

A special meeting of the Astoria Common Council was held at the above place at the hour of 6:45 pm.

Councilors Present: Nemlowill, Herzig, Warr, Price, Mayor LaMear

Councilors Excused: None

Staff Present: Assistant City Manager/Police Chief Johnston, Parks and Recreation Director Cosby, Finance Director Brooks, Library Director Tucker, Public Works Director Cook, and City Attorney Henningsgaard. The meeting is recorded and will be transcribed by ABC Transcription Services, Inc.

## REGULAR AGENDA ITEMS

### Item 6(a): Astoria Senior Center Renovation Project Amended Community Development Block Grant Award

In March of 2013, the City Council approved the contract with the Oregon Business Development Department Infrastructure Finance Authority (IFA) for a Community Development Block Grant (CDBG) award in the amount of \$1,500,000 for the Renovation of the Astoria Senior Center.

Following receipt of the bids for Astoria Senior Center Renovation in late February 2015 project staff has been working with the apparent low bid general contractor, S|EA (project architect), City Staff, and the Senior Center Management to adjust the scope of work defined in the bid/design documents, This is being done to align closer with the available project renovation funds in consideration the bids received exceeded the project cost estimate while still addressing the direct core needs of the Senior Center and the defined project requirements within the Community Development Block Grant contract documents.

Concurrent with the work to adjust the project scope, staff has been working with IFA to attempt and secure additional funding for the project. IFA has offered an additional \$240,000 for the project. The receipt of this amended award (attached) of \$1,740,000 greatly assists in narrowing the previous gap of available funds for construction to ensure the core needs of the Senior Center project will be realized.

It is recommended that the City Council provide approval to accept the amended Community Development Block Grant award for the Renovation of the Astoria Senior Center Project in the sum of \$1,740,000.

Larry Allen, Senior Center President, said the Senior Center has waited a long time to get to this point. There have been a lot of setbacks and modifications. All of Mr. Jacques revisions and efforts to find funds make him very happy and he hoped Council would approve the request.

Assistant City Manager Johnston noted that even with changes to the plan, this grant would cover the costs of the project.

Councilor Nemlowill confirmed that the low bidder had come in at about \$475,000 over the original estimate. She thanked Al Jacques for working with the low bidder, the City's partners, and the State to find funds.

Councilor Herzig asked if the project would now include renovation of the basement. Mr. Jacques answered no, all the work in the basement had been eliminated from the plans and the first floor plan has been revised to accommodate the needs of the seniors.

Councilor Warr confirmed these changes would still allow the Senior Center to accommodate Meals on Wheels.

Councilor Herzig confirmed that about \$220,000 in additional funding would be needed to renovate the basement. He noted that Mayor LaMear had asked about this at a budget meeting. Knowing how much would be needed will help Council as they deliberate on the budget. Mr. Jacques suggested that once the seniors acquire the building, they should consider grants that may be available for development of the basement space.

Councilor Herzig said the seniors would not acquire the building for five years and would not want to wait five years to renovate the basement. Mr. Allen said the seniors would look for grants, but the renovation needs to be complete before moving on. The basement could be used for many things and the Senior Center would eventually need to create revenue. A lot of work still needs to be done; however, the Senior Center is getting exactly what it needs now.

Councilor Herzig suggested the City create a fund in anticipation of matching grant funds for the Senior Center.

**City Council Action:** Motion made by Councilor Warr, seconded by Councilor Herzig to approve the amended Community Development Block Grant award for the Renovation of the Astoria Senior Center Project in the sum of \$1,740,000. Motion carried unanimously. Ayes: Councilors Price, Warr, Herzig, Nemlowill, and Mayor LaMear; Nays: None.

**Item 6(b): Astoria Senior Center Renovation Project Architectural Services Contract Amendment Number 2**

Scott Edwards Architect LLP (S|EA) the Astoria Senior Center Renovation Architect of Record was awarded a contract in the amount of \$115,000 in July 2013 to provide architectural services for the said project. In November of 2013, the contract was amended by \$5,500 to the total sum of \$120,500 to support the need for additional engineering services related to seismic upgrades of the design documents.

Following receipt of the bids for Astoria Senior Center Renovation in late February 2015 project staff has been working with the apparent low bid general contractor, S|EA, City Staff and the Senior Center Management to adjust the scope of work defined in the design documents to align closer with the available project renovation funds while still addressing the direct core needs of the Senior Center and the defined project requirements within the Community Development Block Grant documents. In addition, project staff has been successful with its efforts to secure additional funds for construction activities by the means of amended Community Development Block Grant award.

S|EA has provided a proposal (attached) to provide services to revise the design documents to reflect the agreed upon scope of work adjustments in the amount of \$11,370. This work is required to provide the revised design documents for review by the City of Astoria Building Official for permitting purposes, to document the scope changes for contracting purposes with the general contractor, and for use during the construction activities.

It is recommended that the City Council provide approval to amend the contract with Scott Edwards Architect, LLP by an additional \$11,370, for a total amended contract sum of \$131,870 in support of revising the project construction documents based on the adjusted scope of work.

Mayor LaMear confirmed the additional \$11,370 was based on the revised plans Staff already has and that this amount is within the current budget.

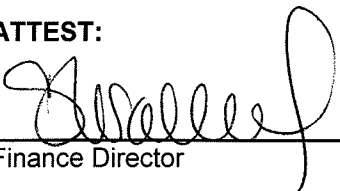
**City Council Action:** Motion made by Councilor Nemlowill, seconded by Councilor Herzig to approve an amendment to the contract with Scott Edwards Architect LLP by an additional \$11,370, for a total amended contract sum of \$131,870 in support of revising the project construction documents based on the adjusted scope of work. Motion carried unanimously. Ayes: Councilors Price, Warr, Herzig, Nemlowill, and Mayor LaMear; Nays: None.

Mr. Jacques said he anticipated groundbreaking would be in early July.

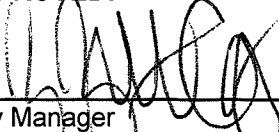
**ADJOURNMENT**

There being no further business, the meeting was adjourned at 6:54 pm to convene the Budget Committee meeting.

**ATTEST:**

  
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Finance Director

**APPROVED:**

  
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City Manager