

AGENDA

WARRENTON URBAN RENEWAL AGENCY

June 13, 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 – 5.09.23

4. BUSINESS

A. Consideration of Warrenton Commercial Work Pier Improvements Project;
Change Order #7-8

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
 May 9, 2023
 Warrenton City Hall - Commission Chambers
 225 S. Main
 Warrenton, Or 97146

Vice Chair Baldwin convened the Urban Renewal Agency meeting at 6:01 p.m.

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

Excused: Chair Henry Balensifer

Staff Present: Executive Director Esther Moberg, Police Chief Mathew Workman, Harbormaster Jane Sweet, and Secretary Dawne Shaw

CONSENT CALENDAR

- A. Urban Renewal Agency Meeting Minutes – 4.11.23
- B. Joint Work Session Meeting Minutes – 4.12.23

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

Dyer – aye; Baldwin – aye; Poe – aye; Mitchell – aye

BUSINESS ITEMS

Harbormaster Jane Sweet discussed Change Order #6 for the Warrenton Marina Work Pier Improvement Project. She noted the west abutment condition had worsened since the 2016 evaluation and an additional \$15,990 is needed to complete the project. Vice Chair Baldwin asked about the approach flap; Ms. Sweet noted the width and length. Brief discussion followed on the bidding process.

Commissioner Dyer made the motion to approve Change Order #6 for the Warrenton Commercial Work Pier Rehab Improvements Project. Motion was seconded and passed unanimously.

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

There being no further business Vice Chair Baldwin adjourned the URA meeting at 6:07 p.m.

APPROVED:

ATTEST:

 Henry A. Balensifer III, Chair

 Dawne Shaw, Secretary



AGENDA MEMORANDUM

TO: The Urban Renewal Agency
 FROM: Don Beck, Acting Harbormaster
 DATE: June 13²⁷, 2023
 SUBJ: Warrenton Marina Pier Improvements Change Order #7-8

SUMMARY

The City of Warrenton Marinas, Warrenton Pier Improvement Project was awarded to Bergerson Construction and project construction has started. The pier 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.

RECOMMENDATION/SUGGESTED MOTION

Staff recommends the following motions;

"I move to approve the Change Order #7-8 for the Warrenton Marina Pier Improvements Project".

ALTERNATIVE

- 1) Other action as deemed appropriate by the Urban Renewal Agency
- 2) None recommended

FISCAL IMPACT

The project is still coming in substantially under budget.

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

Approved by City Manager:

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

OWNER
Job Name

Bergerson Construction, Inc.
JOB #



REQUEST FOR INFORMATION

DATE: 05.12.23
PROJECT TITLE: City of Warrenton - Commercial Work Pier Rehab
PROJECT NO: 22109
CONTRACTOR: Bergerson Construction, Inc.

RFI NO. 007

DESCRIPTION OF RFI

At the eastern edge of work pier concrete deck replacement area, the substructure elevation is too high to allow the 4" minimum concrete thickness while matching the existing concrete deck elevation at the adjacent concrete. As such, we recommend that additional existing concrete deck be removed adjacent to the work pier. This additional area would then be poured at a slope to transition between elevations. Attached is a sketch outlining the concept for this transition area.

This change will result in an increase in cost to the project.

Specification Section _____

Reference Drawing _____

Sketch/Picture Attached YES

Bergerson Construction 05.12.23
ORIGINATOR DATE

Greg Morrill 05.12.23
CONTRACTOR REP DATE

RESPONSE

Esther Moberg City Manager
ANSWERED BY
(Urban Renewal
Executive Director)

Esther Moberg 6/1/23
(SIGNATURE) DATE

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 1210H
info@bergerson-const.com
www.bergerson-const.com

May 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 007) No. 007 – Concrete Deck Transition

Dear Jane,

As requested, Bergerson Construction is proposing the following change order for the replacement of a portion of the existing concrete deck along the West end of the Main Pier to allow for a smooth grade transition to the West Pier due to elevation differences between piers and minimum concrete coverage requirements (see RFI 007).

