



CITY OF REDMOND

CITY HALL
411 SW 9th STREET
REDMOND, OR 97756
541.923.7710
FAX: 541.548.0706
info@redmondoregon.gov
redmondoregon.gov

CITY COUNCIL

October 8, 2024
Council Chambers • 411 SW 9th Street

COUNCIL MEMBERS

Ed Fitch
Mayor

Cat Zwicker
Council President

Tobias Colvin
Councilor

Clifford Evelyn
Councilor

John Nielsen
Councilor

Kathryn Osborne
Councilor

Shannon Wedding
Councilor

OCTOBER 8, 2024

REGULAR MEETING AGENDA

6:00 PM

I. CALL TO ORDER / ESTABLISH A QUORUM

II. BLESSING - Pastor Thomas Benge, Redmond Community Church

III. PLEDGE OF ALLEGIANCE

IV. CITY ANNOUNCEMENTS

V. CONSENT AGENDA

- A. ADA Sidewalk Improvements Project (TR2301) Contract Amendment for Change Order #1 with Keeton King Contracting, LLC for \$165,868.47

VI. ACTION ITEMS

- A. Public Safety Facility Project (PD2201) Change Order for Associated Water Infrastructure Expansion Improvements for \$275,148
- B. SW Evergreen Avenue - 3rd Street to 7th Street Improvements Project (TR2406) Design Contract Award to AKS Engineering and Forestry in the amount of \$246,135

VII. COMMENTS FROM CITIZENS AT THE MEETING

Citizen comments are limited to three (3) minutes per person and will be accepted for a period of 30 minutes. Comments should be focused on City of Redmond business. Attendees are asked to refrain from interrupting, calling-out, or cheering during citizen comments.

VIII. CITY MANAGER COMMENTS

IX. COUNCIL COMMENTS

X. MAYOR'S COMMENTS

XI. ADJOURN

Regular Council meetings are broadcast live on COTV11 – BendBroadband Channel 11 beginning at 6:00 p.m. on the 2nd and 4th Tuesdays of each month. Rebroadcasts are scheduled for the non-meeting Tuesdays at 6:00 p.m.

The City of Redmond encourages all citizens to participate in its programs and activities. This meeting location is accessible to people with disabilities. Requests for accommodation may include sign language interpreter service, assistive listening devices, materials in an alternate format or any other accommodation. If any accommodations are needed, please contact the ADA Coordinator at 541-504-3036 or access@redmondoregon.gov. Requests should be made as soon as possible, but at least 3 business days prior to the scheduled meeting.

The City of Redmond does not discriminate on the basis of disability status in the admission or access to, or treatment, or employment in, its programs or activities



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STAFF REPORT

DATE: October 8, 2024
TO: City Council
THROUGH: Keith Witcosky, City Manager
Jason Neff, Deputy City Manager/Chief Financial Officer
Jessica MacClanahan, Public Works Director/City Engineer
FROM: Jake Sherman, Principal Engineer
SUBJECT: ADA Sidewalk Improvements Project (TR2301) Contract Amendment for Change Order #1 with Keeton King Contracting, LLC for \$165,868.47

Report in Brief:

This item requests City Council authorize a contract amendment for a change order with Keeton King Contracting, LLC in the amount of \$165,868.47.

Background:

The City's Americans with Disabilities Act (ADA) Transition Plan identifies areas for capital improvements related to accessibility throughout the City. Each year, resources are set aside to perform Capital Improvement Projects consistent with the goals of this Plan. The Fiscal Year (FY) 2023/2024 and FY 2024/2025 budgets allocated \$1.768M towards an ADA Sidewalks Improvements project.

The City prioritized three project areas for sidewalk improvements along 12th Street near two elementary schools and along 4th Street in the Downtown Urban Renewal Area. The scope of the work includes new sidewalks, ADA curb ramps, updates to private driveways, curb extensions at key intersections, installation of downtown street trees, necessary updates to stormwater facilities, and a new rapid flashing beacon at SW 4th Street/SW Evergreen Avenue for safer pedestrian crossings in this emerging commercial district.

