

AGENDA ITEM FOR ADMINISTRATIVE MEETING () Discussion only
(X) Action

FROM (DEPT/ DIVISION): County Counsel

SUBJECT: City of Pendleton Infrastructure Funding Request

<p>Background:</p> <p>In December 2021, the County and the City of Pendleton entered into a two year agreement for the County to contribute funding toward infrastructure improvements for housing development. The funding would be through a revolving loan, with repayment made from the development. The term of the agreement expired last year without any request for funding from the City. The City is now requesting that the agreement be renewed for funding infrastructure improvements to SW 15th Street and SE Kirk Avenue for a planned housing project. The amount being requested is \$1.25 million. The identified source for this funding would be the Municipal Infrastructure Reserve Fund.</p>	<p>Requested Action:</p> <p>Discuss and make decision on request from City of Pendleton</p>
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ATTACHMENTS: City Staff Report; Maps

*****For Internal Use Only*****

Checkoffs:

- () Dept. Heard (copy)
- () Human Resources (copy)
- () Fiscal
- (X) Legal (copy)
- () (Other - List:)

To be notified of Meeting:

Needed at Meeting:

Scheduled for meeting on: December 11, 2024

Action taken:

Follow-up:



CITY OF PENDLETON

REQUEST FOR CITY COUNCIL ACTION

Date Submitted:	Action Being Requested:	Subject:
October 29, 2024	<input type="checkbox"/> Resolution	Bid award for the construction of the SE 15 th Street Extension Project to Bolen Construction LLC, of Hermiston, Oregon.
Date Action Requested:	<input type="checkbox"/> Ordinance	
November 5, 20204	<input checked="" type="checkbox"/> Formal Action/Motion	
Attachments: (list) Bid Tab Summary Sheets	<input type="checkbox"/> Other_____	

TO: Mayor and City Councilors

FROM: Tim Simons, Community Development Director
Wayne Green, Associate Engineer
Jeff Brown, Public Works Superintendent

RECOMMENDATION:

Award the unit price construction contract for the SE 15th Street Extension construction project to Bolen Construction LLC, of Hermiston, Oregon, who is the responsive low bidder at \$2,529,391.00.

DISCUSSION:

This construction project will begin at the present southern terminus of SE 15th Street near SE Franklin Grade Road and proceed up to the new proposed intersection of SE Kirk Avenue, where the City had new waterlines installed last summer, and then will continue easterly along the proposed SE Kirk Avenue alignment to the location of the proposed entrances to the Summit View Ridge Subdivision being planned by Tod Lasley of TAC Land, LLC. The project includes the construction of the described roads and a sidewalk on each, along with a sanitary sewer main, storm drainage piping and associated infrastructure such as inlets and detention ponds, and a looped water line from Franklin Grade Road up to the new water lines in SE Kirk Avenue. This project will also include the installation of other infrastructure like conduit within the street for future power, cable, phone, fiber, and gas, typically referred to as “dry

utilities,” which will be used to provide these services to the proposed new residential development being proposed in the East End Development area. There is also street lighting proposed, and some overhead powerline relocation associated with the project to construct the SE Kirk Avenue alignment.

These roadways will have higher capacity Collector and Arterial classifications, with limited access directly to the roadway, and will only be providing access on and off the

roadways at designated side street intersection. These allocated access location point intersections will be constructed as part of the project, so that this road will only be providing access to the subdivision entrance locations and not be providing direct access to individual lots.

This project is one of the many steps required to fulfill the City’s obligations as set forth in the Development Agreement with TAC Land, LLC, per Contract No. 970, and Resolution No. 2900, forming a Reimbursement District for this area, where the City has agreed to construct this required infrastructure to open up land for development, and where the developer will reimburse the City through fees, or SDCs, assigned to the developer and due to the City at the time of the issuance of building permits for construction of dwellings.

The initial estimate was prepared by our consultant teams who prepared the roadway and waterline designs. Staff then added the work needed to include the “dry utilities” and the power line relocation and street luminaires. Staff adjusted the estimate by a few hundred thousand dollars to include this additional work.

