



Agenda Bill AB 26-101
Meeting Date: August 17, 2026
Agenda Item: IX.D
☒ **Regular Business Meeting**
☐ **Workshop/Study Session**
☐ **Special Business Meeting**

Submitted By: Laura Parsons, P.E. Civil Engineer III **Date Submitted:** August 14, 2026

Department: Engineering

Contact Phone: 360-379-4432

SUBJECT: Bid Award for the Lawrence Street Multimodal Improvements Project

CATEGORY:

- ☐ Consent ☐ Resolution
- ☒ Staff Report ☐ Ordinance
- ☐ Contract Approval ☒ Other: Contract Award
- ☐ Public Hearing (Legislative, unless otherwise noted)
- ☐ **3-Year Strategic Plan:** 4 - Ensure sustainable future for public services and facilities

BUDGET IMPACT:

Expenditure Amount: \$2,958,017
Included in Budget? Yes ☒ No ☐

Cost Allocation Fund: 305 CIP Street

SUMMARY STATEMENT:

In 2024, the City received Urban Arterial Program funding through Washington State's Transportation Improvement Board (TIB) for the Lawrence Street Multimodal Improvements Project. This project will provide bicycle and pedestrian facilities, as well as reconstruct Lawrence Street from Harrison to Walker Street. Additional elements of the project include installing stormwater improvements and enhanced bicycle and pedestrian crossings (diverters / raise crosswalks / raised intersection), a new bus stop bulbout, water and sewer upgrades, and installation of low maintenance landscaping and street lighting. At the November 17, 2025 City Council regular business meeting, Agenda Bill AB 25-114 reviewed the design evaluation process, and provided a motion to support proceeding with the design. The project concept image is provided as an attachment to this agenda bill for reference.

After the design was completed, TIB provided authorization to bid this project on June 24, 2026. The City advertised for construction bids on June 24, 2026 and July 1, 2026.

Bids were opened on Thursday July 30, 2026, with three bids being received. A bid tabulation which summarizes the bids is provided as an attachment to this agenda bill. Seton Construction Inc., of Port Townsend, Washington was found to be the apparent low bidder at the bid opening. Seton's bid was also reviewed in accordance with mandatory bidder responsibility criteria outlined in RCW 39.04.350(1). Seton's documents were found to be compliant, and staff recommends awarding the project to Seton with a low bid of \$2,958,017.

The budget for this project is summarized in the below 2026 Capital Budget Sheet. Funding for this project comes from TIB, the Transportation Benefit District (TBD), and the sewer, stormwater, and water utility funds. Construction contingency for this project has been established at 10% (\$288,785).

3				
4	Revenue		Project Budget 1/28/26 30% Design	Project Budget 08/14/26
5		Project Budget		
6	TIB Grant	2,992,000	2,645,697	2,318,185
7	Transportation Benefit District	475,000	220,291	445,000
8	Sewer	433,000	1,254,768	795,777
9	Stormwater	231,000	476,630	376,765
10	Water		558,978	389,434
15	Total Revenue	4,131,000	5,156,364	4,325,161
17	Expense			
18		Project Budget	Project Budget	Project Budget
19	Design Engineering / Permitting			
20	Design	582,000	451,454	451,454
21				
22	Ads		1,102	1,102
23				
29	Subtotal	582,000	452,556	452,556
31	Construction			
32	Construction Contract	3,042,000		
33	CN Engineering	353,000	651,464	456,755
34	Construction Roadway		2,188,071	2,057,351
35	Construction Stormwater		252,540	143,080
36	Construction Sewer		520,341	508,660
37	Construction Water		467,803	248,926
38				
42	Subtotal	3,395,000	4,080,219	3,414,772
44	Project Management			
48	Project Management	154,000	159,641	156,641
49				
55	Subtotal	154,000	159,641	156,641
56	Project Contingency			288,785
57				
58				
59	Eligible for 1% for the Arts			
60	TBD Grant and TBD ineligible		12,407	12,407
61				
63	Total Expense	4,131,000	4,704,823	4,325,161
65	Total Expense	-	451,541	-
66				

Construction of this project will begin after the Wooden Boat Festival on Monday September 14, 2026. Noting that construction schedules are often subject to change, the contract documents identify one hundred forty (140) working days, with a currently anticipated completion in early summer of 2027.

ATTACHMENTS: Concept Design, Bid Tabulation

CITY COUNCIL COMMITTEE RECOMMENDATION: N/A

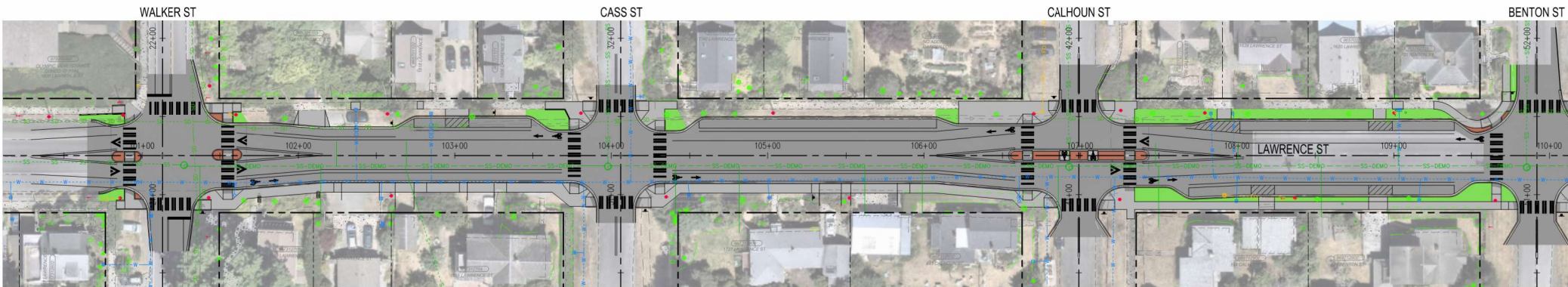
RECOMMENDED ACTION:

Motion to award the construction contract for the Lawrence Street Multimodal Improvements Project to the lowest responsive bidder, Seton Construction, Inc., and to authorize the City Manager to sign all necessary documents and contracts to complete the project.

