

1. AGENDA CHANGES
2. MOTION CONSIDERATIONS
  - A. Hurst Construction Bid Award and Contractors Agreement for the Sanders Street Pedestrian Improvement Project (Public Works Director Youngren)
  - B. J&K Earthwork, LLC. Bid Award and Contractors Agreement for the State Route 150 Sewer Line Improvement Project (Public Works Director Youngren)
3. WORKSHOP DISCUSSION TOPICS
  - A. CivicClerk Agenda Management Tutorial (Deputy City Clerk Couch)
  - B. Community Benefit Grant Application Discussion (City Administrator McAloon)
  - C. Resolution No. 2026-14XX Six-Year Transportation Program (STIP) (Public Works Director Youngren)
  - D. Interwest Communications Bid Award and Professional Services Contract for Security Services City- Wide (Parks and Recreation Director Cooper)
4. CITY ADMINISTRATOR AND DEPARTMENT REPORTS
5. MAYOR AND COUNCIL COMMENTS
6. ADJOURNMENT

**Our Vision**

Chelan is a rural lakeside community surrounded by pristine natural beauty where generations of visitors and residents enjoy an exceptional quality of life.

**Our Guiding Principles & Outcomes**

Visionary & Strategic - A city that is forward-thinking, collaborative, and fiscally responsible.

Thriving & Connected - A vibrant, well-planned city where residents have a sense of home.

Healthy & Sustainable - A flourishing city that supports an active community.

Accessible & Welcoming - A safe city where everyone can find community.

The next meeting will be a City Council Meeting on March 10, 2026, beginning at 5:15 p.m. in Council Chambers, 135 E. Johnson Avenue, Chelan, Washington.

A City Council meeting packet is available for review on the City's Website: City of Chelan under Government - City Council - Agendas & Minutes.



# City of Chelan

2026-028

CITY COUNCIL WORKSHOP

March 3, 2026

Subject/Title: Hurst Construction Bid Award and Contractors Agreement for the Sanders Street Pedestrian Improvement Project (Public Works Director Youngren)

Department: Public Works

Staff Contact: Jake Youngren

Guiding Principles: Accessible & Welcoming

Initiatives: Manage Growth

Reviewed By: City Administrator, Finance Director

Number of Looks: Look 1 - 1

## GOVERNING LEGISLATION

RCW 39.10.360 General contractor/construction manager procedure – contract award process. “(2) Contracts for the services of a general contractor/construction manager under this section shall be awarded through a competitive process requiring the public solicitation of proposals for general contractor/construction manager services.”

## PREVIOUS ACTION TAKEN

None.

## OVERVIEW

Bids for the Sanders Street Pedestrian Improvements project were opened on Wednesday, February 25, 2026. The project received four bids. The apparent low and qualified bidder is Hurst Construction, LLC of East Wenatchee with a bid of \$646,269.00, inclusive of applicable sales tax, which is approximately 24% below the Engineer's Estimate of \$846,106.00.

The project contained two bidding groups, with Group 1 covering City of Chelan work and Group 2 including the addition of bus stops for Link Transit. Group 1 came in approximately 27% under the Engineer's Estimate while Group 2 came in approximately 29% over. A bid

bond in the amount of 5% was acknowledged and all documentation was found to be in compliance with bidding requirements.

RH2 Engineering has completed their review of the bid proposals and finds Hurst Construction to be qualified to perform the work. RH2 recommends award to Hurst Construction.

## FINANCIAL IMPLICATIONS

The City has received adequate external grants and contributions to currently cover the projected project expenditures without a City contribution. Once a 2026 Street Capital budget is adopted adequate funds will be available to execute the project.

| Current Project Budget        |                    |
|-------------------------------|--------------------|
| Street Capital (City Funding) | \$100,000          |
| CDTC Grant                    | \$807,150          |
| TIB                           | \$100,000          |
| Link Transit                  | \$83,118           |
| Total:                        | <b>\$1,090,268</b> |

| Projected Project Expenditures |                   |
|--------------------------------|-------------------|
| Design (RH2)                   | \$ 106,221        |
| CM Contract (RH2)              | \$ 140,000        |
| Construction Contract (Hurst)  | \$ 646,269        |
| Total:                         | <b>\$ 892,490</b> |

## ATTACHMENTS

1. RH2 Engineering, Inc. Letter of Recommendation
2. Certified Bid Tab Signed

## SUGGESTED MOTION

Suggested Motion: I move to award the Sanders Street Pedestrian Improvements project to Hurst Construction, LLC and authorize the Mayor to finalize and execute a contract with Hurst Construction, LLC



**RH2 ENGINEERING**  
**East Wenatchee**

300 Simon Street SE  
East Wenatchee, WA 98802  
1.800.720.8052 / rh2.com

**February 27, 2026**

Mr. Travis Denham  
City of Chelan  
50 Chelan Falls Highway  
Chelan, WA 98816

*Sent via: Email*

**Subject: Evaluation of Bids and Recommendation of Award  
Sanders Street Pedestrian Improvements Project**

Dear Travis:

This letter summarizes RH2 Engineering, Inc.'s (RH2) review of the bid proposals received for the City of Chelan (City) Sanders Street Pedestrian Improvements Project. A bid tabulation including the engineer's estimate is attached to this letter.

The City received four proposals at the time of bid opening at 11:00:00 AM on Wednesday February 25, 2026. The apparent low bid was submitted by Hurst Construction, LLC (Hurst) of East Wenatchee in the amount of \$646,269. This number includes applicable sales tax. The engineer's estimate was \$846,106.

The project contained 2 bidding groups with Group 1 being City of Chelan work and Group 2 including the addition of bus stops for Link Transit. Group 1 was under the engineer's estimate by approximately 27 percent, and Group 2 was over the engineer's estimate by approximately 29 percent.

A bid bond in the amount of 5 percent was acknowledged, and all documentation was found to be in compliance with bidding requirements.

**WASHINGTON LOCATIONS**

- Bellingham
- Bellevue
- Bothell (Corporate)
- East Wenatchee
- Richland
- Tacoma

**OREGON LOCATIONS**

- Medford
- Portland

**IDAHO LOCATIONS**

- Nampa



RH2 finds the apparent low bidder to be qualified to perform the work. Based on the above information, contingent on City and WSDOT approval, RH2 recommends award to Hurst Construction.

