DocuSign Envelope ID: 504E781F-5386-493B-BFC5-E036F4962077

AGENDA BILL

Beaverton City Council
Beaverton, Oregon

SUBJECT: Contract Award - Five Oaks Middle School Water Line Project (CIP #4175)

FOR AGENDA OF: 06/02/20 **BILL NO:** 20149

MAYOR'S APPROVAL: Denny Doyle

DEPARTMENT OF ORIGIN: Public Works

DATE SUBMITTED: 05-22-20

CLEARANCES:
City Attorney
Mayor's Office
Finance
Purchasing
Engineering
Planning

PROCEEDING: CONSENT AGENDA (CONTRACT REVIEW BOARD)

EXHIBITS:
1. Project Vicinity Map
2. Funding Plan
3. Bid Results Summary Memorandum (Pending)

BUDGET IMPACT

EXPENDITURE REQUIRED	$517,000*	AMOUNT BUDGETED	$200,000 FY 2019-20** $455,000 FY 2020-21**	APPROPRIATION REQUIRED	$0

* Estimated construction cost, will be revised once bids are received.
**Account Number - 506-75-3684-4175 – WIFIA Water Construction Fund – North Transmission Intertie Projects. The FY 2019-20 Budget includes $200,000 for this project and the FY 2020-21 Recommended Budget also includes an appropriation of $455,000 for this project; CIP #4175, Five Oaks Middle School Water Line Improvements.

RECOMMENDED ACTION:

City Council, acting as the Contract Review Board, authorizes the Mayor to sign a contract with the lowest responsive bidder for the Construction of the Five Oaks Middle School Water Line Project (CIP 4175), in a form approved by the City Attorney and subject to the approval of the FY 2020-21 Recommended Budget that was approved by the Budget Committee on May 21, 2020 and forwarded to the City Council for adoption at the June 16, 2020 Council Meeting.

HISTORICAL PERSPECTIVE:

The City of Beaverton's (City) Capital Improvements Project (CIP) #4175 includes construction of a new 12" waterline installed along the northern property line of Beaverton School District's (BSD) Five Oaks Middle School property, between NW 173rd Avenue and NE 167th Place (Exhibit 1). BSD owns Five Oaks Middle School, located at 1600 NW 173rd Avenue, Beaverton, Oregon. The Intergovernmental Agreement (IGA) between the City and BSD for this Water Line project was authorized by the Council as shown in Agenda Bill 20128 on May 12, 2020. BSD staff has scheduled authorization to execute the City/BSD IGA for the School Board Meeting on May 26, 2020.

The project involves constructing a new 12-inch diameter ductile iron (DI) waterline, approximately 1,300 feet in length, including the connections and appurtenances necessary to connect with existing water mains in NW 173rd Avenue and NW 167th Place. The waterline will be constructed along the northern property line of the site within a 15-foot-wide easement, to be granted by BSD. The location along the northerly property line is a requirement of BSD to minimize the encumbrance of the site for future school modifications and expansions. The City will pay $67,200 to BSD, upon execution of the permanent non-revocable easement. The value of the BSD waterline easement was established in an appraisal by a certified appraiser contracted by the City.

BSD is requiring that the waterline be constructed in the summer of 2020 while the school is under reconstruction, when students are not present at the school, and the sports fields have limited usage. Due to the time constraints, it was critical that the City complete the required design and bid documents and begin the procurement process to ensure that the construction of the waterline is completed during the upcoming 2020 construction season. To that end, BSD and the City entered into a letter agreement to clarify the rights, roles and responsibilities of the parties until the IGA is fully executed. This letter allowed the City to prepare bid documents and advertise on May 1, 2020, prior to execution of the IGA. This will ensure that the waterline project can be completed as planned in a timely manner.

