



AGENDA

MOLALLA URBAN RENEWAL AGENCY MEETING

April 12, 2023

7:00pm

Molalla Civic Center

315 Kennel Ave, Molalla, OR 97038

Member Scott Keyser

Member President Jody Newland

Member Terry Shankle

Member Eric Vermillion

Member Leota Childress

Member Crystal Robles

Member RaeLynn Botsford

*In accordance with House Bill 2560, the City of Molalla adheres to the following practices:
Live-streaming of the Molalla City Council Meetings are available on Facebook at “Molalla City Council Meetings – LIVE” and “Molalla City Council Meetings” on YouTube.
Citizens can submit Public Comment in the following ways: attend the meeting, email the City Recorder @ recorder@cityofmolalla.com by 4:00pm on the day of the meeting, or drop it off at City Hall, 117 N. Molalla Avenue.*

1. CALL TO ORDER AND FLAG SALUTE

2. ROLL CALL

3. APPROVAL OF THE AGENDA

4. PUBLIC COMMENT

(Citizens are allowed up to 3 minutes to present information relevant to the City but not listed as an item on the agenda. Prior to speaking, citizens shall complete a comment form and deliver it to the City Recorder. The City Council does not generally engage in dialog with those making comments but may refer the issue to the City Manager. Complaints shall first be addressed at the department level prior to addressing the City Council.)

5. ORDINANCES AND RESOLUTIONS

6. GENERAL BUSINESS

A. New Police Facility Update – Project Manager, Joshua Dodson

I. Police Facility Design Update – David Linton, Mackenzie Architects.....Pg. 2

II. Early Work Amendment for P&C Construction: Demolition and Abatement Proposal Package – Agency Director Huff/Brian Shoemaker, P&C Construction.....Pg. 7

7. ADJOURN

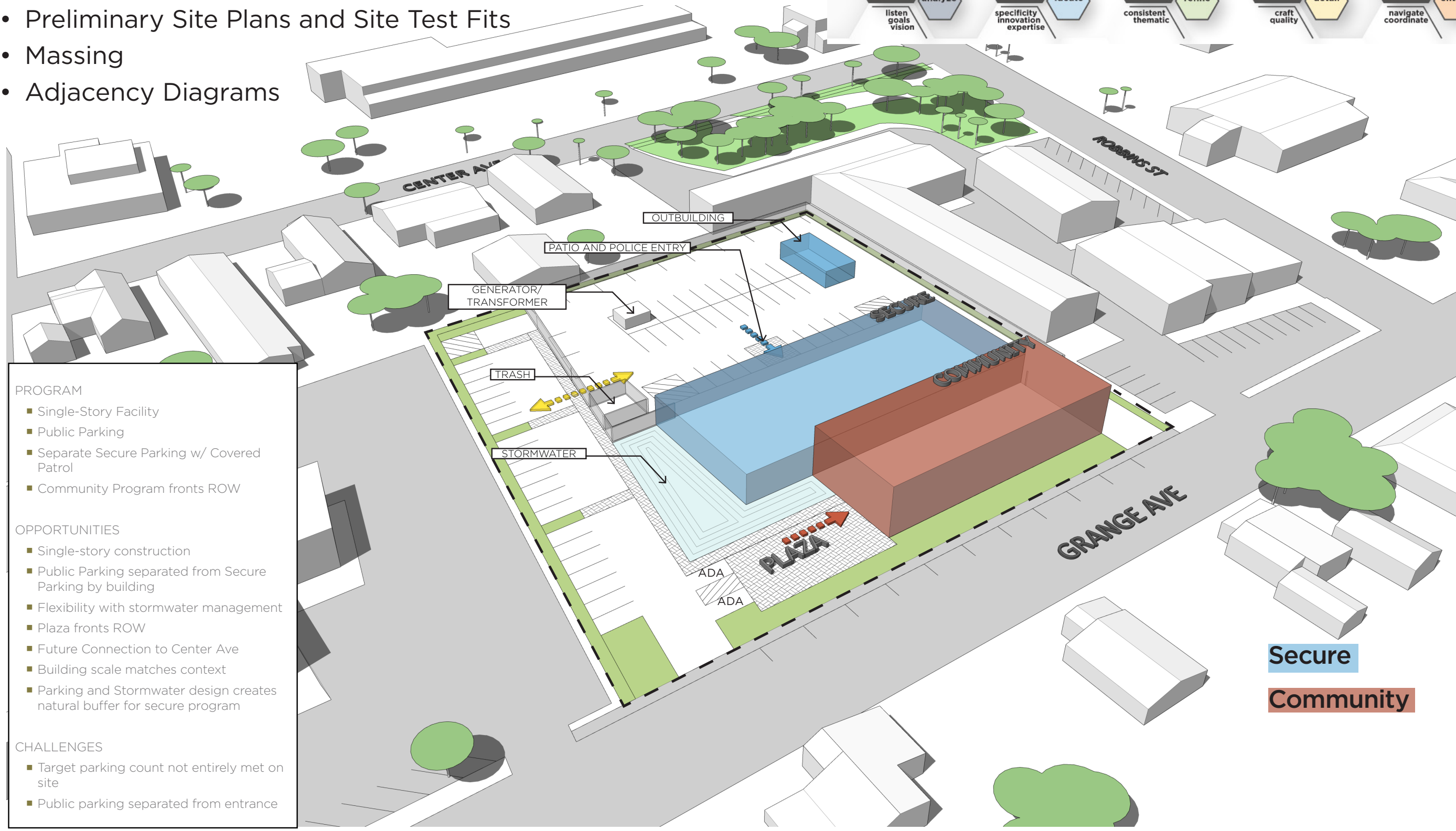
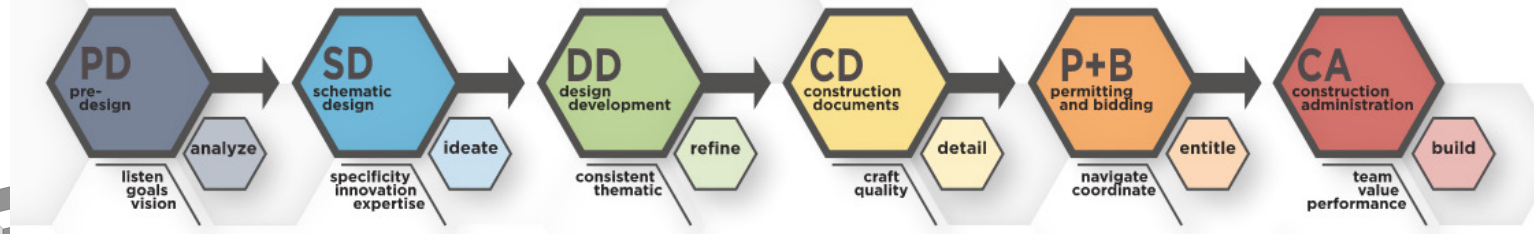
Agenda posted at City Hall, Library, and the City Website at <http://www.cityofmolalla.com/meetings>. This meeting location is wheelchair accessible. Disabled individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder’s Office at 503-829-6855.