Please do not hesitate to call with any questions you may have.

Sincerely,

*Angela Waligorski*

**Angi Waligorski, PE**

Project Manager

AW/aa

Enclosures: Bid Tabulation



Signed: 02/27/2026

| BID TABULATION        |   | Engineer's Estimate |             |             | PIPKIN               |                     |              | Hurst                |                      |                     | Selland      |                      |                      | Smith Excavation    |              |                      |                      |                     |
|-----------------------|---|---------------------|-------------|-------------|----------------------|---------------------|--------------|----------------------|----------------------|---------------------|--------------|----------------------|----------------------|---------------------|--------------|----------------------|----------------------|---------------------|
| Bid Item              | Description   | Units               | Group 1 Qty | Group 2 Qty | Unit Price           | Gr. 1 Total         | Gr. 2 Total  | Unit Price           | Gr. 1 Total          | Gr. 2 Total         | Unit Price   | Gr. 1 Total          | Gr. 2 Total          | Unit Price          | Gr. 1 Total  | Gr. 2 Total          |                      |                     |
| 1                     | Mobilization Group 1                                    | LS                  | 1           |             | \$ 55,000.00         | \$ 55,000.00        | \$ -         | \$ 62,000.00         | \$ 62,000.00         | \$ -                | \$ 20,000.00 | \$ 20,000.00         | \$ -                 | \$ 70,000.00        | \$ 70,000.00 | \$ -                 |                      |                     |
| 2                     | Mobilization Group 2                                    | LS                  |             | 1           | \$ 5,000.00          | \$ -                | \$ 5,000.00  | \$ 5,000.00          | \$ -                 | \$ 5,000.00         | \$ 20,000.00 | \$ -                 | \$ 20,000.00         | \$ 12,504.00        | \$ -         | \$ 12,504.00         |                      |                     |
| 3                     | Removal of Structures and Obstruction                   | LS                  | 1           |             | \$ 27,000.00         | \$ 27,000.00        | \$ -         | \$ 30,000.00         | \$ 30,000.00         | \$ -                | \$ 22,000.00 | \$ 22,000.00         | \$ -                 | \$ 75,000.00        | \$ 75,000.00 | \$ -                 |                      |                     |
| 4                     | Corrugated Polyethylene Storm Sewer Pipe 8 In Diameter  | LF                  | 5           |             | \$ 100.00            | \$ 500.00           | \$ -         | \$ 190.00            | \$ 950.00            | \$ -                | \$ 178.00    | \$ 890.00            | \$ -                 | \$ 272.00           | \$ 1,360.00  | \$ -                 |                      |                     |
| 5                     | Corrugated Polyethylene Storm Sewer Pipe 10 In Diameter | LF                  | 15          |             | \$ 100.00            | \$ 1,500.00         | \$ -         | \$ 180.00            | \$ 2,700.00          | \$ -                | \$ 165.00    | \$ 2,475.00          | \$ -                 | \$ 252.00           | \$ 3,780.00  | \$ -                 |                      |                     |
| 6                     | Corrugated Polyethylene Storm Sewer Pipe 12 In Diameter | LF                  | 131         |             | \$ 120.00            | \$ 15,720.00        | \$ -         | \$ 95.00             | \$ 12,445.00         | \$ -                | \$ 165.00    | \$ 21,615.00         | \$ -                 | \$ 112.00           | \$ 14,672.00 | \$ -                 |                      |                     |
| 7                     | Catch Basin Type 1                                      | EA                  | 9           |             | \$ 2,000.00          | \$ 18,000.00        | \$ -         | \$ 2,200.00          | \$ 19,800.00         | \$ -                | \$ 3,200.00  | \$ 28,800.00         | \$ -                 | \$ 2,850.00         | \$ 25,650.00 | \$ -                 |                      |                     |
| 8                     | Connection to Existing Storm System                     | EA                  | 7           |             | \$ 3,500.00          | \$ 24,500.00        | \$ -         | \$ 1,000.00          | \$ 7,000.00          | \$ -                | \$ 1,700.00  | \$ 11,900.00         | \$ -                 | \$ 1,575.00         | \$ 11,025.00 | \$ -                 |                      |                     |
| 9                     | Hydrant Assembly  | EA                  | 2           |             | \$ 10,000.00         | \$ 20,000.00        | \$ -         | \$ 8,500.00          | \$ 17,000.00         | \$ -                | \$ 7,500.00  | \$ 15,000.00         | \$ -                 | \$ 8,500.00         | \$ 17,000.00 | \$ -                 |                      |                     |
| 10                    | Ductile Iron Pipe for Water Main 6 in Diameter          | LF                  | 21          |             | \$ 200.00            | \$ 4,200.00         | \$ -         | \$ 80.00             | \$ 1,680.00          | \$ -                | \$ 175.00    | \$ 3,675.00          | \$ -                 | \$ 230.00           | \$ 4,830.00  | \$ -                 |                      |                     |
| 11                    | Crushed Surfacing Base Course                           | TON                 | 590         | 50          | \$ 60.00             | \$ 35,400.00        | \$ 3,000.00  | \$ 35.00             | \$ 20,650.00         | \$ 1,750.00         | \$ 60.00     | \$ 35,400.00         | \$ 3,000.00          | \$ 80.00            | \$ 47,200.00 | \$ 4,000.00          |                      |                     |
| 12                    | HMA CL 3/8" PG 64H-28                                   | TON                 | 330         | 30          | \$ 250.00            | \$ 82,500.00        | \$ 7,500.00  | \$ 225.00            | \$ 74,250.00         | \$ 6,750.00         | \$ 180.00    | \$ 59,400.00         | \$ 5,400.00          | \$ 190.00           | \$ 62,700.00 | \$ 5,700.00          |                      |                     |
| 13                    | Modified Permeable Ballast                              | TON                 | 120         |             | \$ 30.00             | \$ 3,600.00         | \$ -         | \$ 188.00            | \$ 22,560.00         | \$ -                | \$ 90.00     | \$ 10,800.00         | \$ -                 | \$ 150.00           | \$ 18,000.00 | \$ -                 |                      |                     |
| 14                    | Roadway Excavation Incl. Haul                           | CY                  | 410         | 60          | \$ 60.00             | \$ 24,600.00        | \$ 3,600.00  | \$ 150.00            | \$ 61,500.00         | \$ 9,000.00         | \$ 75.00     | \$ 30,750.00         | \$ 4,500.00          | \$ 100.00           | \$ 41,000.00 | \$ 6,000.00          |                      |                     |