The location of the waterline will require the removal of approximately 12 existing fir, maple, and oak trees ranging in diameter from 8 inches to 36 inches. The remaining trees will be protected. Tree removal, mitigation, landscaping, and protection plans were required as part of the design, and a Design Review Compliance Letter (DRCL) incorporating these plans was submitted and approved as required by City Code. The IGA allows the landscaping and tree planting to occur during fall season to increase survival of the plantings. The City will provide a performance security through the City Site Development group for the value of all landscaping to cover the replacement of landscaping that does not survive the one-year maintenance period.

In addition, replacement or repair of the existing chain link fence along the northern property line will be completed as per the City buffer zone permitting requirement.

INFORMATION FOR CONSIDERATION

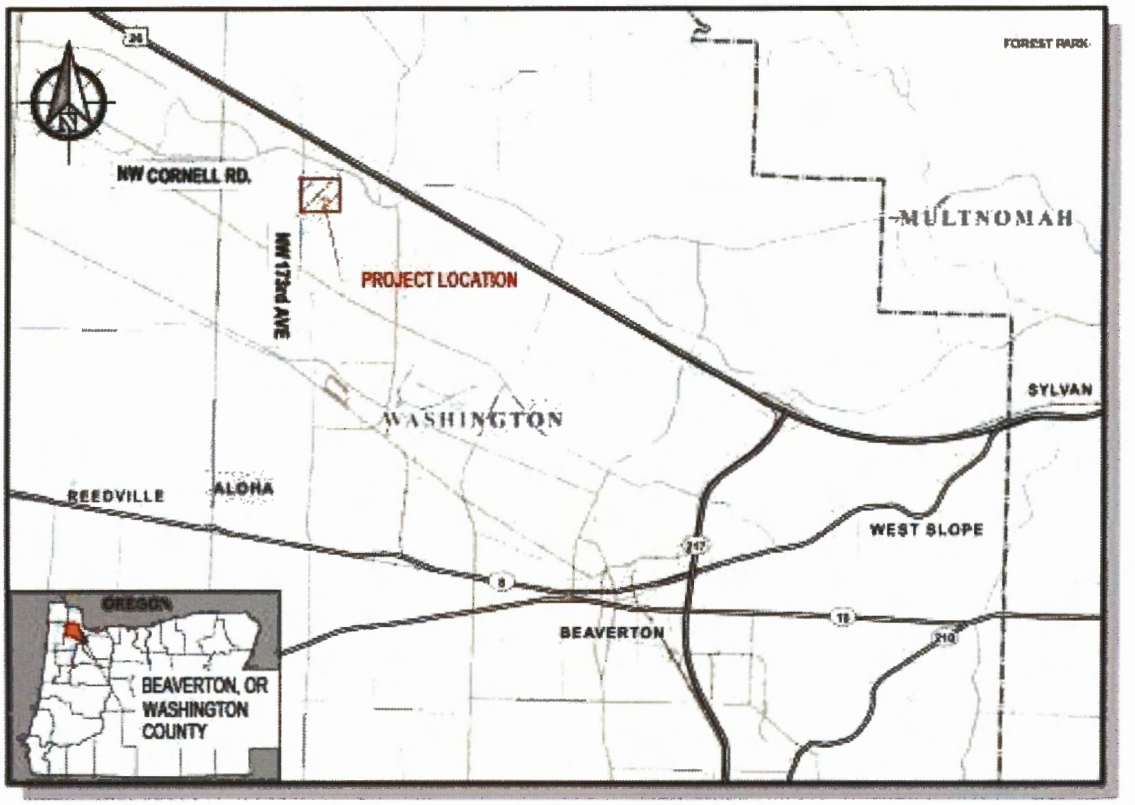
The funding for construction of the Five Oaks Middle School Water Line project is included in the FY 2019-2020 and FY 2020-2021 budget under CIP Project Number 4175 (Exhibit 2).

The project is one of many listed CIP projects to transfer the area to full City water service in northwest Beaverton as part of the Tualatin Valley Water District (TVWD) Water Service Area Withdrawal Program. Preliminary design for the waterline was completed under CIP #4159 in 2019. The final engineering design and construction support will be completed under CIP #4175. This project is listed in the City's application for a Water Infrastructure Finance Innovation Act (WIFIA) federal loan, currently being evaluated by the US Environmental Protection Agency (EPA).