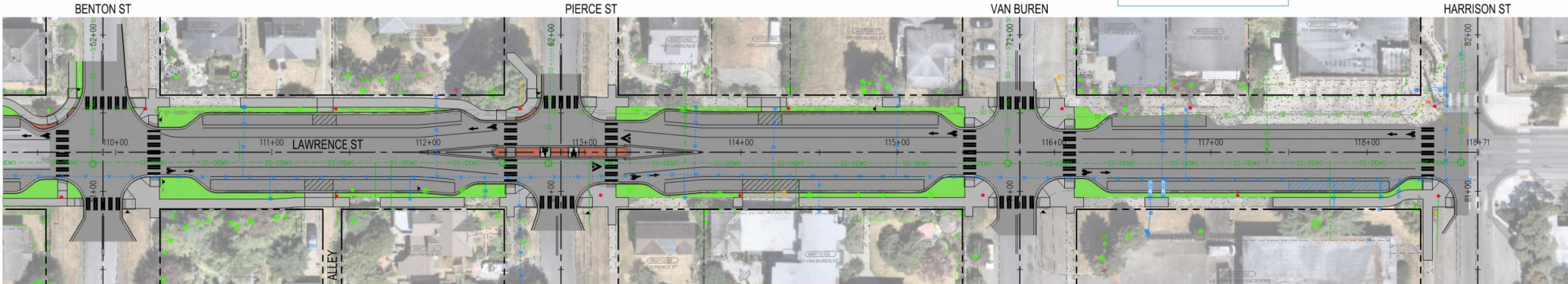
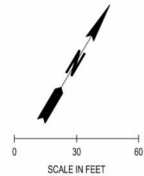
ALTERNATIVES:

- ☐ Take No Action ☐ Refer to Committee ☐ Refer to Staff ☐ Postpone Action
☐ Remove from Consent Agenda ☐ Waive Council Rules and approve Ordinance ____
☐ Other:

CITY OF PORT TOWNSEND, WA - LAWRENCE STREET MULTIMODAL IMPROVEMENTS



- PROPOSED FEATURES LEGEND**
- LANDSCAPING/RAIN GARDEN AREA
 - CONCRETE SIDEWALK/DRIVEWAY
 - ASPHALT ROADWAY
 - RAISED CONCRETE BUFFER
- EXISTING FEATURES LEGEND**
- DECIDUOUS TREE
 - CONIFEROUS TREE
 - BUSH / SHRUB
 - SIGN
 - UTILITY POLE
 - UTILITY POLE ANCHOR
 - SANITARY SEWER MANHOLE
 - SANITARY SEWER CLEAN-OUT
 - WATER GATE VALVE
 - WATER METER
 - FIRE HYDRANT
 - STORM CATCH BASIN
 - FIBER OPTIC VAULT
 - STREET LIGHT
 - MAILBOX
 - FIBER OPTIC MANHOLE



DRAFT

Conceptual Layout

PROJECT NAME: LAWRENCE STREET MULTIMODAL IMPROVEMENTS

BID PROPOSAL:		Schedule A (ROADWAY)			Engineer's Estimate		Seton Construction , Inc.		Bayshore Construction		Active Construction Inc.	
ITEM NO.	WSDOT SPEC	ITEM DESCRIPTION	QTY.	UNIT	Unit Price	TOTAL	Unit Price	TOTAL	Unit Price	TOTAL	Unit Price	TOTAL
		PREPARATION				\$322,975.00		\$215,755.00		\$342,920.00		\$538,293.00
1	2-01	MOBILIZATION	1	L.S.	\$273,000.00	\$273,000.00	\$162,500.00	\$162,500.00	\$260,000.00	\$260,000.00	\$320,000.00	\$320,000.00
2	3-01	CLEARING AND GRUBBING	1	L.S.	\$14,000.00	\$14,000.00	\$12,500.00	\$12,500.00	\$25,000.00	\$25,000.00	\$50,000.00	\$50,000.00
3	3-02	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1	L.S.	\$7,425.00	\$7,425.00	\$29,000.00	\$29,000.00	\$30,000.00	\$30,000.00	\$153,268.00	\$153,268.00
4	8-22	REMOVING PAINT LINE	105	L.F.	\$10.00	\$1,050.00	\$11.00	\$1,155.00	\$4.00	\$420.00	\$5.00	\$525.00
5	3-03	POTHOLE	10	EACH	\$2,000.00	\$20,000.00	\$790.00	\$7,900.00	\$2,000.00	\$20,000.00	\$700.00	\$7,000.00
6	3-01	TREE PRESERVATION	1	L.S.	\$7,500.00	\$7,500.00	\$2,700.00	\$2,700.00	\$7,500.00	\$7,500.00	\$7,500.00	\$7,500.00
		GRADING				\$1,063,619.50		\$594,094.00		\$670,526.00		\$735,359.50
7	3-03	ROADWAY EXCAVATION INCL. HAUL	3,660	C.Y.	\$50.00	\$183,000.00	\$42.00	\$153,720.00	\$75.00	\$274,500.00	\$44.00	\$161,040.00
8	3-03	UNSUITABLE FOUNDATION EXCAVATION INCL. HAUL	366	C.Y.	\$60.00	\$21,960.00	\$50.00	\$18,300.00	\$35.00	\$12,810.00	\$92.00	\$33,672.00
9	3-03	GRAVEL BORROW INCL. HAUL	6,900	TON	\$65.00	\$448,500.00	\$28.00	\$193,200.00	\$35.00	\$241,500.00	\$42.00	\$289,800.00
10	4-01	PULVERIZING	73,230	S.F.	\$1.15	\$84,214.50	\$0.50	\$36,615.00	\$0.20	\$14,646.00	\$0.25	\$18,307.50
11	4-01	BLADING, SHAPING, AND DISPOSING INCL. HAUL	2,160	C.Y.	\$50.00	\$108,000.00	\$40.00	\$86,400.00	\$30.00	\$64,800.00	\$50.00	\$108,000.00
12	4-01	FULL DEPTH RECLAMATION W/CEMENT ADDITIVE	62,270	S.F.	\$3.50	\$217,945.00	\$1.70	\$105,859.00	\$1.00	\$62,270.00	\$2.00	\$124,540.00
		DRAINAGE				\$53,142.50		\$64,118.00		\$64,090.00		\$55,395.00
13	7-05	CONCRETE INLET	8	EACH	\$2,000.00	\$16,000.00	\$2,000.00	\$16,000.00	\$2,500.00	\$20,000.00	\$1,800.00	\$14,400.00
14	7-05	COMBINATION INLET	8	EACH	\$2,500.00	\$20,000.00	\$2,800.00	\$22,400.00	\$3,000.00	\$24,000.00	\$2,300.00	\$18,400.00
15	7-01	UNDERDRAIN PIPE 6 IN. DIAM.	485	L.F.	\$32.50	\$15,762.50	\$48.00	\$23,280.00	\$40.00	\$19,400.00	\$39.00	\$18,915.00
16	8-NS	PERMEABLE ROCK	23	TON	\$60.00	\$1,380.00	\$106.00	\$2,438.00	\$30.00	\$690.00	\$160.00	\$3,680.00