| 15                    | Embankment Compaction                                   | CY                  | 50          | 10          | \$ 30.00             | \$ 1,500.00         | \$ 300.00    | \$ 5.00              | \$ 250.00            | \$ 50.00            | \$ 2.00      | \$ 100.00            | \$ 20.00             | \$ 1.00             | \$ 50.00     | \$ 10.00             |                      |                     |
| 16                    | Erosion Control and Water Pollution Prevention          | LS                  | 1           |             | \$ 6,000.00          | \$ 6,000.00         | \$ -         | \$ 7,500.00          | \$ 7,500.00          | \$ -                | \$ 2,500.00  | \$ 2,500.00          | \$ -                 | \$ 1,000.00         | \$ 1,000.00  | \$ -                 |                      |                     |
| 17                    | SOD Installation  | SY                  | 29          |             | \$ 50.00             | \$ 1,450.00         | \$ -         | \$ 90.00             | \$ 2,610.00          | \$ -                | \$ 55.00     | \$ 1,595.00          | \$ -                 | \$ 50.00            | \$ 1,450.00  | \$ -                 |                      |                     |
| 18                    | Cement Conc. Traffic Curb and Gutter                    | LF                  | 950         | 70          | \$ 75.00             | \$ 71,250.00        | \$ 5,250.00  | \$ 45.00             | \$ 42,750.00         | \$ 3,150.00         | \$ 47.00     | \$ 44,650.00         | \$ 3,290.00          | \$ 50.00            | \$ 47,500.00 | \$ 3,500.00          |                      |                     |
| 19                    | Plastic Stop Line                                       | LF                  | 89          |             | \$ 25.00             | \$ 2,225.00         | \$ -         | \$ 27.00             | \$ 2,403.00          | \$ -                | \$ 25.00     | \$ 2,225.00          | \$ -                 | \$ 26.00            | \$ 2,314.00  | \$ -                 |                      |                     |
| 20                    | Plastic Crosswalk Line                                  | SF                  | 1140        |             | \$ 15.00             | \$ 17,100.00        | \$ -         | \$ 10.00             | \$ 11,400.00         | \$ -                | \$ 9.25      | \$ 10,545.00         | \$ -                 | \$ 10.00            | \$ 11,400.00 | \$ -                 |                      |                     |
| 21                    | Paint Line  | LF                  | 4254        |             | \$ 1.50              | \$ 6,381.00         | \$ -         | \$ 1.25              | \$ 5,317.50          | \$ -                | \$ 1.25      | \$ 5,317.50          | \$ -                 | \$ 1.50             | \$ 6,381.00  | \$ -                 |                      |                     |
| 22                    | Plastic Wide Lane                                       | LF                  | 1247        |             | \$ 10.00             | \$ 12,470.00        | \$ -         | \$ 5.00              | \$ 6,235.00          | \$ -                | \$ 4.50      | \$ 5,611.50          | \$ -                 | \$ 5.00             | \$ 6,235.00  | \$ -                 |                      |                     |
| 23                    | Plastic Traffic Arrow                                   | EA                  | 6           |             | \$ 350.00            | \$ 2,100.00         | \$ -         | \$ 180.00            | \$ 1,080.00          | \$ -                | \$ 165.00    | \$ 990.00            | \$ -                 | \$ 170.00           | \$ 1,020.00  | \$ -                 |                      |                     |
| 24                    | Plastic Bicycle Lane Symbol                             | EA                  | 10          |             | \$ 550.00            | \$ 5,500.00         | \$ -         | \$ 360.00            | \$ 3,600.00          | \$ -                | \$ 325.00    | \$ 3,250.00          | \$ -                 | \$ 330.00           | \$ 3,300.00  | \$ -                 |                      |                     |
| 25                    | Illumination System - Wapato                            | LS                  | 1           |             | \$ 20,000.00         | \$ 20,000.00        | \$ -         | \$ 51,000.00         | \$ 51,000.00         | \$ -                | \$ 37,000.00 | \$ 37,000.00         | \$ -                 | \$ 45,700.00        | \$ 45,700.00 | \$ -                 |                      |                     |
| 26                    | Illumination System - Okanogan                          | LS                  | 1           |             | \$ 20,000.00         | \$ 20,000.00        | \$ -         | \$ 51,000.00         | \$ 51,000.00         | \$ -                | \$ 37,000.00 | \$ 37,000.00         | \$ -                 | \$ 45,700.00        | \$ 45,700.00 | \$ -                 |                      |                     |
| 27                    | Project Temporary Traffic Control Group 1               | LS                  | 1           |             | \$ 40,000.00         | \$ 40,000.00        | \$ -         | \$ 65,000.00         | \$ 65,000.00         | \$ -                | \$ 25,000.00 | \$ 25,000.00         | \$ -                 | \$ 60,000.00        | \$ 60,000.00 | \$ -                 |                      |                     |
| 28                    | Project Temporary Traffic Control Group 2               | LS                  |             | 1           | \$ 5,000.00          | \$ -                | \$ 5,000.00  | \$ 10,000.00         | \$ -                 | \$ 10,000.00        | \$ 25,000.00 | \$ -                 | \$ 25,000.00         | \$ 20,000.00        | \$ -         | \$ 20,000.00         |                      |                     |
| 29                    | Permanent Signing                                       | LS                  | 1           |             | \$ 5,000.00          | \$ 5,000.00         | \$ -         | \$ 10,000.00         | \$ 10,000.00         | \$ -                | \$ 9,850.00  | \$ 9,850.00          | \$ -                 | \$ 10,000.00        | \$ 10,000.00 | \$ -                 |                      |                     |
| 30                    | Cement Conc. Driveway Entrance                          | SY                  | 20          |             | \$ 100.00            | \$ 2,000.00         | \$ -         | \$ 247.00            | \$ 4,940.00          | \$ -                | \$ 85.00     | \$ 1,700.00          | \$ -                 | \$ 400.00           | \$ 8,000.00  | \$ -                 |                      |                     |
