



# STAFF REPORT / COUNCIL ACTION

Meeting Date: February 4, 2026  
Author: Sharon Darroux, Engineering Manager  
Department: Public Works  
Division: Engineering  
Subject: S 1st Street & Railroad Avenue Watermain Replacement Project  
Type of Item: Project Award  
CC: John Walsh, City Administrator  
Mouhamad Zaher, Public Works Director

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## **Project Introduction:**

The S 1st Street & Railroad Avenue Watermain Replacement Project No. W-485 will replace a failing section of the City's water distribution system to improve service reliability and fire protection for nearby residents. The project addresses repeated failures of the existing water main and provides infrastructure consistent with current standards and planned future roadway improvements.

## **Background:**

The existing 2-inch galvanized water main serving the homes in the S 1st Street - Railroad Avenue area has exceeded its useful life and has experienced multiple failures requiring repeated Public Works response and repair. The small diameter of the line also limits system reliability and does not meet current water system or fire protection standards. Continued operation of the existing main presents an increasing risk of service disruptions, emergency repairs, and escalating maintenance costs.

The project plans and specifications for the replacement of the water main was designed in-house by the City's Engineering Division in conjunction with the Public Works Operations Division. The work will include the installation of over 600 linear feet of 6-inch diameter Class 50 ductile iron water main complete with new gate valves, fire hydrant, permanent blow off assembly, and all required fittings, tees, and bends.

Additional work includes reconnection of five existing water services with pressure reducing valves, abandonment of the existing water main in place, temporary traffic control, erosion control, tree removal, rock excavation, and surface restoration. Improvements will be constructed to accommodate future roadway improvements in the corridor.



## **Project Goals:**

The primary goals of the project are to:

- ✓ Replace aging and failing water infrastructure
- ✓ Improve water service reliability for existing customers
- ✓ Enhance fire flow and system resiliency
- ✓ Reduce ongoing maintenance and emergency repair costs
- ✓ Construct improvements in a manner that aligns with future roadway upgrades

**Procurement:**

The S 1st Street & Railroad Avenue Watermain Replacement Project was advertised for bids in the Daily Journal of Commerce on December 31, 2025. The following bids were received and opened at 2:00 PM, January 27, 2026 at City Hall in the Council Chambers,

<b>FIRM</b>	<b>LOCATION</b>	<b>BID</b>
Landis & Landis Construction, LLC	Marylhurst, OR	\$274,980.00
Clark & Sons Excavating, Inc	Battle Ground, WA	\$317,428.00
Common Ground Excavation, LLC	Scotts Mills, OR	\$229,988.94
Wickwire Contracting, LLC	Pleasant Hill OR	\$254,298.40
Grade Werks Excavating, LLC	Battle Ground, WA	\$271,075.00
Subcom Excavation & Utilities, LLC	Forest Grove, OR	\$297,000.00
Advanced Excavating Specialists, LLC	Kelso, WA	\$316,750.00
Turney Excavating, Inc.	Silverton, OR	\$254,700.00
Dirt and Aggregate Interchange, Inc	Fairview, OR	\$321,000.00
T.F.T. Construction, Inc.	Scappoose, OR	\$279,700.00

**Budget Impact:**

Funding for the S 1st Street & Railroad Avenue Watermain Replacement Project is included in the adopted 2025/2026 Fiscal Year Capital Improvement Program Budget and will be paid from the Water Fund. Approval of this action authorizes expenditure within the approved budget.

**Requested Action:**

Staff recommends that the City Council award the project to Common Ground Excavation, LLC as the lowest responsive bidder on the S 1st Street & Railroad Avenue Watermain Replacement Project and authorize the City Administrator to execute a Standard Public Improvement Contract for the amount specified in their bid, plus the standard 10% contingency.

**Attachments:**

- Plan Holders List
- Bidder's Spreadsheet



## CITY OF ST. HELENS PLAN HOLDERS LIST

### S 1ST AND RAILROAD AVENUE WATER MAIN REPLACEMENT, PROJECT NO. W-485

#### BID DOCUMENTS (Plans and Specifications):

[HARD COPY PRINTED SET \$45.00, includes listing on Plan Holders List, For S+H Add \$10.00] [DOWNLOAD FROM CITY'S WEBSITE \$0.00, does not include listing on Plan Holders List. \$10 Fee to be Listed on Plan Holders List]

