City of West Linn

Agenda Report 2018-02-12-05

Date: February 12, 2018

To: Russ Axelrod, Mayor
Members, West Linn City Council

From: Morgan Coffie, Management Analyst

Through: Lance Calvert, P.E., Public Works Director/City Engineer - *LEC*
Eileen Stein, City Manager *ES*

Subject: Contract Award for the Tanner Ridge Offsite Improvements (PW-17-05)

Purpose
Public Works requests Council approval for city cost share of the Tanner Ridge Offsite Improvements.

Question(s) for Council:
Should the City spend capital funds on road improvements?

Public Hearing Required:
None required.

Background & Discussion:
The Tanner Ridge Subdivision being developed by Icon Construction and Development, LLC is required to construct improvements to the south half of Rosemont Road and the north half of Parker Road that are directly adjacent to the development. In addition, as part of the city condition of approval of the subdivision land use decision, the developer has agreed to design and build the complete improvements to the full width of Rosemont Road (Salamo to Wild Rose) and Parker Road (Noble Ln to Dillon Ln) with reimbursement by the City for additional work beyond what is required of the subdivision. The developer will still be required to pay all System Development Charges (SDCs) for the subdivision. This coordinated work helps lower the cost of improvements to the city for these improvements by completing the work in its entirety to match appropriate grades and minimize impact to the traveling public by completing all work at once. The planned Rosemont and Parker Road improvements will provide new curb and gutter, planter strips, bike lanes (on Parker), separated cycle tracks (on Rosemont), sidewalk, street lighting, street trees, and storm water infrastructure improvements as indicated in the Tanner Ridge at Rosemont Off Site Improvement plans that are posted under the Public Works section of the Projects area on the city website (PW-17-05).

Per the West Linn Local Contracting Rules Section 10.070 (C), "At times, private developers provide public improvements for the City as required by a condition of land use approval or as required by a development agreement with the City. The developer in those circumstances is conclusively deemed to be a sole source for the provision of the public improvements, without the need for findings. No competitive process is required to enter into a development agreement that includes the provision of public services by a developer or for a developer to provide and the City to accept public improvements as required by a condition of approval."

Icon Development and Construction, LLC. Solicited 3 quotes from 3 contractors. 2 quotes were received with D&T Excavation the lowest. The total cost for the city share of improvements is $1,084,109.92. Canby Excavating Inc. provided the other quote at $1,165,113.55. The City has past positive experience with D&T Excavation on City capital projects.

Budget Impact:
$1,084,109.92 to the Street, Street SDC, Bike/Ped SDC, Water, Parks, and Environmental Funds. Each fund will be responsible for the appropriate section of improvements attributable to that fund. All funds have adequate budgets allocated for these planned improvements.

Council Options:
1. Award the contract to Icon Development and Construction, LLC.
2. Cancel the bid solicitation and required improvements to retain the capital funds.

Staff Recommendation:
Approve the contract with ICON Construction & Development, LLC to allow D&T Excavation to move ahead with the planned improvements.

Potential Motion:
Motion to authorize the City Manager to sign a contract with Icon Construction and Development, LLC. in the amount of $1,084,109.92 for the Tanner Ridge Offsite Improvements.

Attachments:
1. Bids Results Form

City of West Linn

BID RESULTS

Owner: City of West Linn
Project Name: Tanner Ridge Offsite Improvements
Project No.: PW-17-05

	Name of Bidder	Project Total	Notes
1	D&T Excavation	$1,084,109.92	Lowest bidder and City has previous positive experience with contractor
2	Canby Excavation	$1,165,113.55	
3			
4			
5			
6			