On April 9, 2024, Council approved Contract #2024-44 with Keeton King in the amount of \$1,369,001.86 for capital improvements related to accessibility throughout the City, known as the ADA Sidewalk Improvements Project.

Discussion:

Change Order #1, in the amount of \$165,868.47 includes corrections to the original bid item quantities, which were necessary to ensure all elements were appropriately incorporated into the pay schedule. Additionally, items that have already been installed were measured in the field and differ from the original quantity estimates provided in the bid documents. This change order includes the reconciliation of those specific bid items. If approved, Change Order #1 in the amount of \$165,868.47 will increase the total Contract price to \$1,534,870.33 (a 12% increase).

The ADA Sidewalk Improvements Project has an overall budget of \$1,768,000. The total cost with this change order is \$1,703,110.13, which includes all professional services (design and construction) as well as construction.

Per City policy, change orders that exceed \$100,000 or are greater than 10% of the original contract require Council approval. Said request of \$165,868.47 is more than \$100,000 and above 10% of the original construction contract.

Fiscal Impact:

The City was successful in receiving \$1 million in grants for the ADA Sidewalk Improvements Project through the Coronavirus State & Local Fiscal Recovery Fund (SLFRF) Grant, which is being applied to the Transportation Capital Project Sub-fund. An additional \$500,000 was contributed from the Downtown Urban Renewal Agency and \$268,000 was budgeted from the Stormwater Infrastructure Maintenance Sub-Fund. Therefore, the total budget for the ADA Sidewalk Improvements project is \$1,768,000 disbursed between FY 2023/2024 and FY 2024/2025.

ADA Sidewalk Improvements Project Expenditures:

DOWL Contract #2022-110 (prelim design)	\$ 25,000.00
Change Order #1	\$ 75,000.00
Change Order #2	\$ 25,000.00
DOWL Contract #2024-50 (EOR during construction)	\$ 25,000.00
Carlson Testing Contract #2021-42 (on-call material testing)	\$ 18,239.80
Keeton King Contractor #2024-44 (construction)	\$ 1,369,001.86
Change Order #1	\$ 165,868.47
Total	\$ 1,703,110.13
Budget Variance	(\$64,889.87)

Alternative Courses of Action:

1. Authorize the City Manager to sign Change Order #1.
2. Reject Change Order #1.
3. Request additional information.

Recommendation / Suggested Motion:

"I move to approve Change Order #1 to Contract #2024-44 (TR2301) with Keeton King Contracting, LLC, in the amount of \$165,868.47 and authorize the City Manager to sign the change order."



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STAFF REPORT

DATE: October 8, 2024
TO: City Council
THROUGH: Keith Witcosky, City Manager
Jason Neff, Deputy City Manager/Chief Financial Officer
FROM: Devin Lewis, Police Chief
Jessica MacClanahan, Public Works Director/City Engineer
SUBJECT: Public Safety Facility Project (PD2201) Change Order for Associated Water Infrastructure Expansion Improvements for \$275,148

Report in Brief:

This item requests the City Council approve a change order to the Guaranteed Maximum Price (GMP) for the new Public Safety Facility (PSF) (including other site infrastructure) with Pence Contractors in an amount not to exceed \$275,148 in order to complete a new water loop to benefit the City's water system. This will change the GMP from \$38,193,305 to \$38,468,453. The GMP represents the price for the Construction Manager/General Contractor (CMGC) to construct the new PSF and does not include other costs associated with the project such as land acquisition, design and owner's representative services.

Background:

The following is a chronology of milestones that have preceded the June 11, 2024, City Council meeting related to the PSF:

- October 2021 - City purchases approximately 8 acres located at 2983 NW Canal Boulevard, the site for the new PSF (\$2.3 million).
- February 2022 - City Council approves \$40 million General Obligation (GO) Bond ballot measure for the construction of a new PSF. City Council sets a \$49 million cost cap for the construction of the new PSF.
- May 2022 - Redmond voters approve the GO Bond ballot measure (\$40 million).
- September 2022- City Council awards Owner's Representative services to Cumming Management (\$0.5 million) and approves the CM/GC alternative delivery method for the PSF project.
- December 2022 - City Council awards architectural and engineering services to FFA Architecture + Interiors (\$3.7 million).
- January 2023 - City Council awards a contract for pre-construction services to Pence Contractors (\$90,000).
- May 2024 - Official groundbreaking / construction commencement
- June 2024 - City Council approves a Guaranteed Maximum Price with Pence Contractors for the construction of the PSF in an amount not to exceed \$38.2 million

Discussion:

This looped connection was originally scoped as a condition of approval for the PSF project, utilizing existing casings under the highway and ramps. After performing subsurface investigations, one of the casings cannot be located and needs to be installed to complete this loop per the original plan (see orange line in image below).