The solicitation was released and advertised in the Daily Journal of Commerce on May 1, 2020. The bid closing date for the City to receive bids from prospective contractors is scheduled at 2:00 PM on May 28, 2020. Since the Council packet for the June 2, 2020, City Council meeting is distributed on May 28, 2020, staff will prepare a supplemental memorandum (Exhibit 3) before the City Council meeting that will be provided to the City Council summarizing the actual bid results and making a recommendation for award of a contract to the responsible bidder submitting the lowest responsive bid.

EXHIBIT 1

CIP 4175 - PROJECT VICINITY MAP



PROJECT LOCATION MAP

EXHIBIT 2

FUNDING PLAN
Five Oaks Middle School Water Line Project (CIP 4175)

Fund Number and Name	FY 2019-20 Project Construction Budget	FY 2020-21 Project Construction Budget	Project Cost as Bid	Engineer's Estimate	Addtiional Funding From Contingency Account
FY 19-20 Funds: 505-75-3627-4175-682 (Water Construction Fund)	$200,000	$455,000	*TBD	$517,000	$0
FY 20-21 Funds: 506-75-3684-4175-682 (WIFIA Water Construction Fund)					
Totals	$200,000	$455,000	*TBD	$517,000	$0

*Project Bid, to be revised once bids are received

EXHIBIT 3

Bid Results Summary Memorandum

PENDING
(To be updated on 5/28 after bid closing)

MEMORANDUM

City of Beaverton
Public Works Department,
Engineering and Operations Divisions

To: Mayor Doyle and City Councilors

From: Priya Dhanapal, Project Engineer

Date: May 28, 2020

Subject: Agenda Bill No. 20149 – Five Oaks Middle School Water Line Project – Bid Summary and Recommendation for Award of Contract

---

The City received proposals from six firms. A bid summary from the Finance Department is attached. Staff has determined that Subcom Excavation, Inc., Hillsboro, Oregon, is a responsible bidder and submitted the lowest responsive bid ($449,499.00). Staff therefore recommends award of the construction contract for the Five Oaks Middle School Water Line Project to Subcom Excavation, Inc.

Attachment:

Exhibit 3A: 3676-20 – Bid Summary for Construction of Five Oaks Middle School Water Line Project (May 28, 2020)

City of Beaverton

BID SUMMARY

Project Name: Construction of Five Oaks Middle School - Water Main CIP 4175

OPENED ON: May 28, 2020 @ 2:00 PM **WITNESSED BY:** Terry Muralt

VENDOR NAME CITY, STATE	Bid Proposal	Bid Proposal Certification - Ack. Addenda	Bid Bonds	Bidder Construction Schedule	Current Project Info	ODOT Prequalification Letter	Bidders Responsibility Form	TOTAL BID
Subcom Excavation, Inc. – Hillsboro, OR	✓	✓	✓	✓	✓	✓	✓	$449,499
Parker Pacific Development LLC – Lake Oswego, OR	✓	✓	✓	✓	✓	✓	✓	$460,565
Emery & Sons Construction Group, LLC – Salem, OR	✓	✓	✓	✓	✓	✓	✓	$469,934
Trench Line Excavation, Inc. – Corvallis, OR	✓	✓	✓	✓	✓	✓	✓	$517,000
Moore Excavation, Inc. – Fairview, OR	✓	✓	✓	✓	✓	✓	✓	$623,061
Lawson Corp – Carlton, OR	✓	✓	✓	✓	✓			$678,395

*** - Denotes an unresponsive bid**

The Purchasing process has been confirmed. **Signed:** _____
Finance Department, Purchasing Division

The above amounts have been checked: (YES) **NO** **Date:** 5/28/2020

Beaverton
OREGON

EXHIBIT 3A