PROJECT NAME: LAWRENCE STREET MULTIMODAL IMPROVEMENTS

BID PROPOSAL:		Schedule A (ROADWAY)			Engineer's Estimate		Seton Construction , Inc.		Bayshore Construction		Active Construction Inc.	
ITEM NO.	WSDOT SPEC	ITEM DESCRIPTION	QTY.	UNIT	Unit Price	TOTAL	Unit Price	TOTAL	Unit Price	TOTAL	Unit Price	TOTAL
		STORM SEWER				\$204,600.00		\$143,080.00		\$150,625.00		\$191,605.00
17	7-05	CATCH BASIN TYPE 1	11	EACH	\$2,000.00	\$22,000.00	\$2,400.00	\$26,400.00	\$2,500.00	\$27,500.00	\$2,000.00	\$22,000.00
18	7-05	CATCH BASIN TYPE 2 48 IN. DIAM.	3	EACH	\$5,000.00	\$15,000.00	\$4,500.00	\$13,500.00	\$6,000.00	\$18,000.00	\$6,200.00	\$18,600.00
19	7-04	SCHEDULE A STORM SEWER PIPE 12 IN. DIAM.	1,945	L.F.	\$80.00	\$155,600.00	\$44.00	\$85,580.00	\$45.00	\$87,525.00	\$69.00	\$134,205.00
20	7-05	NYLOPLAST CATCH BASIN W/BEEHIVE GRATE	8	EACH	\$1,500.00	\$12,000.00	\$2,200.00	\$17,600.00	\$2,200.00	\$17,600.00	\$2,100.00	\$16,800.00
		SURFACING				\$59,500.00		\$44,025.00		\$34,625.00		\$37,770.00
34	4-04	CRUSHED SURFACING BASE COURSE	95	TON	\$100.00	\$9,500.00	\$95.00	\$9,025.00	\$75.00	\$7,125.00	\$66.00	\$6,270.00
35	4-04	CRUSHED SURFACING TOP COURSE	500	TON	\$100.00	\$50,000.00	\$70.00	\$35,000.00	\$55.00	\$27,500.00	\$63.00	\$31,500.00
		HOT MIX ASPHALT				\$354,000.00		\$313,290.00		\$318,600.00		\$300,900.00
36	5-04	HMA CL. 1/2 IN. PG 58 H	1,770	TON	\$200.00	\$354,000.00	\$177.00	\$313,290.00	\$180.00	\$318,600.00	\$170.00	\$300,900.00
		EROSION CONTROL AND ROADSIDE PLANTING				\$82,387.50		\$47,066.50		\$84,184.80		\$102,936.00
37	8-01	EROSION CONTROL AND WATER POLLUTION PREVENTION	1	L.S.	\$14,640.00	\$14,640.00	\$13,500.00	\$13,500.00	\$5,000.00	\$5,000.00	\$25,000.00	\$25,000.00
38	8-02	ROCK MULCH	2,468	S.F.	\$10.00	\$24,680.00	\$2.25	\$5,553.00	\$2.00	\$4,936.00	\$3.00	\$7,404.00
39	8-02	TOPSOIL TYPE A	234	C.Y.	\$60.00	\$14,040.00	\$45.00	\$10,530.00	\$150.00	\$35,100.00	\$107.00	\$25,038.00
40	8-02	METAL EDGING	137	L.F.	\$28.00	\$3,836.00	\$28.00	\$3,836.00	\$25.00	\$3,425.00	\$75.00	\$10,275.00
41	8-02	WATER WELL	18	EACH	\$150.00	\$2,700.00	\$45.00	\$810.00	\$110.00	\$1,980.00	\$53.00	\$954.00
42	8-02	TREE DIAPER TYPE TD48R	5	EACH	\$170.00	\$850.00	\$75.00	\$375.00	\$300.00	\$1,500.00	\$105.00	\$525.00
43	8-02	TREE DIAPER TYPE TD36R	13	EACH	\$100.00	\$1,300.00	\$85.00	\$1,105.00	\$200.00	\$2,600.00	\$105.00	\$1,365.00
44	8-02	GROUNDCOVER & SHRUB PLANTING	107	EACH	\$15.00	\$1,605.00	\$20.00	\$2,140.00	\$80.00	\$8,560.00	\$100.00	\$10,700.00
45	8-02	TREE PLANTING	18	EACH	\$50.00	\$900.00	\$160.00	\$2,880.00	\$1,000.00	\$18,000.00	\$500.00	\$9,000.00
46	8-02	TURF HYDROSEED	11,499	S.F.	\$1.50	\$17,248.50	\$0.50	\$5,749.50	\$0.20	\$2,299.80	\$1.00	\$11,499.00