This waterline loop is included in the City's Water Master Plan and allows the system to convey water more efficiently. Due to the location of this waterline, it would be very difficult to complete outside of a large development project such as the PSF. By completing the work now, the City will realize cost savings and the work can be completed more efficiently and with less overall disruption.



Fiscal Impact:

The increase will be paid for by the City's Water Fund. Specifically, the additional scope can be absorbed within the Fiscal Year 2024/2025 budget because of lower than anticipated water line costs associated with the Eastside Arterial project (budgeted at \$1.5 million).

Alternative Courses of Action:

1. Approve a change order to the GMP for the construction of the new Public Safety Facility in the amount of \$275,148.
2. Do not approve change order to the GMP for the new Public Safety Facility.
3. Take no action and request more information.

Recommendation / Suggested Motion:

"I move to approve a \$275,148 change order adjusting the Guaranteed Maximum Price for the construction of the new Public Safety Facility to an amount not to exceed \$38,468,453 and authorize the City Manager to sign the change order."



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DATE: October 8, 2024
TO: City Council
THROUGH: Keith Witcosky, City Manager
Jason Neff, Deputy City Manager/Chief Financial Officer
Jessica MacClanahan, Public Works Director/City Engineer
Jake Sherman, Principal Engineer
FROM: Evan Malone, Project Engineer
SUBJECT: SW Evergreen Avenue - 3rd Street to 7th Street Improvements Project (TR2406) Design Contract Award to AKS Engineering and Forestry in the amount of \$246,135

Report in Brief:

This item request the City Council award a \$246,135 contract to AKS Engineering and Forestry for the design of SW Evergreen Avenue - 3rd Street to 7th Street Improvements.

Background:

This project is identified as a priority through the City of Redmond's Urban Renewal Agency for the Downtown Urban Renewal District. The intent of the project is to modernize and update the existing roadway and pedestrian facilities along SW Evergreen Avenue to current downtown standards. Additionally, there are some synergistic opportunities to improve the existing roadway surfacing and replace old water mains along the corridor. The project limits will be along SW Evergreen Avenue between SW 3rd Street and SW 7th Street. The work may consist of waterline replacement, asphalt restoration, sidewalk and Americans with Disabilities Act (ADA) improvements, downtown pacers, street trees, and irrigation.

Discussion:

The City informally procured engineering services per the Oregon Revised Statutes Section 279A and the State of Oregon Model Rules for professional services for proposals estimated to not exceed \$250,000. Five engineering firms were contacted to provide quotes based on the scope of work generated by the City. The firms were AKS Engineering and Forestry, DOWL, Know Ledge Engineering, Century West, and HDR. AKS Engineering and Forestry, DOWL, Century West, and HDR provided proposals and quotes by the deadline. The quotes received were as follows:

- AKS Engineering and Forestry: \$241,230
- DOWL: \$303,802
- Century West: \$249,526
- HDR: \$232,967

After evaluating the quotes, AKS Engineering and Forestry was chosen based on their project approach and proposed design team. AKS Engineering and Forestry had the most competitive price, a realistic schedule, and a more experienced team for the proposed design work. ORS 279B.070 does allow for the selection of a firm based on the interest of the City stating *"If a contracting agency awards a public contract, the contracting agency shall award the public contract to the offeror whose quote or proposal will best serve the interests of the contracting agency, taking into account price as well as considerations including, but not limited to, experience, expertise, product functionality, suitability for a particular purpose and contractor responsibility under ORS 279B.110."*

The City asked the selected consultant to increase the amount of hours proposed for franchise utilities given the possibility of involvement needed for a final contract amount of \$246,135.

