



CITY of THE DALLES
313 COURT STREET
THE DALLES, OREGON 97058

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AGENDA STAFF REPORT

CITY OF THE DALLES

MEETING DATE	AGENDA LOCATION	AGENDA REPORT #
October 24, 2011		

TO: Mayor and City Council

FROM: Nolan K. Young, City Manager *ny*

DATE: October 21, 2011

ISSUE: Award of Contract for Construction of Commercial Dock Facility

COUNCIL GOAL: Goal 3, A, 1 Complete construction of Commercial Dock Facility

BACKGROUND: The City advertised for bids for construction of the Commercial Dock Facility with bids being opened on October 20, 2011. Below is a tabulation of the bids:

Bergerson Construction	\$2,925,409.00
Advanced American Construction	\$3,477,500.00
West Coast Contractors	\$4,024,387.00

The apparent low bidder is Bergerson Construction at \$2,925,409. The low bid has been reviewed by our consulting engineers and the City Attorney and have been deemed to be responsive.

BUDGET IMPLICATIONS: This project is being funded through a ConnectOregon III grant, an EDA grant, and Urban Renewal funds. We budgeted \$2.6 million for this project. We are over budget by \$325,409 for the Commercial Dock. In Agenda Staff Report 11-092 we discuss the response to make up additional funds. The only option we see is to use funds designated for the Washington Street project and to pursue additional funding for that project.

COUNCIL ALTERNATIVES:

1. *Staff recommendation: Award the bid to Bergerson Construction in an amount not exceed \$2,949,409 for construction of the Commercial Dock Facility.*
2. Reject all bids and end project, turning back grant funds.



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TO: Mayor and City Council

FROM: Nolan K. Young, City Manager *ny*

DATE: October 21, 2011

ISSUE: Award of Contract for Construction of Lewis and Clark Festival Area

COUNCIL GOAL: Goal 3, A, 2 Complete construction of Lewis and Clark Festival Area

BACKGROUND: The City advertised for bids for construction of the Lewis and Clark Festival as part of the Downtown Riverfront Connection project. The bid opening was on October 19, 2011. We received 6 bids, as summarized on the attached table. One of the bids was nonresponsive.

The funds available for this project were contingent on the total funds remaining after the bids for the Marine Terminal. The estimate for the project exceeded the funds available. Therefore the bid documents for the Festival Area were prepared with six deduct alternatives. EDA, one of our funding partners, requires that the alternates be listed in the order to be deducted depending on funding. The attached bid worksheet shows the total bid amount and then reduces the bid for each vendor by each deduct alternative. The final column #6 is the base bid without any of the deduct alternates.

Our project engineer and City Attorney have reviewed the bids and found that the lowest bidder has not met all the requirements and therefore has been rejected as nonresponsive. The next lowest bidder was a responsive bidder.

BUDGET IMPLICATIONS: Total funding for this project is coming from a ConnectOregon III grant, EDA grant and Urban Renewal funds. The total amount budgeted for both the Marine Terminal and Festival Area construction contracts is \$4,980,924.

The Marine Terminal bid is \$2,925,409. This leaves a total amount available for the festival area of \$2,055,515. The lowest base bid is \$449,512 over funds budgeted. Because of the grant commitments now is the best time to complete both projects. We recommend we use some of the \$4 million in Urban Renewal funds committed for the Washington Street project and pursue additional grant funds for Washington Street.

We further recommend that we include the ODOT landscaping (deduct #6) for \$51,723. Without this, we think the project would look incomplete. This increases extra funds needed to \$501,238. In addition, we may need up to 5% for potential change orders for both projects. This could be approximately \$275,000.

COUNCIL ALTERNATIVES:

1. *Staff recommendation: Award the bid to Kirby Negelhout Construction in an amount of \$2,564,464.25 for construction of the Lewis and Clark Festival Area with the exclusion of items #1 through 5, with additional funding coming from Urban Renewal Funds.*
2. Award the bid to Kirby Negelhout in an amount of \$2,505,029.69 for construction of the Lewis and Clark Festival Area with the exclusion of items #1 through 6.
3. Decline to award and abandon both projects.

Festival Area Bids

Vendor	Total Bid	Deduct #1 Vendor Power	Deduct #2 Sanitary Sewer	Deduct #3 Barbeques	Deduct #4 Benches	Deduct #5 Tile Upgrade	Deduct #6 (Base) ODOT Landscaping
Kirby Nagelhout Constr. Co	2,853,947.25	2,703,947.25	2,614,075.25	2,592,069.25	2,573,853.25	2,564,464.25	2,505,029.69
Woodburn Const. Co	2,987,427.20	2,837,427.20	2,790,465.74	2,768,200.14	2,736,840.14	2,727,840.14	2,675,890.49
Crestline Construction Co	2,888,370.52	2,868,786.52	2,812,748.45	2,798,929.73	2,792,929.73	2,783,679.73	2,729,590.37
Brown Contracting, Inc	3,217,792.58	2,989,713.62	2,867,094.62	2,846,854.62	2,829,654.62	2,821,654.62	2,764,348.66
Thompson Bros. Exg, Inc	3,600,578.35	3,370,578.35	3,203,538.35	3,191,138.35	3,178,338.35	3,158,338.35	3,089,194.60
*Triplett Wellman, Inc	2,637,205.00	2,487,205.00	2,431,167.00	2,421,206.00	2,406,806.00	2,397,556.00	2,345,833.00

*Non Responsive Bidder