Memorandum Date: May 21, 2024
Order Date: June 4, 2024

TO: Board of County Commissioners

DEPARTMENT: County Administration

PRESENTED BY: David Ward, Capital Projects and Facilities Manager

AGENDA ITEM TITLE: ORDER/ In the Matter of Awarding a Contract to Wildish Construction Co. in the amount of $1,064,000.00 to Install a Stormwater Collection and Treatment System and Pave the Pearl Street Parking Lot, and to Delegate Authority to the County Administrator to Execute the Contract

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I. MOTION

Move to award a contract to Wildish Construction Co. in the amount of $1,064,000.00 to install a stormwater collection and treatment system and pave the Pearl Street Parking Lot, and to delegate authority to the County Administrator to execute the contract.

II. AGENDA ITEM SUMMARY

The proposed contract is for comprehensive construction services to install a stormwater collection system and treatment facilities at the Pearl Street Parking Lot in accordance with City of Eugene stormwater requirements, and to pave that parking lot with a semi-permanent asphalt surface. In accordance with Oregon Revised Statutes governing public procurements, the project was advertised for competitive bidding and Wildish Construction Co. was the low bidder.

III. BACKGROUND/IMPLICATIONS OF ACTION

A. Board Action and Other History

The Pearl Street Parking Lot location was acquired by Lane County in a land swap deal with the City of Eugene in exchange for previously County-owned land immediately west of the Lane County Courthouse where the Butterfly Parking Lot once stood. The Pearl Street location is allocated for a future new Lane County Courthouse but is currently being utilized as a temporary parking lot in the interim due to the demolition of the former Butterfly Parking Lot. The Board approved a contract to install the lot's existing geotextile surface through Board Order 19-03-12-07.

B. Policy Issues

Policies and procedures relevant to this proposal relate to procurement requirements contained in Lane Manual, Chapter 20, and the project was bid under the requirements of the Community Benefits Bidding Program.

C. Board Goals

This project supports the Board of Commissioner's strategic goal of fiscal resource stewardship by providing a more durable and cost-effective solution to temporary parking needs than the ongoing and future maintenance costs of the current lot surface.

D. Financial and/or Resource Considerations

The proposed cost of $1,064,000.00 to install a stormwater collection and treatment system and pave the Pearl Street Parking Lot will be borne by the General Fund through Property Management parking revenues. Employee parking revenues for that lot in the annual amount of ~$70,000 will help offset the cost of this work over time.

E. Health Implications

This project seeks to prevent formation of hidden potholes under the existing fabric lot surface which could create a trip hazard for lot users and other pedestrians.

F. Analysis

When faced with the need for temporary parking in preparation for the 2020 demolition of the Butterfly Parking Lot by the City of Eugne, the County initially covered the temporary Pearl Street Parking Lot with a pervious fabric (Rollpark) in 2019 to provide a surface to facilitate striping and allow natural stormwater percolation without the need for collection and treatment facilities. This product, designed for 3 years of use, has now been in use for 5 years and is worn out requiring the lot to be resurfaced.

The substrate below the Rollpark fabric has also broken down causing the ongoing formation of significant potholes which, once formed, remain hidden under the Rollpark fabric. As the potholes fill with water and deepen over time with continued traffic, they become a significant trip hazard for pedestrians using the lot. The fabric remains stretched over the potholes, hiding them to the degree that people step in them unknowingly, and are also jarred when driving into them unexpectedly in their vehicles.

The estimated cost to replace the Rollpark surface with the same 3-year product is $700,000.00, and the lifespan of the proposed hot mix asphalt concrete surface is 25 years giving Lane County the necessary time to negotiate the building of a new Lane County Courthouse on the site while temporarily utilizing it for parking.

G. Alternatives/Options

1. Award the contract in the amount of $1,064,000.00, and delegate authority to the County Administrator to execute the contract.

2. Do not approve the contract, and direct staff to explore other potential alternatives.

3. Do not approve the project to install a stormwater collection and treatment system and pave the Pearl Street Parking Lot.

IV. RECOMMENDATION

Award contract to Wildish Construction Co. in the amount of $1,064,000.00, and delegate authority to the County Administrator to execute the contract.

V. TIMING/IMPLEMENTATION

If the contract is awarded, the project is expected to begin immediately and be completed late August 2024.

VI. FOLLOW-UP

The budget entry for the contract expense will be entered in the next budget supplemental, FY24-25 Supplemental #4.

VII. ATTACHMENTS

A. Board Order
B. Bid Tally

BEFORE THE BOARD OF COMMISSIONERS OF LANE COUNTY, OREGON

ORDER NO: 24-06-04-05	IN THE MATTER OF AWARDING A CONTRACT TO WILDISH CONSTRUCTION CO. IN THE AMOUNT OF $1,064,000.00 TO INSTALL A STORMWATER COLLECTION AND TREATMENT SYSTEM AND PAVE THE PEARL STREET PARKING LOT, AND TO DELEGATE AUTHORITY TO THE COUNTY ADMINISTRATOR TO EXECUTE THE CONTRACT

WHEREAS, the Pearl St. Lot is in regular use by County employees and other members of the community; and

WHEREAS, lot users are exposed to potential hazards due to the significant hidden potholes which form in that lot during each rainy season; and

WHEREAS, the existing geotextile fabric surface designed for 3 years of use has been in use for 5 years and is worn out; and

WHEREAS, the Director of Operations has reviewed and approved this project and its funding source;

NOW, THEREFORE, the Board of County Commissioners of Lane County **ORDERS** as follows:

1. The Pearl Street Parking Lot Paving Project is approved for funding and construction.

2. The County Administrator is granted authority to execute all contracts relevant to this project.

ADOPTED this 4th day of June, 2024.

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Laurie Trieger, Chair
Lane County Board of Commissioners

Pearl St. Parking Lot Paving

Bid Posting Date: April 2, 2024

Bid Due Date/Time: May 7, 2024 @ 2:00 PM local time

Bid Opening Location: Microsoft Teams

1st Tier Subcontractor Disclosure Due Date/Time: May 7, 2024 at 4:00 PM local time

NAME OF BIDDER	ATTENDED MANDATORY PRE-BID ON APRIL 11, 2024	CBB PREQUALIFIED CONTRACTOR	CONTRACTOR CCB REGISTRATION NUMBER INDICATED	ACKNOWLEDGEMENT OF ADDENDA 1 - 3	BID SECURITY - 5%	1ST TIER SUBCONTRACTOR DISCLOSURE RECEIVED	AFFIDAVIT OF CBB COMPLIANCE RECEIVED	BIDDER STATEMENTS AND CERTIFCATIONS	BASE BID	Alternate
Bridgeway	X	X	X	X	X	X	X	X	$1,162,719.00	
Knife River	X	X	X	X	X	X	X	X	$1,344,212.00	
Wildish	X	X	X	X	X	X	X	X	$1,064,000.00	