



Where Life is Sweet

Mayor and Members of the City Council
STAFF REPORT
For the Meeting of February 27, 2023

Title/Subject

Resolution 2258- A resolution awarding a contract for the North 1st Place Improvements.

Summary and Background

This resolution will award a construction contract to Nelson Construction Corporation for construction of improvements to North 1st Place.

The bulk of this project is the complete demolition and rebuilding of the roadway from Hermiston Avenue to Elm Avenue. Additionally, the project will install a 10' wide asphalt pathway on the east side of the roadway, and install typical curb, gutter, and sidewalk on the west side of the roadway. The sidewalk work will fill in nearly 3,000 feet of missing sidewalk, but also formalize all of the driveways located along the length of the project. The pathway on the east side of the roadway will also include low water use landscaping consisting of crushed rock, bunch-grasses, and trees, along with bollard style lighting. All of this work will be paid for through a \$4.5 million earmark which the City was awarded in 2017. In order for the state to cashflow all of the 2017 earmarks, each one came with a specific year when the work could begin, and this one was scheduled for 2023.

The up-side of having to wait six years for this project is that the City was able to plan other projects around it. This included significant work associated with two sewer lift stations near the intersection of 1st and Ridgeway, which is nearing completion now. Additionally, this contract includes replacing approximately 3,300 feet of old water main which is estimated to be nearly 100 years old. While the city's utility fund has to pay for this portion of the work, the City is able to realize significant cost savings by combining this work with the roadway work funded by ODOT. Additionally, completing this underground utility work now will also eliminate the need for tearing in to the street for repairs on these utilities for a long time in to the future.

All of this work will cause significant disruption and closure of N 1st Place for an extended period of time. In the Fall, we were able to pave a gravel portion of NW 3rd street using funds from the ODOT earmark so that NW 3rd can be used as a detour route during construction. City staff has done a lot of outreach to the businesses located along N 1st Place, and even hand-delivered notices to each address along there in the Fall while we were working with each property to finalize the exact design of their new driveways. A detailed schedule of when

the various portions of the work will occur is still subject to how the contractor chooses to do the work, so we will know more in the coming weeks.

One thing to be aware of is that the roadway demolition/rebuilding work will also impact Hermiston Avenue. The City rebuilt Hermiston Avenue several years ago, but that work stopped short of the intersection of 1st & Hermiston Avenue. Additionally, the roadway rebuild that occurred in the late 90's between 1st & Highway 395, stayed out of the intersection. So this project will now get in to the intersection to rebuild the roadway there. Due to the disruption that will be caused by closing that intersection, the contract requires that the work in the intersection be completed in such a way that the intersection itself is only closed for five days.

Tie-In to Council Goals

7. Fund infrastructure improvements to support new housing and enhance livability.

Fiscal Information

Five bids were received for this project and they were very competitive, with just 0.5% separating the lowest bidder from the 3rd lowest.

- Nelson Construction: \$3,002,966.15
- Sineco Construction: \$3,004,278.00
- Bolen Construction: \$3,016,347.00
- C & E Trenching: \$3,072,399.68
- DW Excavating: \$3,935,663.00

Alternatives and Recommendation

Alternatives

1. Approve resolution 2258
2. Reject resolution 2258

Recommended Action/Motion

Motion to approve Resolution 2258.

Submitted By:

Mark Morgan