

**GRANDVIEW CITY COUNCIL
COMMITTEE-OF-THE-WHOLE
SPECIAL MEETING AGENDA
TUESDAY, MAY 27, 2025**



**This meeting will be held in person
and will also be available via teleconference.**

PLEASE NOTE: The maximum occupancy of the Council Chambers is 49 individuals at one time. Access to exits must be kept clear to ensure everyone in the Chambers can safely exit in the event of an emergency.

COMMITTEE-OF-THE-WHOLE SPECIAL MEETING – 6:30 PM

PAGE

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. NEW BUSINESS**
 - A. Resolution authorizing the Mayor to sign Change Order No. 2 with American Rock Products for the Lower Yakima Valley Pathway Improvements 1-4
 - B. Resolution accepting the bid for the 3.0 MG Reservoir Storage Improvements and authorizing the Mayor to sign all contract documents with T. Bailey, Inc. 5-9
- 4. CITY ADMINISTRATOR AND/OR STAFF REPORTS**
- 5. MAYOR & COUNCILMEMBER REPORTS**
 - A. Sub-Committee Updates
- 6. ADJOURNMENT**

The City of Grandview SPECIAL Committee-of-the-Whole and Regular Council Meetings scheduled for Tuesday, May 27, 2025 at 6:30 pm and 7:00 pm will be held in person and will also be available via teleconference.

Please join the meeting from your computer, tablet or smartphone.

Join Zoom Meeting

<https://us06web.zoom.us/j/85660565080?pwd=Ci7ilvpCevi1NMgiMM5ugJrzYXPJ8b.1>

To join via phone: +1 253 215 8782

Meeting ID: 856 6056 5080

Passcode: 207696

**CITY OF GRANDVIEW
AGENDA ITEM HISTORY/COMMENTARY
COMMITTEE-OF-THE-WHOLE MEETING**

ITEM TITLE

Resolution authorizing the Mayor to sign Change Order No. 2 with American Rock Products for the Lower Yakima Valley Pathway Improvements

AGENDA NO.: New Business 3 (A)

AGENDA DATE: May 27, 2025

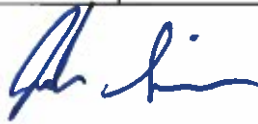
DEPARTMENT

Public Works Department

FUNDING CERTIFICATION (City Treasurer)
(If applicable)

DEPARTMENT HEAD REVIEW

John Simmons, Public Works Director



CITY ADMINISTRATOR

MAYOR



ITEM HISTORY (Previous council reviews, action related to this item, and other pertinent history)

In February 2023, Yakima County Commissioners awarded \$600,000 of American Rescue Plan Act (ARPA) funding for improvements to the Lower Yakima Valley Pathway. Subsequently, a meeting was held between the City of Grandview, the City of Sunnyside, and the Lower Yakima Valley Pathway group, where it was determined all entities would partner on the project, with the City of Grandview being the lead agency.

On February 27, 2024, City Council awarded a task order with HLA Engineering to design the Lower Valley Pathway project.

On September 10, 2024, City Council awarded a contract to American Rock Products to construct the improvements to the Lower Valley Pathway project.

ITEM COMMENTARY (Background, discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the city budget, personnel resources, and/or residents.

The Lower Valley Pathway Improvement project was completed last year, with the exception of the area between Stover Road and the Wine Country Road Park and Ride. This area is very heavily treed and would be challenging to overlay. This section of pathway was omitted from the original contract because staff was unsure if there would be enough ARPA funds to complete it. The project came in under budget, and funds are remaining.

Change Order No. 2 with American Rock Products in the amount of \$15,500 is to crack seal the lateral cracks and replace the asphalt in a few areas. Once completed, the entire pathway from Sunnyside to Grandview will be rehabilitated.

ACTION PROPOSED

Move a resolution authorizing the Mayor to sign Change Order No. 2 with American Rock Products for the Lower Yakima Valley Pathway Improvements to the May 27, 2025 regular Council meeting for consideration.