PROJECT NAME: LAWRENCE STREET MULTIMODAL IMPROVEMENTS

BID PROPOSAL:		Schedule A (ROADWAY)			Engineer's Estimate		Seton Construction , Inc.		Bayshore Construction		Active Construction Inc.	
ITEM NO.	WSDOT SPEC	ITEM DESCRIPTION	QTY.	UNIT	Unit Price	TOTAL	Unit Price	TOTAL	Unit Price	TOTAL	Unit Price	TOTAL
47	8-02	FINE BARK MULCH	392	S.F.	\$1.50	\$588.00	\$1.50	\$588.00	\$2.00	\$784.00	\$3.00	\$1,176.00
		TRAFFIC				\$537,084.00		\$363,252.00		\$454,802.00		\$755,864.00
48	8-04	ROUNDAABOUT CEMENT CONCRETE CURB AND GUTTER	368	L.F.	\$65.00	\$23,920.00	\$40.00	\$14,720.00	\$47.00	\$17,296.00	\$63.00	\$23,184.00
49	8-04	CEMENT CONC. TRAFFIC CURB AND GUTTER	3,442	L.F.	\$60.00	\$206,520.00	\$38.00	\$130,796.00	\$45.00	\$154,890.00	\$60.00	\$206,520.00
50	8-04	CEMENT CONC. TRAFFIC CURB	68	L.F.	\$55.00	\$3,740.00	\$40.00	\$2,720.00	\$48.00	\$3,264.00	\$65.00	\$4,420.00
51	8-04	CEMENT CONC. PEDESTRIAN CURB	1,036	L.F.	\$55.00	\$56,980.00	\$38.00	\$39,368.00	\$42.00	\$43,512.00	\$48.00	\$49,728.00
52	8-22	PAINT LINE	7,640	L.F.	\$1.00	\$7,640.00	\$1.00	\$7,640.00	\$1.00	\$7,640.00	\$1.00	\$7,640.00
53	8-22	PAINTED CROSSWALK LINE	2,304	S.F.	\$5.00	\$11,520.00	\$5.00	\$11,520.00	\$1.00	\$2,304.00	\$3.00	\$6,912.00
54	8-22	PAINTED STOP LINE	32	L.F.	\$2.50	\$80.00	\$9.00	\$288.00	\$3.00	\$96.00	\$11.00	\$352.00
55	8-22	PAINTED BICYCLE LANE SYMBOL	16	EACH	\$250.00	\$4,000.00	\$275.00	\$4,400.00	\$110.00	\$1,760.00	\$64.00	\$1,024.00
56	8-22	PAINTED YIELD LINE SYMBOL	8	EACH	\$250.00	\$2,000.00	\$80.00	\$640.00	\$110.00	\$880.00	\$53.00	\$424.00
57	8-21	PERMANENT SIGNING	1	L.S.	\$13,000.00	\$13,000.00	\$8,000.00	\$8,000.00	\$15,000.00	\$15,000.00	\$7,500.00	\$7,500.00
58	2-04	PORTABLE CHANGEABLE MESSAGE SIGN	10,080	HR	\$5.00	\$50,400.00	\$2.00	\$20,160.00	\$2.00	\$20,160.00	\$2.00	\$20,160.00
59	2-04	PROJECT TEMPORARY TRAFFIC CONTROL	1	L.S.	\$154,284.00	\$154,284.00	\$120,000.00	\$120,000.00	\$185,000.00	\$185,000.00	\$425,000.00	\$425,000.00
60	2-04	WORK ZONE SAFETY CONTINGENCY	1	EST.	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
		OTHER ITEMS				\$479,800.50		\$415,749.50		\$483,334.00		\$525,076.50
61	3-07	STRUCTURE EXCAVATION CLASS B INCL. HAUL	1,484	C.Y.	\$22.00	\$32,648.00	\$23.00	\$34,132.00	\$35.00	\$51,940.00	\$35.00	\$51,940.00
62	3-07	SHORING OR EXTRA EXCAVATION CLASS B	11,245	S.F.	\$0.50	\$5,622.50	\$0.30	\$3,373.50	\$5.00	\$56,225.00	\$0.50	\$5,622.50
63	1-05	ADA FEATURES SURVEYING	1	L.S.	\$18,000.00	\$18,000.00	\$12,000.00	\$12,000.00	\$13,000.00	\$13,000.00	\$20,000.00	\$20,000.00
64	8-13	MONUMENT CASE, COVER, AND PIPE	3	EACH	\$1,000.00	\$3,000.00	\$2,400.00	\$7,200.00	\$1,200.00	\$3,600.00	\$835.00	\$2,505.00
65	8-14	CEMENT CONC. SIDEWALK	1,257	S.Y.	\$100.00	\$125,700.00	\$85.00	\$106,845.00	\$90.00	\$113,130.00	\$126.00	\$158,382.00

PROJECT NAME: LAWRENCE STREET MULTIMODAL IMPROVEMENTS

BID PROPOSAL:		Schedule A (ROADWAY)			Engineer's Estimate		Seton Construction , Inc.		Bayshore Construction		Active Construction Inc.	
ITEM NO.	WSDOT SPEC	ITEM DESCRIPTION	QTY.	UNIT	Unit Price	TOTAL	Unit Price	TOTAL	Unit Price	TOTAL	Unit Price	TOTAL
66	8-06	CEMENT CONC. DRIVEWAY ENTRANCE TYPE TBD	546	S.Y.	\$135.00	\$73,710.00	\$105.00	\$57,330.00	\$120.00	\$65,520.00	\$166.00	\$90,636.00
67	8-14	CEMENT CONC. CURB RAMP TYPE PERPENDICULAR A	29	EACH	\$3,500.00	\$101,500.00	\$2,500.00	\$72,500.00	\$2,800.00	\$81,200.00	\$2,500.00	\$72,500.00
68	8-14	CEMENT CONC. CURB RAMP TYPE PERPENDICULAR B	8	EACH	\$4,000.00	\$32,000.00	\$2,800.00	\$22,400.00	\$2,800.00	\$22,400.00	\$2,700.00	\$21,600.00
69	8-14	CEMENT CONC. CURB RAMP TYPE PARALLEL B	1	EACH	\$4,000.00	\$4,000.00	\$3,200.00	\$3,200.00	\$3,000.00	\$3,000.00	\$2,500.00	\$2,500.00
70	8-14	CEMENT CONC. CURB RAMP TYPE COMBINATION	4	EACH	\$5,000.00	\$20,000.00	\$4,500.00	\$18,000.00	\$3,000.00	\$12,000.00	\$2,900.00	\$11,600.00
71	8-14	DETECTABLE WARNING SURFACE	218	S.F.	\$60.00	\$13,080.00	\$69.00	\$15,042.00	\$130.00	\$28,340.00	\$45.00	\$9,810.00
72	8-14	MONOLITHIC CEMENT CONC. CURB AND SIDEWALK	75	S.Y.	\$150.00	\$11,250.00	\$300.00	\$22,500.00	\$90.00	\$6,750.00	\$200.00	\$15,000.00
73	7-05	ADJUST CATCH BASIN	1	EACH	\$500.00	\$500.00	\$650.00	\$650.00	\$1,000.00	\$1,000.00	\$950.00	\$950.00
75	3-09	CONSTRUCTION GEOTEXTILE FOR UNDERGROUND DRAINAGE	47	S.Y.	\$30.00	\$1,410.00	\$16.00	\$752.00	\$7.00	\$329.00	\$9.00	\$423.00
76	8-18	MAILBOX SUPPORT TYPE 1	2	EACH	\$550.00	\$1,100.00	\$1,200.00	\$2,400.00	\$800.00	\$1,600.00	\$975.00	\$1,950.00
77	1-05	RECORD DRAWINGS (MIN. BID \$3,000)	1	L.S.	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00	\$3,000.00
78	8-NS	STAMPED CONCRETE NAME	49	EACH	\$100.00	\$4,900.00	\$200.00	\$9,800.00	\$30.00	\$1,470.00	\$610.00	\$29,890.00
79	8-14	DETECTABLE DIRECTIONAL STRIP	6	L.F.	\$85.00	\$510.00	\$183.00	\$1,098.00	\$280.00	\$1,680.00	\$53.00	\$318.00
80	8-NS	BRICK PAVERS	81	S.Y.	\$270.00	\$21,870.00	\$167.00	\$13,527.00	\$150.00	\$12,150.00	\$300.00	\$24,300.00
81	1-07	APPRENTICESHIP INCENTIVE/PENALTY	1	CALC	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00	\$2,000.00
82	1-05	FIELD FIT VERIFICATION OF FORMING	1	L.S.	\$4,000.00	\$4,000.00	\$8,000.00	\$8,000.00	\$3,000.00	\$3,000.00	\$150.00	\$150.00
		SUBTOTAL				\$3,157,109.00		\$2,200,430.00		\$2,603,706.80		\$3,243,199.00

