%	5%	1,357.40
SUBTOTAL												10,406.72	
TOTAL COP REQUEST												\$10,406.72	

Port Orford Cedar, #1/Btr, Rough, Green

12x12 8/20' 1.92 MBF @\$1,862/M

6x18 20/20' 3.6 MBF @\$2,394/M

4x12 10/20' .800 MBF @\$1,649/M

2x8 20/16' .427 MBF @\$1,548/M

Total: 6.747 MBF, estimated 25,000# green and \$14,173.64 flat FOB Mill

The next cut is mid-late December. POC cuts are based on accumulation. There's not that much of it, and the mill rotates between different species.

Add approximately +\$1,300 for delivery to Astoria, OR:

Please don't hesitate to contact me with questions or concerns. Thanks!

Semper Fidelis,
Rodger

Rodger Seid
Vice President, Sales and Marketing
TFP, Inc.
(503) 726-5300 ph
(503) 726-5308 fax
rodger@torgersonforest.com

We are a SBA certified Veteran owned Small Business. See our certifications on the Federal Government's System for Award Management (SAM) (<https://www.sam.gov/portal/public/SAM/>). Our DUNS number is 809170561.

"You are always accountable for your actions - or lack of action." - LtCol M.J. Mooney, USMC

From: Greg Morrill <gmorrill@bergerson-const.com>
Sent: Thursday, September 29, 2022 3:58 PM
To: rodger@torgersonforest.com
Cc: Chad Curs <ccurs@bergerson-const.com>
Subject: RE: Warrenton Commercial Work Pier (TFP 2209.23)

Rodger,

Keep me posted. Perhaps you can get me pricing on what is available and we will work with the engineer after award.



CHANGE ORDER PROPOSAL COST BREAKDOWN

Bergerson Construction, Inc.	CONTRACT NO.	DATE: 3/29/2023
		COP NO. 003
		PROPOSED COP TOTAL PRICE: \$5,890.20

VALUE ENGINEERING PROPOSAL (WORK TO BE PERFORMED):
 Replace Timber Stringers on Pier (furnish of stringer materials is included under CO#2), onsite equipment includes barge mounted crane, work boat, skiffs, etc.

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			
	<u>Remove Pier Bents</u>													
								-			-		-	
2	Demo and Install 6x18 Cedar Stringers and Misc. Hardware	21	EA	10.00	210.00	24.00	79.50	1,908.00	6.00	350.00	2,100.00	7 tons disposal	945.00	5,163.00
					-			-			-		-	
					-			-			-		-	
					-			-			-		-	
					-			-			-		-	
	Overhead & Profit			15%	31.50		15%	286.20		15%	315.00	10%	94.50	727.20
SUBTOTAL												5,890.20		
TOTAL COP REQUEST												\$5,890.20		

P.O. Box 387
Astoria, OR 97103
Office 503-325-7130
Fax 503-325-0174
24 Hour Service

BERGERSON  **CONSTRUCTION**
"for a job well done"

TIN # 93-0600594
OR CCB# 63328
WA CCO# BERGEC121011
info@bergerson-const.com
www.bergerson-const.com

March 30, 2023

City of Warrenton
Attn: Jane Sweet
225 S. Main Ave.
Warrenton, OR 97146
503-861-3822

Project: City of Warrenton – Warrenton Commercial Work Pier Rehab Improvements
Subject: Change Order Proposal (COP 004) No. 004 – Additional Bullrail Replacement

Dear Jane,

Per RFI 004 and email correspondence on email on 11/21/22, in regards to replacement of all of the bullrail along the West Trestle and what appears to be an error in quantities on bid item 19, Bergerson Construction is proposing that Bid Items 10 and 19 be deleted and revised into one bid item under this change order. The revised bid item would account for the replacement of all of the bull rail on the West Trestle with new materials, as the existing bullrail materials were all confirmed to be in bad condition and severely deteriorated.

<u>Bid Item and Description</u>	<u>Quantity</u>	<u>UOM</u>	<u>Unit Price</u>	<u>Total Amount</u>
Delete Bid item 10 – Remove and replace timber bullrail at WT8, WTA, WT10	1,210	BF	\$14.00	(\$16,940.00)
Delete Bid item 19 – Remove and reconnect bullrail/guardrail for deck replacement at WT	1,100	LF	\$52.00	(\$57,200.00)
Add Bid Item CO4 – Remove and replace timber bullrail at WT	318	LF	\$168.00	\$53,424.00
COP 004 – Total				(\$20,716.00)

The unit price shown under the new bid item is based on bid item 10, where the linear feet price is calculated by converting board feet to linear feet (12x, since it is a 12x12 timber). If any additional information is required or if clarification is needed, please feel free to contact me at your earliest convenience.