RESOLUTION NO. 2025-_____

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
AUTHORIZING THE MAYOR TO SIGN CHANGE ORDER NO. 2 WITH
AMERICAN ROCK PRODUCTS FOR THE LOWER YAKIMA VALLEY
PATHWAY IMPROVEMENTS**

WHEREAS, the City of Grandview has contracted with American Rock Products as the contractor for the Lower Yakima Valley Pathway Improvements; and,

WHEREAS, the City requested to extend pathway improvements from Stover Road to the Wine Country Road Park and Ride which is need of crack sealing and will be the last section of pathway that needs improvement; and,

WHEREAS, Change Order No. 2 compensates the contractor for crack sealing the lateral cracks and asphalt replacement in a few areas,

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, AS FOLLOWS:

The Mayor is hereby authorized to sign Change Order No. 2 in the amount of \$15,500 with American Rock Products in the form as is attached hereto and incorporated herein by reference.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on _____, 2025.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY

HLA

CHANGE ORDER NO. 2



DATE: 5/19/2025
PROJECT OWNER: City of Grandview
PROJECT NAME: Lower Yakima Valley Pathway Improvements
ARPA PROJECT NO.: ARPA-38223
HLA PROJECT NO.: 24062
CONTRACTOR: American Rock Products

THE FOLLOWING CHANGES ARE HEREBY MADE TO THE CONTRACT DOCUMENT:

Original Contract Price (Including Applicable Sales Tax):	\$ 569,000.00
Current Contract Price Adjusted by Previous Change Order(s) Including Applicable Sales Tax:	\$ 571,649.57
Change in Contract Price Due to this Change Order (Including Applicable Sales Tax):	\$ 15,500.00
Adjusted Contract Price Including this Change Order (Including Applicable Sales Tax):	\$ 587,149.57

Original Contract Working Days:	30
Current Contract Working Days Adjusted by Non-Working Days and/or Previous Change Order(s):	30
Change in Contract Working Days due to this Change Order:	6
Revised Contract Working Days:	36

CONTRACTOR: *Hyd. Hazzard*

Date: 5/19/25

ENGINEER: *Stephen S. Hazzard*

Date: _____

OWNER: _____

Date: _____

Digitally signed by Stephen S. Hazzard, PE
DN: C=US, E=shazzard@hlaclivil.com, O=HLA
Engineering and Land Surveying, Inc., CN=Stephen S.
Hazzard, PE
Date: 2025.05.19 16:15:22-07'00'

HLA

CHANGE ORDER NO. 2



DATE: 5/19/2025
PROJECT OWNER: City of Grandview
PROJECT NAME: Lower Yakima Valley Pathway Improvements
ARPA PROJECT NO.: ARPA-38223
HLA PROJECT NO.: 24062
CONTRACTOR: American Rock Products

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	CHANGE AMOUNT
CHANGE ORDER NO. 2					
24	Mobilization	LS	---	\$ 5,000.00	\$ 5,000.00
25	Project Temporary Traffic Control	LS	---	\$ 5,000.00	\$ 5,000.00
26	Crack Sealing	LF	600	\$ 4.00	\$ 2,400.00
27	Soil Residual Herbicide	LF	600	\$ 1.00	\$ 600.00
28	Landscape Restoration	FA	Est.	\$ 2,500.00	\$ 2,500.00
CHANGE ORDER NO. 2 TOTAL:					\$ 15,500.00

Justification for Change Order:

The City of Grandview has requested to extend pathway improvements from Stover Road to the Park and Ride. This section of pathway is newer than the overlayed section but is in need of crack sealing, and will be the last section of pathway that needs improvement within the City of Grandview.

**CITY OF GRANDVIEW
AGENDA ITEM HISTORY/COMMENTARY
COMMITTEE-OF-THE-WHOLE MEETING**

ITEM TITLE

Resolution accepting the bid for the 3.0 MG Reservoir Storage Improvements and authorizing the Mayor to sign all contract documents with T. Bailey, Inc.

AGENDA NO.: New Business 3 (B)

AGENDA DATE: May 27, 2025

DEPARTMENT

Public Works Department

FUNDING CERTIFICATION (City Treasurer)
(If applicable)

DEPARTMENT DIRECTOR REVIEW

John Simmons, Public Works Director



CITY ADMINISTRATOR



MAYOR



ITEM HISTORY (Previous council reviews, action related to this item, and other pertinent history)

The City plans to construct a new 3.0 MG Storage Reservoir, as shown in the 2021 Water System Plan (WSP). This project would improve water system reliability and redundancy by fortifying its storage component. This project also includes the design and construction of a new 16-inch transmission main in E. Elm Street to replace the existing 16-inch AC transmission main. Construction would be completed in two separate bid packages, one for reservoir construction and one for water transmission main construction. The project is funded with City reserves and loan proceeds from the DOH Drinking Water State Revolving Fund (DWSRF).

ITEM COMMENTARY (Background, discussion, key points, recommendations, etc.) Please identify any or all impacts this proposed action would have on the City budget, personnel resources, and/or residents.