City of Molalla
Public Safety Facility
City Council Meeting | 04.12.2023

Pre-Design and Programming

- Programming
- Facility Tours
- Preliminary Site Plans and Site Test Fits
- Massing
- Adjacency Diagrams



PROGRAM

- Single-Story Facility
- Public Parking
- Separate Secure Parking w/ Covered Patrol
- Community Program fronts ROW

OPPORTUNITIES

- Single-story construction
- Public Parking separated from Secure Parking by building
- Flexibility with stormwater management
- Plaza fronts ROW
- Future Connection to Center Ave
- Building scale matches context
- Parking and Stormwater design creates natural buffer for secure program

CHALLENGES

- Target parking count not entirely met on site
- Public parking separated from entrance

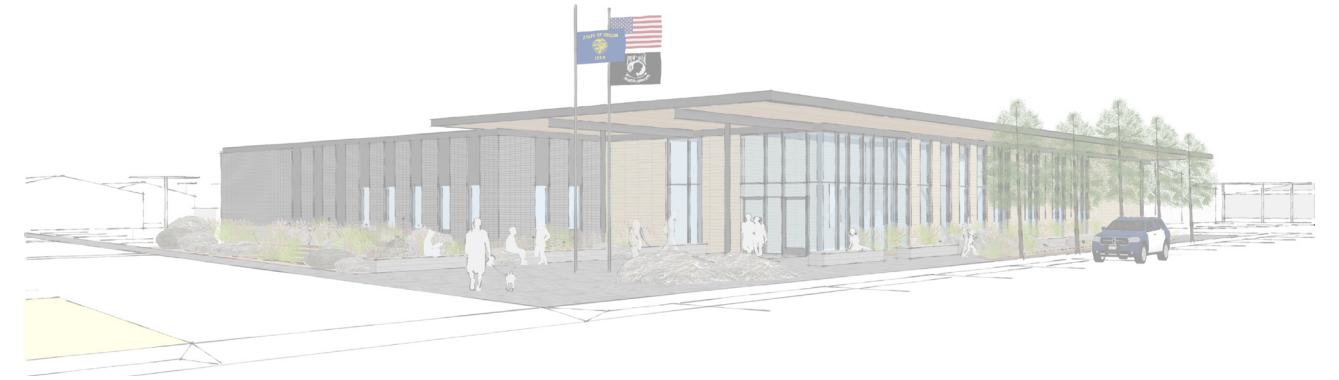
Secure

Community

Conceptual Design

- Develop Design Options
- Engaged Police Facility Community Program Committee in Visioning Session
- Refine Design Options
- Develop Floor Plans
- Review Final Conceptual Design
- Initial Project Budgeting

history transparency
materials river
beautiful
friendly
safe timber community
natural

