SUBJECT: Contract Award – South Cooper Mountain Water Improvements Project (CIP 4122 and 4021G)

FOR AGENDA OF: 05-01-18 BILL NO: 18096

MAYOR’S APPROVAL: 

DEPARTMENT OF ORIGIN: Public Works 

DATE SUBMITTED: 04-20-18

CLEARANCES: City Attorney, Purchasing, Finance, Engineering

PROCEEDING: CONSENT AGENDA (CONTRACT REVIEW BOARD)

EXHIBITS: 1. Project Vicinity Map
2. Funding Plan
3. Water Line Agreement
4. CIP Data Sheets
5. Bid Results Summary Memorandum (Pending)

BUDGET IMPACT

<table>
<thead>
<tr>
<th>EXPENDITURE REQUIRED</th>
<th>AMOUNT</th>
<th>APPROPRIATION REQUIRED</th>
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<tr>
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<tr>
<td>$750,000** (FY 2018-19)</td>
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*Engineer’s estimated of construction cost, will be revised once bids are received.
** Account Number 505-75-3644-682 Water Construction Fund – South Cooper Mtn. Extra Capacity Projects – Construction Account and Account Number 505-75-3623-682 Water Construction Fund – South Cooper Mtn. Non-Potable (Purple-pipe) – Construction Account. This South Cooper Mountain Water Improvements Project combine three projects that are funded in the FY 2017-18 Adopted Budget and FY 2018-19 Proposed Budget under CIP Projects 4122 and 4021G which have a total appropriation of $1,650,000. See attached Funding Plan (Exhibit 2)

RECOMMENDED ACTION:
City Council, acting as the Contract Review Board, authorizes the Mayor to sign a contract with the lowest responsive bidder for the South Cooper Mountain Water Improvements Project (CIP 4122) in a form approved by the City Attorney and direct the Finance Director to include the $750,000 appropriation in the FY 2018-19 Proposed Budget.

HISTORICAL PERSPECTIVE:
The South Cooper Mountain Water Improvements Project consists of multiple water infrastructure facilities that are included in the Fiscal Year 2017-2018 and FY 2018-2019 Capital Improvements Plan (CIP) under CIP Project Numbers 4122 and 4021G (Exhibit 1).

On February 23, 2018, the City of Beaverton entered an agreement (Exhibit 3) with multiple private developers that ensures critical water system infrastructure in the 544-acre South Cooper Mountain Annexation area will be built to provide a secondary water supply line to South Cooper Mountain, allow
for the development of properties in the 675 hydraulic grade line (HGL) pressure zone, and build an intertie between the potable and non-potable water systems. The South Cooper Mountain Water Improvements Project consists of four separate construction schedules (Exhibit 1) that install the City's obligations from the agreement. The four construction schedules are as follows:

- **Schedule A** – SW 'A' Street Pressure Reducing Valve (PRV) and Meter Vaults
- **Schedule B** – Potable to Non-Potable Intertie Vaults
- **Schedule C** – Alvord Lane Waterline Extension
- **Schedule D** – Street 'A' Roadway Construction

The South Cooper Mountain Improvements Project has many time critical components. Schedule C is on an accelerated construction schedule that requires the Alvord Lane Waterline Extension to be built by July 31, 2018, so that Phases 2 and 3 of the South Cooper Mountain Heights PUD can begin development this summer. Schedules A, B, and D are to be completed by October 15, 2018, according to the agreement and project contract documents so that developments west of SW 175th Avenue also remain on schedule. The expected Notice to Proceed (NTP) date of the construction contract is June 1, 2018.