<u>COP 007 – Total</u>	<u>\$20,952.65</u>
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Enclosed is a breakdown of the costs and credits associated with these changes. 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

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Astoria, OR 97103
Office 503-325-7130
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BERGERSON



CONSTRUCTION

"for a job well done"

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503-861-3822

Project: City of Warrenton – Warrenton Commercial Work Pier Rehab Improvements
Subject: Change Order Proposal (COP 008) No. 008 – Replace Additional Braces on West Trestle

Dear Jane,

As requested, Bergerson Construction is proposing the following change order for the replacement of 5 EA, additional cross braces along the West Trestle that are broken or missing.

COP 007 – Total	<u>\$6,572.66</u>
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Enclosed is a breakdown of the costs and credits associated with these changes. If any additional information is required or if clarification is needed, please feel free to contact me at your earliest convenience.

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Chad Curs
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Sincerely,

Chad Curs
Project Manager



VALUE ENGINEERING PROPOSAL (WORK TO BE PERFORMED): Extend limits of demolition and slab replacement from West Trestle to Main Pier to allow for smooth transition and minimum concrete coverage requirements between pier sections.

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				
1	Concrete Deck Transition														
	Containment for Concrete Cutting and Demolition	1	LS		-	8.00	82.50	660.00	2.00	225.00	450.00	Vac Rent	100.00	1,210.00	
	Remove and Reinstall Bullrail	1	LS		-	6.00	82.50	495.00	1.50	225.00	337.50			832.50	
	Sawcut Existing Concrete Deck	50	LF		-	8.00	82.50	660.00	2.00	225.00	450.00	Saw Rent	175.00	1,285.00	
	Demo Existing Concrete Deck	225	SF		-	24.00	82.50	1,980.00	6.00	225.00	1,350.00	Disposal	300.00	3,630.00	
	F&I Pandeck for Concrete Deck	225	SF		2,790.00	20.00	82.50	1,650.00	5.00	125.00	625.00			5,065.00	
	F&I Reinf. Steel for Approach Slab	0.3	TN		489.84	10.00	82.50	825.00	2.50	125.00	312.50			1,627.34	
	Pour Concrete for Approach Slab	4	CY	200.00	800.00	10.00	82.50	825.00	2.50	225.00	562.50	Finishers	675.00	2,862.50	
	Excavator Rental	1	LS									Exc. Rent	1,500.00	1,500.00	
					-			-			-			-	
					-			-			-			-	
					-			-			-			-	
					-			-			-			-	
					-			-			-			-	
					-			-			-			-	
					-			-			-			-	
	Overhead & Profit			15%	611.98		15%	1,064.25		15%	613.13	10%	275.00	2,564.35	
									SUBTOTAL					20,576.69	
									Bond @ 1.25%					257.21	
									SUBTOTAL WITH BOND					20,833.90	
									Surcharge for Oregon CAT Tax @ 0.57%					118.75	
									TOTAL COP REQUEST					20,952.65	

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Job Name

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JOB #



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This change will result in an increase in cost to the project.