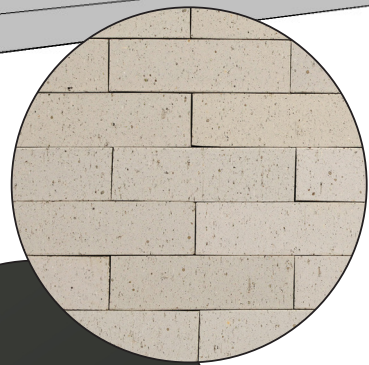
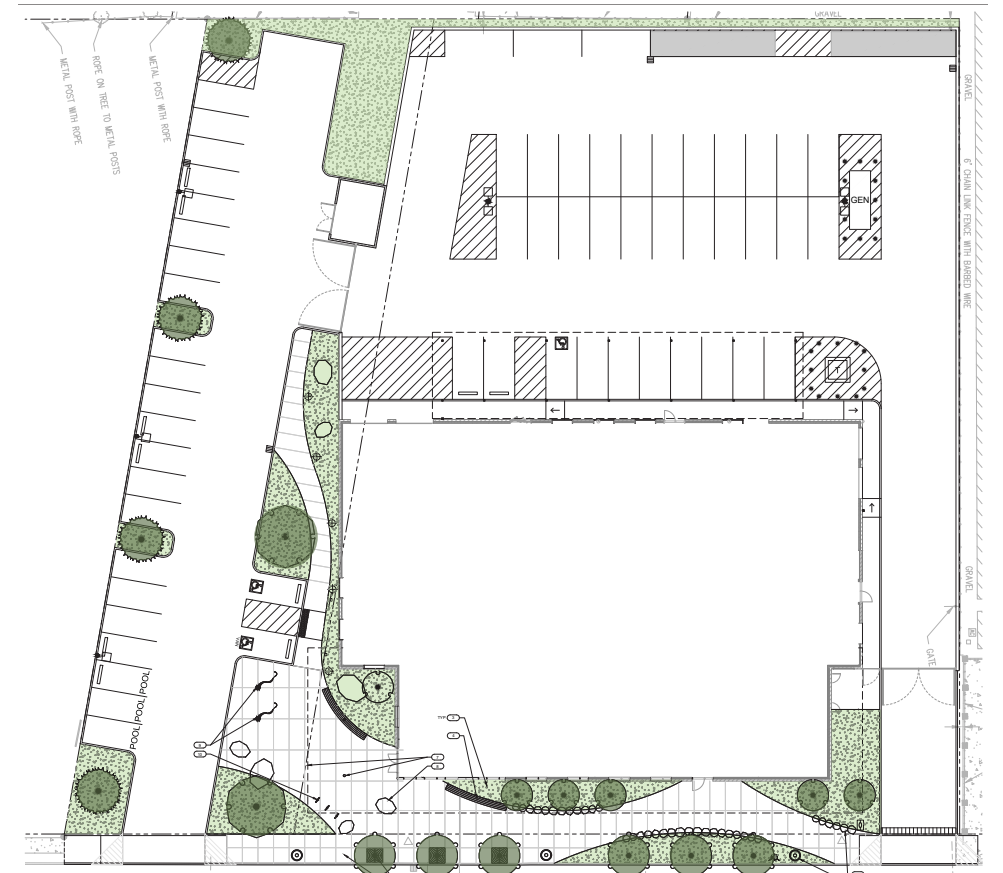


Schematic Design

- Select Conceptual Design
- Refine Floor Plan
- Select Interior and Exterior Materials
- Design for Building Systems
- Refine Site Design for Selected Building Design
- Updated Project Budgeting (In-Progress)



DOUGLAS FIR CLT



4 X 16 X 8
ATLAS STRUCTURAL
BRICK
RUNNING BOND

DARK BRONZE
METAL PANEL



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Land Use Planning · Transportation Planning · Landscape Architecture

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CITY OF MOLALLA
URBAN RENEWAL AGENCY

117 N. Molalla Avenue
PO Box 248
Molalla, OR 97038

Staff Report

Agenda Category: Urban Renewal Agency

Agenda Date: April 12, 2023

From: Dan Huff, Agency Director
Approved by: Dan Huff, Agency Director

SUBJECT: Police Facility Early Work Authorization – Bowling Alley Abatement/Demolition

FISCAL IMPACT: \$259,825.00

RECOMMENDATION/RECOMMEND MOTION: Motion to Approve

BACKGROUND:

Council will recall that we selected P&C General Contractors following a CMGC proposal and interview process. The initial contract with P&C was a not to exceed amount of \$38,000 as our architects has integrated P&C into the Schematic Design process. We have reached a stopping point with the Schematic Design tasks for the new Police Facility, but we believe that a physical change (Bowling Alley Demolition) to the site may be beneficial to our potential bond process and community out-reach.

We asked P&C to scope this project and initial costs for demolition and final abatement procedures was originally estimated at \$453,370.00. However, after publicly bidding the project final cost for the lowest responsible bid was **\$259,825**. This cost is fully within our funding availability and provides us with the ability to promote a coming soon campaign as well. Staff has reserved storage space for the bowling alley lanes that will be incorporated into the new facility.

Our Project Manager, Joshua Dodson, as well as Brian Shoemaker, P&C Construction are present for questions and clarification as needed. Staff recommends that the Molalla Urban Renewal Agency approve an additional \$259,825 for Early Work Amendment #1 for P&C Construction to complete demolition and final abatement for the Police Facility project.



Molalla Police Department

EWA 1 – DEMOLITION AND ABATEMENT PROPOSAL PACKAGE

EXECUTIVE SUMMARY

3.16.2023

This package of information represents the efforts by P&C to provide scope definition, pricing, schedule, and proposed bidding information to the project team for Bid Package 1 “Early Work Authorization 1 (EWA1) – Abatement and Demolition” per documents prepared by MACKENZIE and consultants. Key points include:

1. In accordance with RFP document, it is our understanding that the City of Molalla/Police Department is targeting approximately \$16,800,000 for a final GMP. NOTE: The target GMP includes all direct construction costs, CM/GC markups for fee, bond, & insurance, construction contingency, and preconstruction services. Our current estimate based on conceptual drawings dated 2/1/2023 is \$18,235,166.
2. Abatement and demolition have been included as part of the total GMP amount target. Cost for these services have been broken out as part of EWA1 – Abatement and Demolition. Costs for this work has been previously provided for the amount of \$453,370. After publicly bidding this project on March 9th, 2023, final cost for EWA1 has been established at \$259,825.
3. The EWA1 Cost Proposal includes; fire suppression safe-off, isolate building water and plumbing, remove refrigerant from onsite equipment, electrical safe-off, temp power pole and power, abatement, demolition and general conditions. This has been broken out and provided as part of this cost proposal package.
4. The following contingencies are identified in the EWA 1 Cost Estimate:

0%	Design Contingency
0%	Estimating and Bidding Contingency
5.0%	Construction Contingency
5. The most critical Key Milestone Dates for this package are:
 - Board Approval and Notice to Proceed 4/12/2023
 - Work to Commence On or Around 4/19/2023
6. Mobilization on site begins the week of April 24, 2023. Date of Substantial Completion of all work is June 27, 2023 as outlined per construction schedule prepared by P&C and included with this packet.