| 31                    | Cement Conc. Curb Ramp Type Parallel A                  | EA                  | 1           |             | \$ 4,000.00          | \$ 4,000.00         | \$ -         | \$ 4,200.00          | \$ 4,200.00          | \$ -                | \$ 1,300.00  | \$ 1,300.00          | \$ -                 | \$ 3,700.00         | \$ 3,700.00  | \$ -                 |                      |                     |
| 32                    | Cement Conc. Curb Ramp Type Perpendicular A             | EA                  | 15          |             | \$ 6,000.00          | \$ 90,000.00        | \$ -         | \$ 3,900.00          | \$ 58,500.00         | \$ -                | \$ 1,500.00  | \$ 22,500.00         | \$ -                 | \$ 3,700.00         | \$ 55,500.00 | \$ -                 |                      |                     |
| 33                    | Cement Conc. Sidewalk                                   | SY                  | 770         | 170         | \$ 150.00            | \$ 115,500.00       | \$ 25,500.00 | \$ 128.00            | \$ 98,560.00         | \$ 21,760.00        | \$ 73.00     | \$ 56,210.00         | \$ 12,410.00         | \$ 110.00           | \$ 84,700.00 | \$ 18,700.00         |                      |                     |
| 34                    | Transit Stop Pad  | EA                  |             | 1           | \$ 2,500.00          | \$ -                | \$ 2,500.00  | \$ 2,500.00          | \$ -                 | \$ 2,500.00         | \$ 850.00    | \$ -                 | \$ 850.00            | \$ 3,750.00         | \$ -         | \$ 3,750.00          |                      |                     |
| 35                    | Relocate Mailbox  | EA                  | 1           |             | \$ 2,800.00          | \$ 2,800.00         | \$ -         | \$ 1,200.00          | \$ 1,200.00          | \$ -                | \$ 150.00    | \$ 150.00            | \$ -                 | \$ 625.00           | \$ 625.00    | \$ -                 |                      |                     |
| 36                    | Adjust Valve Box  | EA                  | 3           |             | \$ 530.00            | \$ 1,590.00         | \$ -         | \$ 1,400.00          | \$ 4,200.00          | \$ -                | \$ 850.00    | \$ 2,550.00          | \$ -                 | \$ 800.00           | \$ 2,400.00  | \$ -                 |                      |                     |
| 37                    | Adjust Manhole  | EA                  | 1           |             | \$ 670.00            | \$ 670.00           | \$ -         | \$ 1,400.00          | \$ 1,400.00          | \$ -                | \$ 1,200.00  | \$ 1,200.00          | \$ -                 | \$ 1,200.00         | \$ 1,200.00  | \$ -                 |                      |                     |
| 38                    | Adjust Catch Basin                                      | EA                  | 2           |             | \$ 1,000.00          | \$ 2,000.00         | \$ -         | \$ 800.00            | \$ 1,600.00          | \$ -                | \$ 850.00    | \$ 1,700.00          | \$ -                 | \$ 575.00           | \$ 1,150.00  | \$ -                 |                      |                     |
| 39                    | Adjust Monitoring Well                                  | EA                  | 1           |             | \$ 1,000.00          | \$ 1,000.00         | \$ -         | \$ 5,000.00          | \$ 5,000.00          | \$ -                | \$ 800.00    | \$ 800.00            | \$ -                 | \$ 1,200.00         | \$ 1,200.00  | \$ -                 |                      |                     |
| 40                    | Roadway Surveying                                       | LS                  | 1           |             | \$ 10,400.00         | \$ 10,400.00        | \$ -         | \$ 12,000.00         | \$ 12,000.00         | \$ -                | \$ 12,000.00 | \$ 12,000.00         | \$ -                 | \$ 7,500.00         | \$ 7,500.00  | \$ -                 |                      |                     |
| 41                    | ADA Features Surveying                                  | LS                  | 1           |             | \$ 5,000.00          | \$ 5,000.00         | \$ -         | \$ 2,500.00          | \$ 2,500.00          | \$ -                | \$ 2,000.00  | \$ 2,000.00          | \$ -                 | \$ 100.00           | \$ 100.00    | \$ -                 |                      |                     |
| 42                    | Shoring or Extra Excavation Class B                     | LS                  | 1           |             | \$ 5,000.00          | \$ 5,000.00         | \$ -         | \$ 500.00            | \$ 500.00            | \$ -                | \$ 1,200.00  | \$ 1,200.00          | \$ -                 | \$ 1.00             | \$ 1.00      | \$ -                 |                      |                     |
| 43                    | Record Drawings   | LS                  | 1           |             | \$ 5,000.00          | \$ 5,000.00         | \$ -         | \$ 500.00            | \$ 500.00            | \$ -                | \$ 150.00    | \$ 150.00            | \$ -                 | \$ 500.00           | \$ 500.00    | \$ -                 |                      |                     |
| 44                    | Unknown Utility Repair                                  | DOL                 | 10000       |             | \$ 1.00              | \$ 10,000.00        | \$ -         | \$ 1.00              | \$ 10,000.00         | \$ -                | \$ 1.00      | \$ 10,000.00         | \$ -                 | \$ 1.00             | \$ 10,000.00 | \$ -                 |                      |                     |
| 45                    | Roadside Cleanup  | DOL                 | 10000       |             | \$ 1.00              | \$ 10,000.00        | \$ -         | \$ 1.00              | \$ 10,000.00         | \$ -                | \$ 1.00      | \$ 10,000.00         | \$ -                 | \$ 1.00             | \$ 10,000.00 | \$ -                 |                      |                     |
| <b>TOTAL BY GROUP</b> |   |                     |             |             | <b>\$ 788,456.00</b> | <b>\$ 57,650.00</b> |              | <b>BY GROUP</b>      | <b>\$ 807,780.50</b> | <b>\$ 59,960.00</b> |              | <b>BY GROUP</b>      | <b>\$ 571,799.00</b> | <b>\$ 74,470.00</b> |              | <b>BY GROUP</b>      | <b>\$ 820,843.00</b> | <b>\$ 74,164.00</b> |
| <b>TOTAL</b>          |   |                     |             |             | <b>\$ 846,106.00</b> |                     |              | <b>SUBMITTED BID</b> | <b>\$ 867,740.50</b> |                     |              | <b>SUBMITTED BID</b> | <b>\$ 646,269.00</b> |                     |              | <b>SUBMITTED BID</b> | <b>\$ 895,007.00</b> |                     |
|                       |   |                     |             |             |                      |                     |              |                      |                      |                     |              |                      |                      |                     |              | <b>SUBMITTED BID</b> | <b>\$ 673,113.50</b> |                     |

