

CITY COUNCIL MEETING MINUTES

Vancouver City Hall – Council Chambers – 415 W. 6th Street
PO Box 1995 – Vancouver, Washington 98668-1995
www.cityofvancouver.us

Anne McEnerny-Ogle, Mayor

Bart Hansen • Bill Turlay • Alishia Topper • Ty Stober • Linda Glover • Laurie Lebowsky

September 10, 2018

WORKSHOPS

Vancouver City Hall - 415 W 6th Street, Vancouver WA

Councilmembers Turlay and Lebowsky absent from workshops. Councilmember Topper arrived at 4:31 p.m.

3:00-4:30 p.m. Council Policy Updates Preview

Presenters: Amanda Delapena, City Council Assistant, 487-8606; Bronson Potter, City Attorney, 487-8500.

Summary

Staff continued discussions with Council regarding proposed updates to a series of City Council policies and procedures.

4:30-5:00 p.m. Multifamily Tax Exemption: Aegis Development

Councilmember Glover noted for the record that she sits on the Board of Directors for The Historic Trust and recused herself from this discussion at 4:31 p.m.

Presenters: Peggy Sheehan, Community Development Programs Manager, 487-7952; Keith Jones, Senior Planner, 487-487-7887

Summary

Staff provided an overview of a proposed multifamily tax exemption agreement for the Aegis Development at the site of the historic Academy downtown.

Councilmember Glover returned at 4:59 p.m.

5:00-6:00 p.m. Police Funding Revenue Replacement Options

Presenter: Natasha Ramras, Chief Executive Officer, 487-8484

Summary

Staff provided Council with updated options for replacing an adopted revenue package for supporting the police resourcing plan. Council provided feedback on a preferred option to come back before them for potential action.

6:00-6:30 p.m. Executive Session re: Real Estate Transaction

Mayor McEnerny-Ogle announced the Council would enter executive session from 6:00-6:30 p.m. for the purpose of discussing a real estate transaction. She stated no business would be conducted.

COUNCIL DINNER/ADMINISTRATIVE UPDATES

Birch Conference Room – 6:30-7:00 p.m.

COUNCIL REGULAR MEETING

Pledge of Allegiance

Call to Order and Roll Call

The regular meeting of the Vancouver City Council was called to order at 7:01 p.m. by Mayor Anne McEnerny-Ogle in the Council Chambers of City Hall, 415 W. 6th Street, Vancouver, Washington.

Present: Councilmembers Lebowsky, Glover, Stober, Topper, Hansen,
Absent: Councilmember Turlay

Motion by Councilmember Hansen, seconded by Councilmember Topper, and carried unanimously to excuse Councilmember Turlay.

Approval of Minutes:

Minutes - August 13, 2018

Motion by Councilmember Hansen, seconded by Councilmember Lebowsky, and carried unanimously to approve the meeting minutes of August 13, 2018.

Minutes - August 20, 2018

Motion by Councilmember Glover, seconded by Councilmember Topper, and carried unanimously to approve the meeting minutes of August 20, 2018.

Proclamation: Constitution Week

Mayor McEnerny-Ogle read and presented a proclamation Pamela Ragan, Vice Regent for the Fort Vancouver Chapter of the Daughters of the American Revolution, proclaiming September 17-23, 2018, as Constitution Week for 2018.

Citizen Communication (Items 1-7)

Mayor McEnerny-Ogle opened Citizen Communication and, receiving no testimony, closed Citizen Communication.

Consent Agenda (Items 1-7)

Motion by Councilmember Lebowsky, seconded by Councilmember Topper, and carried unanimously to approve the Consent Agenda.

- 1. Final Construction Acceptance of the Evergreen/SR 14 Water Main Rehabilitation Project**
Staff Report 132-18

Summary

SCI Infrastructure LLC of Seattle, Washington, restored and replaced nearly 920 linear feet of 12-inch steel water main within State right of way. The 12-inch steel water main had been failing due to corrosion. Using a trenchless technology known as Cured In Place Pipe, the contractor rehabilitated 180 linear feet of corroded 12-inch steel pipe, crossing State Route 14. The contractor also replaced 740 linear feet of corroded 12-inch steel pipe in the Evergreen Highway off ramp of State Route 14 by installing a new 12-inch ductile iron water main using standard open trench methods.

The work was completed satisfactorily in accordance with the plans and specifications. Contract costs are summarized below:

TOTAL CONTRACT COSTS	
<i>Labor, Equipment & Materials</i>	<i>\$364,655.16</i>
<i>Sales Tax</i>	<i>\$30,631.03</i>
<i>Total</i>	<i>\$395,286.19</i>
<i>Retainage</i>	<i>\$18,232.76</i>

The original bid amount was \$404,846.90 compared to a final amount of \$395,286.19, approximately a 2% decrease. Savings are mainly attributed to a coordinated effort between the City and State to allow the contractor to use standard open trench methods instead of trenchless methods to lay new pipe in the off ramp of State Route 14.

