

MINUTES OF THE PROCEEDINGS OF THE CITY OF COOS BAY URBAN RENEWAL AGENCY

October 20, 2020

The minutes of the proceedings of a regular meeting of the Urban Renewal Agency of the City of Coos Bay, Coos County, Oregon, held at 8:12 pm in the Council Chambers at City Hall, 500 Central Avenue, Coos Bay, Oregon.

Those Attending

Those present were Chair Stephanie Kilmer and Board Members Joe Benetti, Drew Farmer, Phil Marler, Carmen Matthews, and Rob Miles. Board Member Lucinda DiNovo was absent. City staff present were City Manager Rodger Craddock, City Attorney Nate McClintock, Finance Director Nichole Rutherford, Deputy Finance Director Melissa Olson, Public Works and Community Development Director Jim Hossley, Fire Chief Mark Anderson, Police Chief Gary McCullough, and Deputy Police Chief Chris Chapanar. City staff attending remotely via teleconference was Library Director Sami Pierson.

Public Comments

No public comments were given and no public comment forms were received.

Consent Calendar

Chair Kilmer reviewed the consent calendar which consisted of:

2a: Approval of October 6, 2020 Minutes

2b: Approval of September 2020 Financial Reports

Board Member Miles moved to approve the consent calendar as presented. Board Member Matthews seconded the motion which carried. Ayes: Benetti, Farmer, Kilmer, Marler, Matthews, Miles. Absent: DiNovo.

Award of Contract for the Newmark Bank Stabilization Project

Public Works and Community Development Director Jim Hossley stated the Agency entered into an agreement with the Confederated Tribes of Coos, Lower Umpqua and Siuslaw Indians (CTCLUSI), in which they agreed to install a seawall along the western boundary of the Hollering Place property and the Agency agreed to extend that wall along the western boundary of the Newmark Avenue right-of-way. Last year, CTCLUSI installed a sheet pile wall approximately 200 feet in length that extended from the Empire boat ramp property and ran north to the southern edge of the Newmark Avenue right-of-way. The Agency contracted with KPFF, the same engineer that designed CTCLUSI's sheet pile wall, to design the seawall along the western edge of Newmark Avenue. During design, it was determined that a sheet pile wall was not the preferred method for a seawall along this section due to sewer, storm, and fiber optics conflicts. The engineer recommended a rock revetment. Additionally, during design, geotechnical analyses were performed and contaminated soils were discovered. The geotechnical engineer determined that if the construction of the rock

revetment would stay above a certain elevation then the likelihood of the contractor encountering contaminated soils would be minimized. Therefore, the engineer designed the rock revetment with a double thickness with the understanding that when erosion occurred the rock would “fall onto itself” and protect the newly exposed slope and the land to the east of the seawall. Understanding the design could not guarantee that contaminated soils would not be encountered, an alternate bid item was utilized. This bid item would not be part of the contract unless contaminated soils were found; if found, an amendment would be processed to incorporate the alternative bid.

The rock revetment plans were completed and advertised for bids on September 15, 2020. Bids were opened on October 6, 2020 and five bids were received: Benny Hempstead Excavating for \$171,210, West Coast Contractors for \$149,722, Billeter Marine for \$144,572, Laskey Clifton for \$138,717, and Johnson Rock for \$135,246. The engineer’s estimate was \$145,900. The engineer recommended the Agency award the contract to Johnson Rock for \$135,246. Staff recommended the Agency award the bid to Johnson Rock with a 15% contingency. In the event that contaminated soils were encountered, staff further recommended a pre-approval of up to \$10,000.

The financing for this project was included in a 2018 direct bond placement with Banner Bank, through a request for financing process, which also included the funds to purchase the Ocean Blvd lot for the future site of the Library. Originally, it was thought that a sheet pile wall would need to be installed; therefore, \$751,694.10 was the loan portion amount allocated for this project. However, once planning and design were completed it was determined that a more cost-effective seawall could be constructed. To date \$142,441 had been expended on planning and design. Additionally, this cost also included environmental/regulatory processing, scour analysis and a geotechnical investigation. While this cost exceeds what is typically spent on project of this size, the added value engineering determined a sheet pile wall was not necessary and a more economic design could be utilized. It was anticipated that an additional \$15,000 would be spent to cover engineering services during construction. If contaminated soils are not encountered, this project would only utilize less than half of the loan.

Due to tidal influence and high groundwater, the contractor requested to work outside of the normal 7am to 6pm time frame. The contractor requested to work nights the weeks of December 14, 2020 and January 11, 2021. Based on staff’s experience in this area, this is a valid concern and recommended approving this request. If the Agency agreed, staff would coordinate with the adjacent property owners within a 500 foot radius so they are aware of the night work.

Board Member Marler moved to approve the award of the Newmark Bank Stabilization project to Johnson Rock for \$135,246 with a 15% contingency of \$20,287 and an allowance of \$10,000 should contaminated soils be encountered, for a total approval amount of \$165,533. Furthermore, approve the contractor’s request to perform night work the week of December 14, 2020 and January 11, 2021. Board Member Farmer seconded the motion which carried. Ayes: Benetti, Farmer, Kilmer, Marler, Matthews, Miles. Absent: DiNovo.

Adjourn

There being no further business to come before the agency, Chair Kilmer adjourned the meeting. These minutes were approved as presented by the Urban Renewal Agency on November 3, 2020.



Stephanie Kilmer, Chair

Attest: 

Lucinda DiNovo, Secretary