Specification Section

Reference Drawing

Sketch/Picture Attached YES

Bergerson Construction 05.12.23
ORIGINATOR DATE

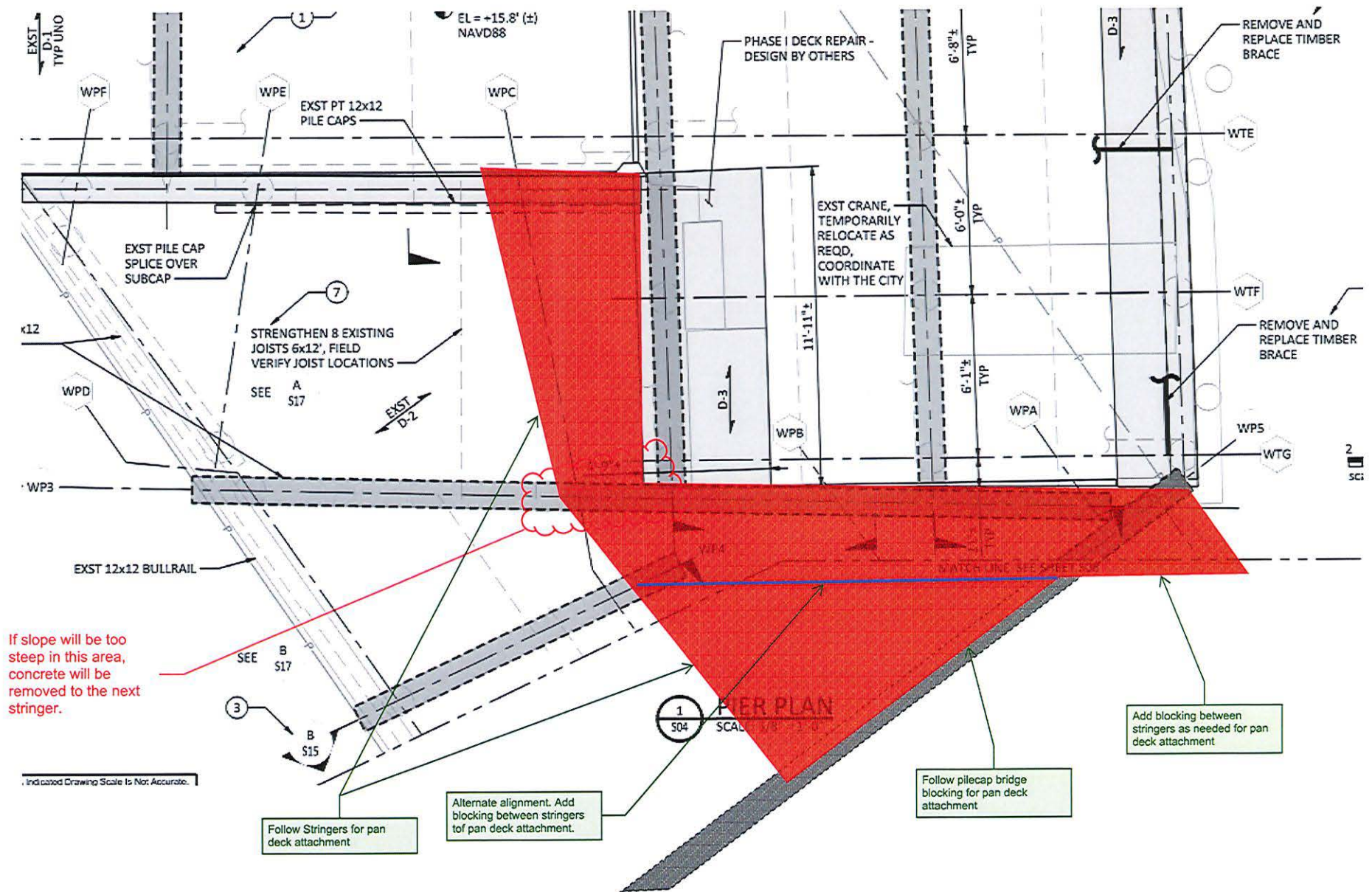
Greg Morrill 05.12.23
CONTRACTOR REP DATE