APPARENT LOW



2/27/2026





# City of Chelan

2026-029

CITY COUNCIL WORKSHOP

March 3, 2026

Subject/Title: J&K Earthwork, LLC. Bid Award and Contractors Agreement for the State Route 150 Sewer Line Improvement Project (Public Works Director Youngren)

Department: Public Works

Staff Contact: Jake Youngren

Guiding Principles: Accessible & Welcoming

Initiatives: Manage Growth

Reviewed By: City Administrator, Finance Director

Number of Looks: Look 1 of 1

## GOVERNING LEGISLATION

RCW 39.10.360 General contractor/construction manager procedure – contract award process. “(2) Contracts for the services of a general contractor/construction manager under this section shall be awarded through a competitive process requiring the public solicitation of proposals for general contractor/construction manager services.”

## PREVIOUS ACTION TAKEN

None.

## OVERVIEW

Bids for the SR 150 Sewer Main Replacement Project were opened on Wednesday, February 25, 2026. The project received two bids. The apparent low and qualified bidder is J&K Earthworks, LLC with a bid of \$3,925,171.31, which is approximately 5% below the Engineer's Estimate of \$4,128,426.60. The two bids received were from Selland Construction, LLC at \$4,303,438.61 and J&K Earthworks, LLC at \$3,925,171.31. Ardurra has completed their review of the submitted bids, finding no irregularities or anomalies in J&K Earthworks' bid, and recommends award of the contract to J&K Earthworks, LLC.

## FINANCIAL IMPLICATIONS

The SR 150 Sewer Line Replacement Project includes two components, water and sewer, each with its own funding picture.

The sewer component carries a bid amount of \$3,109,328.89 from J&K and is fully covered within the existing budget, requiring no additional appropriation.

The water component is where a funding adjustment is needed. J&K's bid for the water work comes in at \$815,842.42, and the current budget for that component is approximately \$579,876.00, leaving a gap of roughly \$235,966. With contingency factored in, a budget amendment of approximately \$250,000 is needed to fully fund the water component through the end of FY 2026. The Water Capital Fund currently has adequate reserves to absorb this amendment without likely affecting the current capital plan. Staff is recommending the FY 2026 Water Capital budget be amended accordingly to cover the difference.

## ATTACHMENTS

1. Ardurra Group Letter of Recommendation

## SUGGESTED MOTION

Suggested Motion: I move to award the SR 150 Sewer Main Replacement Project to J&K Earthworks, LLC and authorize the Mayor to finalize and execute a contract with J&K Earthworks, LLC.



**TO:** City of Chelan  
**FROM:** Ardurra  
**DATE:** February 27, 2026  
**SUBJECT:** SR150 Sewer Main Replacement Project

Dear Mr. Denham,

We have reviewed the bids submitted for the above-referenced project with a bid opening date of February 25, 2026, and offer the following comments and recommendations.

Two (2) bids were received and are summarized below.

| <b>Contractor</b>        | <b>Base Bid</b> |
|--------------------------|-----------------|
| Selland Construction LLC | \$4,303,438.61  |
| J&K Earthworks LLC       | \$3,925,171.31  |

A copy of the Bid Tabulation is enclosed for your review and records. J&K Earthworks LLC submitted the apparent low bid. Our review of their bid found no irregularities or anomalies.

As requested by the City, we reviewed the two lowest bids and recommend awarding the contract to J&K Earthworks LLC.

Sincerely,

Jake Bender, P.E.  
Project Manager



City of Chelan  
SR150 Sewer Main Replacement  
BID TABULATION

| Contractor Name      | Base Bid Schedule A (Sewer) | Base Bid Schedule B (Water) | Misc Unknown Utility Work | Total Bid Amount |
|----------------------|-----------------------------|-----------------------------|---------------------------|------------------|
| Engineers Estimate   | \$ 3,600,488.25             | \$ 477,938.41               | \$ 50,000.00              | \$ 4,128,426.67  |
| Selland Construction | \$ 3,082,150.46             | \$ 1,171,288.15             | \$ 50,000.00              | \$ 4,303,438.61  |
| J&K Earthworks       | \$ 3,059,328.89             | \$ 815,842.42               | \$ 50,000.00              | \$ 3,925,171.31  |