#### ADDENDUMS ISSUED:

Project Estimate Range: **\$370k - \$385k**

Bid Opening Date: 2:00 PM, January 27, 2026

Company Name	Contact Name	Address	City	State	Zip	Phone No.	Email Address	Date
Dirt and Aggregate Interchange, Inc.	Kathi Diana	20905 NE Sandy blvd	Fairview	OR	97024	503-661-5093	<a href="mailto:estimating@dirtagg.com">estimating@dirtagg.com</a>	01/12/26
TFT Construction, Inc.	Erik Olsen	53990 West Lane Road	Scappoose	OR	97056	503-543-7979	<a href="mailto:erik@tftconstruction.com">erik@tftconstruction.com</a>	01/15/26
Advanced Excavating Specialists, LLC	Austin Rogers	1200 Hazel St	Kelso	WA	98626	360-232-8854	<a href="mailto:austinr@advexc.us">austinr@advexc.us</a>	01/16/26
Landis & Landis Construction, LLC	Cody Carpenter	PO Box 50	Marlyhurst	OR	97036	503-440-4669	<a href="mailto:ccarpenter@llconstruction.com">ccarpenter@llconstruction.com</a>	01/23/26
Grade Werks Excavating, LLC	Jennifer Walsh	PO Box 1349	Battle Ground	WA	98604	541-974-4177	<a href="mailto:info.gwe@yahoo.com">info.gwe@yahoo.com</a>	01/26/26
Common Ground Excavation, LLC	Andrew Schonbachler	21864 Ettlin Loop	Scotts Mills	OR	97375	971-600-6877	<a href="mailto:Commongroundexcavation@gmail.com">Commongroundexcavation@gmail.com</a>	01/26/26
Subcom Excavation & Utilities	Tristan Mallory	2850 Taylor Way	Forest Grove	OR	97116	503-648-9310	<a href="mailto:tristan@subcomex.com">tristan@subcomex.com</a>	01/27/26
Turney Excavating	Emily Canady	612 N 1st st	Silverton	OR	97381	503-894-2160	<a href="mailto:emily@turneyexcavating.com">emily@turneyexcavating.com</a>	01/27/26
Clark and Sons Excavating	Josh Clark	7601 NE 289th	Battle Ground	WA	98604	360-946-8474	<a href="mailto:josh.clarkandsons@gmail.com">josh.clarkandsons@gmail.com</a>	01/27/26
Wick Wire Contracting LLC	Tanner Wick Line	84904 Edenvale Rd	Pleasant Hill	OR	97455	541-852-7525	<a href="mailto:Tanner@wickwirecontracting.com">Tanner@wickwirecontracting.com</a>	01/02/26

#### Plan Centers

Oregon Contractors Plan Center	5468 SE International Way	Milwaukie	OR	97222	(503) 650-0148	<a href="mailto:brie@contractorplancenter.com">brie@contractorplancenter.com</a>
Dodge Data & Analytics	3461 NW Yeon Ave	Portland	OR	97210	(253) 539-9335	<a href="mailto:chris@construction.com">chris@construction.com</a>
Daily Journal of Commerce Plan Center	<a href="http://www.djcoregon.com">www.djcoregon.com</a>	Portland	OR	97205	(503) 274-0624	<a href="mailto:plancenter@djcoregon.com">plancenter@djcoregon.com</a>
SW Washington Contractors Association	7017 NE Hwy 99, Suite #214	Vancouver	WA	98665	(360) 694-7922	<a href="mailto:info@swca.org">info@swca.org</a>
Premier Builders Exchange	PO Box 6731	Bend	OR	97701	(541) 389-0123	<a href="mailto:admin@plansonfile.com">admin@plansonfile.com</a>
Salem Contractors Exchange Plan Center	2256 Judson St SE	Salem	OR	97309	(503) 362-7957	<a href="mailto:lori@sceonline.org">lori@sceonline.org</a>
Seattle Daily Journal of Commerce	PO Box 11050	Seattle	WA	98111	(206) 219-6481	<a href="mailto:laura.heberlein@djc.com">laura.heberlein@djc.com</a>
Builders Exchange of Washington, Inc	2607 Wetmore Avenue	Everett,	WA	98201	(425) 258-1303	<a href="mailto:tina@bxwa.com">tina@bxwa.com</a>



DEPARTMENT OF PUBLIC WORKS  
ENGINEERING DIVISION

**\*UNOFFICIAL BID RESULTS\***

PROJECT NAME: S 1ST AND RAILROAD AVENUE WATER MAIN REPLACEMENT PROJECT NO. W-485  
BID OPENING: 2:00 P.M., Tuesday, January 27, 2026 ENGINEER'S ESTIMATE: \$370k - \$385k  
BID OPENING WITNESSED BY: John Walsh, Sharon Darroux, Alexander Bird, Bashar Al-Daomi

ARE BIDS LISTED IN THE ORDER OPENED? YES

Contractor's Name and Address	10% Bid Bond or Check Enclosed	Bid Signed	Addendum(s) Acknowledged	Bid Amount
Landis & Landis Construction, LLC PO Box 50 Marylhurst, OR 97036	YES	YES	N/A	\$274,980.00
Clark & Sons Excavating, Inc 7601 NE 289th St Battle Ground, WA 98604	YES	YES	N/A	\$317,428.00
Common Ground Excavation, LLC 21864 Ettlin Loop Scotts Mills, OR 97375	YES	YES	N/A	\$229,988.94
Wickwire Contracting, LLC 84904 Edenvale Rd Pleasant Hill OR, 97455	YES	YES	YES	\$254,298.40
Grade Werks Excavating, LLC PO Box 1349 Battle Ground, WA 98604	YES	YES	N/A	\$271,075.00
Subcom Excavation & Utilities, LLC 2850 Taylor Way Forest Grove, OR 97116	YES	YES	N/A	\$297,000.00
Advanced Excavating Specialists, LLC 1200 Hazel Street Kelso, WA 98626	YES	YES	N/A	\$316,750.00
Turney Excavating, Inc. 612 N First St Silverton, OR 97381	YES	YES	N/A	\$254,700.00
Dirt and Aggregate Interchange, Inc 20905 NE Sandy Blvd Fairview, OR 97024	YES	YES	N/A	\$321,000.00
T.F.T. Construction, Inc. 53990 West Lane Road Scappoose, OR 97056	YES	YES	N/A	\$279,700.00

RECOMMENDATION (APPARENT RESPONSIVE LOW BIDDER): Common Ground Excavation, LLC