

**AGENDA BILL**

**Beaverton City Council  
Beaverton, Oregon.**

**SUBJECT:** Contract Award for EPA Brownfields Assessment Grant to Stantec Consulting Services Inc.

**FOR AGENDA OF:** 02-04-20 **BILL NO:** 20033

**MAYOR'S APPROVAL:** *Denny Doyle*

**DEPARTMENT OF ORIGIN:** CDD *U*

**DATE SUBMITTED:** 01-27-20

**CLEARANCES:** City Attorney *PLP*  
Mayor's Office *[Signature]*  
Purchasing *[Signature]*  
Finance *[Signature]*  
Ec. Dev. *[Signature]*

**PROCEEDING:** CONSENT AGENDA  
(CONTRACT REVIEW BOARD)

**EXHIBITS:** 1. Proposals Received

**BUDGET IMPACT**

EXPENDITURE	AMOUNT	APPROPRIATION
REQUIRED \$50,000*	BUDGETED \$50,000**	REQUIRED \$0-

\* The \$50,000 expenditure required is the estimated amount of the \$265,448 contract award that will be spent during the remainder of this fiscal year. The remaining contract amount will be appropriated in the FY 2020-21 through FY 2022-23 budget processes.

\*\*Account Number 001-70-0654-414 – General Fund – Community Development Department – Economic Development Division – EPA Brownfields Grant Expense. The FY 2019-20 Adopted Budget included a \$50,000 appropriation for this contract funded by an anticipated EPA Brownfields Assessment Grant.

**RECOMMENDED ACTION:**

City Council, acting as the Contract Review Board, approves a contract award to Stantec Consulting Services Inc. (Stantec) in the amount of \$265,448 for the U.S. Environmental Protection Agency (EPA) Brownfields Assessment Grant, in a form approved by the City Attorney.

**HISTORICAL PERSPECTIVE:**

This is Beaverton's second brownfield assessment grant award. The previous grant concluded on June 30, 2018. A brownfield is a property with real or perceived environmental contamination acting as barriers to redevelopment. A Brownfields Assessment Grant Award provides funding for developing inventories of brownfield sites, prioritizing sites, conducting community involvement activities, conducting planning, conducting site assessments, developing site-specific cleanup plans, and developing reuse plans related to brownfield sites. Assessment Grant funds may not be used to conduct cleanup activities. Beaverton has excelled in providing brownfields assistance to property owners, with \$1.1 million in EPA grant funding since 2012.

The previous EPA Brownfields Assessment Grant was part of many major projects in our city: the Public Safety Center, the Patricia Reser Center for the Arts, and the Beaverton Central 2-Acre (BC2) project. The use of the Assessment Grant on the Public Safety Center for the creation of an Analysis of Brownfield Cleanup Alternatives was a critical step in winning the two EPA Brownfield Cleanup

Grants for that project.

In June 2019, the City of Beaverton (City) was selected for a second EPA Brownfields Assessment Grant. This award is in the amount of \$300,000. Beaverton was one of only three municipalities in Oregon to receive this funding in 2019. The EPA selected Beaverton based on our strong performance on previous grants, our compelling work in revitalizing the Beaverton Central area through public-private partnerships, and our strong understanding of how the federal Opportunity Zones program can contribute to these projects.

**INFORMATION FOR CONSIDERATION:**

The contract with Stantec is in the amount of \$265,448 and will last until September 30, 2022. The contract period may be extended with EPA and City Council approval. The balance of the \$300,000 grant funds, \$34,552, will offset direct costs of grant implementation, including staff time. The FY 2019-20 Adopted Budget included a \$50,000 appropriation for the work under this contract award and the remainder of the contract award will be appropriated in subsequent budget years.

The EPA Assessment Grant requires a primary consultant to assist with implementation of the grant. Following federal and City guidelines for the bidding process, an evaluation team reviewed multiple responses to our Request for Proposals. The evaluation team was made up of Community Development Department staff and a Senior Planner from Metro who specializes in brownfields. Stantec was chosen as the primary consultant after interviews with finalists.

As the primary consultant, Stantec will assist the City with the following:

- Project management, including budget preparation, production of quarterly reports, and updates of the EPA's project database;
- Community engagement, including public meetings and focused outreach to target area property owners, with the goal of bringing catalytic redevelopment sites into the program;
- Environmental site assessments through Phase I and Phase II environmental studies, and additional follow up hazardous building material surveys on appropriate properties; and
- Planning activities, such as engaging in market feasibility analyses, contaminated media management plans, and cleanup/remediation planning.

Assessment assistance under this contract is open to any interested property owner or developer within city boundaries. Engaging the interest of private property owners, particularly on sites impacted by petroleum contamination, is an important aspect of grant administration and will be done in conjunction with the City of Beaverton.

Stantec will be subcontracting with the MultiCultural Collaborative to provide approaches for community engagement and facilitation with culturally diverse communities. Bridge Economic Development will also be part of Stantec's team and will help address concerns regarding the economic impacts of assessment work on targeted sites and work with property owners to develop strategies to help maximize development potential.

City of Beaverton

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**PROPOSALS RECEIVED**

**Request for Proposal**

**Brownfields Assessment Public Involvement, Environmental Site**

**Characterization, and Cleanup Planning #3596-20B**

**Closed: 2:00 PM on December 3, 2019**

**Proposals Submitted:**

1. Geo Design Inc., Wilsonville, OR
2. Stantec, Portland, OR
3. Maul Foster Alongi, Portland, OR