The SW 'A' Street PRV and Meter Vaults are a series of pressure reducing valve vaults that will regulate water from the 675 HGL pressure zone into the 550 HGL pressure zone. This will allow the 675 HGL water line to be a secondary supply feed for South Cooper Mountain developments and Mountainside High School until a transmission main in SW 175th Avenue can be built to supply water directly from the Cooper Mountain Reservoir to the developing South Cooper Mountain area. The PRV vaults will also regulate water from the Cooper Mountain Reservoir 794 HGL pressure zone into both the 675 HGL and 550 HGL zones that comprise most of the South Cooper Mountain Development area and will feed the remaining 470 HGL pressure zone on the western edge of South Cooper Mountain. When full, the water surface inside the existing Cooper Mountain Reservoir, located at the top of Cooper Mountain, is at 794 feet above sea level. This elevation of 794 feet is why the zone is labeled with a 794 hydraulic grade line. All of the PRV and Meter vaults will be connected to the City's water telemetry system that allows for water operations staff to remotely monitor and control the PRVs from a City computer.

The Potable to Non-Potable Intertie Vaults are comprised of both a metering vault and PRV vault with reduced pressure backflow assembly (RPBA) vault that allows the South Cooper Mountain non-potable (purple-pipe) water system to be fed from the City's potable water system. The intertie and meter vaults will be connected to the City's water telemetry system as well. The ability to feed the purple-pipe system with potable water will allow the purple-pipe system being built by private developers to begin operating ahead of the construction of the Aquifer Storage and Recovery (ASR) 3 wellhead improvements that will be the ultimate supply for the purple-pipe system. Development landscaping requiring irrigation is expected to be planted in summer 2018. The ASR 3 wellhead is scheduled to be constructed and operational in FY 2019-2020. The ASR 3 wellhead improvements include a second well to be used as a pumping well, pump station facility, and eventually an adjacent stormwater treatment system and injection system into the original ASR 3 well. Once completed, water from the ASR 3 non-potable system will provide water to irrigate all the landscaped area of South Cooper Mountain. In the future, the potable to non-potable intertie will operate as the backup water supply to the purple-pipe system if pumping at ASR 3 is interrupted or offline.

The Alvord Lane Waterline Extension is 1,200 linear feet of 16-inch diameter wateline that will bring 675 HGL pressure water from the existing City water system to the northeast corner of the South Cooper Mountain development area. The wateline will start at a connection to an existing City 12-inch diameter wateline on the Tualatin Hills Parks and Recreation District's (THPRD) Tenax Woods property and will head west within existing water utility easements on the THPRD property and a Homeowners Association property to the west. The wateline will then continue west within Washington County right-of-way (ROW) along Alvord Lane for 300 feet before turning south and crossing the property located at 16550 SW Alvord Lane. On March 12th, 2018 the City took immediate
possession of a permanent waterline easement and temporary construction easement on the property at 16550 SW Alvord Lane that will allow for the connection between SW Alvord Lane and the South Cooper Mountain development area.

The Street ‘A’ Roadway Construction will install the roadway aggregate base and asphalt pavement after construction of the PRV and meter vaults. This street is part of the South Cooper Mountain Heights Phase 1 development, but will be constructed as part of the City’s construction project to avoid conflicts between the City’s contractor and the developer’s contractor. According to the agreement between the City and developers, the City will be reimbursed for the construction of Street ‘A’ within 90 days of substantial completion.

INFORMATION FOR CONSIDERATION:
The Advertisement to Bid was released and advertised in the Daily Journal of Commerce on April 11, 2018. The bid opening is scheduled for 2:00 PM on May 1, 2018. Since the Council packet for the May 1, 2018, City Council meeting is distributed on April 25, 2018, staff will prepare a supplemental memorandum (Exhibit 4) 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.

The South Cooper Mountain Water Improvements project will involve the construction of several pieces of critical water system infrastructure that will allow for the continued development of South Cooper Mountain. The project consists of the construction of PRV, meter, and intertie vaults, as well as 1,200 linear feet of 16-inch water transmission main. The PRV, meter, and intertie vaults will have telemetry installed that will allow for remote monitoring and control. The improvements will provide 675 HGL pressure water to South Cooper Mountain and allow the properties at the highest elevations of the South Cooper Mountain area to develop. The improvements will also provide critical secondary water supply feed that will provide redundancy and resiliency to the water system in South Cooper Mountain which includes Mountainside High School. Finally, the improvements will allow for the purple-pipe system to be operational in time with developments as the City continues to design and construct wellhead improvements at ASR 3.

