

4/19/16

ROSEBURG URBAN RENEWAL AGENCY
BOARD MEETING AGENDA
April 25, 2016



7:00 p.m. City Hall Council Chambers
(Immediately following City Council meeting)

1. **CALL TO ORDER:** Larry Rich, Chairperson

2. **ROLL CALL OF BOARD MEMBERS**
Alison Eggers Ken Fazio Victoria Hawks Steve Kaser
Lew Marks John McDonald Tom Ryan Andrea Zielinski

3. **CONSENT AGENDA**
A. Minutes of March 14, 2016

4. **DISCUSSION ITEMS**
A. Bid Award – Parking Structure Improvements

5. **AUDIENCE PARTICIPATION**

6. **ADJOURNMENT**

7. **EXECUTIVE SESSION – ORS 192.660(2)**

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**MINUTES OF THE ROSEBURG
URBAN RENEWAL AGENCY BOARD MEETING
March 14, 2016**

A meeting of the Roseburg Urban Renewal Agency Board was called to order by Chair Larry Rich at 9:00 p.m. on Monday, March 14, 2016, in the Roseburg City Hall Council Chambers, 900 SE Douglas, Roseburg, Oregon.

ROLL CALL

Present: Board Members Alison Eggers, Lew Marks, Tom Ryan, Victoria Hawks, Steve Kaser, John McDonald and Andrea Zielinski.

Absent: Board Member Ken Fazio.

Others present: City Manager Lance Colley, City Attorney Bruce Coalwell, Public Works Director Nikki Messenger, Finance Director Ron Harker, Community Development Director Brian Davis, Human Resources Director John VanWinkle, Police Captain Jerry Matthews, Fire Chief Gregg Timm and Management Technician Debi Davidson.

CONSENT AGENDA

Ryan moved to approve the following consent agenda items:

- A. Minutes of February 22, 2016 meeting.

Motion was seconded by Marks and carried unanimously.

CAPITAL IMPROVEMENT PLAN

Ryan moved to adopt the Urban Renewal portion of the 2016-2021 Capital Improvement Plan. Motion was seconded by Hawks and carried unanimously.

ODOT INTERGOVERNMENTAL AGREEMENT – GARDEN VALLEY HIGHWAY SAFETY IMPROVEMENT PROGRAM

Messenger reported the Highway Safety Improvement Project would update traffic signal controllers, replace signal backers, install countdown pedestrian heads and replace existing left turn cabinets which would allow for flashing yellow lights in the future. Signal timing is not included in this project. A separate master engineering contract has been executed for that study. Project estimate is \$367,000 with \$317,000 available in grant funds and \$75,000 programmed in the Urban Renewal budget. Ryan moved to authorize the City Manager to negotiate and enter into an Intergovernmental Agreement with ODOT for the Garden Valley Highway Safety Improvement Program project to include all the signalized intersections on Garden Valley. Motion was seconded by Zielinski and carried unanimously.

ADJOURNMENT

The meeting adjourned at 9:03 p.m.



Debi Davidson
Management Technician



ROSEBURG URBAN RENEWAL BOARD AGENDA ITEM SUMMARY

Parking Structure Improvements 13UR04 Bid Award Recommendation

Meeting Date: April 25, 2016
Department: Public Works
www.cityofroseburg.org

Agenda Section: Department Items
Staff Contact: Lance Colley
Contact Telephone Number: 541-492-6730

ISSUE STATEMENT AND SUMMARY

The City received bids for the Parking Structure Improvement project. The issue for the Board is whether to award the construction contract.

BACKGROUND

A. Board Action History. On September 28, 2015, the Board awarded a design contract to PIVOT Architecture.

B. Analysis. The total project includes the removal of the existing concrete stairs and replacement with new steel fabricated stairs, lighting replacement, exterior painting, enclosing existing spaces with metal framed walls and signage. The project was bid with a base bid and five alternatives to provide flexibility in awarding the project. The intent of the alternatives was to accomplish the greatest amount of work while staying within the project budget.

The project was advertised in March and two bids were received on April 14th. They are summarized below.

#	Description	R.E. Noah & Co.	Wildish Building Co.	Engineer's Estimate
Base Bid	North/South Stairs, electrical & Signage	449,414	627,000	349,686
Alt. 1	Expedited Schedule	0	0	0
Alt. 2	Replace East Stairs	201,777	193,000	176,473
Alt. 3A	Painting of North/South Stairs	4,119	100,000	12,992
Alt. 3B	Painting East Elevator Stairwell	4,745	100,000	12,992
Alt. 4	Exterior Painting	75,623	300,000	32,481
Alt. 5	Enclosure of ground floor areas	59,638	60,000	61,905
Total		795,316	1,380,000	646,529

C. Financial and/or Resource Considerations. The FY 2016-17 Urban Renewal budget includes \$500,000 for this project. The design contract with PIVOT Architecture was

funded in the current budget year. Based on the base bid and alternates costs from the lowest bidder, staff recommends awarding the base bid plus alternates 3A and 3B. Those costs total \$458,278. Remaining project costs are estimated below.

Construction	\$458,278
Construction Mgt. Support	\$ 18,000
Contingency (5%)	<u>\$ 22,913</u>
Total	\$499,191

D. Timing Issues. If awarded, the Notice to Proceed will be given immediately after execution of the construction contract. The contractor is allowed 60 calendar days to complete the project.

BOARD OPTIONS

The Board has the following options:

1. Award the contract to the lowest responsive bidder, R.E. Noah & Co.; or
2. Request additional information; or
3. Reject all bids.

STAFF RECOMMENDATION

The bids appear to be both responsive and responsible. Money has been budgeted and is available to construct the project. Staff recommends awarding the base bid and alternatives 3A and 3B to the lowest responsible bidder, R.E. Noah & Co.

SUGGESTED MOTION

I move to award the Parking Structure Improvement Project base bid and alternatives 3A and 3B to R.E. Noah & Co. for \$458,278.

ATTACHMENTS

None.