Staff believe the bids were very competitive, with a total of 10. This project is proposed to start as a winter project, with some of the grading and piping being installed over the winter months, and then the final grading, curbing, and asphalt being placed next spring/early summer. It is believed that there was high contractor interest due to the type of work and the timeline. It is believed that there was much interest in contractors to try to have work over the winter. The low responsive bidder is Bolen Construction LLC, of Hermiston, Oregon. There were 10 bids submitted, with two bids being above our final estimate, and several of them below. Staff believe that contractors truly tried to sharpen their pencil to win this bid. The 3 lowest bids were less than 2.5% of each other.

FISCAL IMPACT:

This collector road was initially planned to be part of the Reimbursement District, with the 1,300 lineal feet portion of SE 15th Street up to SE Kirk Avenue being estimated at about \$1.6M. Then with the inclusion of the underground utilities, such as water, storm, sanitary, and “dry utilities,” the budget increased to approximately \$2.2M. Finally, with the inclusion of SE Kirk Avenue roadway easterly, an additional 1,400 feet, which includes access to both intersections into the Summit View Ridge Subdivision, plus with the addition of the storm sewer piping and ponds, and relocation of the powerlines and addition of streetlights, the project was estimated at \$3.42M.

The funds for this project will be coming from the Workforce Housing Infrastructure Fund of \$2.25M, which is from Umatilla County and the Port-of-Umatilla, and any remaining portion needed coming from the Drinking Water State Revolving Loan Fund for the water infrastructure, and the remaining from the \$4M in the State Housing Appropriation Funds which have been allocated to be used for the SE Kirk Avenue construction, an arterial road.

ALTERNATIVES:

None considered. The project was identified in Resolution 2900 as a required City project to create the East End Reimbursement District, and as an obligation for the City to complete as part of the Development Agreement with TAC Land, LLC, per Contract 970. Since the project has funding secured, and with the bid being competitive and under the estimate and budget, staff feel this project should proceed.

COMMUNITY BENEFIT:

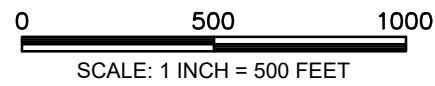
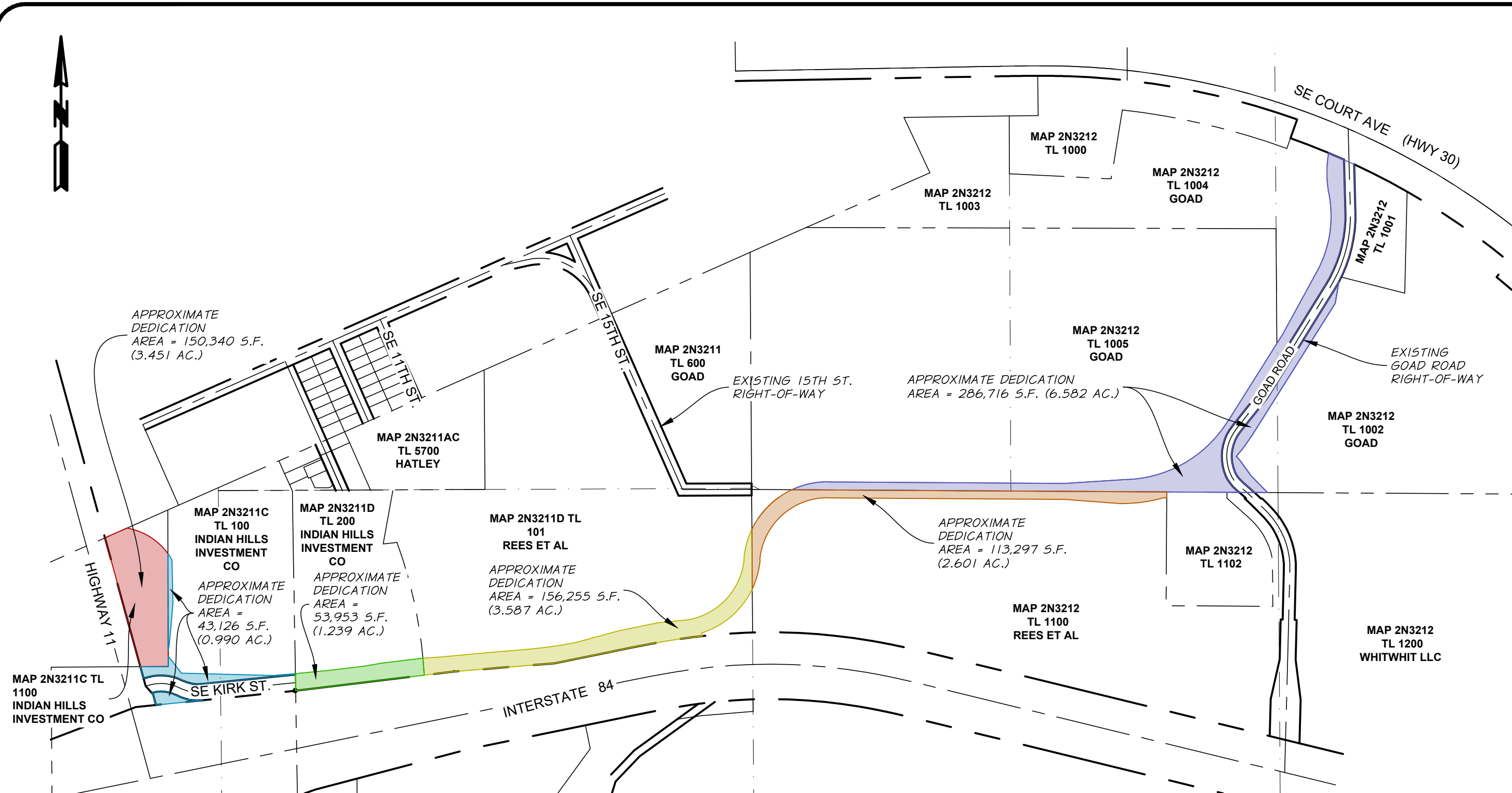
Goals for the City Council are to increase the availability of housing for all levels of income, sustainable infrastructure, economic development, and better communication with the community. Since the City has created the East End Reimbursement District to kick-start housing development of all levels, this project is the one project to provide the most direct access to the housing development areas and begin creating sustainable funds for future developments. This roadway will open-up 250-acres for near future housing construction.