END OF EXECUTIVE SUMMARY



Molalla Police Department

CLARIFICATIONS AND ASSUMPTIONS

(EWA 1 Abatement and Demolition)

1. The GMP Cost Proposal is itemized into distinct areas of work. NOTE: This is for informational purposes and must be considered FOR REFERENCE ONLY.
2. The following contingencies are identified and thus included in the preliminary GMP Cost Estimate:
 - 0% Evolution of Design Contingency
 - 0% Escalation and Bidding Contingency
 - 5% Construction Contingency
3. The General Conditions cost \$37,832 has been identified as a Not To Exceed (NTE) amount of the EWA1 Cost Estimate, and includes all items in accordance with Cost for “General Conditions Work” included as part of executed version of CM/GC contract. General Conditions cost listed here is based on P&C’s project approach, logistics, and schedule included in this packet.
4. Our project schedule has been based on communications with the construction team and applicable subcontractors and has been established as such per the provided construction schedule for EWA1.
5. CM/GC Fee is 5.35% of the cost of work.
6. City of Molalla shall procure and pay for all plan check fees, building permit, SDC’s (if applicable) and any other permits costs required by AHJ’s
7. Testing and special inspections services has not been included. In the event these services are needed the City of Molalla shall be procure and pay for these as necessary.
8. Testing and monitoring for work related to hazardous material removal has not been included as part of this cost proposal and shall be handled by City of Molalla if required.
9. All materials and equipment within the existing bowling alley has been figured as general debris and be removed from the site as such. When materials such as steel and wood will be recycled at the discretion of the subcontractor performing the work.



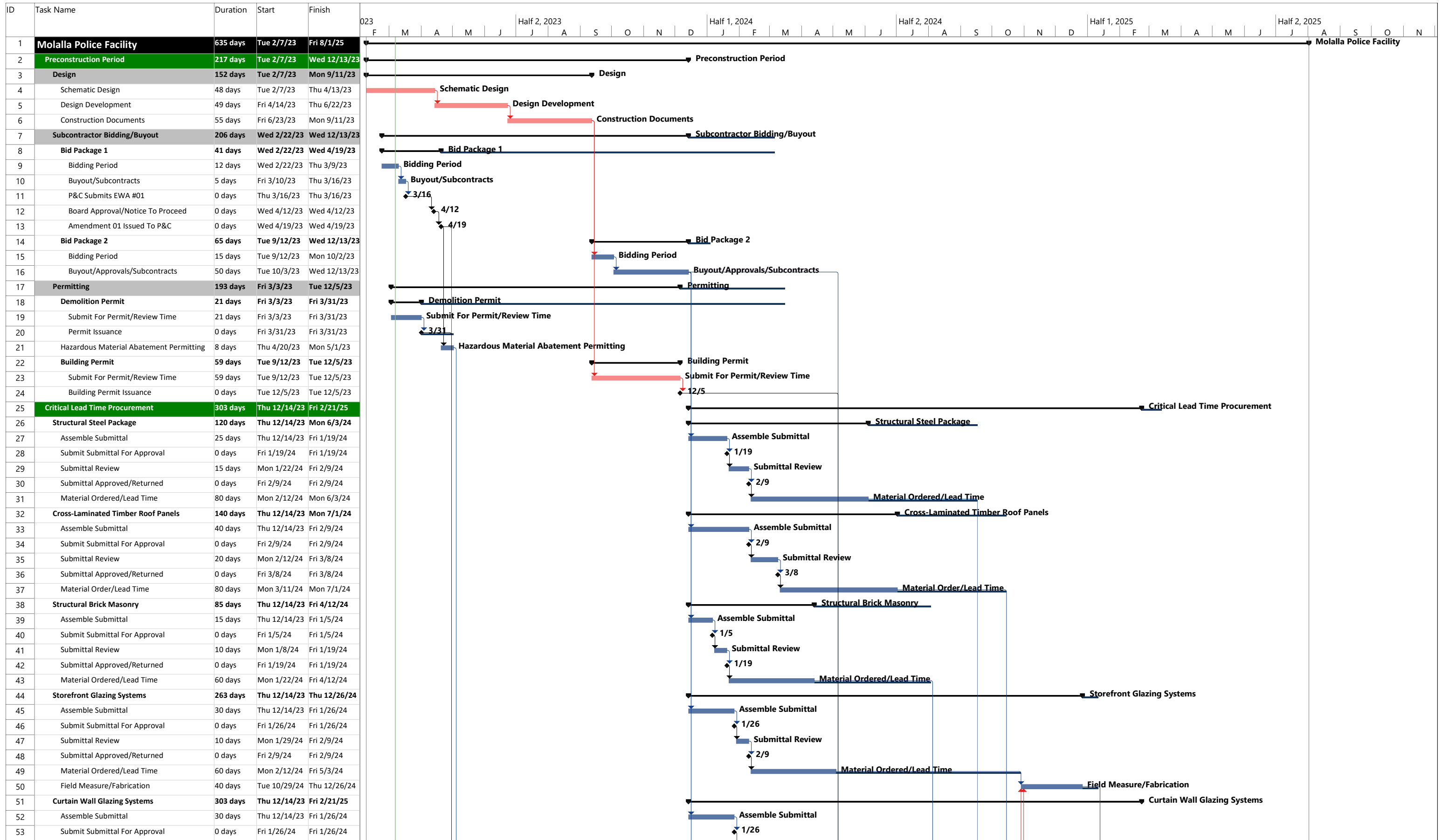
CLARIFICATIONS AND ASSUMPTIONS

(EWA 1 Abatement and Demolition)

(Continued)

10. All materials and equipment within the existing bowling alley has been figured as general debris and be removed from the site as such. When materials such as steel and wood will be recycled at the discretion of the subcontractor performing the work.
11. (16) existing bowling lanes are the only areas included as part of the salvage work. These materials will be removed, hauled off site and stored in facilities provided by the City of Molalla.
12. We have NOT included any work related to civil modifications of the existing site, on or offsite utilities, and/or site preparation for future work.
13. ¾" minus gravel will be used to backfill areas of the existing buildings foundation after removal.
14. Allowances or provisions to remove contaminated soils if found during the demolition process have not been included as part of cost proposal. Upon encountering such contaminates the General Contractor shall remove and dispose of such contaminates as directed. Associated work shall be deemed as extra scope.
15. Temporary power and power pole has been included as part of this cost proposal.
16. Upon completion of the abatement and demolition of the existing structure, all temp facilities utilized during this work will be removed from the site. Leaving the site clean and free of construction debris/materials/equipment utilized while onsite during the EWA1 phase.
17. We have not included any work related to civil modifications of the existing site, on or offsite utilities, and/or site preparation for future work.