Sincerely,

Chad Curs
Project Manager

P.O. Box 387
Astoria, OR 97103
Office 503-325-7130
Fax 503-325-0174
24 Hour Service



TIN # 93-0600594
OR CCB# 63328
WA CCO# BERGECE1210H
info@bergerson-const.com
www.bergerson-const.com

March 31, 2023

City of Warrenton
Attn: Jane Sweet
225 S. Main Ave.
Warrenton, OR 97146
503-861-3822

Project: City of Warrenton – Warrenton Commercial Work Pier Rehab Improvements
Subject: Change Order Proposal (COP 005) No. 005 – Abutment Replacement WT

Dear Jane,

After removing the existing failing concrete slab on the West Trestle and uncovering the existing abutment, it was determined that the abutment was failing, which is what was causing the concrete slab to fail on the trestle. One side of the abutment had dropped at least 1' down from where it was originally installed. This appears to be due to erosion, which has undermined the bottom of the abutment, exposed the existing piles, which has caused the pile to deteriorate, and thus the abutment has dropped. This was confirmed on a site visit with PBS on 3/17/2023. It looks like there have been attempts in the past to repair the abutment and minimize the erosion, but those efforts have not solved the issue.

Bergerson Construction is proposing to replace the existing abutment with a new concrete abutment. This work would require full demolition and removal of the existing concrete abutment, excavation down to good wood on the pile, sleeving the existing timber piles with 5' long steel pipe pile, and constructing a new concrete abutment cap over the piles. It estimated that replacement would be the best approach for repair as trying to repair the existing abutment in place would require significant efforts and costs, in comparison to a complete replacement and a better product.

COP 005 – Total \$59,313.69

Enclosed is a breakdown of the costs and credits associated with these changes. This change order proposal is based on a conceptual design by Bergerson (see attached), and final pricing to be confirmed upon a final design provide by PBS. Bergerson Construction requests that an additional 3 weeks be added to the project schedule to accommodate this work. If any additional information is required or if clarification is needed, please feel free to contact me at your earliest convenience.

