

CITY OF COOS BAY CITY COUNCIL
Agenda Staff Report

MEETING DATE	AGENDA ITEM NUMBER
November 3, 2015	

TO: Mayor Shoji and City Councilors

FROM: Jim Hossley, Public Works Director *JH*

THROUGH: Rodger Craddock, City Manager *RC*

ISSUE: Award Contract for Ed Lund Building Fire (Renovation)

BACKGROUND:

On August 23, 2015 at approximately 3:00 pm the City owned Ed Lund building on South Wall Street in Empire caught fire and suffered extensive damage to the interior and exterior of the facility. The building structure is insured through CIS, the City's insurance provider. Directed by the City's insurance provider, the City obtained costs to mitigate the smoke and fire damage caused by the fire from Willamette Valley Restoration (WVR) at a cost of approximately \$44,657.10. On September 1, 2015 the City Council awarded a contract up to \$50,000 with WVR to do the work. Since that time, WVR decided not to sign the contract and were not comfortable with the cost they gave the City. Thus the City rebid the project and received two responses as follows:

Morrison Gederos Construction LLC (Coos Bay)	\$68,140
M.A.G. Construction LLC (Myrtle Point)	\$32,000

ADVANTAGES:

Mitigate fire damage and restore the historic Ed Lund community building.

DISADVANTAGES:

None.

BUDGET IMPLICATIONS:

Because the Ed Lund Building is a City asset, Oregon budget law requires Council to provide appropriation authority for the expenditures related to the restoration even though the funds are going directly to the contractor, by the insurance provider, on behalf of the City. At the September 1st meeting, the City Council adopted Resolution 15-17 to provide said budget authority. M.A.G Construction, LLC bid to repair fire and smoke damage is \$32,000. Staff recommends a contingency of \$3,200 for a total amount of \$35,200. The fire damage to the Ed Lund building is covered under the City's general property policy with CIS. Other costs known

at this time for services and materials to be provided by other contractors and paid for by the City's insurance include security fencing and temporary restrooms. The City's deductible and "out of pocket cost" is \$1,000.00.

ACTION REQUESTED:

If it pleases the council, award the Ed Lund Building rehabilitation contract to M.A.G. Restoration not to exceed \$35,200.

ATTACHEMENTS:

Bid Tabulation
Bids
Scope of Work



City of Coos Bay
 500 Central Avenue,
 Coos Bay, Oregon 97420

BID TABULATION

Department/Program: Public Works Department Date: 10/23/2015
 Project No./Name: Ed Lund Building Restoration Opened By: Randy Dixon
 Project Estimate: \$42,000 Tabulated By: Randy Dixon

REQUIRED INFORMATION

Bidder	Bid	Addenda (s) #	Total base bid	Alt	Alt	Sub Yes	Sub No
Morrison Gederos Construction LLC	\$68,140					X	
M.A.G Construction, LLC	\$32,000						X

Signature Randy Dixon Date 10/26/2015
 Witnessed by Jim Hatley Date 10/26/15

M.A.G.
Construction, LLC
General Contractors – CCB#182739

94760 Quiet Valley Ln.-Myrtle Point, OR, 97458– (541) 260-2722

Proposal No.1/1

Sheet No.

Date:10/23/15

Proposal Submitted To	Work To Be Performed At
Name: City of Coos Bay Street: 500 Central Ave. City: Coos Bay State: OR 97420 Telephone Number: (541) 269-8918	Street: 135 Wall St. City: Coos Bay State: OR 97420

We hereby propose to furnish the materials and perform the labor necessary to complete the scope of work provided for the **Ed Lund Building Complete Rehabilitation of Building due to fire.**

In addition to the scope of work we recommend that:

- Any smoke damage be sealed with white pigmented shellac
- Replacement of two beams and any posts that have rot on bottom along with metal brackets

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted or above work and completed in a substantial workmanlike manner for the sum of with payments to be made as follows: \$32,000.00

This contract constitutes the entire agreement between the parties and may be altered only by written change order signed by both parties. "Substantial workman manner" shall be deemed to have been met upon final building inspection approval. In the event suit or action is brought to enforce any of the terms of this contract, the prevailing party shall be entitled to recover their reasonable attorney fees. Payments due and unpaid shall bear interest at the rate of 1 1.2% per month.

Respectfully submitted Michael Harris

Member

Note – This proposal may be withdrawn by us if not accepted within 15 days.