END OF CLARIFICATIONS AND ASSUMPTIONS



Project: Molalla Police Facility P
Date: Tue 3/7/23

Task Split

Milestone Summary

Project Summary Inactive Task

Inactive Milestone Inactive Summary

Manual Task Duration-only

Manual Summary Rollup Manual Summary

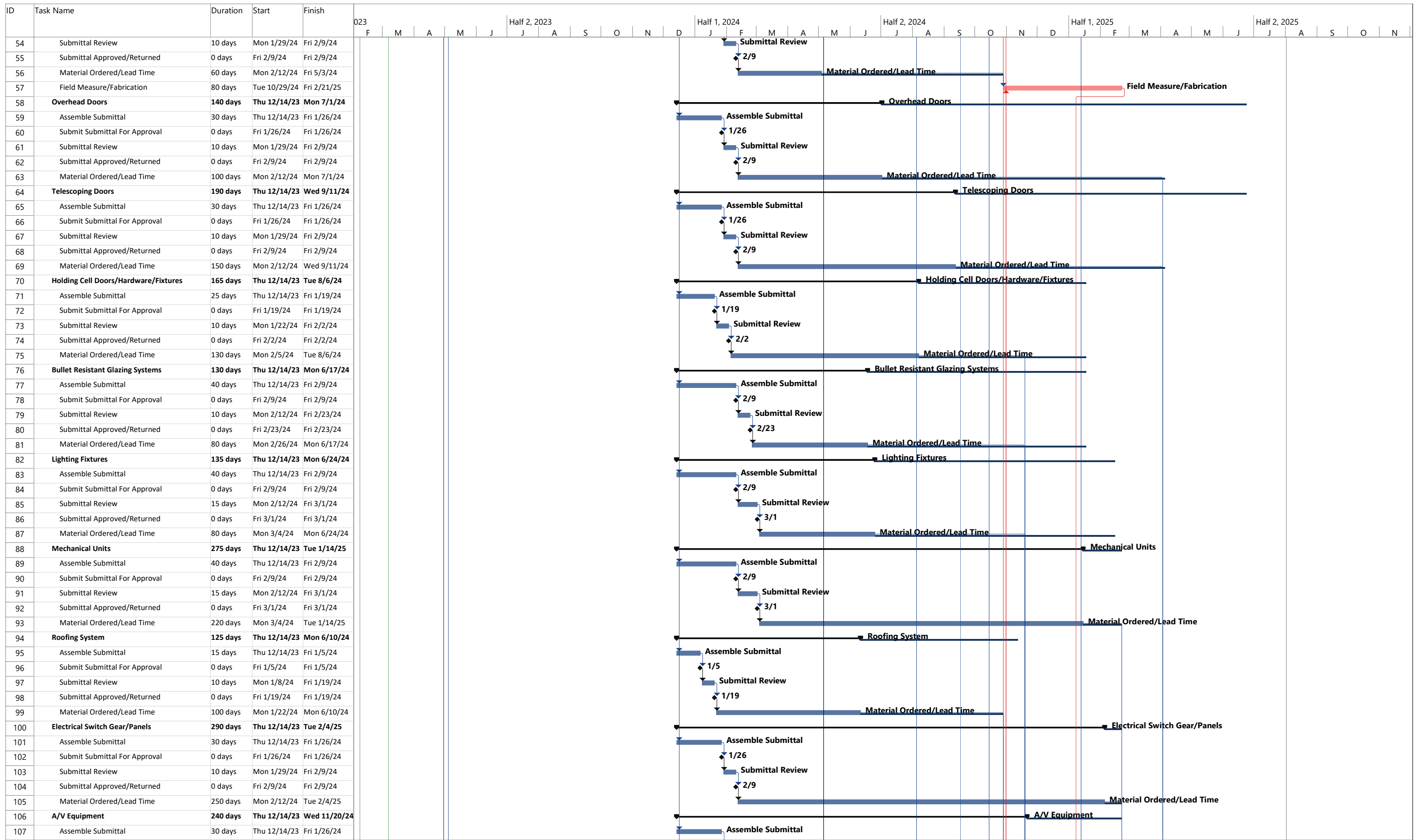
Start-only Finish-only

External Tasks External Milestone

Deadline Critical

Critical Split Progress

Manual Progress Slack



Project: Molalla Police Facility P
Date: Tue 3/7/23

Task Split

Milestone

Summary

Project Summary

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

External Tasks

External Milestone

Deadline

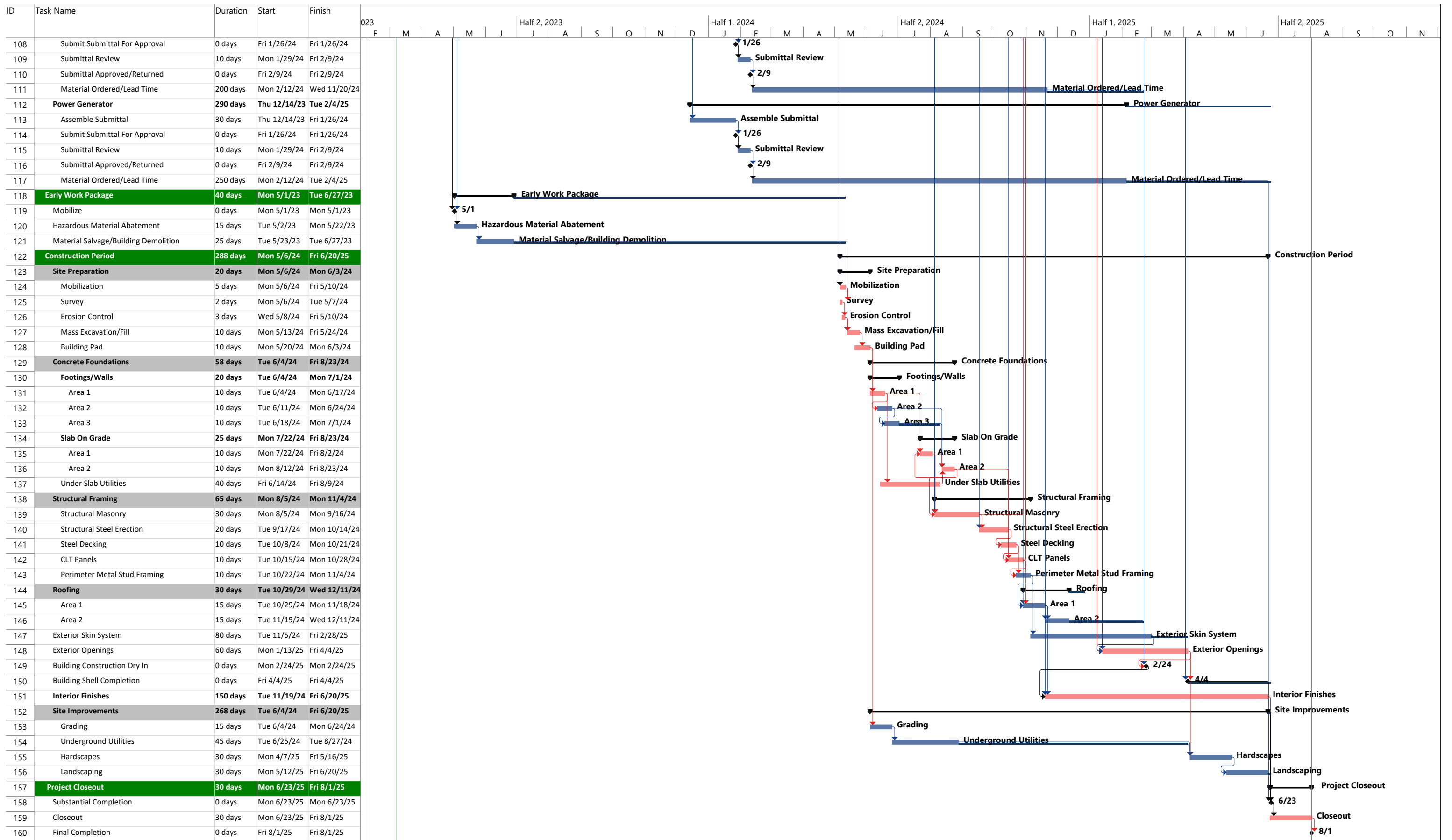
Critical

Critical Split

Progress

Manual Progress

Slack



Project: Molalla Police Facility P
Date: Tue 3/7/23

Task Split

Milestone

Project Summary

Inactive Milestone

Inactive Summary

Manual Task

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

External Tasks

External Milestone

Deadline

Critical

Critical Split

Manual Progress

Slack



Molall Police Department

EWA 1 – DEMOLITION AND ABATEMENT

LIST OF DOCUMENTS

BID DOCUMENTS:

Issue Date

Molalla Police Department	2/17/2023
Phase 1 Environmental Site Assessment – NV5 Dated 7/1/2022	2/17/2023
Soil Management Plan – NV5 Dated 7/12/2022	2/17/2023