PROJECT NAME: LAWRENCE STREET MULTIMODAL IMPROVEMENTS

BID PROPOSAL:		Schedule B (SEWER)			Engineer's Estimate		Seton Construction, Inc.		Bayshore Construction		Active Construction Inc.	
ITEM NO.	WSDOT SPEC	ITEM DESCRIPTION	QTY.	UNIT	Unit Price	TOTAL	Unit Price	TOTAL	Unit Price	TOTAL	Unit Price	TOTAL
		PREPARATION				\$58,500.00		\$38,000.00		\$53,500.00		\$26,000.00
1	2-01	MOBILIZATION	1	L.S.	\$45,500.00	\$45,500.00	\$20,000.00	\$20,000.00	\$45,000.00	\$45,000.00	\$1,000.00	\$1,000.00
3	3-02	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1	L.S.	\$13,000.00	\$13,000.00	\$18,000.00	\$18,000.00	\$8,500.00	\$8,500.00	\$25,000.00	\$25,000.00
		GRADING				\$75,400.00		\$17,400.00		\$40,600.00		\$39,440.00
9	3-03	GRAVEL BORROW INCL. HAUL	1,160	TON	\$65.00	\$75,400.00	\$15.00	\$17,400.00	\$35.00	\$40,600.00	\$34.00	\$39,440.00
		STORM SEWER				\$35,000.00		\$31,500.00		\$42,000.00		\$41,300.00
18	7-05	CATCH BASIN TYPE 2 48 IN. DIAM.	7	EACH	\$5,000.00	\$35,000.00	\$4,500.00	\$31,500.00	\$6,000.00	\$42,000.00	\$5,900.00	\$41,300.00
		SANITARY SEWER				\$302,600.00		\$329,090.00		\$259,600.00		\$341,560.00
21	7-19	SEWER CLEANOUT	28	EACH	\$750.00	\$21,000.00	\$800.00	\$22,400.00	\$650.00	\$18,200.00	\$790.00	\$22,120.00
22	7-17	PVC SANITARY SEWER PIPE 6 IN. DIAM.	1,045	L.F.	\$80.00	\$83,600.00	\$60.00	\$62,700.00	\$50.00	\$52,250.00	\$100.00	\$104,500.00
23	7-17	PVC SANITARY SEWER PIPE 8 IN. DIAM.	1,730	L.F.	\$100.00	\$173,000.00	\$63.00	\$108,990.00	\$55.00	\$95,150.00	\$78.00	\$134,940.00
24	7-08	TEMPORARY SEWER BYPASS	1	L.S.	\$25,000.00	\$25,000.00	\$135,000.00	\$135,000.00	\$94,000.00	\$94,000.00	\$80,000.00	\$80,000.00
		TRAFFIC				\$25,714.00		\$22,000.00		\$60,000.00		\$1,000.00
59	2-04	PROJECT TEMPORARY TRAFFIC CONTROL	1	L.S.	\$25,714.00	\$25,714.00	\$22,000.00	\$22,000.00	\$60,000.00	\$60,000.00	\$1,000.00	\$1,000.00
		OTHER ITEMS				\$22,670.00		\$26,540.00		\$52,800.00		\$34,890.00
61	3-07	STRUCTURE EXCAVATION CLASS B INCL. HAUL	940	C.Y.	\$22.00	\$20,680.00	\$24.00	\$22,560.00	\$35.00	\$32,900.00	\$35.00	\$32,900.00
62	3-07	SHORING OR EXTRA EXCAVATION CLASS B	3,980	S.F.	\$0.50	\$1,990.00	\$1.00	\$3,980.00	\$5.00	\$19,900.00	\$0.50	\$1,990.00
		SUBTOTAL				\$519,884.00		\$464,530.00		\$508,500.00		\$484,190.00
		TAX (9.5%)				\$49,388.98		\$44,130.35		\$48,307.50		\$45,998.05
		SUBTOTAL + TAX (9.5%)				\$569,272.98		\$508,660.35		\$556,807.50		\$530,188.05