Funding for the South Cooper Mountain Water Improvements project will come from the FY 2017-2018 Adopted Budget ($900,000) and the FY 2018-2019 Proposed Budget ($750,000) (Exhibit 2).

The South Cooper Mountain Water Improvements project is included in the FY 2017-2018 and FY 2018-2019 CIP under CIP Project Numbers 4122 and 4021G (Exhibit 1).

The City hired Otak in January 2016 to design the Alvord Lane Waterline Extension Project. In January 2018 the City hired Murraysmith to complete the design of the Street ‘A’ PRV and Meter Vaults and the Potable to Non-potable Intertie. Murraysmith was also contracted to develop the bid package that combined all four construction schedules into a single project. The design for the South Cooper Mountain Water Improvements Project was completed on April 10, 2018.
South Cooper Mountain Water Improvements Project

VICINITY MAP

Exhibit 1

Legend
- Existing Waterlines
- Developer Improvements
- City Project Improvements

CIP 4122 & 4021G
PUBLIC WORKS DEPARTMENT
ENGINEERING DIVISION

Beaverton, Oregon

Feet
## FUNDING PLAN

**South Cooper Mountain Water Improvements Project (CIIP 4122 and 4021G)**

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<th>FY 2018-19 Project Construction Budget</th>
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*Project Bid, to be revised once bids are received*
WATER LINE AGREEMENT

THIS WATER LINE AGREEMENT (the "Agreement") is entered into effective February 23, 2018 by and between the City of Beaverton (the "City"), with an address of 12725 SW Millikan Way, Beaverton, Oregon 97005, Tri-County Investments, LLC, an Oregon limited liability company ("Tri-County"), with an address of 17933 NW Evergreen Parkway, Suite 300, Beaverton, Oregon 97006, Arbor Cooper Mtn LLC, an Oregon limited liability company ("Arbor Cooper"), with an address of 3330 NW Yeon Avenue, Portland, Oregon 97210, and Walden Holdings Corp., an Oregon limited liability company ("Walden"), with an address of 735 SW 158th Avenue, Beaverton, Oregon 97006. This agreement binds the successors and assigns of the parties.

A. Arbor Cooper is the owner of certain real property located in Washington County, Oregon described as Tax Lot No. 2S106AB-00100, and more particularly described on attached Exhibit A and shown on the map attached hereto as Exhibit D (the "Arbor Cooper Property").

B. Walden, the member of Arbor Cooper, is the owner of a vendee's interest in certain real property located in Washington County, Oregon described as Tax Lot No. 2S10600-00103, and more particularly described on attached Exhibit B and shown on the map attached hereto as Exhibit D (the "Dyches Property").

C. Tri-County is the owner of certain real property located in Washington County, Oregon described as Tax Lot No. 1S13100-01602, and more particularly described on attached Exhibit C and shown on the map attached hereto as Exhibit D (the "Tri-County Property").

D. The parties desire to construct a 16" diameter 675 pressure zone waterline across the Northern border of the Arbor Cooper Property and the Dyches Property, and then continuing North and East of the Dyches Property, as shown on Exhibit D (the "Water Line").

NOW, THEREFORE, in consideration of the parties' respective promises and agreements herein, the parties hereby agree as follows:

1. Easements. The parties shall obtain permanent, temporary construction, and access easements for the Water Line as follows:

1 - WATER LINE AGREEMENT
1.1 No later than February 28, 2018, Arbor Cooper shall grant and record easements to the City: (1) for the Water Line along the Northern Border of the Arbor Cooper Property, which shall be shown on the recorded plat for such property; (2) for the PRV and metering vaults described in Section 2.3(2) below; and (3) for the potable to non-potable intertie system described in Section 2.3(3) below.