Hazardous Building Materials Survey – NV5 Dated 7/13/2022	2/17/2023
Report of Geotechnical Engineering Services – NV5 Dated 11/3/2022	2/17/2023
Topographic Survey – Northwest Surveying, Inc Dated 9/30/2022	2/17/2023

P&C BID SUMMARY SHEET

PROJECT: Molalla Police Facility
 TRADES: EWA 01
 BID DATE: March 14, 2023

COMPANY	P&C	P&C	P&C			
	Conceptual Est	EWA 01 Est	EWA 01			
	2/1/2023	3/6/2023	Actual			
Base Bid						
General Requirements						
Mobilization	\$37,597	\$37,597	\$0			
General Conditions	\$112,788	\$112,788				
Project Staffing	incl.		\$33,712			
Safety	incl.		\$420			
Vehicle Travel	incl.		\$3,700			
Abatement	\$84,200	\$84,200	\$48,900			
Building Demolition	\$74,960	\$74,960	\$107,396			
Backfill at Building	incl	incl	\$17,655			
Flooring Salvage	\$25,000	\$25,000	\$16,828			
FMEP Disconnects		\$15,000	\$8,540			
Barriers		\$9,015	incl			
Flagging		\$5,000	incl			
Permits		\$2,500	incl			
Design Contingency (7.00%)	\$23,418	\$25,624	\$0			
Bidding/ Escalation Contingency (5.00%)	\$16,727	\$18,303	\$0			
Construction Contingency (3.5%)	\$16,727	\$18,303	\$8,300			
Fee/Insurance/Bonds (5.35%)	\$20,941	\$22,914	\$13,132			
CAT (0.48%)	\$1,979	\$2,166	\$1,241			
Total	\$414,338	\$453,370	\$259,824	\$0	\$0	\$0
ALT.						