CITY OF PENDLETON
S.E. 15th Street Extension Project
Bid Opening: October 24th, 2024 @ 2:00pm

BIDDER	BID AMOUNT
Engineer’s Estimate	\$3,420,000.00
*Bolen Construction LLC Hermiston, OR	\$2,529,391.00
Nelson Construction Corp. Walla Walla, WA	\$2,567,567.00
Tapani Inc. Battle Ground, WA	\$2,586,828.00
Eastern Oregon Contracting Milton Freewater, OR	\$2,814,649.62
Midway Underground Toledo, WA	\$2,875,734.00

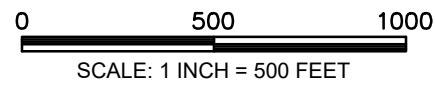
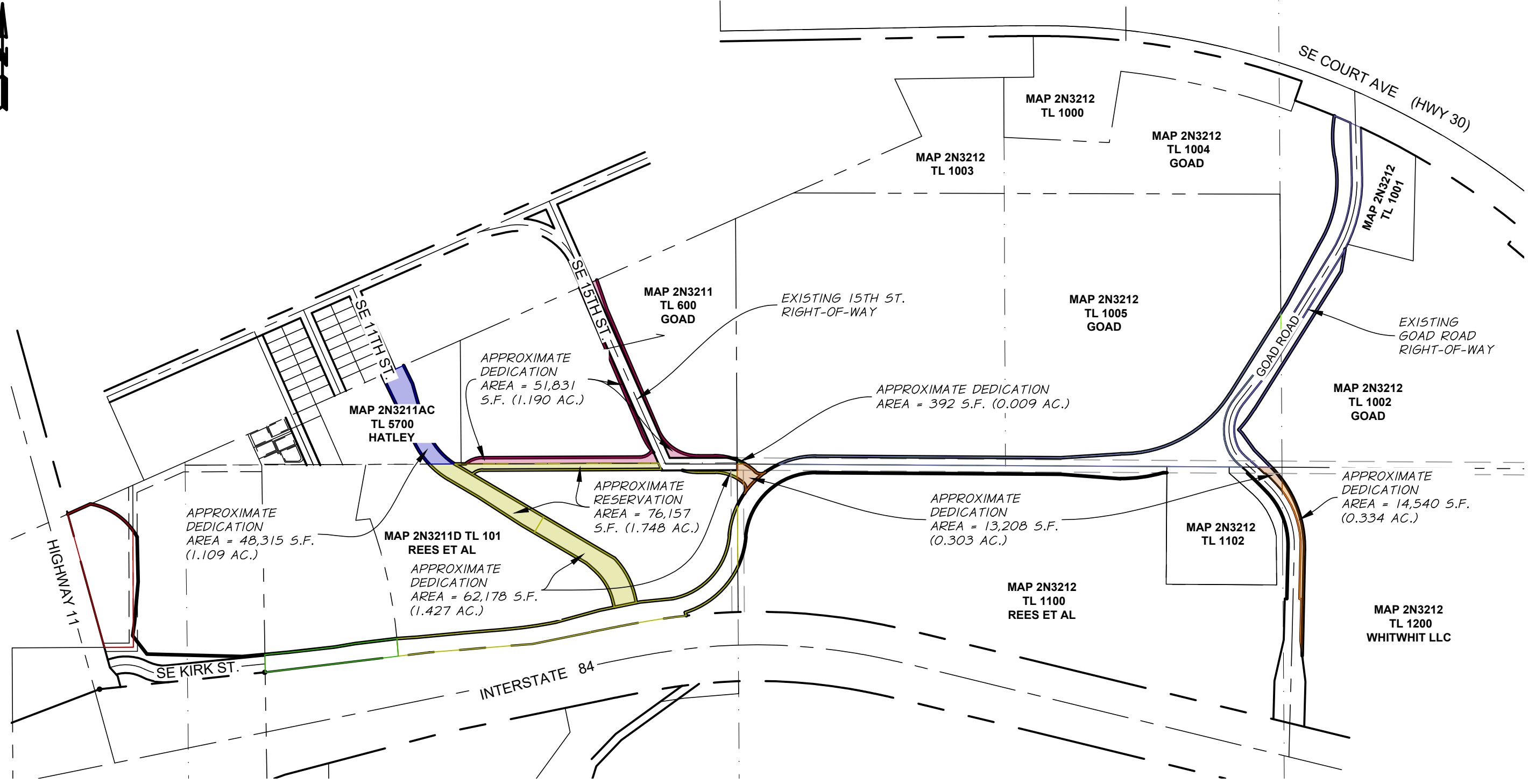
Rotschy Inc. Vancouver, WA	\$2,943,556.00
Mike Becker General Contractor Inc. La Grande, OR	\$3,095,194.00
S&W Underground Troutdale, OR	\$3,129,460.36
Corpac Construction Co. Portland, OR	\$3,426,028.65
Humbert Asphalt Inc Milton Freewater, OR	\$3,598,772.50