1.2 No later than February 28, 2018, WalDen shall have obtained and provided proof of recording of permanent, temporary construction, and reasonable access easements to the City from the owner of the Dyches Property for the construction and provision of the Water Line. WalDen shall also be responsible for obtaining a temporary construction access easement from the owner of the Arbor Cooper or Dyches Property to provide access to the Dyches easement area. The City will support WalDen to the extent such support is requested.

1.3 The City shall be responsible for obtaining easement(s) from the owner(s) of the properties from the "Prentice" location on the Northern border of the Dyches Property to the "Siskin Terrace" location to the North and East. Any easements required for the completion of the waterline construction shall be recorded no later than March 15, 2018.

1.4 All easements shall be for the benefit of the City.

2. Construction.

2.1 Arbor Cooper and/or WalDen will construct the Water Line across the Northern border of the Arbor Cooper Property on or before September 30, 2018 (see Exhibit D – Segment 1).

2.2 Arbor Cooper and/or WalDen will construct the Water Line across the Northern border of the Dyches Property on or before September 30, 2018 (see Exhibit D – Segment 2).

2.3 The City will construct: (1) the Water Line from the "Prentice" location on the Northern border of the Dyches Property to the "Siskin Terrace" location to the North and East by July 31, 2018 (see Exhibit D – Segment 3); (2) pressure-reducing valve and metering vaults (the "PRV Vault Farm"), and base rock, curbs and asphalt paving, at the western end of the Water Line on the Arbor Cooper Property and connection to the SW 175th Avenue water line by October 15, 2018 (see Exhibit D – Segment 4); and (3) an intertie system from the water line on the Arbor Cooper Property South (and East as necessary) to the potable to non-potable intertie vault shown adjacent to Barrows Road on Exhibit D, by September 30, 2018.

2.4 In the event construction of any segment stated above is not completed by the corresponding date (for example, July 31, 2018 for Segment 1), Tri-County or WalDen/Arbor Cooper may construct the unconstructed segment, and the party responsible for the construction of the segment per Section 3 shall reimburse, in cash, Tri-County or WalDen/Arbor Cooper for costs incurred by Tri-County or
WalDen/Arbor Cooper in the construction thereof within thirty (30) days of demand. Upon request, all necessary access easements and rights under any related natural resource permitting shall be provided to Tri-County or WalDen/Arbor Cooper by the party bearing responsibility for the construction of the unconstructed segment(s) under Sections 2.1-2.3 upon request.

3. Costs.

3.1 All costs for the construction of the Water Line including construction costs, construction plans, engineering and permits on the Dyches Property shall be borne by Tri-County. Arbor Cooper and/or WalDen shall obtain a contractor’s estimated cost for this portion of the Water Line and Tri-County will deposit one hundred ten percent (110%) of such amount in escrow on or before May 1, 2018. The parties shall execute and deliver an Escrow Agreement providing for the disbursement of such funds to complete this portion of the Water Line.

3.2 The City shall be responsible for the cost of obtaining the easement(s) from the "Prentice" location on the Northern border of the Dyches Property to the "Siskin Terrace" location, and the construction of this portion of the Water Line.

3.3 The cost of the PRV Vault Farm shall be shared proportionately by the City and benefited property owners with WalDen’s percentage share estimated at 20% (see attached Exhibit E). The full cost of the base rock, curbs, and asphalt paving shall be borne by WalDen. WalDen shall pay its share of the PRV Vault Farm costs within thirty (30) days of substantial completion of the construction.

3.4 The cost of the construction of the potable to non-potable intertie system described in Section 2.3(3) above will be borne by the City.

3.5 The party responsible for the costs of a given segment under this Section 3 shall be entitled to water system development charge credits for any portion of the associated improvement that is oversized with respect to what is required to serve the responsible party’s project on their respective property described above.