Project: **Molalla Police Department**
 Location: Molalla, OR

EWA 1 - Demolition and Abatement

Line #	Division	Description	TOTAL COST
1	01	General Requirements	\$37,832
2	02	Existing Conditions	\$173,124
3	03	Concrete	\$0
4	04	Masonry	\$0
5	05	Metals	\$0
6	06	Wood, Plastics & Composites	\$0
7	07	Thermal & Moisture Protection	\$0
8	08	Openings	\$0
9	09	Finishes	\$0
10	10	Specialties	\$0
11	11	Equipment	\$0
12	12	Furnishings	\$0
13	13	Special Construction	\$0
14	14	Conveying Systems	\$0
15	21	Fire Suppression	\$1,890
16	22	Plumbing	\$1,800
17	23	Heating, Ventilating, & Air Conditioning	\$1,375
18	26	Electrical	\$3,475
19	27	Communications	\$0
20	28	Electronic Safety & Security	\$0
21	31	Earthwork	\$17,655
22	32	Exterior Improvements	\$0
23	33	Utilities	\$0
24	48	Electrical Power Generation	\$0
25		SUBTOTAL	\$237,151
26		Design Contingency @ 0.00%	\$0
27		Estimating Contingency @ 0.00%	\$0
28		Bidding Contingency @ 0.00%	\$0
29		SUBTOTAL - COST OF WORK	\$237,151
30		Construction Contingency @ 3.50%	\$8,300
31		SUBTOTAL	\$245,451
32		Fee/Insurance/Bonds @ 5.35%	\$13,132
33		SUBTOTAL	\$258,583
34		CAT TAX @ 0.480%	\$1,241
35		SUBTOTAL	\$259,824
36		TOTAL COST ESTIMATE AMOUNT	\$259,824

Line #	Division	Description	Quantity	Units	Unit Cost	TOTAL COST
1						
2	01	General Requirements:				
3	01 00 00	General Conditions				
4		Project Staffing/Facilities/Onsite Services	1	Est.	33,712	\$33,712
5		Safety	1	Est.	420	\$420
6		Vehicle/Travel	1	Est.	2,775	\$3,700
7						
8						
9						
10						
					Subtotal - Division 01	\$37,832

Line #	Division	Description	Quantity	Units	Unit Cost	TOTAL COST
11						
12	02	Existing Conditions:				
13	02 21 00	Abatement	1	Est.	48,900.00	\$48,900
14		- Flooring/Roofing				\$0
15		- Lighting and Ballasts				\$0
15	02 21 00	Demolition	1	Est.	107,396	\$107,396
16		- Building Structure				\$0
17		- Foundations				\$0
18		- Plumbing/Mechanical/Electrical				\$0
19		- Back of House Equipment				\$0
20		- Under Lane Equipment				\$0
19	02 21 00	Salvage	1	Est.	16,828	\$16,828
20		- Bowling Lanes				\$0
16						
17						
18						
19						
					Subtotal - Division 02	\$173,124
158						
159	21	Fire Suppression				
160	21 13 13	Drain Sytem and Disconnect at City Connection	1	L.S.	1,890.00	\$1,890
161						\$0
162						
163						
164						
					Subtotal - Division 21	\$1,890
165						
166	22	Plumbing				
167	22 00 00	Disconnect at City Water Connection	1	L.S.	1,800.00	\$1,800
168						\$0
169						
170						
171						
					Subtotal - Division 22	\$1,800
172						
173	23	HVAC				
174	23 00 00	Remove Refrigerant from Equipment	1	L.S.	1,375	\$1,375
175						\$0
176						
177						
178						
					Subtotal - Division 23	\$1,375
179						
180	26	Electrical:				
181	26 00 00	Safe Off Throughout Building	1	L.S.	3,475	\$3,475
182	26 00 00	Temp Pole and Power	1	L.S.	0.00	\$0
183						\$0
184						
185						
186						
					Subtotal - Division 26	\$3,475
203						
204		Earthwork				
205	31 00 00	Import for Backfill at Building Pad - 3/4" Minus	1	L.S.	17,655.00	\$17,655
206						
207						
208						
					Subtotal - Division 31	\$17,655

MOLALLA POLICE DEPARTMENT BID PACKAGE 1 SUMMARY

ABATEMENT

Subcontract Firm	Location	Cost Total	Notes
3 Kings Environmental Inc.	Battle Ground, WA.	\$ 44,550.00	Includes ballast and lamps
Preformance Abatement Services	Vancouver, WA.	\$ 48,900.00	Includes ballast and lamps
Groat Brothers Inc.	Woodland, WA.	\$ 49,390.00	Includes ballast and lamps
Stanton Companies	Springfield, OR.	\$ 52,500.00	Includes ballast and lamps
Professional Minority Group	Eagle Creek, OR.	\$ 77,763.00	Includes ballast and lamps
IRS Environmental	Hillsboro, OR.	\$ 86,797.00	Includes ballast and lamps
GDSI	Portland, OR.	\$ 106,096.00	Will NOT breakout Abatement and Demo

MOLALLA POLICE DEPARTMENT BID PACKAGE 1 SUMMARY

DEMOLITION

Subcontract Firm	Location	Cost Total	Notes
GDSI	Portland, OR.	\$ 75,830.00	Will NOT breakout Abatement and Demo
Konell Construction and Demolition	Sandy, OR.	\$ 91,974.00	Not low in Demo. But low with Demo/Salvage
Stanton Companies	Springfield, OR.	\$ 94,950.00	Reclaim Refrigerant has been included
Groat Brothers	Woodland, WA.	\$ 146,505.00	Reclaim Refrigerant has been included
3 Kings Environmental Inc.	Battle Ground, WA.	\$ 151,775.00	Reclaim Refrigerant has been included
Boss Excavating	Molalla, OR.	\$ 193,758.00	Pricing includes Demo and Salvage