Fiscal Impact:

As part of the City's 5-Year CIP, \$200,000 is included for this work in the Fiscal Year (FY) 2024/2025 Budget (Transportation Capital Projects Sub-Fund). \$1,400,000 is included in the 5-year Capital Improvement Plan (CIP) within the Transportation, Urban Renewal, and Water Funds (FY 2024/2025 - 2025/2026) to complete the design and construction of this project. The quote received by AKS is based on the scope of services generated and is within procurement thresholds and budget allocations.

Alternative Courses of Action:

1. Approve a contract with AKS.
2. Do not approve a contract.
3. Request additional information.

Recommendation / Suggested Motion:

"I move to award the contract for the design of SW Evergreen Avenue - 3rd Street to 7th Street Improvements to AKS Engineering and Forestry in the amount of \$246,135.00, and authorize the City Manager to sign the contract."



SW EVERGREEN IMPROVEMENTS PROJECT

DESIGN CONTRACT AWARD: \$246,135



REDMOND CITY COUNCIL
OCTOBER 8, 2024



PROJECT SCOPE



- GATEWAY TREATMENTS
- ACCESSIBILITY IMPROVEMENTS
- DOWNTOWN TREE IMPROVEMENTS
- WATER MAIN REPLACEMENT
- STREET RESURFACING
- UNDERGROUNDING OF OVERHEAD UTILITIES





PROJECT SCHEDULE

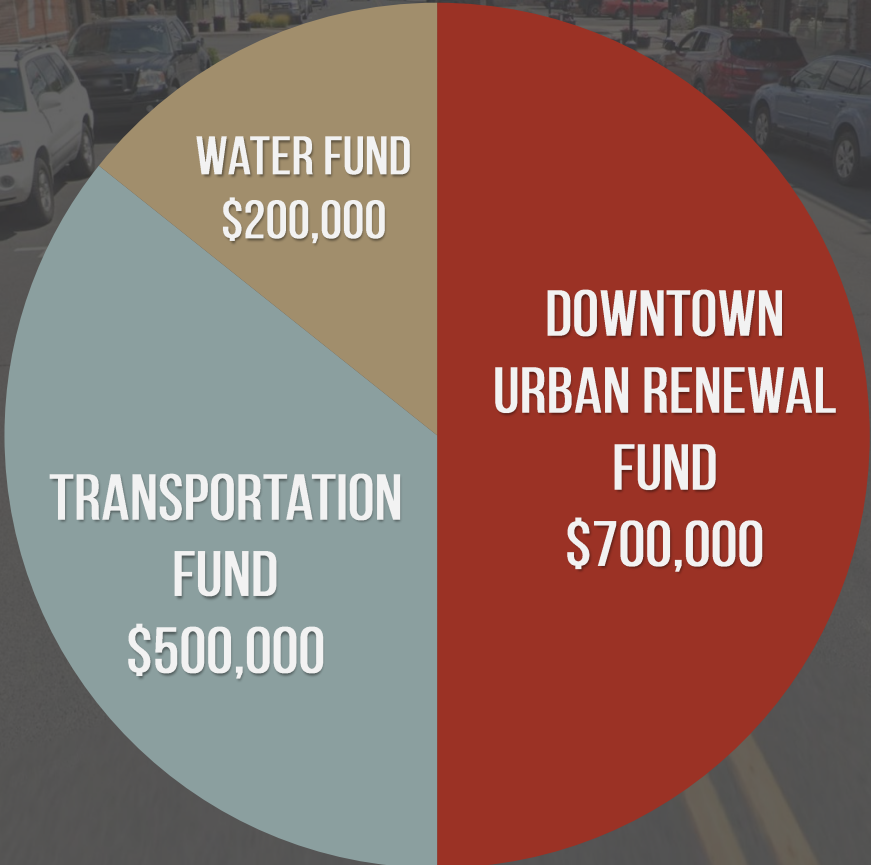




PROJECT BUDGET

ESTABLISHED FUNDING
IDENTIFIED IN CIP:

**\$1.4
MILLION**



DESIGN CONTRACT WITH
AKS ENGINEERING &
FORESTRY:

\$246,135



QUESTIONS