4. Each party agrees to execute and deliver such other documents and to do and perform such other acts and things as any other party may reasonably request to carry out the intent and accomplish the purposes of this Agreement.

5. This Agreement may be executed in one or more counterparts, all of which shall be considered one and the same Agreement and shall be effective when one or more counterparts have been signed and delivered by all parties hereto.

IN WITNESS WHEREOF, each of the undersigned persons has executed and delivered this WATER LINE AGREEMENT as of the date set forth below their respective

3 - WATER LINE AGREEMENT
names.

CITY:

The City of Beaverton

By: Denny Doyle
Name: Denny Doyle
Title: Mayor

TRI-COUNTY:

Tri-County Investments, LLC

By: Sean T. Keys, Manager

4 - WATER LINE AGREEMENT

37165-0056/138144030.1
ARBOR COOPER:

Arbor Cooper Mtn LLC

By: WalDen Holdings Corp., Sole Member

By: 

Dennis P. Jacknow, President

By: Walter E. Remmers, Secretary

WALDEN:

WalDen Holdings Corp.

By: 

Dennis P. Jacknow, President

By: Walter E. Remmers, Secretary

STATE OF OREGON

County of Washington

On 2/23/18, before me, Rachel Solonika, a Notary Public for said state, personally appeared Denny Doyle, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Rachel M. Solonika

Notary Public for Oregon

OFFICIAL STAMP

RACHEL MARIE SOLONIKA
NOTARY PUBLIC-OREGON
COMMISSION NO. 952880
MY COMMISSION EXPIRES JULY 31, 2020

5 - WATER LINE AGREEMENT

37165-0056/138144030.1
STATE OF OREGON )
County of Washington ) ss.

On _____________, 2018, before me ________________________, a Notary Public for said state, personally appeared Sean T. Keys, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

_____________________________________
Notary Public for Oregon

STATE OF OREGON )
County of Washington ) ss.

On February 21, 2018, before me Cindy M. Christensen, a Notary Public for said state, personally appeared Dennis E. Sackhoff, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Cindy M. C
Notary Public for Oregon

6 - WATER LINE AGREEMENT
STATE OF OREGON )

County of Washington ) ss.

On February 22, 2018, before me Desiree Uriarte, a Notary Public for said state, personally appeared Sean T. Keys, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public for Oregon

STATE OF OREGON )

County of Washington ) ss.

On _____________, 2018, before me _______________________, a Notary Public for said state, personally appeared Dennis E. Sackhoff, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Notary Public for Oregon

6 - WATER LINE AGREEMENT
On February 15, 2018, before me, Kristi Hosea, a Notary Public for said state, personally appeared Walter E. Remmers, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person whose name is subscribed to the within instrument and acknowledged to me that he executed the same in his authorized capacity, and that by his signature on the instrument the person or the entity upon behalf of which the person acted, executed the instrument.

WITNESS my hand and official seal.

Kristi Hosea
Notary Public for Oregon
EXHIBIT A

LEGAL DESCRIPTION
ARBOR COOPER PROPERTY

Parcel 1, PARTITION PLAT NO. 2016-038, in the County of Washington and State of Oregon.
EXHIBIT B
LEGAL DESCRIPTION
DYCHES PROPERTY

Beginning at the Northeast corner of Section 6, Township 2 South, Range 1 West of the Willamette Meridian, Washington County, Oregon; thence South 1272.7 feet along the east line of said section to the Northeast corner of a tract conveyed to Leland W. Irwin, et ux, by deed recorded September 24, 1974, in Book 993, Page 860, Records of Washington County, Oregon; thence West 659.3 feet to the Northwest corner of said Irwin Tract; thence South parallel with the East line of said section 1,050 feet, more or less to the center of County Road No. 812; thence Southwesterly along the center of said road to the West line of the East ½ of the Northeast ¼ of said Section 6; thence North of the Northwest corner of the East ½ of the Northeast ¼ of said Section 6; thence East to the point of beginning.