Request: Accept the Evergreen/SR 14 Water Main Rehabilitation project as constructed by SCI Infrastructure LLC of Seattle, Washington, and authorize release of retainage in the amount of \$18,232.76, subject to receipt of all documentation required by law.

Tyler Clary, Utility Engineering Program Manager, 487-7169; Michelle Henry, Civil Engineer, 487-7155

Motion approved the request.

2. Award of Bid for 39th St Water Main Replacement; BID #18-18
Staff Report 133-18

Summary

This project will install approximately 3,000 feet of 8-inch water main to replace pipe that is over a century old in 39th Street from Washington Street to I-5. The existing pipes were identified as needing replacement through an asset management risk analysis. Due to the maintenance history and age of the pipes, these pipes ranked as a high priority for replacement. Replacement will improve the pipeline integrity and reliability in an arterial street with high traffic.

On August 14, the City received four bids for the subject project. The bids ranged between \$737,397.26 and \$872,116.73. The low bidder was responsive. The bids are as follows:

SUMMARY OF BIDS	
BIDDER	AMOUNT
<i>Halme Excavating, Inc., Battle Ground, WA</i>	<i>\$737,397.26</i>
<i>Advanced Excavating Specialists, LLC, Longview, WA</i>	<i>\$779,267.52</i>
<i>Nutter Corporation, Vancouver, WA</i>	<i>\$795,810.22</i>
<i>Clark and Sons Excavating Inc., Battle Ground, WA</i>	<i>\$872,116.73</i>
<i>Engineers' Estimate</i>	<i>\$650,000.00</i>

Recent increases in material costs and the complexity of the project location lead to higher than anticipated bid prices. Halme Excavating, Incorporated of Battle Ground, Washington, is the lowest responsive and responsible bidder, and has successfully completed utility construction projects of this magnitude during the last three years.

Request: Award a construction contract for the 39th St Water Main Replacement project to the lowest responsive and responsible bidder, Halme Excavating, Incorporated of Battle Ground, Washington, at their bid price of \$737,397.26, which includes applicable Washington State sales tax.

Michelle Henry, Civil Engineer, 487-7155

Motion approved the request.

3. Water Station 1 Phase 1B Booster Station, Control System and Site Electrical Upgrades project Consultant Contract Increase
Staff Report 134-18

Summary

On December 15, 2014, City Council approved a consultant contract with CH2M Hill in the amount of \$5,964,869 to provide design and construction support for the City's Water Station 1 Phase 1B Booster Station, Control System and Site Electrical Upgrade project. CH2M Hill has since merged with Jacobs Engineering and will be referred to as "Jacobs". This complex engineering project has been divided into numerous construction contracts with the primary Water Station 1 construction contract taking over a year to design and bid. The primary construction contract was awarded by Council on August 15, 2016, with construction currently 90% complete.

Several issues have arisen during the construction phase of this project that led to a changed work plan and resulting increased time commitment by Jacobs. The majority of the increased commitments are related to the SCADA system improvements, but some are directly related to the Water Station 1 construction. Delays in construction commencement have caused components of construction to be done during peak summer water use. This has led to a significant increase in the amount of time required by Jacobs to coordinate work and ensure construction can continue while maintaining water supply. Although a phasing schedule was included in the contract specifications, the contractor phased the construction differently than the City had planned prior to the contract being awarded. This has led to a significant increase in the amount of time required by Jacobs to coordinate this work and ensure construction can continue while maintaining a continuous water supply. It is difficult to dictate or anticipate exactly how a contractor will approach construction of a project prior to bids being received and it is therefore difficult to anticipate construction related consultant costs two years prior to the start of construction on a project this complex. It was not anticipated by either the City or Jacobs that Jacobs would need to spend this much time on the construction phase of the project. Jacobs has supported the City during construction of the Water Station 1 project at a level necessary to ensure a final product that is acceptable to the City and staff therefore believes the cost overruns related to this portion of the Jacobs contract are justified.

The complexity of the City's SCADA system is difficult to explain. This component of the original consultant contract with Jacobs amounted to approximately \$3,200,000. This project included the replacement of aged control systems at numerous sites throughout the City with updated control systems. The complexity, quantity and uniqueness of the old equipment made it difficult to fully understand what it would take to complete the upgrade. In addition, failures of existing equipment and other unanticipated problems during the SCADA system improvements prolonged work at sites that could not have been anticipated during consultant scope generation.

The Jacobs team has been instrumental in ensuring that this project takes place with no impact to our water customers. Jacobs has been diligent trying to reduce costs, but the needs of the project have continued to increase the amount of time needed to support the City.

Request: Authorize the City Manager or his designee to execute a contract revision between the City of Vancouver and Jacobs increasing the contract amount from \$5,964,869 to \$6,200,898, a contract increase of \$236,029 or approximately 4%.

Tyler Clary, Water Engineering Program Manager, 487-7169

Motion approved the request.