Sincerely,

Chad Curs
Project Manager

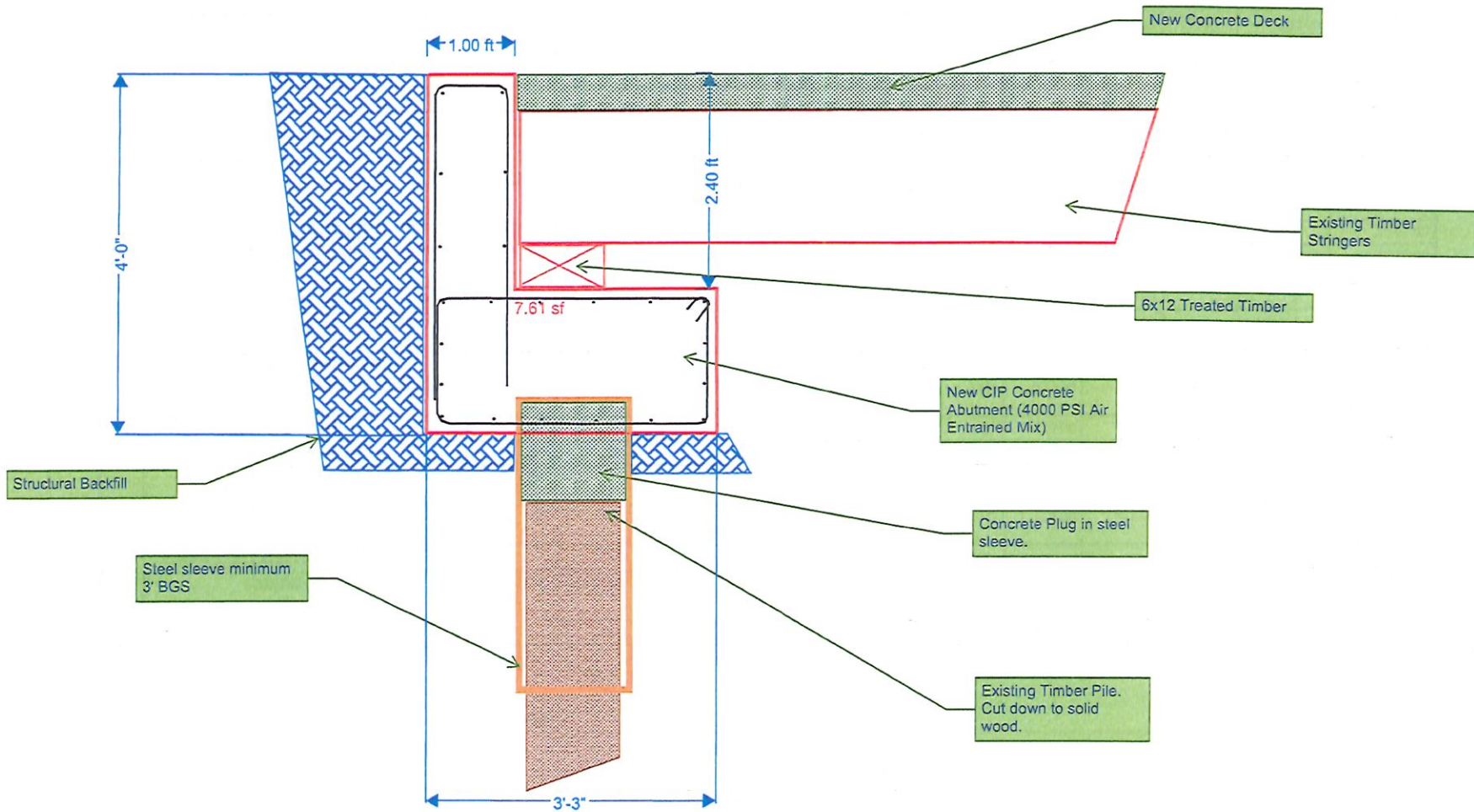


CHANGE ORDER PROPOSAL COST BREAKDOWN

Bergerson Construction, Inc.	CONTRACT NO.	DATE:	3/31/2023
		COP NO.	005
		PROPOSED COP TOTAL PRICE:	\$59,313.69

VALUE ENGINEERING PROPOSAL (WORK TO BE PERFORMED):
Replace existing failing concrete abutment and repair piles.

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				
	Replace West Trestle Abutment														
	Temporary Support of Existing Utilities	1	LS	-		12.00	82.50	990.00	3.00	225.00	675.00	Temp mats	250.00	1,915.00	
	Salvage Existing Timber Stringers	12	EA	-		20.00	82.50	1,650.00	5.00	225.00	1,125.00	Exc./Brk Rental	2,400.00	5,175.00	
	Demo Existing Concrete Abutment	15	TN	-		12.00	82.50	990.00	3.00	225.00	675.00	Disposal	800.00	2,465.00	
	Excavate for New Abutment	22	CY	-		8.00	82.50	660.00	2.00	225.00	450.00	Disposal	1,400.00	2,510.00	
	F&I 18" Steel Sleeves on Existing Timber Piles	6	EA	275.00	1,650.00	20.00	82.50	1,650.00	5.00	225.00	1,125.00	Trucking	250.00	4,675.00	
	Install Formwork for New Abutment	176	SF	6.00	1,056.00	80.00	82.50	6,600.00	20.00	225.00	4,500.00			12,156.00	
	F&I Reinforcing Steel for New Abutment	0.5	TN	1,750.00	875.00	40.00	82.50	3,300.00	10.00	225.00	2,250.00			6,425.00	
	Pour Concrete for New Abument	8	CY	270.00	2,160.00	40.00	82.50	3,300.00	10.00	225.00	2,250.00			7,710.00	
	Strip Concrete Forms for New Abutment	176	SF	-		8.00	82.50	660.00	2.00	225.00	450.00	Disposal	400.00	1,510.00	
	Install Salvaged Existing Stringers	12	EA	50.00	600.00	12.00	82.50	990.00	3.00	225.00	675.00			2,265.00	
	Backfill New Abutment	22	CY	70.00	1,540.00	8.00	82.50	660.00	2.00	225.00	450.00	Exc. Rental	1,500.00	4,150.00	
				-				-			-			-	
				-				-			-			-	
				-				-			-			-	
				-				-			-			-	
				-				-			-			-	
				-				-			-			-	
				-				-			-			-	
				-				-			-			-	
	Overhead & Profit			15%	1,182.15			15%	3,217.50		15%	2,193.75	10%	700.00	7,293.40
SUBTOTAL													58,249.40		
Bond @ 1.25%													728.12		
SUBTOTAL WITH BOND													58,977.52		
Surcharge for Oregon CAT Tax @ 0.57%													336.17		
TOTAL COP REQUEST													59,313.69		



New Concrete Abutment Concept

NTS