ALSO that right of way and easement for road and utility in the above-described Irwin deed.

SUBJECT TO easement, including the terms and provisions thereof given by Francis A. Davies and Ruth E. Davies to Rosaline R. Walker and Alexander Walker, husband and wife, recorded May 16, 1942, Book 208, Page 103, Instrument No. 3527, Records of Washington County;

SUBJECT TO the rights of the public in and to streets, roads and highways.
EXHIBIT C
LEGAL DESCRIPTION
TRI-COUNTY PROPERTY

Real property in the County of Washington, State of Oregon, described as follows:

PARCEL I:

The Southwest one-quarter of the Southwest one-quarter of Section 31, Township 1 South, Range 1 West of the Willamette Meridian, in the County of Washington and State of Oregon.

EXCEPTING THEREFROM the following tract of land in the Northeast corner, to wit:

Beginning at the Northeast corner of the Southwest one-quarter of the Southwest one-quarter; thence running South 00°26'38" East 60.00 feet along the East line thereof; thence South 89°19'53" West 100.00 feet; thence North 00°26'38" West 60.00 feet to the North line of said Southwest one-quarter; thence North 89°19'53" East 100.00 feet to the point of beginning.

TOGETHER WITH a tract of land in the Southwest one-quarter of Section 31, Township 1 South, Range 1 West of the Willamette Meridian, as described in Deed to Barbara L. Guard, recorded February 19, 1992, as Recorder's Fee No. 92010104 in the County of Washington and State of Oregon.

EXCEPTING THEREFROM a tract of land in the Southwest one-quarter of Section 31, Township 1 South, Range 1 West of the Willamette Meridian, as described in Deed to John D. Degn, Jr. and Deborah Degn, recorded February 19, 1992, as Recorder's Fee No. 92010103, in the County of Washington and State of Oregon.

10 - WATER LINE AGREEMENT
EXHIBIT D
MAP

See attached map of the Arbor Cooper Property, the Dyches Property and the Tri-County Property showing Water Line location beginning on the West at the PRV Vault Farm, continuing East along the Northern border of SCM Heights Phase 1 and SCM Heights Phase 2B to Prentice, then North and East to Siskin Terrace.
SOUTH COOPER MOUNTAIN 16" WATER EXTENSION (675 zone)
SW 5ISKIN TERRACE to SW 175th AVENUE

SEGMENT 1: South Cooper Mountain Heights Phase 1
SEGMENT 2: South Cooper Mountain Heights Phase 2B
SEGMENT 3: Siskin Terrace-Alvord Lane-Prentice
SEGMENT 4: PRV Vault Farm/179th Connection

Exhibit D
draft 11/9/17
EXHIBIT E
PRV VAULT FARM COST SHARING

See attached.
OSAK CITY OF BEAVERTON

SCMH - SW "A" STREET PRV AND METER VAULTS PRELIMINARY CONSTRUCTION COST

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Vault vaulting (heeled vaulting, valves, and fittings outside vaults between SW 1750 Av SW and SW "A" St SWA (443))

- Furnish and install Class SI ductile iron piping, with Class D trench backfill
- 8 in. Schedule 40 pipe
- 12 in. Schedule 40 pipe
- 16 in. Schedule 40 pipe

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764 PZ, Meter Vault

- Furnish and Install Present vault (534-A) complete with cover, access hole, ladder, pump as shown
- Furnish and install all mechanical equipment including piping, fittings, meters, isolation valves, pipe stands, pump stands, etc.

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<th>Item</th>
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<td>20.66% $7,128 $27,372</td>
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765 PZ PRV Vault

- Furnish and install present vault (534-A) complete with cover, access hole, ladder, pump as shown
- Furnish and install all mechanical equipment including piping, fittings, meters, isolation valves, pipe stands, pump stands, etc.