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date: _____

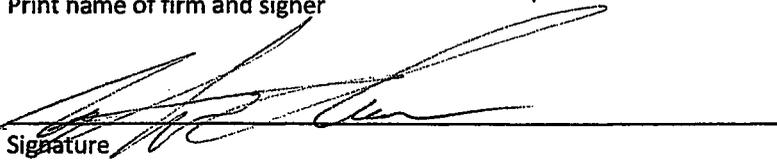
Signature: _____

Signature: _____

LUMP SUM \$ 68,140.00

Submitted by

Morrison Gederos LLC - Stephen Gederos
Print name of firm and signer


Signature

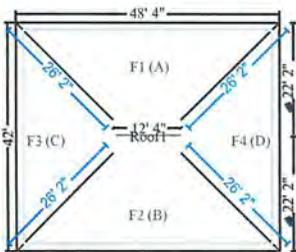
10-23-2015
Date

**SCOPE OF
WORK
ED-LUND
Main Level**

Exterior

DESCRIPTION	QTY	UNIT	TOTAL
1. Clean with pressure/chemical spray - Heavy	994.40	SF	
2. R&R Fascia - 2" x 8" - softwood - re-sawn	49.00	LF	
3. Prime & paint exterior fascia - wood, 6"- 8" wide	180.00	LF	
4. R&R Beam - engineered strand lumber - 5 1/4" x 7"	38.00	LF	
5. R&R Fascia - 1" x 4" - #3 cedar Replacement of material attached to post.	32.00	LF	
6. R&R Soffit - wood	192.00	SF	
7. Prime & paint exterior soffit - wood	1,188.00	SF	
8. Seal & paint wood beam	500.00	LF	
9. Exterior - paint two coats	868.80	SF	
10. R&R Two coat plaster (no lath)	242.40	SF	
11. Cleaning Technician - per hour			
12. R&R Recessed light fixture	6.00	EA	
13. Remove Cove molding - 3/4" - hardwood	131.00	LF	

Totals: Exterior

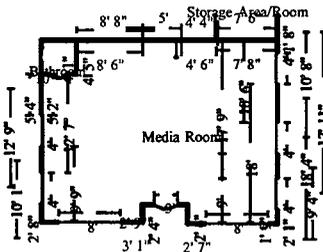


Roof1

2,139.81	Surface Area	21.40	Number of Squares
180.67	Total Perimeter Length	12.33	Total Ridge Length
104.61	Total Hip Length		

CONTINUED - Roof1

DESCRIPTION	QTY	UNIT	TOTAL
16. R&R Single ply membrane - Mechanically	7.30	SQ	
17. R&R Drip edge/gutter apron	108.60	LF	
18. R&R Sheathing - plywood - 3/4" CDX	64.00	SF	
19. R&R Joist - floor or ceiling - 2x12 - w/blocking	48.00	LF	
Totals: Roof1			
Total: Main Level			



Media Room

Building

Height: Sloped

827.79 SF Walls
 1,501.14 SF Walls & Ceiling
 74.78 SY Flooring
 112.19 LF Ceil. Perimeter

673.36 SF Ceiling
 673.01 SF Floor
 107.17 LF Floor Perimeter

Window	4' X 2'	Opens into Exterior
Window	4' X 2'	Opens into Exterior
Window	8' X 6'	Opens into Exterior
Window	8' X 6'	Opens into Exterior
Window	4' X 2'	Opens into Exterior
Window	4' X 2'	Opens into Exterior
Window	4' X 2'	Opens into Exterior
Door	5' X 6' 8"	Opens into Exterior

DESCRIPTION	QTY	UNIT	TOTAL
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Due to not knowing the condition of the concrete floor, there may be a need to prep for new carpet.

20. Floor preparation for resilient flooring			
21. R&R Glue down carpet	673.01	SF	
22. R&R Cove base molding - rubber or vinyl, 6" high	107.17	LF	
23. Rewire - average residence - copper wiring with conduit	673.01	SF	
24. R&R Fluorescent - two tube - 4' - fixture w/lens	6.00	EA	

CONTINUED - Media Room

DESCRIPTION	QTY	UNIT	TOTAL
25. R&R Commercial smoke detector	2.00	EA	
26. Clean the walls and ceiling - Heavy	1,501.14	SF	
27. Clean door (per side)	4.00	EA	
28. Seal the walls and ceiling shellac - one coat	1,501.14	SF	
29. Remove Crown molding - 2 1/4" hardwood	112.19	LF	
30. Remove 1" x 4" lumber (.333 BF per LF)	727.20	LF	
31. 1" x 4" lumber (.333 BF per LF)	209.00	LF	
Fir out walls for drywall.			
32. 1/2" drywall - hung, taped, ready for texture	827.79	SF	
33. Drywall Installer / Finisher - per hour			
34. 5/8" drywall - hung, taped, ready for texture	673.36	SF	
35. Texture drywall - machine	1,501.14	SF	
36. Seal the walls and ceiling w/PVA primer - one coat	1,501.14	SF	
37. Paint the walls and ceiling - one coat	1,501.14	SF	
38. Crown molding - 2 1/4"	112.19	LF	
39. Paint crown molding - two coats	112.19	LF	
40. R&R Casing - 2 1/4"	131.00	LF	
41. R&R Window extension jamb - 11/16" x 3-23/32" (6-9/16" wall)	131.00	LF	
42. Paint door/window trim & jamb - 2 coats (per side)	9.00	EA	
43. R&R Window drapery - hardware - Extra large	2.00	EA	
44. R&R Wall heater	2.00	EA	
45. Paint door slab only - 2 coats (per side)	4.00	EA	
46. R&R Cabinetry - lower (base) units	7.40	LF	
47. R&R Countertop - post formed plastic laminate	12.00	LF	
Material comes in 12' goods.			
48. R&R Sink - double	1.00	EA	
49. R&R Sink faucet - Bathroom	1.00	EA	