PROJECT NAME: LAWRENCE STREET MULTIMODAL IMPROVEMENTS

BID PROPOSAL:		Schedule C (WATER)			Engineer's Estimate		Seton Construction, Inc.		Bayshore Construction		Active Construction Inc.	
ITEM NO.	WSDOT SPEC	ITEM DESCRIPTION	QTY.	UNIT	Unit Price	TOTAL	Unit Price	TOTAL	Unit Price	TOTAL	Unit Price	TOTAL
		PREPARATION				\$44,000.00		\$50,000.00		\$38,500.00		\$8,500.00
1	2-01	MOBILIZATION	1	L.S.	\$31,500.00	\$31,500.00	\$20,000.00	\$20,000.00	\$30,000.00	\$30,000.00	\$1,000.00	\$1,000.00
3	3-02	REMOVAL OF STRUCTURES AND OBSTRUCTIONS	1	L.S.	\$12,500.00	\$12,500.00	\$30,000.00	\$30,000.00	\$8,500.00	\$8,500.00	\$7,500.00	\$7,500.00
		WATER LINES				\$266,850.00		\$167,880.00		\$243,200.00		\$212,060.00
25	7-12	GATE VALVE 8 IN.	7	EACH	\$4,500.00	\$31,500.00	\$4,700.00	\$32,900.00	\$5,000.00	\$35,000.00	\$3,700.00	\$25,900.00
26	7-14	HYDRANT ASSEMBLY	4	EACH	\$15,000.00	\$60,000.00	\$11,000.00	\$44,000.00	\$12,500.00	\$50,000.00	\$9,000.00	\$36,000.00
27	7-15	SERVICE CONNECTION 1 IN. DIAM.	27	EACH	\$2,000.00	\$54,000.00	\$1,600.00	\$43,200.00	\$2,500.00	\$67,500.00	\$1,500.00	\$40,500.00
28	7-15	SERVICE CONNECTION 2 IN. DIAM.	3	EACH	\$2,500.00	\$7,500.00	\$2,900.00	\$8,700.00	\$3,800.00	\$11,400.00	\$2,300.00	\$6,900.00
29	7-15	SERVICE CONNECTION 1-1/2 IN. DIAM.	3	EACH	\$2,250.00	\$6,750.00	\$2,700.00	\$8,100.00	\$3,500.00	\$10,500.00	\$1,800.00	\$5,400.00
30	7-15	SERVICE LINE 1 IN. DIAM	1,250	L.F.	\$70.00	\$87,500.00	\$20.00	\$25,000.00	\$45.00	\$56,250.00	\$50.00	\$62,500.00
31	7-15	SERVICE LINE 2 IN. DIAM	170	L.F.	\$80.00	\$13,600.00	\$22.00	\$3,740.00	\$55.00	\$9,350.00	\$108.00	\$18,360.00
32	7-15	SERVICE LINE 1-1/2 IN. DIAM.	40	L.F.	\$75.00	\$3,000.00	\$21.00	\$840.00	\$50.00	\$2,000.00	\$350.00	\$14,000.00
33	7-12	GATE VALVE 2 IN.	1	EACH	\$3,000.00	\$3,000.00	\$1,400.00	\$1,400.00	\$1,200.00	\$1,200.00	\$2,500.00	\$2,500.00
		TRAFFIC				\$17,802.00		\$9,000.00		\$40,000.00		\$1,000.00
59	2-04	PROJECT TEMPORARY TRAFFIC CONTROL	1	L.S.	\$17,802.00	\$17,802.00	\$9,000.00	\$9,000.00	\$40,000.00	\$40,000.00	\$1,000.00	\$1,000.00
		OTHER ITEMS				\$250.00		\$450.00		\$1,000.00		\$1,000.00
74	7-12	ADJUST VALVE BOX	1	EACH	\$250.00	\$250.00	\$450.00	\$450.00	\$1,000.00	\$1,000.00	\$1,000.00	\$1,000.00
		SUBTOTAL				\$328,902.00		\$227,330.00		\$322,700.00		\$222,560.00
		TAX (9.5%)				\$31,245.69		\$21,596.35		\$30,656.50		\$21,143.20
		SUBTOTAL + TAX (9.5%)				\$360,147.69		\$248,926.35		\$353,356.50		\$243,703.20

BID TOTALS

LAWRENCE STREET MULTIMODAL IMPROVEMENTS

BIDDER (POST REVIEW)		Engineer's Estimate	Seton Construction, Inc.	Bayshore Construction	Active Construction Inc.
	Mailing Address		4640 S. Discovery Rd.	16821 Smokey Pt. Blvd. #808	P.O. Box 430
			Port Townsend, WA 98368	Arlington, WA 98223	Puyallup, WA 98371
BID SCHEDULE		Post Review Order:	1	2	3
Schedule A	ROADWAY	\$3,157,109.00	\$2,200,430.00	\$2,603,706.80	\$3,243,199.00
Schedule B	SEWER	\$569,272.98	\$508,660.35	\$556,807.50	\$530,188.05
Schedule C	WATER	\$360,147.69	\$248,926.35	\$353,356.50	\$243,703.20
	TOTAL	\$4,086,529.67	\$2,958,016.70	\$3,513,870.80	\$4,017,090.25