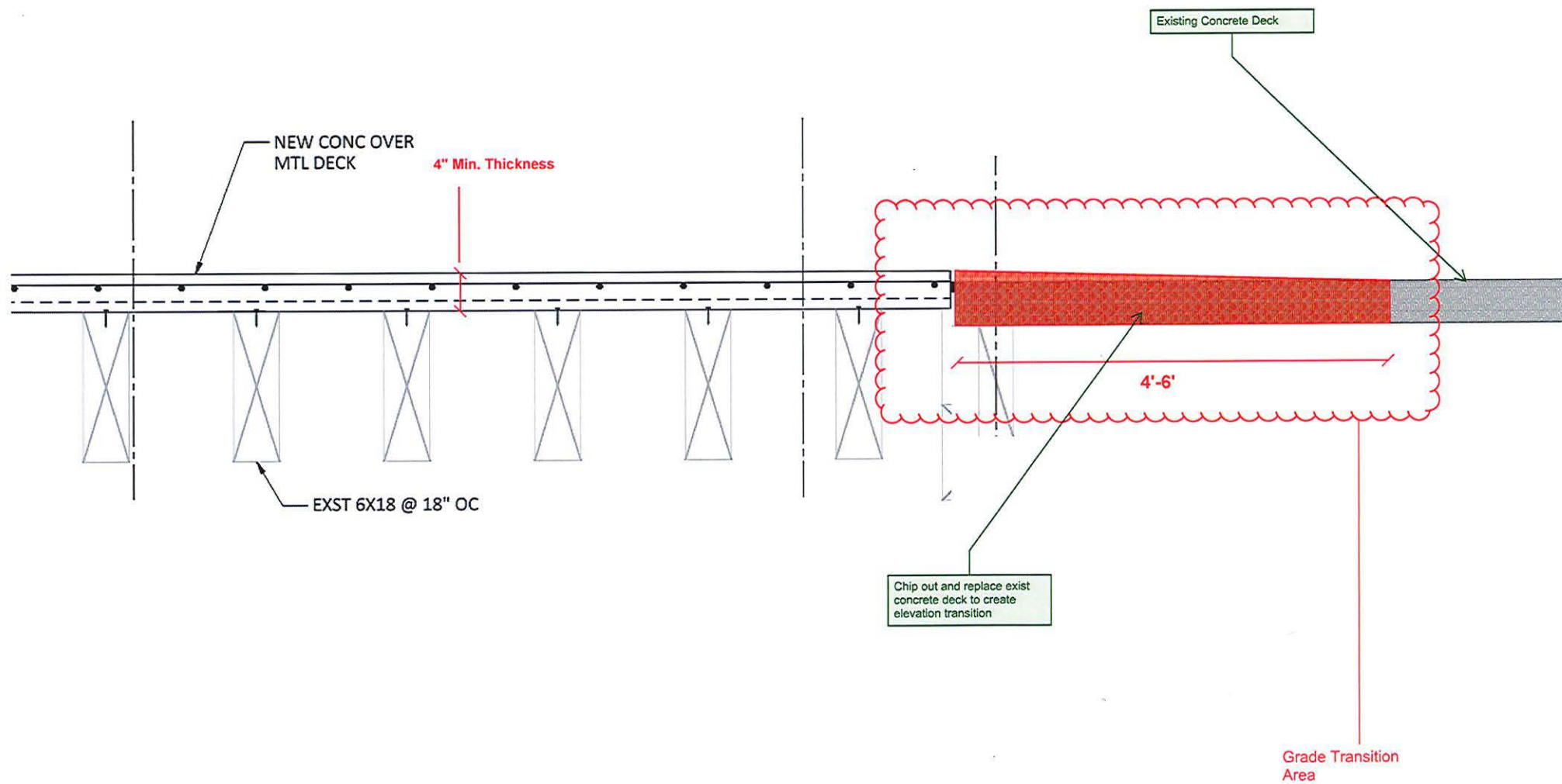
RESPONSE

ANSWERED BY

(SIGNATURE)

DATE





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COP 007 – Total \$6,572.66

Enclosed is a breakdown of the costs and credits associated with these changes. 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



VALUE ENGINEERING PROPOSAL (WORK TO BE PERFORMED): Replace additional cross bracing under pier along West Trestle, approximately 5 EA	
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				PER UNIT	TOTAL	NO. HOURS	HOURLY RATE	TOTAL	NO. HOURS	HOURLY RATE	TOTAL			
1	Replace Cross Bracing Along West Trestle	5	EA		-	40.00	82.50	3,300.00	8.00	225.00	1,800.00			5,100.00
2	Furnish Timber Braces	0.2	MBF	1,814.00	362.80			-	-		-			362.80
3	Furnish Bolts and Hardware	15	EA	10.00	150.00			-			-			150.00
					-			-			-			-
					-			-			-			-
					-			-			-			-
					-			-			-			-
					-			-			-			-
					-			-			-			-
	Overhead & Profit			15%	76.92		15%	495.00		15%	270.00	10%	-	841.92
									SUBTOTAL				6,454.72	
									Bond @ 1.25%				80.68	
									SUBTOTAL WITH BOND				6,535.40	
									Surcharge for Oregon CAT Tax @ 0.57%				37.25	
									TOTAL COP REQUEST				6,572.66	