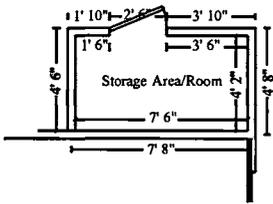
CONTINUED - Media Room

DESCRIPTION	QTY	UNIT	TOTAL
50. R&R P-trap assembly - ABS (plastic)	1.00	EA	
51. R&R Angle stop valve	2.00	EA	

Totals: Media Room

Storage Area/Room

Height: 8'



169.93 SF Walls	31.23 SF Ceiling
201.16 SF Walls & Ceiling	31.23 SF Floor
3.47 SY Flooring	20.82 LF Floor Perimeter
23.32 LF Ceil. Perimeter	

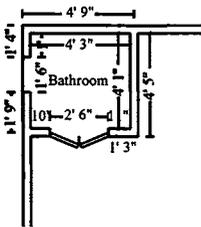
Door **2' 6" X 6' 8"** **Opens into Exterior**

DESCRIPTION	QTY	UNIT	TOTAL
52. R&R Siding - plywood - fir face	169.93	SF	
53. R&R Stud wall - 2" x 4" - 16" oc	169.93	SF	
54. Exterior - paint two coats	169.93	SF	
55. Final cleaning - construction - Commercial	31.23	SF	

Totals: Storage Area/Room

Bathroom

Height: 8'



133.68 SF Walls	17.44 SF Ceiling
151.13 SF Walls & Ceiling	17.44 SF Floor
1.94 SY Flooring	16.71 LF Floor Perimeter
16.71 LF Ceil. Perimeter	

DESCRIPTION	QTY	UNIT	TOTAL
56. Clean the walls and ceiling - Heavy	151.13	SF	
57. Floor preparation for resilient flooring	17.44	SF	
58. R&R Vinyl floor covering (sheet goods)	17.44	SF	
59. R&R Cove base molding - rubber or vinyl, 4" high	16.71	LF	

DESCRIPTION	QTY	UNIT	TOTAL
60. Detach & Reset Toilet	1.00	EA	
61. Clean toilet	1.00	EA	
62. R&R Toilet seat	1.00	EA	
63. Detach & Reset Sink faucet - Bathroom	1.00	EA	
64. Detach & Reset Pedestal sink	1.00	EA	
65. Clean sink - pedestal	1.00	EA	
66. R&R Mirror - 1/4" plate glass	6.00	SF	
67. R&R Light fixture	1.00	EA	
68. Seal the walls and ceiling shellac - one coat	151.13	SF	
69. Paint the walls and ceiling - one coat	151.13	SF	
70. Final cleaning - construction - Commercial	17.44	SF	

Totals: Bathroom

Total: Building

Miscellaneous

DESCRIPTION	QTY	UNIT	TOTAL
71. Dumpster load - Approx. 20 yards, 4 tons of debris	2.00	EA	
72. Architectural/Drafting fees (Bid item) City of Coos Bay will be handling.	1.00	EA	
73. Lead test fee - self test (per sample) City of Coos Bay will be handling.	1.00	EA	
74. Asbestos test fee - self test (per sample) City of Coos Bay will be handling.	1.00	EA	
75. Taxes, insurance, permits & fees City of Coos Bay will be handling.	1.00	EA	(Bid item)

Totals: Miscellaneous

0.00

Labor Minimums Applied

CONTINUED - Labor Minimums Applied

DESCRIPTION	QTY	UNIT	TOTAL
76. Roofing labor minimum	1.00	EA	
77. Vinyl floor covering labor minimum	1.00	EA	
78. Window treatment repair	1.00	EA	
79. Mirror/shower door labor minimum	1.00	EA	

Totals: Labor Minimums Applied

Line Item Totals: ED-LUND

Grand Total Areas:

1,131.40 SF Walls	722.03 SF Ceiling	1,853.43 SF Walls and Ceiling
721.69 SF Floor	80.19 SY Flooring	144.70 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	152.23 LF Ceil. Perimeter
721.69 Floor Area	767.92 Total Area	1,131.40 Interior Wall Area
1,021.08 Exterior Wall Area	123.83 Exterior Perimeter of Walls	
2,139.81 Surface Area	21.40 Number of Squares	361.33 Total Perimeter Length
12.33 Total Ridge Length	104.61 Total Hip Length	