Bids for the 3.0 MG Reservoir Storage Improvements were opened on May 22, 2025. A total of seven (7) bids were received with T. Bailey, Inc., of Anacortes, Washington, submitting the low bid in the amount of \$5,941,620.

ACTION PROPOSED

Move resolution accepting the bid for the 3.0 MG Reservoir Storage Improvements and authorizing the Mayor to sign all contract documents with T. Bailey, Inc., to the May 27, 2025 regular Council meeting for consideration.

Anita Palacios

From: Jennifer Davis <jdavis@hlacivil.com>
Sent: Thursday, May 22, 2025 4:45 PM
To: Shane Fisher
Cc: John Simmons; Anita Palacios; Jakob Michael; Taylor Denny; Angie Ringer; Janell Buchanan
Subject: 23192A Recommendation of Award and Bid Summary
Attachments: 2025-05-22 - 23192A - RecAward.pdf; 2025-05-22 - 23192A - Bid Summary.pdf

CAUTION: External Email

Good afternoon Shane,

Please see the attached Recommendation of Award and Bid Summary for the above referenced project.

If you have any questions or if we can provide additional information, please let us know.

Thank you,



Jennifer Davis, Contract Administrator II

HLA Engineering and Land Surveying, Inc.

2803 River Road, Yakima, WA 98902

Office: (509) 966-7000 | jdavis@hlacivil.com

www.hlacivil.com

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May 22, 2025

City of Grandview
207 West 2nd Street
Grandview, WA 98930

Attn: Shane Fisher, City Administrator

Re: City of Grandview
3.0 MG Reservoir Storage Improvements
HLA Project No.: 23192A
DWSRF Project No.: DWL28174-0
Recommendation of Award

Dear Shane:

The bid opening for the above referenced project was held at City Hall at 11:00 a.m. on Thursday, May 22, 2025. A total of seven (7) bids were received with the low bid of \$5,941,620.00, being offered by T. Bailey, Inc. of Anacortes, WA. This low bid is approximately thirty-six (36) percent below the Engineer's Estimate of \$9,340,380.00.

We have reviewed and checked the bid proposals of all bidders and recommend the City of Grandview award a construction contract to T. Bailey, Inc., in the amount of \$5,941,620.00. Please send us a copy of the City of Grandview Council meeting minutes authorizing award of this project.

Enclosed please find the project Bid Summary for your review. Please advise if we may answer any questions or provide additional information.

Sincerely,

 Digitally signed by Jakob
Michael
Date: 2025.05.22
16:34:02-07'00'

Jakob W. Michael, PE

JWM/jld

Enclosures

Copy: John Simmons, Anita Palacios – City of Grandview
Taylor Denny, Angie Ringer – HLA

