

CITY OF COOS BAY CITY COUNCIL

Agenda Staff Report

MEETING DATE July 18, 2023	AGENDA ITEM NUMBER 4.f
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TO: Mayor Benetti, Council President DiNovo, and City Council

FROM: Jennifer Wirsing, City Engineer/Deputy Director

THROUGH: Rodger Craddock, City Manager

ISSUE: Consideration to Award the Construction Contract and Professional Services Agreement for the Front Street Green Parking Lot Project

SUMMARY:

The city received bids for construction of the Front Street Green Parking Lot. Staff is recommending awarding the bid to Knife River Materials for \$2,319,660. Additionally, staff is recommending approving the professional services agreement to The Dyer Partnership for construction management services for \$99,000.

ACTION REQUESTED:

If it pleases Council, award the contract for construction to Knife River Materials for \$2,667,609 which includes a 15% contingency. Additionally award the professional services agreement for construction management to The Dyer Partnership for \$113,850 which includes a 15% contingency.

BACKGROUND:

The property along Front Street between Cedar and Date Avenue was originally identified as having contaminated soils during the 2001 Brownfield Development Pilot Project for the Front Street Renewal and Redevelopment Project. Since that report, there have been a variety of other reports about how to remediate the contaminated soils, and in April of 2020 a consent judgement was issued to the City of Coos Bay by the Coos County Circuit Court. Since that time, the City has been working with The Dyer Partnership on the design of a parking lot. The dollars used for this effort came from the Department of Environmental Quality's State Revolving Fund program Sponsorship Option (SO) loan. The SO loan is associated with the loan for the Wastewater Treatment Plant 2 project that was constructed in 2018. By doing this SO project, it reduces the interest rate for the large loan associated with Plant 2. Because of the SO loan dollars, water quality had to be a major component of the design. Once the contaminated soil is removed, the property will be capped with a parking lot. The storm water that is tributary to the parking lot will be captured via a storm drain system that will convey the runoff to a Filterra Device (post construction best management practice). As such, the parking lot will treat 100% of the storm water prior to discharging to the bay.

Design was completed earlier this year and bid in May, no bids were received. The project was then re-advertised in June. Bids were opened on July 13, 2023. One bid was received from Knife River Materials for \$2,319,660. Engineer's estimate was \$2.4M. Staff is recommending awarding the bid to Knife River Materials for \$2,667,609 which includes a 15% contingency. Additionally, a requirement of the SO loan is for the engineer of work to oversee and certify the construction. The engineer of work is The Dyer Partnership. The Dyer Partnership has provided a scope and fee for construction management for \$99,000. Staff is recommending a 15% contingency

BUDGET IMPLICATIONS:

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The original SO loan was for \$2.2M. To date, the 6th Avenue Culvert has been constructed with this loan and design for the 3rd and Central and Front Street Green Parking Lot projects have been completed. With the award of the construction and contract management contract for the 3rd and Central Green Parking Lot project, it will exceed the current approved loan amount by approximately \$0.5M. Additionally, with the award of the construction and contract management for the Front Street Green Parking Lot project the loan will be further increased to \$6.2M which allows for approximately \$0.3M for contingency dollars. If the city does not spend the contingency dollars, the overall loan amount will be reduced. The Finance Director has been working with Donovan Enterprises and will present the findings and options to the Council.

ATTACHMENT(S):

- 187.60A Bid Tab Detail.pdf
- 187.60A Bid Summary.pdf