City of Chelan  
SR150 Sewer Main Replacement  
BID TABULATION

| BASE BID  |              |   |                    | Engineer Estimate |               | Selland         |               | J&K             |               |                 |
|---|--------------|---|--------------------|-------------------|---------------|-----------------|---------------|-----------------|---------------|-----------------|
| Bid Item #  | Spec Section | Bid Description                                       | Estimated Quantity | Unit              | Unit Price    | Total Cost      | Unit Price    | Total Cost      | Unit Price    | Total Cost      |
| <b>Base Bid Schedule A (Sewer)</b>                  |              |   |                    |                   |               |                 |               |                 |               |                 |
| 1   | 1-05         | Record Drawings (minimum bid of \$1000)               | 1                  | LS                | \$ 1,000.00   | \$ 1,000.00     | \$ 1,000.00   | \$ 1,000.00     | \$ 1,000.00   | \$ 1,000.00     |
| 2   | 1-07         | Potholing   | 3                  | EA                | \$ 1,200.00   | \$ 3,600.00     | \$ 1,750.00   | \$ 5,250.00     | \$ 2,400.00   | \$ 7,200.00     |
| 3   | 1-09         | Mobilization  | 1                  | LS                | \$ 301,119.70 | \$ 301,119.70   | \$ 270,000.00 | \$ 270,000.00   | \$ 325,000.00 | \$ 325,000.00   |
| 4   | 1-10         | Project Temporary Traffic Control                     | 1                  | LS                | \$ 120,000.00 | \$ 120,000.00   | \$ 350,000.00 | \$ 350,000.00   | \$ 325,000.00 | \$ 325,000.00   |
| 5   | 2-02         | Removal and Disposal of Asbestos Pipe                 | 2114               | LF                | \$ 40.00      | \$ 84,560.00    | \$ 20.00      | \$ 42,280.00    | \$ 95.00      | \$ 200,630.00   |
| 6   | 2-02         | Plugging Existing Pipe                                | 49                 | EA                | \$ 2,500.00   | \$ 122,500.00   | \$ 500.00     | \$ 24,500.00    | \$ 600.00     | \$ 29,400.00    |
| 7   | 2-02         | Removal and Disposal of Manhole                       | 9                  | EA                | \$ 2,000.00   | \$ 18,000.00    | \$ 5,200.00   | \$ 46,800.00    | \$ 4,470.00   | \$ 40,230.00    |
| 8   | 2-02         | Abandon Existing Manhole                              | 2                  | EA                | \$ 4,500.00   | \$ 9,000.00     | \$ 2,150.00   | \$ 4,300.00     | \$ 3,300.00   | \$ 6,600.00     |
| 9   | 2-02         | Removing Cement Conc. Sidewalk & Curb Ramp Incl. Haul | 103                | SY                | \$ 40.00      | \$ 4,120.00     | \$ 90.00      | \$ 9,270.00     | \$ 25.00      | \$ 2,575.00     |
| 10  | 2-02         | Removing Cement Conc. Curb & Gutter Incl. Haul        | 290                | LF                | \$ 25.00      | \$ 7,250.00     | \$ 28.50      | \$ 8,265.00     | \$ 10.00      | \$ 2,900.00     |
| 11  | 2-02         | Removing Bituminous Pavement                          | 2121               | SY                | \$ 30.00      | \$ 63,630.00    | \$ 10.00      | \$ 21,210.00    | \$ 8.00       | \$ 16,968.00    |
| 12  | 2-09         | Structure Excavation Class B Incl. Haul               | 9334               | CY                | \$ 25.00      | \$ 233,350.00   | \$ 1.00       | \$ 9,334.00     | \$ 30.00      | \$ 280,020.00   |
| 13  | 2-09         | Shoring or Extra Excavation Class B                   | 1                  | LS                | \$ 180,000.00 | \$ 180,000.00   | \$ 1.00       | \$ 1.00         | \$ 120,000.00 | \$ 120,000.00   |
| 14  | 4-04         | Crushed Surfacing Base Course                         | 825                | CY                | \$ 90.00      | \$ 74,250.00    | \$ 150.00     | \$ 123,750.00   | \$ 65.00      | \$ 53,625.00    |
| 15  | 5-04         | HMA CI 3/8" PG 64-28                                  | 882                | TN                | \$ 175.00     | \$ 154,350.00   | \$ 150.00     | \$ 132,300.00   | \$ 145.00     | \$ 127,890.00   |
| 16  | 5-04         | Commercial HMA  | 17                 | TN                | \$ 140.00     | \$ 2,380.00     | \$ 750.00     | \$ 12,750.00    | \$ 400.00     | \$ 6,800.00     |
| 17  | 5-04         | Planing Bituminous Pavement                           | 3624               | SY                | \$ 7.00       | \$ 25,368.00    | \$ 10.00      | \$ 36,240.00    | \$ 7.00       | \$ 25,368.00    |
| 18  | 7-05         | Manhole 48 In. Diam. Type 1                           | 11                 | EA                | \$ 9,500.00   | \$ 104,500.00   | \$ 12,500.00  | \$ 137,500.00   | \$ 11,300.00  | \$ 124,300.00   |
| 19  | 7-05         | Manhole 60 In. Diam. Type 1                           | 2                  | EA                | \$ 14,500.00  | \$ 29,000.00    | \$ 16,500.00  | \$ 33,000.00    | \$ 16,700.00  | \$ 33,400.00    |
| 20  | 7-05         | Connection to Existing Manhole                        | 2                  | EA                | \$ 2,200.00   | \$ 4,400.00     | \$ 11,000.00  | \$ 22,000.00    | \$ 4,800.00   | \$ 9,600.00     |
| 21  | 7-05         | Drop Manhole Connection                               | 1                  | EA                | \$ 2,500.00   | \$ 2,500.00     | \$ 10,000.00  | \$ 10,000.00    | \$ 8,950.00   | \$ 8,950.00     |
| 22  | 7-08         | Removal and Replacement of Unsuitable Material        | 933                | CY                | \$ 60.00      | \$ 56,000.00    | \$ 50.00      | \$ 46,650.00    | \$ 83.00      | \$ 77,439.00    |
| 23  | 7-17         | Temporary Bypass Pumping                              | 1                  | LS                | \$ 180,000.00 | \$ 180,000.00   | \$ 200,000.00 | \$ 200,000.00   | \$ 130,000.00 | \$ 130,000.00   |
| 24  | 7-17         | PVC Sanitary Sewer Pipe 15 In. Diam.                  | 2691               | LF                | \$ 450.00     | \$ 1,210,950.00 | \$ 350.00     | \$ 941,850.00   | \$ 220.00     | \$ 592,020.00   |
| 25  | 7-17         | PVC Sanitary Sewer Pipe 12 In. Diam.                  | 8                  | LF                | \$ 400.00     | \$ 3,200.00     | \$ 500.00     | \$ 4,000.00     | \$ 195.00     | \$ 1,560.00     |