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<td>20.66% $7,128 $27,372</td>
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766 PZ PRV Vault

- Furnish and install present vault (534-A) complete with cover, access hole, ladder, pump as shown
- Furnish and install all mechanical equipment including piping, fittings, meters, isolation valves, pipe stands, pump stands, etc.

<table>
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<th>Item</th>
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<td>20.66% $7,128 $27,372</td>
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611 PZ, Meter Vault

- Furnish and install present vault (534-A) complete with cover, access hole, ladder, pump as shown
- Furnish and install all mechanical equipment including piping, fittings, meters, isolation valves, pipe stands, pump stands, etc.

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612 PZ PRV Vault

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613 PZ PRV Vault

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811 PZ PRV Vault

- Furnish and install present vault (534-A) complete with cover, access hole, ladder, pump as shown
- Furnish and install all mechanical equipment including piping, fittings, meters, isolation valves, pipe stands, pump stands, etc.

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812 PZ PRV Vault

- Furnish and install present vault (534-A) complete with cover, access hole, ladder, pump as shown
- Furnish and install all mechanical equipment including piping, fittings, meters, isolation valves, pipe stands, pump stands, etc.

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813 PZ PRV Vault

- Furnish and install present vault (534-A) complete with cover, access hole, ladder, pump as shown
- Furnish and install all mechanical equipment including piping, fittings, meters, isolation valves, pipe stands, pump stands, etc.

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Electrical, Instrumentation and Control

- Furnish and install all electrical equipment including service panels, conduits, meters, and fingers
- Furnish and install mechanical equipment including piping, fittings, meters, isolation valves, pipe stands, pump stands, etc.

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</tbody>
</table>

Design/Construction Fees (MSA - as subcontractor to Otok)

- 30% 54,781
- 20% 34,518

Total: $89,369

Design/Construction Fees (MSA - as subcontractor to Otok) + 30% 54,781

Total: $144,150

Prior Total: $725,959

Total: $792,159
Project Number: 4021G
Project Name: South Cooper Mtn (Non-Potable Water) from ASR Well No. 3
Project Description:

To partially mitigate the increase in water demand which is related to non-potable water use such as irrigation, outdoor use, toilet flushing, and decorative fountains in the South Cooper Mountain (SCM) annexation area, the City is planning for a non-potable (purple pipe) system which will use native groundwater from a 1,000-foot deep existing well drilled in 2000 into a local deep-basalt aquifer (see CIP 4021A). The well was originally drilled and intended as an Aquifer Storage and Recovery well, ASR Well No. 3 for potable water. Other locations and underground formations for ASR in Beaverton proved to be lower cost and higher water drinking quality for ASR, so ASR No. 3 was held in reserve for future development. A well-pumping system will be developed and purple-pipe water distribution system that will extend from SW Loon Dr, near Scholls Ferry Rd to the west and ending at SW Tile Flat Rd. The purple pipe system will serve Mountainside High School and developments in South Cooper Mountain.

Project Justification:

With the annexation of the 544-acre SCM area in January 2013, an additional 8,000 people may be added to the City's upper elevation water service area within the next 20 years, and 12,000 more may be added when the remaining Urban Reserve 6B is brought into the Urban Growth Boundary. An infrastructure study (CIP No. 6083), which is part of the concept plan, requires extensive evaluation of potable water supply and service needs and projected costs to ensure provision of water service and fire protection for a fully developed area.

Project Status:

FY 15-16: Engineering staff with the assistance of hydrogeological and engineering consultants prepared preliminary design for the needed pump station and purple pipe distribution system. FY16-17: Completed design and installation of a section of the purple pipe distribution system. FY17/18: Continued installation of the purple pipe system as opportunities arose and completed 60% design of the well-pumping system. FY18-19: Finalize design of the well-pumping system, and begin construction. Construct a potable to non-potable intertie. Continue installation of the purple pipe system. FY19-20: Complete construction of the well-pumping system.