*Indicates Low Bidder



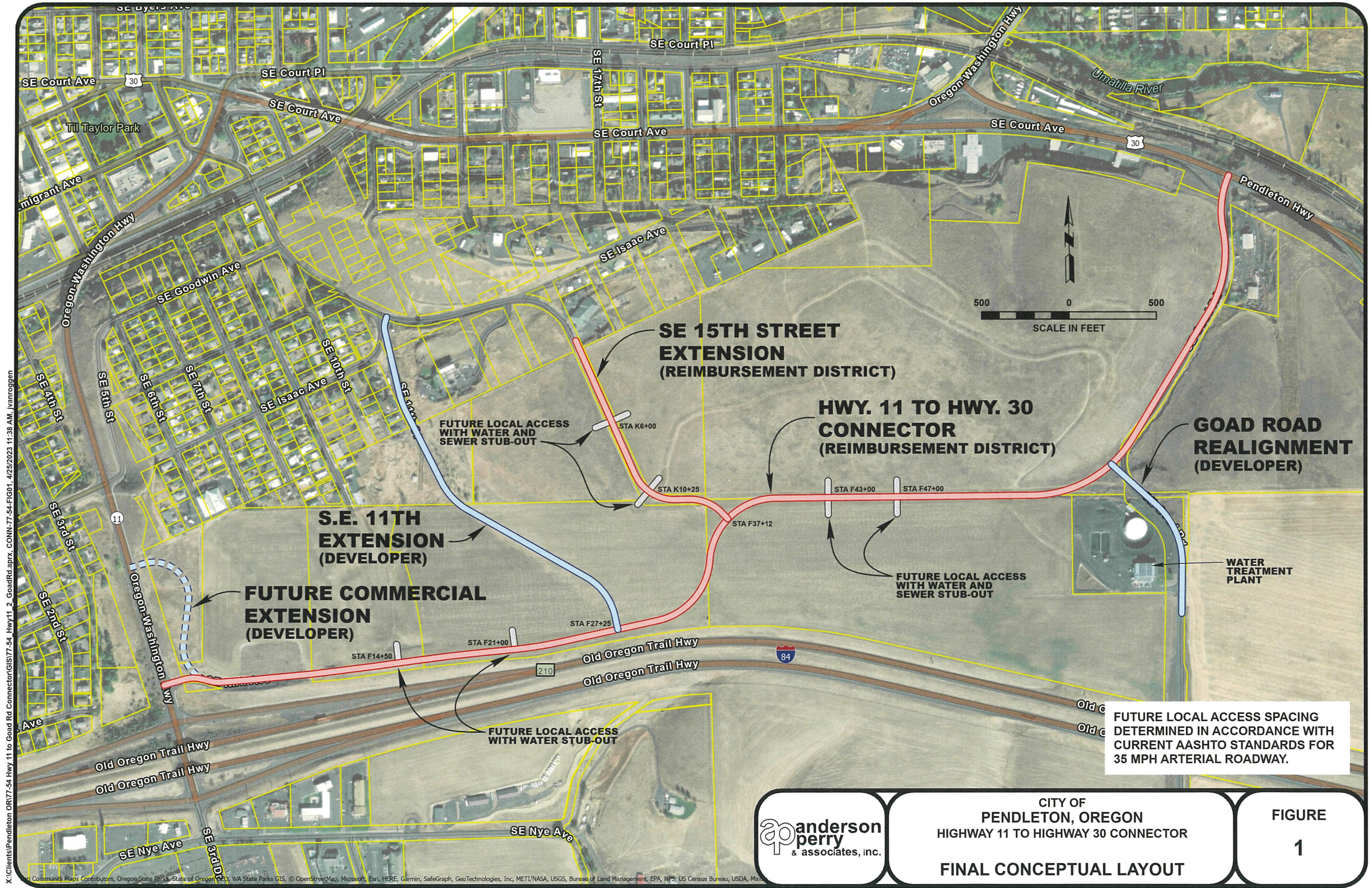
RES, 07/27/2022 APA JOB# 77-54 (211) Drawing: ROW DEDICATION - KIRK.DWG

<p>anderson perry & associates, inc.</p>	<p>CITY OF PENDLETON RIGHT-OF-WAY DEDICATIONS UMATILLA COUNTY, OREGON</p>	<p>EXHIBIT B SKETCH 1/1</p>
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JAM, 12-Oct-22 APA JOB# 77-54 (211) Drawing:ROW DEDICATION SECONDARYRTS.DWG

	<p>CITY OF PENDLETON RIGHT-OF-WAY DEDICATIONS UMATILLA COUNTY, OREGON</p>	<p>EXHIBIT B SKETCH 1/1</p>
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X:\Clients\Pendleton OR\77-54 Hwy 11 to Goad Rd Connector\GIS\77-54_Hwy11_2_GoadRd.aprx, CONN-77-54-FIG01, 4/25/2023 11:38 AM, jvanrooyen
 Community Maps Contributors, Oregon State Parks, State of Oregon GIS, WA State Parks GIS, © OpenStreetMap, Microsoft, Esri, HERE, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, US Census Bureau, USDA, Mapbox

	<p style="text-align: center;"> CITY OF PENDLETON, OREGON HIGHWAY 11 TO HIGHWAY 30 CONNECTOR FINAL CONCEPTUAL LAYOUT </p>	<p style="text-align: center;"> FIGURE 1 </p>
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Slope of Developable Areas