| 26  | 7-17         | PVC Sanitary Sewer Pipe 10 In. Diam.                  | 13                 | LF                | \$ 350.00     | \$ 4,550.00     | \$ 550.00     | \$ 7,150.00     | \$ 180.00     | \$ 2,340.00     |
| 27  | 7-17         | PVC Sanitary Sewer Pipe 8 In. Diam.                   | 40                 | LF                | \$ 300.00     | \$ 12,000.00    | \$ 375.00     | \$ 15,000.00    | \$ 280.00     | \$ 11,200.00    |
| 28  | 7-17         | PVC Sanitary Sewer Pipe 6 In. Diam.                   | 430                | LF                | \$ 250.00     | \$ 107,500.00   | \$ 230.00     | \$ 98,900.00    | \$ 165.00     | \$ 70,950.00    |
| 29  | 7-17         | Connection to Existing Sewer System                   | 24                 | EA                | \$ 1,200.00   | \$ 28,800.00    | \$ 2,250.00   | \$ 54,000.00    | \$ 1,400.00   | \$ 33,600.00    |
| 30  | 7-19         | Sewer Cleanout  | 18                 | EA                | \$ 1,600.00   | \$ 28,800.00    | \$ 1,700.00   | \$ 30,600.00    | \$ 1,400.00   | \$ 25,200.00    |
| 31  | 8-01         | Erosion Control & Water Pollution Prevention          | 1                  | LS                | \$ 8,500.00   | \$ 8,500.00     | \$ 2,500.00   | \$ 2,500.00     | \$ 5,000.00   | \$ 5,000.00     |
| 32  | 8-04         | Cement Conc. Curb and Gutter                          | 364                | LF                | \$ 75.00      | \$ 27,300.00    | \$ 125.00     | \$ 45,500.00    | \$ 75.00      | \$ 27,300.00    |
| 33  | 8-06         | Cement Conc. Driveway Entrance - Per Plan             | 114                | SY                | \$ 225.00     | \$ 25,650.00    | \$ 235.00     | \$ 26,790.00    | \$ 235.00     | \$ 26,790.00    |
| 34  | 8-14         | Cement Conc. Sidewalk                                 | 131                | SY                | \$ 175.00     | \$ 22,925.00    | \$ 265.00     | \$ 34,715.00    | \$ 165.00     | \$ 21,615.00    |
| 35  | 8-14         | Detectable Warning Surface                            | 12                 | SF                | \$ 200.00     | \$ 2,400.00     | \$ 300.00     | \$ 3,600.00     | \$ 100.00     | \$ 1,200.00     |
| 36  | 8-22         | Pavement Marking                                      | 1                  | LS                | \$ 45,000.00  | \$ 45,000.00    | \$ 15,000.00  | \$ 15,000.00    | \$ 16,000.00  | \$ 16,000.00    |
| 37  |              | Replace Decorative Stamped Pigmented Concrete         | 4                  | SF                | \$ 40.00      | \$ 160.00       | \$ 2,000.00   | \$ 8,000.00     | \$ 650.00     | \$ 2,600.00     |
| 38  |              | Repair Landscaping                                    | 1                  | LS                | \$ 2,500.00   | \$ 2,500.00     | \$ 2,800.00   | \$ 2,800.00     | \$ 20,000.00  | \$ 20,000.00    |
| 39  |              | Remove and Replace Salvaged Signs                     | 2                  | EA                | \$ 600.00     | \$ 1,200.00     | \$ 950.00     | \$ 1,900.00     | \$ 1,000.00   | \$ 2,000.00     |
| <b>Schedule A Subtotal (Sales Tax Not Included)</b> |              |   |                    |                   |               | \$ 3,312,316.70 |               | \$ 2,835,465.00 |               | \$ 2,814,470.00 |
| <b>Tax (8.7%)</b>                                   |              |   |                    |                   |               | \$ 288,171.55   |               | \$ 246,685.46   |               | \$ 244,858.89   |
| <b>Base Bid Schedule B (Water)</b>                  |              |   |                    |                   |               |                 |               |                 |               |                 |
| 40  | 1-05         | Record Drawings (minimum bid of \$1000)               | 1                  | LS                | \$ 1,000.00   | \$ 1,000.00     | \$ 1,000.00   | \$ 1,000.00     | \$ 1,000.00   | \$ 1,000.00     |
| 41  | 1-07         | Potholing   | 3                  | EA                | \$ 1,200.00   | \$ 3,600.00     | \$ 1,750.00   | \$ 5,250.00     | \$ 2,400.00   | \$ 7,200.00     |
| 42  | 1-09         | Mobilization  | 1                  | LS                | \$ 39,971.43  | \$ 39,971.43    | \$ 105,000.00 | \$ 105,000.00   | \$ 75,000.00  | \$ 75,000.00    |
| 43  | 1-10         | Project Temporary Traffic Control                     | 1                  | LS                | \$ 30,000.00  | \$ 30,000.00    | \$ 100,000.00 | \$ 100,000.00   | \$ 138,000.00 | \$ 138,000.00   |
| 44  | 2-02         | Removal and Disposal of Asbestos Pipe                 | 133                | LF                | \$ 40.00      | \$ 5,320.00     | \$ 50.00      | \$ 6,650.00     | \$ 100.00     | \$ 13,300.00    |
| 45  | 2-02         | Removing Cement Conc. Sidewalk & Curb Ramp Incl. Haul | 29                 | SY                | \$ 40.00      | \$ 1,160.00     | \$ 50.00      | \$ 1,450.00     | \$ 30.00      | \$ 870.00       |
| 46  | 2-02         | Removing Cement Conc. Curb & Gutter Incl. Haul        | 55                 | LF                | \$ 25.00      | \$ 1,375.25     | \$ 25.00      | \$ 1,375.00     | \$ 12.00      | \$ 660.00       |
| 47  | 2-02         | Plugging Existing Pipe                                | 6                  | EA                | \$ 2,500.00   | \$ 15,000.00    | \$ 850.00     | \$ 5,100.00     | \$ 600.00     | \$ 3,600.00     |
| 48  | 2-02         | Removing Bituminous Surface                           | 342                | SY                | \$ 30.00      | \$ 10,260.00    | \$ 50.00      | \$ 17,100.00    | \$ 13.00      | \$ 4,446.00     |
| 49  | 2-09         | Controlled Density Fill                               | 36                 | CY                | \$ 180.00     | \$ 6,480.00     | \$ 280.00     | \$ 10,080.00    | \$ 290.00     | \$ 10,440.00    |
| 50  | 2-09         | Structure Excavation Class B Incl. Haul               | 752                | CY                | \$ 25.00      | \$ 18,810.00    | \$ 1.00       | \$ 752.00       | \$ 43.00      | \$ 32,336.00    |