MOLALLA POLICE DEPARTMENT BID PACKAGE 1 SUMMARY

SALVAGE

Subcontract Firm	Location	Cost Total	Notes
Konell Construction and Demolition	Sandy, OR.	\$ 16,828.00	Includes hauling to storage
Performance Abatement Services	Vancouver, WA.	\$ 28,664.00	Includes hauling to storage
Groat Brothers	Woodland, WA.	\$ 31,504.00	Includes hauling to storage
3 Kings Environmental Inc.	Battle Ground, WA.	\$ 34,189.00	Includes hauling to storage
Stanton Companies	Battle Ground, WA.	\$ 35,214.00	Includes hauling to storage
GDSI	Portland, OR.	\$ 35,850.00	Includes hauling to storage
Boss Excavating	Molalla, OR.	Did not break out	Includes hauling to storage

P&C BID TALLY SHEET

PROJECT: Molalla Police Facility
 TRADES: Abatement
 BID DATE: March 9, 2023

Estimator: Jason Burgard

COMPANY		3 Kings	PAS	Groat	Stanton	PMG	IRS	GDSI		
	USE									
Base Bid										
Prevailing Wages?		Included	Included	Included	Included	Included	Included	Included		
Abatement	\$84,200	\$44,550	\$48,900	\$49,390	\$52,500	\$77,763	\$86,797	\$106,096		
- Permits		-	-	-	-	-	-	-		
- Remove all Hazardous Ballasts		Included	Included	Included	Included	Included	Included	Included		
- Remove all flourescent light tubes		Included	Included	Included	Included	Included	Included	Included		
- Pay for shipping carton/recycling them		-	-	-	-	-	-	-		
- Sheet Vinyl Floor		-	-	-	-	-	-	-		
- Floor Mastic		-	-	-	-	-	-	-		
- VCT Tile		-	-	-	-	-	-	-		
- Lead Paint Removal and Disposal		NOT INCLD	NOT INCLD	NOT INCLD	NOT INCLD	NOT INCLD	NOT INCLD	NOT INCLD		
- Contaminated Soils		NOT INCLD	NOT INCLD	NOT INCLD	NOT INCLD	NOT INCLD	NOT INCLD	NOT INCLD		
CAT		Included	Included	Included	Included	Included	Included	Included		
Total	\$84,200	\$44,550	\$48,900	\$49,390	\$52,500	\$77,763	\$86,797	\$106,096	\$0	\$0
ALT.										

P&C BID TALLY SHEET

PROJECT: Molalla Police Facility

TRADES: Demolition

BID DATE: March 9, 2023

Demolition

Estimator: Jason Burgard

COMPANY		GDSI	Konell	Stanton	Boss Excav.	Groat	3 Kings	PAS			
	USE										
Base Bid											
Prevailing Wage		Included	Included	Included	Included	Included	Included	Included			
Building Demo	\$74,960	\$71,830	\$89,774	\$92,750	\$189,758	\$144,305	\$149,575	NOT INCLD			
- Site Locates		Included	Included	Included	Included	Included	Included	-			
- Permits		\$1,800	Included	Included	\$1,800	Included	Included	-			
- Cut & Cap Sewer/Water lines at Building		Included	Included	Included	Included	Included	Included	-			
- Reclaim Refrigerant (decommission HVAC Units)		\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	\$2,200	-			
- HVAC Distribution		Included	Included	Included	Included	Included	Included	-			
- Remove all Hazardous Ballasts		See Abatement	NOT INCLD	NOT INCLD	NOT INCLD	See Abatement	See Abatement	-			
- Remove all flourescent light tubes		See Abatement	NOT INCLD	NOT INCLD	NOT INCLD	See Abatement	See Abatement	-			
- Electrical Conduit/MC Cable		Included	Included	Included	Included	Included	Included	-			
- Plumbing/Fire Sprink Piping		Included	Included	Included	Included	Included	Included	-			
- Exterior Finishes		Included	Included	Included	Included	Included	Included	-			
- Building Structure		Included	Included	Included	Included	Included	Included	-			
- Back of House Equipment		Included	Included	Included	Included	Included	Included	-			
- Bowling Surfaces NOT Salvaged		Included	Included	Included	Included	Included	Included	-			
- Building Foundations		Included	Included	Included	Included	Included	Included	-			
Building Salvage	\$25,000	\$33,386	\$14,364	\$32,750	Included	\$29,040	\$31,725	\$26,200			
- Bowling Lanes ONLY		-	-	-	-	-	-	-			
- Haul off to Storage Facility		\$2,464	\$2,464	\$2,464	Included	\$2,464	\$2,464	\$2,464			
Onsite Requirements											
- Building Pad Prep After Demo		Included	\$17,623	\$17,623	Included	\$17,623	\$17,623	NOT INCLD			
- Dust Control		Included	Included	Included	Included	Included	Included	NOT INCLD			
- Erosion Control		Included	Included	Included	Included	Included	Included	NOT INCLD			
Abatement		See Abatement	NOT INCLD	See Abatement	NOT INCLD	See Abatement	See Abatement	NOT INCLD			
- Remove all Hazardous Ballasts		-	-	-	-	-	-	-			
- Remove all flourescent light tubes		-	-	-	-	-	-	-			
CAT		Included	Included	Included	Included	Included	Included	Included			
Total	\$99,960	\$111,680	\$126,424	\$147,787	\$193,758	\$195,632	\$203,587	\$28,664	\$0	\$0	\$0
ALT.											