



BURA BILL

Beaverton Urban Redevelopment Agency

SUBJECT: Acting as Contract Review Board, Award Contract for Demolition of Three Buildings located at 12705 SW Beaverdam Road and 12725 SW Canyon Road

FOR AGENDA OF: August 13, 2019

BURA BILL NO: 2019-20

DATE SUBMITTED: August 6, 2019

BURA EXECUTIVE DIRECTOR: CP

PROCEEDING: New Business

CLEARANCES: Legal Counsel *W. B. Blyer*
Treasurer *A. O. Chis*
Development CP

EXHIBITS: 1. Supplemental Memorandum (Pending)

BUDGET IMPACT

Expenditure Amount: -TBD	Amount Budgeted: -TBD	Appropriation Required: - N/A
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RECOMMENDATION:

The Beaverton Urban Redevelopment Agency (BURA), acting as Contract Review Board, awards the contract for the demolition of two buildings at 12705 SW Beaverdam Road and one building at 12725 SW Canyon Road to a to-be-determined contractor for a to-be-determined amount. The contract shall be awarded to the lowest responsive bidder, in a form approved by the City Attorney.

ITB results are included in a Supplemental Memorandum Exhibit 1, which will be forwarded to the BURA Board as soon as it is available.

HISTORICAL PERSPECTIVE:

BURA is the owner of the two properties located at 12705 SW Beaverdam Road and 12725 SW Canyon Road that totals 0.86 acres along SW Beaverdam Road, in the area bounded by SW Millikan Way, SW Watson Avenue, SW Canyon Road and SW Rose Biggi Avenue. The properties are part of the Central Beaverton Urban Renewal District's ("District") Transit-Oriented Area, which is poised to serve as a major component of Beaverton's downtown. Within the District's Transit-Oriented Area, the properties are located in the Beaverdam Road area (between Cedar Hills Boulevard and Watson Avenue), which contains a number of small, irregularly shaped parcels that currently house a range of small businesses, many of which are located in buildings that have outlasted their expected lifecycle.

The Creekside District Master Plan identified the importance of redeveloping the District's core area adjacent to The Round's mix of uses to create a dense, vibrant and walkable destination where people can live, work and recreate. BURA has assembled several parcels, including the properties in question, to facilitate redevelopment and will release a development solicitation in August seeking redevelopment of those parcels.

Demolition of the three buildings will not only facilitate this redevelopment but will also allow for the construction of a temporary surface parking lot on site to accommodate adjacent public construction projects.

All of the business tenants at 12705 SW Beaverdam Road and 12725 SW Canyon Road were provided with 60 days' notice to vacate the premises on June 20, 2019. The properties will be fully vacated on August 19, 2019. Asbestos remediation is scheduled to begin during the week of August 26, 2019 with demolition scheduled to begin in mid-September.

INFORMATION FOR CONSIDERATION:

The ITB was advertised in the *Daily Journal of Commerce* on July 19, 2019. Bids will be received and opened on August 8, 2019, at 2:00 p.m. The lowest responsive bid will be awarded the contract.

Upon determining the lowest responsive bid, staff will verify the contractor's references that are provided in their bid. References for similar and recent demolition projects will be examined to confirm that the awarded contractor is capable of completing the work required by BURA.

With the BURA Board's approval of the bid award in this BURA bill, a Notice to Proceed (NTP) will be issued to the Contractor during the week of August 26, 2019. The project contract requires full completion, which includes all work including punch-list corrections and final cleanup, by October 17, 2019.

To: BURA Board
From: Cadence Petros, Development Division Manager
Date: August 6, 2019
Subject: BURA Bill No. 2019-20 - Contract Award for Demolition of Three Buildings on Beaverdam and Canyon Roads – Bid Tabulation and Recommendation for Award of Contract

The Beaverton Urban Redevelopment Agency (BURA) received five (5) bids for the demolition of three commercial buildings on Beaverdam and Canyon Road project on August 8, 2019 at 2:00 PM. The lowest bidder, Pleasant Hill Development Co., LLC at \$145,678, was considered non-responsive as they failed to submit the required Construction Schedule with their bid. The next lowest bidder was LOI Environmental & Demolition Services from Lake Oswego, OR at \$185,079. Staff reviewed LOI Environmental & Demolition Services' bid and determined they were the lowest responsive bidder. The Bid Tabulation from the City Finance Department is attached.

Staff recommends award of the construction contract for the Demolition of Three Buildings on Beaverdam and Canyon Roads to LOI Environmental & Demolition Services of Lake Oswego, Oregon.

Beaverton Urban Redevelopment Agency (BURA)

BID SUMMARY

Project Name: Demolition of Multiple Commercial Building Structures, Solicitation #3546-20B

OPENED ON: August 8, 2019 @ 2:00 PM

WITNESSED BY: Terry Muralit

VENDOR NAME CITY, STATE	Bid Proposal	Bid Proposal Certification - Ack. Addenda	Bid Bonds	Bidder Construction Schedule	Current Project Info	Bidders Responsibility Form	TOTAL BID
LOI Environmental & Demolition Services - Lake Oswego, OR	✓	✓	✓	✓	✓	✓	\$185,079.00
Konell Construction & Demolition Corp - Sandy, OR	✓	✓	✓	✓	✓	✓	\$275,115.00
P.C.R. Inc. - Beavercreek, OR	✓	✓	✓	✓	✓	✓	\$290,300.00
3 Kings Environmental, Inc. - Battle Ground, WA	✓	✓	✓	✓	✓	✓	\$293,500.00
Pleasant Hill Development Co. LLC - Sheridan, OR	✓	✓	✓	none	✓	✓	\$145,678.00*

* - Denotes an unresponsive bid

The Purchasing process has been confirmed.

Signed:



Finance Department, Purchasing Division

The above amounts have been checked: YES NO

Date:

8/8/2019



Beaverton Urban Redevelopment Agency (BURA)

BID TABULATION

Demolition of Multiple Commercial Building Structures
Solicitation #3546-208

DESCRIPTION	UNIT	QTY	LOI Environmental & Demolition Services - Lake Oswego, OR		Konell Construction & Demolition Corp., - Sandy, OR		P.C.R. Inc. - Beavercreek, OR		3 Kings Environmental, Inc. - Battle Ground, WA		Pleasant Hill Development Co. LLC - Sheridan, OR	
			UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL	UNIT PRICE	TOTAL
Work to include all labor, material, equipment and incidental costs necessary for the demolition and removal of all debris of the multiple commercial buildings. See next page Bid Description for detailed information.	1	LS	\$ 185,079.00	\$ 185,079.00	\$ 275,115.00	\$ 275,115.00	\$ 290,300.00	\$ 290,300.00	\$ 293,500.00	\$ 293,500.00	\$ 145,678.00	\$ 145,678.00
TOTAL BID AMOUNT			\$	185,079.00	\$	275,115.00	\$	290,300.00	\$	293,500.00	\$	145,678.00

Highlight denotes a non-responsive bid