Lawrence Street Project

Harrison to Walker Street

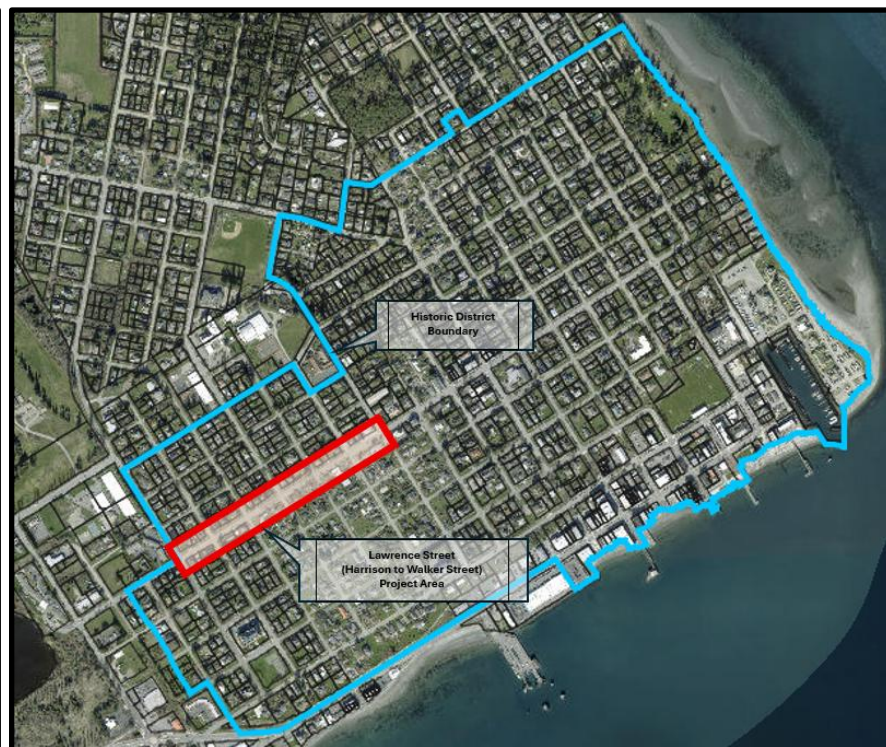
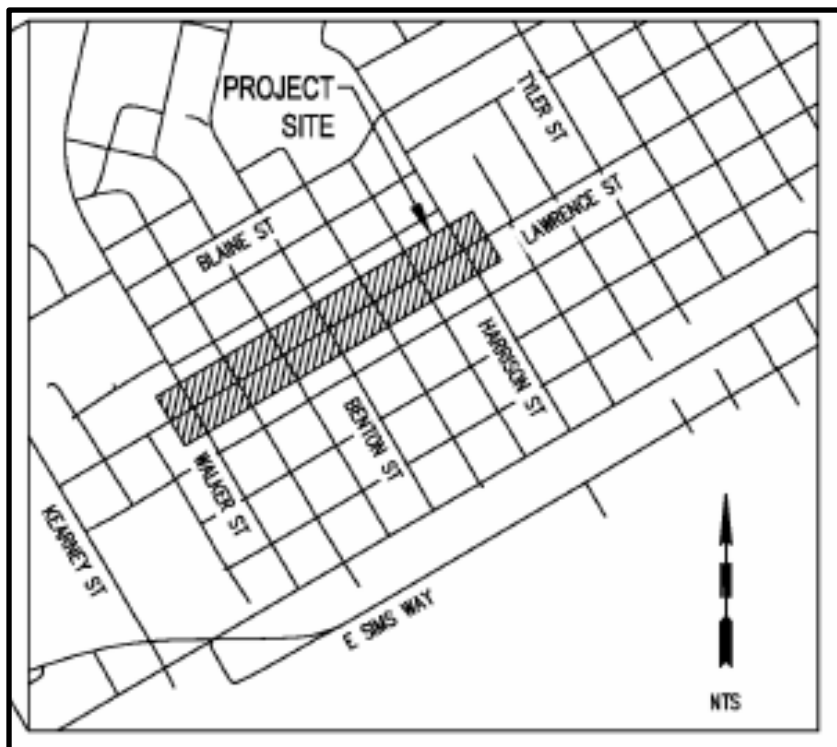
Construction Bid Award

Port Townsend City Council
Monday August 17, 2026

City of  Port Townsend

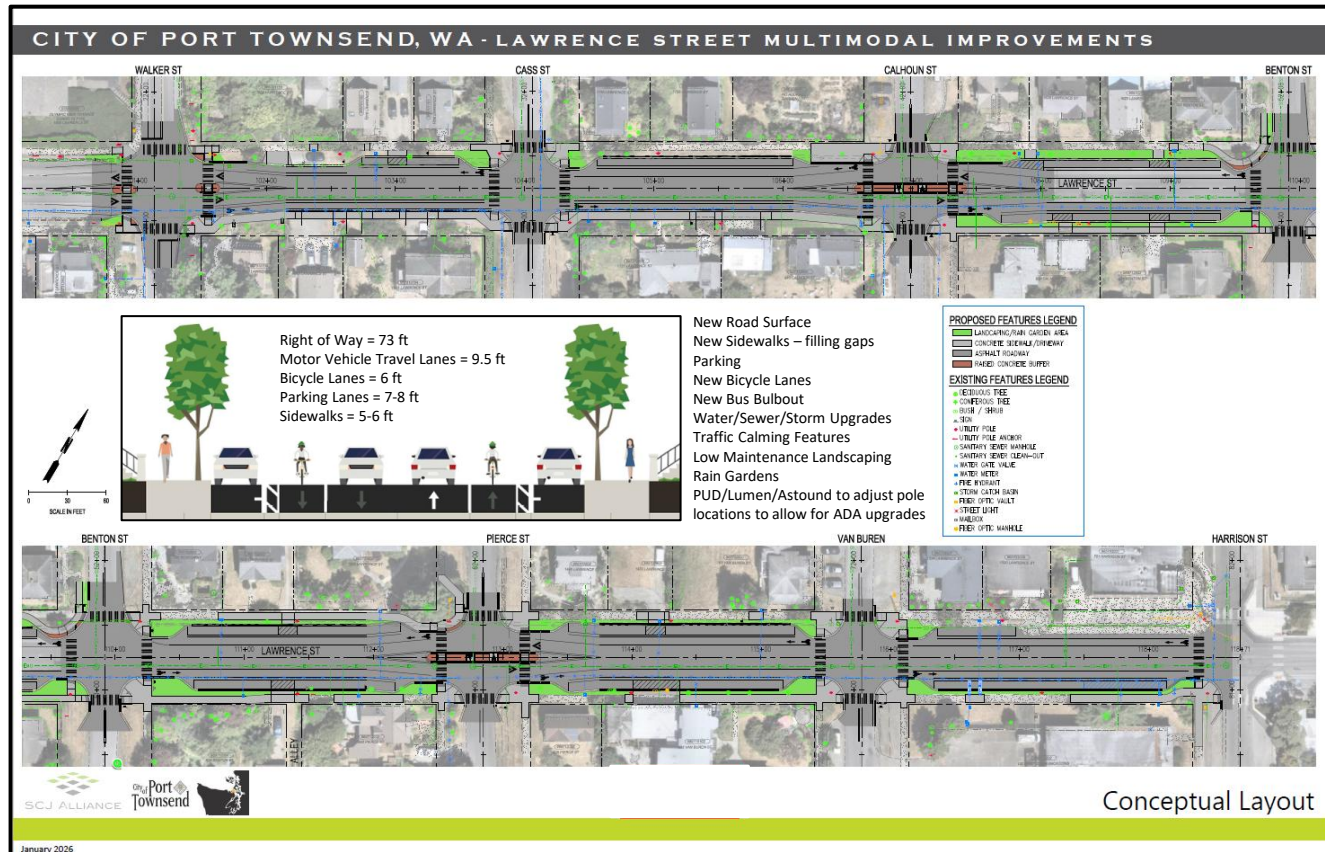
Lawrence Street Project

Location



<https://cityofpt.us/engagept/page/lawrence-street-multimodal-improvements-project-harrison-walker-0>