| 51  | 2-09         | Shoring or Extra Excavation Class B                   | 1                  | LS                | \$ 8,000.00   | \$ 8,000.00     | \$ 1.00       | \$ 1.00         | \$ 35,000.00  | \$ 35,000.00    |
| 52  | 4-04         | Crushed Surfacing Base Course                         | 133                | CY                | \$ 90.00      | \$ 11,970.00    | \$ 325.00     | \$ 43,225.00    | \$ 70.00      | \$ 9,310.00     |
| 53  | 5-04         | HMA CI 3/8" PG 64-28                                  | 159                | TN                | \$ 175.00     | \$ 27,799.14    | \$ 250.00     | \$ 39,750.00    | \$ 200.00     | \$ 31,800.00    |
| 54  | 5-04         | Planing Bituminous Surface                            | 748                | SY                | \$ 7.00       | \$ 5,236.78     | \$ 30.00      | \$ 22,440.00    | \$ 7.00       | \$ 5,236.00     |
| 55  | 7-09         | PVC Pipe for Water Main 20 In. Diam                   | 20                 | LF                | \$ 300.00     | \$ 6,000.00     | \$ 630.00     | \$ 12,600.00    | \$ 398.00     | \$ 7,960.00     |
| 56  | 7-09         | PVC Pipe for Water Main 16 In. Diam                   | 404                | LF                | \$ 280.00     | \$ 113,120.00   | \$ 1,000.00   | \$ 404,000.00   | \$ 388.00     | \$ 156,752.00   |
| 57  | 7-09         | PVC Pipe for Water Main 12 In. Diam                   | 46                 | LF                | \$ 260.00     | \$ 11,960.00    | \$ 1,000.00   | \$ 46,000.00    | \$ 1,060.00   | \$ 48,760.00    |
| 58  | 7-09         | PVC Pipe for Water Main 8 In. Diam                    | 43                 | LF                | \$ 200.00     | \$ 8,600.00     | \$ 875.00     | \$ 37,625.00    | \$ 440.00     | \$ 18,920.00    |
| 59  | 7-09         | Removal and Replacement of Unsuitable Material        | 75                 | CY                | \$ 60.00      | \$ 4,514.40     | \$ 50.00      | \$ 3,750.00     | \$ 83.00      | \$ 6,225.00     |
| 60  | 7-12         | Butterfly Valve 16 In.                                | 3                  | EA                | \$ 7,000.00   | \$ 21,000.00    | \$ 18,000.00  | \$ 54,000.00    | \$ 12,925.00  | \$ 38,775.00    |
| 61  | 7-12         | Gate Valve 12 In.                                     | 2                  | EA                | \$ 2,500.00   | \$ 5,000.00     | \$ 10,000.00  | \$ 20,000.00    | \$ 6,400.00   | \$ 12,800.00    |
| 62  | 7-12         | Gate Valve 8 In.                                      | 1                  | EA                | \$ 2,000.00   | \$ 2,000.00     | \$ 6,000.00   | \$ 6,000.00     | \$ 5,000.00   | \$ 5,000.00     |
| 63  | 7-12         | Gate Valve 6 In.                                      | 1                  | EA                | \$ 1,800.00   | \$ 1,800.00     | \$ 5,750.00   | \$ 5,750.00     | \$ 3,770.00   | \$ 3,770.00     |
| 64  | 7-14         | Hydrant Assembly                                      | 1                  | EA                | \$ 13,000.00  | \$ 13,000.00    | \$ 14,250.00  | \$ 14,250.00    | \$ 10,900.00  | \$ 10,900.00    |
| 65  | 7-15         | Water Service Connection - 2"                         | 2                  | EA                | \$ 8,000.00   | \$ 16,000.00    | \$ 9,000.00   | \$ 18,000.00    | \$ 4,000.00   | \$ 8,000.00     |
| 66  | 7-16         | Water Service Connection - 3/4"                       | 4                  | EA                | \$ 6,500.00   | \$ 26,000.00    | \$ 7,050.00   | \$ 28,200.00    | \$ 3,700.00   | \$ 14,800.00    |
| 67  | 8-04         | Cement Conc. Curb and Gutter                          | 55                 | LF                | \$ 75.00      | \$ 4,131.75     | \$ 115.00     | \$ 6,325.00     | \$ 80.00      | \$ 4,400.00     |
| 68  | 8-14         | Cement Conc. Sidewalk                                 | 29                 | SY                | \$ 175.00     | \$ 5,075.00     | \$ 350.00     | \$ 10,150.00    | \$ 165.00     | \$ 4,785.00     |
| 69  | 8-22         | Pavement Marking                                      | 1                  | LS                | \$ 8,000.00   | \$ 8,000.00     | \$ 15,500.00  | \$ 15,500.00    | \$ 12,000.00  | \$ 12,000.00    |
| 70  |              | Repair Landscaping                                    | 1                  | LS                | \$ 1,800.00   | \$ 1,800.00     | \$ 8,500.00   | \$ 8,500.00     | \$ 15,000.00  | \$ 15,000.00    |
| 71  |              | Remove and Replace Decorative Pavers                  | 30                 | SF                | \$ 40.00      | \$ 1,200.00     | \$ 105.00     | \$ 3,150.00     | \$ 150.00     | \$ 4,500.00     |
| 72  |              | Remove and Replace Ornamental Black Fencing           | 1                  | LS                | \$ 1,500.00   | \$ 1,500.00     | \$ 4,569.00   | \$ 4,569.00     | \$ 2,500.00   | \$ 2,500.00     |
| 73  |              | Remove and Replace Concrete Seatwall                  | 1                  | LS                | \$ 3,000.00   | \$ 3,000.00     | \$ 20,000.00  | \$ 20,000.00    | \$ 6,500.00   | \$ 6,500.00     |
| <b>Schedule B Subtotal (Sales Tax Not Included)</b> |              |   |                    |                   |               | \$ 439,685.75   |               | \$ 1,077,542.00 |               | \$ 750,545.00   |
| <b>Tax (8.7%)</b>                                   |              |   |                    |                   |               | \$ 38,252.66    |               | \$ 93,746.15    |               | \$ 65,297.42    |

|  |                        |                        |                        |
|--|------------------------|------------------------|------------------------|
| Base Bid (Schedule A) Tax Included   | \$ 3,600,488.25        | \$ 3,082,150.46        | \$ 3,059,328.89        |
| Base Bid (Schedule B) Tax Included   | \$ 477,938.41          | \$ 1,171,288.15        | \$ 815,842.42          |
| Misc. Unknown Utility Work   | \$ 50,000.00           | \$ 50,000.00           | \$ 50,000.00           |
| <b>Total (Sum of Base Bid Sch. A + Base Bid Sch. B + Misc. Unknown Utility Work)</b> | <b>\$ 4,128,426.67</b> | <b>\$ 4,303,438.61</b> | <b>\$ 3,925,171.31</b> |