Estimated Date of Completion: 06/30/2020
Estimated Project Cost: $1,000,000
First Year Budgeted: FY15/16
New Project: ☐

Funding Data:

<table>
<thead>
<tr>
<th>Project No.</th>
<th>Fund No.</th>
<th>Fund Name</th>
<th>Amount</th>
<th>FY</th>
</tr>
</thead>
<tbody>
<tr>
<td>4021G</td>
<td>3623</td>
<td>Non-Potable Purple Pipe</td>
<td>$600,000</td>
<td>FY2018/19</td>
</tr>
</tbody>
</table>
Project Data

<table>
<thead>
<tr>
<th>Project Number:</th>
<th>4122</th>
</tr>
</thead>
<tbody>
<tr>
<td>Project Name:</td>
<td>Alvord Ln Waterline Extension</td>
</tr>
<tr>
<td>Project Description:</td>
<td>Install roughly 1,200 feet of 16-inch DIP waterline from SW Siskin Ter to the South Cooper Mountain development area as shown along the alignment highlighted in blue below. Developers will then install the waterline from the end of the City project to SW 175th Ave. CIP 4122 will also install a pressure reducing valve and metering vaults.</td>
</tr>
</tbody>
</table>

Map:

Estimated Date of Completion: 09/30/2018
Estimated Project Cost: $1,350,000

Project Justification: This project will strengthen the City's water service and provide redundancy to the South Cooper Mountain area and Mountainside High School. Additionally, the waterline extension and pressure reducing valves will provide a loop to the system which improves water quality and fire flow. This project is shown on the City's water master plan map.

Project Status: FY15-16: Began preliminary design and coordinated easement options with adjacent property owners. FY16-17: Completed ROW coordination. FY17/18: Began construction. FY18-19: Complete construction of waterline.

Funding Data:

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<th>FY</th>
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<tbody>
<tr>
<td>4122</td>
<td>3644</td>
<td>South Cooper Mtn Extra Capacity, Bonded</td>
<td>$790,000</td>
<td>FY2018/19</td>
</tr>
</tbody>
</table>

Total for FY: $790,000
MEMORANDUM
City of Beaverton
Public Works Department, Engineering and Operations Divisions

To: Mayor Doyle and City Councilors
From: Geoff Hunsaker, Project Engineer
Date: May 1, 2018
Subject: Agenda Bill No. 18096 – South Cooper Mountain Water Improvements Project CIP 4122 and 4021G – Bid Summary and Recommendation for Award of Contract

The City received bids from three firms. A bid summary from the Finance Department is attached. Staff has determined that Oregon Underground, Inc., of Clackamas, Oregon, is a responsible bidder and submitted the lowest responsive bid ($1,645,127). Staff therefore recommends award of the construction contract for the South Cooper Mountain Water Improvements Project to Oregon Underground, Inc.
## BID SUMMARY

**Project Name:** South Cooper Mountain Water Improvements, CIP 4122, Solicitation #3335-18B

**OPENED ON:** May 1, 2018

**WITNESSED BY:** Geoff Hunsaker

<table>
<thead>
<tr>
<th>VENDOR NAME</th>
<th>Bid Proposal</th>
<th>Bid Proposal Certification - Addenda</th>
<th>Bid Bonds</th>
<th>Bidder Construction Schedule</th>
<th>Current Project Info</th>
<th>Bidders Responsibility Form</th>
<th>TOTAL BID</th>
</tr>
</thead>
<tbody>
<tr>
<td>Oregon Underground – Clackamas, OR</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>$1,645,127.00</td>
</tr>
<tr>
<td>Canby Excavation – Canby, OR</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>$1,855,495.00</td>
</tr>
<tr>
<td>Trench Line Excavation – Corvallis, OR</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>X</td>
<td>$1,944,500.00</td>
</tr>
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</table>

The Purchasing process has been confirmed.

Signed: [Signature]

Finance Department, Purchasing Division

The above amounts have been checked: **YES** **NO**

Date: **May 1, 2018**