Lawrence Street Project Design



https://cityofpt.us/sites/default/files/fileattachments/engage_pt/page/24128/lawrence_st_concept_design.pdf

Lawrence Street Project Schedule

1	August 27, 2025 4:00 – 6:00 pm (Wednesday) Onsite – Met at Fire Dept 701 Harrison St.	Community walk through of corridor with staff and design team. Approximately 40 citizens attended.
2	October 20, 2025 (Monday) 6:00 pm Council Chambers	City Council workshop (at business meeting) - Preferred alternative discussion
3	November 4, 2025 (Tuesday) 12:00 pm Zoom	Disability Awareness Starts Here (DASH) meeting – General project presentation
4	Nov 17, 2025 (Monday) 6:00 pm Council Chambers	City Council business meeting – concept design presentation
5	December 2, 2025 and June 2, 2026	Historical Preservation Committee (HPC) meeting – General project presentation
6	January 5, 2026 (Monday) 1:00 pm and 3:00 pm	Meetings with Jefferson Transit and Fire Department
7	January 29 th , March 25 th , and May 7, 2026	City staff design reviews: 30%, 60%, 90%
8	Mid-June 2026	Completed design
9	June 24 & July 1, 2026	Advertise for construction
10	July 30, 2026	Bid Opening
10	August 3, 2026 (Monday) 10:00 am	Neighborhood meeting – Walker/Lawrence raised intersection and diverters
11	August 17, 2026 (Monday) 6:00 pm Council Chambers	City Council business meeting – Award construction contract
12	Monday September 14, 2026	Start construction
13	Early Summer 2027	End construction

All dates are approximate and subject to change.

Lawrence Street Project

Presentation

- **Agenda Item**
- **Bid Process**
- **Award**
- **Budget**
- **Schedule**

Lawrence Street Project

Agenda Item

Agenda Bill

This agenda bill recommends a motion to award the construction contract to the lowest responsive bidder, Seton Construction, and to authorize the City Manager to sign all necessary documents and contracts to complete the project.

Lawrence Street Project

Bid Process

Bid Process

- Transportation Improvement Board (TIB) authorized to bid in June 2026.
- City advertised for bids on June 24th and July 1, 2026.
- Plans and specifications were posted with Builders Exchange on June 24, 2026.
- Invitation to Bid was advertised with the Daily Journal of Commerce and the Port Townsend Leader.
- Bid Opening was on July 30, 2026.

Lawrence Street Project

Construction Contract Award

Construction Contract Award

- Three bids were received.
- Bid tabulation shows bid totals, as well as the engineer's estimate:

LAWRENCE STREET MULTIMODAL IMPROVEMENTS					
BIDDER (POST REVIEW)		Engineer's Estimate	Seton Construction, Inc.	Bayshore Construction	Active Construction Inc.
	Mailing Address		4640 S. Discovery Rd.	16821 Smokey Pt. Blvd. #808	P.O. Box 430
			Port Townsend, WA 98368	Arlington, WA 98223	Puyallup, WA 98371
BID SCHEDULE		Post Review Order:	1	2	3
Schedule A	ROADWAY	\$3,157,109.00	\$2,200,430.00	\$2,603,706.80	\$3,243,199.00
Schedule B	SEWER	\$569,272.98	\$508,660.35	\$556,807.50	\$530,188.05
Schedule C	WATER	\$360,147.69	\$248,926.35	\$353,356.50	\$243,703.20
	TOTAL	\$4,086,529.67	\$2,958,016.70	\$3,513,870.80	\$4,017,090.25

Lawrence Street Project

Construction Contract Award

Construction Contract Award

- Seton Construction of Port Townsend was the apparent low bidder.
- Mandatory bidder criteria outlined in RCW 39.04.350(1) was reviewed, and it was found that Seton's documents were compliant.
- Staff recommend awarding the Lawrence Street Multimodal Improvements Project to Seton Construction with their low bid of \$2,958,017.

Lawrence Street Project

Project Budget

Project Budget

- Funding for this project comes from the Transportation Improvement Board (TIB), the Transportation Benefit District (TBD), and the sewer/storm, and water utility funds.
- The total project budget for design, staff time, construction management services, and construction add up \$4,325,161.
- Construction contingency is 10% (\$288,785).

Revenue		Project Budget	Project Budget 1/28/26 30% Design	Project Budget 08/14/26
	TIB Grant	2,392,000	2,645,697	2,318,185
	Transportation Benefit District	475,000	220,291	445,000
	Sewer	433,000	1,254,768	795,777
	Stormwater	231,000	476,630	376,765
	Water		558,978	389,434
	Total Revenue	4,131,000	5,156,364	4,325,161
Expense		Project Budget	Project Budget	Project Budget
Design Engineering / Permitting				
	Design	582,000	451,454	451,454
	Ads		1,102	1,102
	Subtotal	582,000	452,556	452,556
Construction				
	Construction Contract	3,042,000		
	CN Engineering	353,000	651,464	456,755
	Construction Roadway		2,188,071	2,057,351
	Construction Stormwater		252,540	143,080
	Construction Sewer		520,341	508,660
	Construction Water		467,803	248,926
	Subtotal	3,395,000	4,080,219	3,414,772
Project Management				
	Project Management	154,000	159,641	156,641
	Subtotal	154,000	159,641	156,641
Project Contingency				288,785
Eligible for 1% for the Arts				
	TBD Grant and TBD ineligible		12,407	12,407
	Total Expense	4,131,000	4,704,823	4,325,161

Lawrence Street Project Schedule

Schedule

- Start date will be September 14, 2026.
- After the Wooden Boat Festival.
- 140 working days (approximately 7 months).
- Anticipated completion is early summer of 2027.

SEPTEMBER 2026

SUN	MON	TUE	WED	THU	FRI	SAT
30	31	1	2	3	4	5
6	7	8	9	10	11	12
13	14	15	16	17	18	19
20	21	22	23	24	25	26
27	28	29	30	1	2	3



Thank you

Laura Parsons, P.E.
Civil Engineer III

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360-774-3017