BID SUMMARY										BIDDER NO. 1		BIDDER NO. 2		BIDDER NO. 3	
Owner: City of Grandview Project: 3.0 MG Reservoir Storage Improvements HLA Project No.: 23192A DWSRF Project No.: DWL28174-0 Bid Opening Date: May 22, 2025										T. Bailey, Inc. 9628 South Marchs Point Rd. Anacortes, WA 98221		Chervenell Construction Company 107422 E. Detrick PR SE Kennewick, WA 99338		Goodman Mehlbacher Enterprises, Inc. P.O. Box 5949 Kennewick, WA 99337	
ITEM NO.	DESCRIPTION	QTY.	UNIT	ENGINEER'S ESTIMATE		BIDDER NO. 1		BIDDER NO. 2		BIDDER NO. 3					
				UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT	UNIT PRICE	AMOUNT				
1	Minor Change	Est.	FA	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00				
2	Apprenticeship Incentive	---	CALC	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00				
3	Apprenticeship Penalty	---	CALC	\$ (28,000.00)	\$ (28,000.00)	\$ (28,000.00)	\$ (28,000.00)	\$ (28,000.00)	\$ (28,000.00)	\$ (28,000.00)	\$ (28,000.00)				
4	Mobilization	---	LS	\$ 860,000.00	\$ 860,000.00	\$ 121,000.00	\$ 121,000.00	\$ 18,822.00	\$ 18,822.00	\$ 550,000.00	\$ 550,000.00				
5	Project Temporary Traffic Control	---	LS	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 13,687.00	\$ 13,687.00	\$ 7,500.00	\$ 7,500.00				
6	Reservoir Excavation and Backfill, Complete	---	LS	\$ 100,000.00	\$ 100,000.00	\$ 220,000.00	\$ 220,000.00	\$ 115,518.00	\$ 115,518.00	\$ 80,000.00	\$ 80,000.00				
7	Site Grading and Drainage, Complete	---	LS	\$ 550,000.00	\$ 550,000.00	\$ 260,000.00	\$ 260,000.00	\$ 322,606.00	\$ 322,606.00	\$ 925,000.00	\$ 925,000.00				
8	Shoring or Extra Excavation	2,500	LF	\$ 3.00	\$ 7,500.00	\$ 13.00	\$ 32,500.00	\$ 0.59	\$ 1,487.00	\$ 2.50	\$ 6,250.00				
9	3.0 MG Standpipe Reservoir Construction, Complete	---	LS	\$ 5,500,000.00	\$ 5,500,000.00	\$ 3,300,000.00	\$ 3,300,000.00	\$ 3,693,710.00	\$ 3,693,710.00	\$ 3,300,000.00	\$ 3,300,000.00				
10	Submersible Mixer, Complete	---	LS	\$ 50,000.00	\$ 50,000.00	\$ 17,000.00	\$ 17,000.00	\$ 38,360.00	\$ 38,360.00	\$ 37,500.00	\$ 37,500.00				
11	Valve Vaults, Valves, Fittings, and Site Piping, Complete	---	LS	\$ 870,000.00	\$ 870,000.00	\$ 930,000.00	\$ 930,000.00	\$ 830,397.00	\$ 830,397.00	\$ 145,000.00	\$ 145,000.00				
12	Existing S10 Well Building Improvements, Complete	---	LS	\$ 120,000.00	\$ 120,000.00	\$ 160,000.00	\$ 160,000.00	\$ 122,383.00	\$ 122,383.00	\$ 130,000.00	\$ 130,000.00				
13	Electrical, Telemetry, and Control System Improvements, Complete	---	LS	\$ 550,000.00	\$ 550,000.00	\$ 420,000.00	\$ 420,000.00	\$ 388,168.00	\$ 388,168.00	\$ 380,000.00	\$ 380,000.00				
14	Record Drawings (Minimum Bid \$2,000.00)	---	LS	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,379.00	\$ 2,379.00	\$ 2,000.00	\$ 2,000.00				
15	O&M Manuals (Minimum Bid \$2,000.00)	---	LS	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,000.00	\$ 2,379.00	\$ 2,379.00	\$ 2,000.00	\$ 2,000.00				
Bid Subtotal					\$ 8,648,500.00		\$ 5,501,500.00		\$ 5,576,896.00		\$ 5,592,250.00				
8.0% Sales Tax					\$ 691,880.00		\$ 440,120.00		\$ 446,151.68		\$ 447,380.00				
BID TOTAL					\$ 9,340,380.00		\$ 5,941,620.00		\$ 6,023,047.68		\$ 6,039,630.00				
ADDITIONAL BID TOTALS															
BIDDER															
Midway Underground, LLC															
Apollo, Inc.															
Tapani, Inc.															
Rotschy, Inc.															
BID TOTAL															
\$ 6,132,132.00															
\$ 6,329,340.00															
\$ 6,360,120.00															
\$ 6,393,439.21															

*Highlighted amounts have been corrected.

Competitive bids were opened May 22, 2025. All bids have been reviewed by this office.

We recommend the contract be awarded to: T. Bailey, Inc.

Digitally signed by Jakob Michael
Date: 2025.05.22 16:28:32-07'00'

5/22/2025

Project Engineer

Date



*Bid results can be found at: hlacivil.com

RESOLUTION NO. 2025-_____

**A RESOLUTION OF THE CITY OF GRANDVIEW, WASHINGTON,
ACCEPTING THE BID FOR THE 3.0 MG RESERVOIR STORAGE
IMPROVEMENTS AND AUTHORIZING THE MAYOR TO SIGN ALL
CONTRACT DOCUMENTS WITH T. BAILEY, INC.**

WHEREAS, the City of Grandview has advertised for bids for the 3.0 MG Reservoir Storage Improvements; and,

WHEREAS, T. Bailey, Inc., of Anacortes, Washington has submitted the lowest responsible bid, which bid has been accepted;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRANDVIEW, AS FOLLOWS:

The Mayor is hereby authorized to sign all contract documents with T. Bailey, Inc., for the 3.0 MG Reservoir Storage Improvements in the amount of \$5,941,620.

PASSED by the **CITY COUNCIL** and **APPROVED** by the **MAYOR** at its regular meeting on _____, 2025.

MAYOR

ATTEST:

CITY CLERK

APPROVED AS TO FORM:

CITY ATTORNEY