4. Approval of Purchasing Authority for Hot Mix Asphalt from Lakeside Industries, Inc

Staff Report 135-18

Summary

The City currently purchases hot mix asphalt for street maintenance, pavement management street preparation, pothole repairs, and utility cut repairs from Lakeside Industries, Inc through their contract with Clark County (#2639). In 2018, the total purchases from this contract for Lakeside Industries will exceed the \$300,000 threshold requiring approval of Council. Approval will enable the Public Works department to continue to utilize this contract to purchase hot mix asphalt and materials to take advantage of these competitive prices.

Public works has ongoing, annual needs for hot mix asphalt of approximately \$250,000 - \$300,000 per year for Lakeside Industries and is requesting Council to approve the increased spending with Lakeside up to a \$1,200,000 threshold against this contract, which is good through May 29, 2019, with eligible yearly extensions through May 31, 2020.

Request: Approve purchasing authority related to the Clark County contract #2639 with Lakeside Industries, Inc., including annual extensions, in an amount not to exceed \$1,200,000 through May 31, 2020.

Ryan Miles, Street Operations Program Manager, 487-7708

Motion approved the request.

5. 2015 Fire Sprinkler/Alarm Systems Inspection and Maintenance Amendment #2 to Contract #82324

Staff Report 136-18

Summary

A contract has been in place since April 1, 2015, with Fire Systems West for fire sprinkler and alarm systems inspection and maintenance services. With the acquisition of the Town Plaza building, Day Center building and New Fire Stations 1 & 2, the Fire Sprinkler/Alarm work required for all buildings to meet current Life Safety Codes has increased the amount being spent in the last year. With approval of this Contract Amendment, the increase should carry the contract through March 31, 2020.

Request: Authorize the City Manager or his designee to execute Amendment #2 to Contract #82324 with Fire Systems West to increase the contract amount from \$400,000 to \$1,000,000 to the end of the contract date, March 31, 2020, for Fire Sprinkler/Alarm Inspections and Maintenance Services at City-owned or occupied facilities.

Michael Shrum, Facilities Contract Services Supervisor, 487-8260

Motion approved the request.

6. Award of Professional Service Contract for Maintenance at the Waterfront Park
Staff Report 138-18

Summary

On August 15, 2018, the City received two proposals for the maintenance of the Waterfront Park. The staff issued a "Request for Proposals" in order to evaluate the firms based on experience, quality of work and experience with similar type park maintenance properties as well as costs. The firms submitting proposals were asked to provide information on their:

- qualifications and relevant experience in maintaining parks and park-like settings, technical, approach and capacity to handle a relatively detailed and complex property,*
- number of employees dedicated to this park property, customer service communication and training plans,*
- risk and quality assurance program and 3 references of with similar scope and acreage,*
- cost for work described.*

SUMMARY OF PROPOSALS

<i>Firm:</i>	<i>Price/Year:</i>
<i>BrightView Landscaping</i>	<i>\$303,976.19</i>
<i>Distinctive Landscaping</i>	<i>\$344,317.42</i>

This is a contract for three years with two possible three-year extensions. The total contract amount for the three-year period will not exceed \$1,076,928.57. The annual costs equal: \$303,976.19 for the base work in the proposal. The contract also includes \$55,000 annually for special events support/preparation/clean-up, which will be paid by the special event organizers, as well as some changes in frequencies of regular services that could occur once the City better understands the trends and use of the park.

BrightView proposal demonstrated a complete understanding of the project, an excellent training and quality assurance program, ability to allocate more personnel at the park. Their references were outstanding. The rankings were based on weighted criteria, with cost equaling 30% of the overall score.

Request: Award professional service contract for Waterfront Park maintenance to BrightView Landscaping LLC, of Tualatin, Oregon, in the amount of \$1,076,928.57.

Julie Hannon, Parks & Recreation Director, 487-8309

Motion approved the request.

7. Approval of Claim Vouchers

Request: Approve claim vouchers for September 10, 2018.

(Copy available upon request.)

Motion approved claim vouchers for September 10, 2018, in the amount of \$11,633,183.65.

Communications

A. From the Council

B. From the Mayor

Mayor McEnerny-Ogle yielded her communications time to allow citizen comment from one member of the audience who had mistakenly been told there would be a Citizen Forum during this meeting.

- Bob Synoground, Vancouver, expressed concerns about cyclists not obeying traffic laws on McGillivray Boulevard and requested the Vancouver Police Department enforce traffic laws in against cyclists.

C. From the City Manager

a) Council for the Homeless - Homeless Action Plan Update

Kate Budd, Executive Director for Council for the Homeless, provided an update on the status of the organization's Homeless Action Plan.

b) Charter Review 2019

Jeanette (Jan) Bader, provided Council with an overview of the upcoming Charter Review process.

Adjournment

7:57 p.m.

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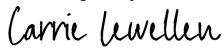


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Anne McEnerny-Ogle, Mayor

Attest:

DocuSigned by:



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Natasha Ramras, City Clerk

By: Carrie Lewellen, Deputy City Clerk