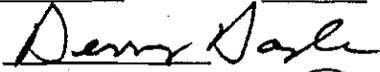


## AGENDA BILL

Beaverton City Council  
Beaverton, Oregon

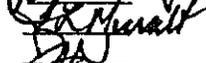
**SUBJECT:** Bid Award – South Plaza at The Round Improvement, CIP 3516

**FOR AGENDA OF:** 05-14-2013 **BILL NO:** 13104

**Mayor's Approval:** 

**DEPARTMENT OF ORIGIN:** Public Works 

**DATE SUBMITTED:** 05-8-13

**CLEARANCES:** City Attorney   
Purchasing   
Finance   
Engineering   
CAO 

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

**EXHIBITS:** 1. Map/Project Data Sheet  
2. Bid Summary  
3. Funding Plan

### BUDGET IMPACT

EXPENDITURE	AMOUNT	APPROPRIATION
REQUIRED \$486,698.78*	BUDGETED \$494,000*	REQUIRED \$0

\* See attached Funding Plan (Exhibit 3)

#### RECOMMENDED ACTION:

City Council, acting as Contract Review Board, awards a contract for the South Plaza at The Round Improvement Project to Lanphere Construction & Development (LCD), of Beaverton, Oregon, in the amount of \$486,698.78, in a form approved by the City Attorney, as the lowest responsive bid received from a responsible bidder.

#### HISTORICAL PERSPECTIVE:

The South Plaza at The Round Improvement Project is included in the FY 2012-13 and FY 2013-14 Capital Improvements Plans (CIP) under CIP Project Number 3516 (Exhibit 1).

SkankanKemperBard Companies (SKB), the owner of the adjacent properties except the South Office Building, has agreed to participate in funding the project in the amount of \$250,000.

On August 14, 2012, the City Council approved a contract with Koch Landscape Architecture to develop the plans and specifications necessary to construct the redesigned South Plaza.

On January 8, 2013, the City Council awarded a personal services contract to Devin Laurence Field to design and fabricate public art for the South Plaza at The Round.

#### INFORMATION FOR CONSIDERATION:

The primary purpose of the project is to transform a former City street (Esplanade) surfaced with asphalt and stone and concrete paving blocks into a vibrant City plaza. The proposed project consists of approximately 8,875 square feet of concrete hardscape with integrated color and acid etch finish,

2,670 square feet of standard concrete paving that must match existing hardscape, 419 feet of concrete wall with integrated color and granite inserts, three concrete steps with integrated color, scoring, electrical, planting irrigation, and the relocation and/or installation of utilities.

The invitation for bid was advertised in the *Daily Journal of Commerce* on April 12, 2013. A mandatory pre-bid meeting was held on April 18, 2013. Six (6) prime contractors attended the pre-bid meeting. Four (4) bids were received and opened on May 7, 2013, at 2:00 p.m., in the Finance Department conference room (Exhibit 2). LCD submitted the lowest bid in the amount of \$486,698.78.

The overall bid amount was \$8,387 or 1.7 percent less than the Engineer's Estimate of \$495,086.

At the bid opening LCD provided some, but not all, the requested materials evidencing responsibility, specifically the Bidder Responsibility Form. LCD believed that they had previously submitted this form to the City and that it was on file in the City Finance Department. City requested that LCD provide the form which they did the same afternoon. Because the information was promptly provided, the City can make a determination of responsibility taking the additional information into consideration under the provisions set forth in ORS 279C.375(3)(b)(A)-(I).

The staff reviewed the qualifications of LCD to include the information provided in the Bidder Responsibility Form and investigated its performance with four previous customers from recent projects. It received very high marks from all customers. Staff finds LCD has satisfied the bid requirements to construct the underground utility and hardscape improvements specified in the contract.

With City Council approval of the bid award, a Notice to Proceed (NTP) will be issued to the contractor on or about June 19, 2013. The project contract requires substantial completion (all work other than punch-list corrections and final cleanup) within 103 calendar days of the NTP. This means the required substantial completion date for the project is September 30, 2013.

City of Beaverton  
2013-2014 CIP

**Project Data**

Civic

**Project Number:** 3516  
**Project Name:** South Plaza at The Round Improvement  
**Project Description:** Complete landscape and hardscape improvements within the South Plaza at The Round.



**Project Justification:** ScanlanKemperBard (SKB) has agreed to pay the City \$250,000 in order to complete the south plaza improvements. This project responds to Community Vision Action Plan (CVAP) #12 promote public places, #34 public plazas, and #38 incorporate green spaces in downtown redevelopment.

**Project Status:** FY11-12: Complete refinement of the existing landscape design completed in March 2006 and begin final design. In May 2012 City requested proposals for a registered landscape architect to design the South Plaza. On June 8, 2012 City received two proposals, one from KLA and the other from Cardno WRG. On June 13, 2012 the selection committee selected The Grove design solution submitted by KLA. FY12-13: Complete final design, land use permit, and PS&E (plans, specifications & cost estimate). Artist, Devin Laurence Field, selected to produce sculpture 1-8-13. 60% plans complete 12-28-12. 90% plans complete 3-4-13. 100% plans complete 4-10-13. Project advertised 4-12-13. Mandatory pre-bid meeting held 4-18-13. Bids opened 5-7-13. FY13-14: Complete construction.

**Estimated Date of Completion:** 11/15/2013  
**Estimated Project Cost:** \$654,000  
**First Year Budgeted:** FY12/13  
**New Project:**

**Funding Data:**

Project No.	Fund No.	Fund Name	Amount	FY
3516	001	General Fund	\$168,000	FY2013/14
	3701	Water Improvements	\$25,000	FY2013/14
	3850	Sewer Maint/Replacement	\$9,000	FY2013/14
	3950	Storm Maint/Replacement	\$12,000	FY2013/14
	From Others	Payment by SKB	\$250,000	FY2013/14
<b>Total for FY:</b>			<b>\$464,000</b>	

**CITY OF BEAVERTON  
 BID SUMMARY  
 CONSTRUCTION OF South Plaza at the Round Improvement Project #2796-13B**

**TO:** Mayor & City Council  
**FROM:** Purchasing Division

**SUBJECT:** Bid Opening  
**WITNESSED BY:** Jim Brink

Bids were opened on May 7, 2013 at 2:00PM in the Finance Conference Room

	VENDOR NAME CITY, STATE	Bid Proposal- Cert	Bid Bond	Ack Addenda	Const. Sched Form	Bidder Responsibility Form	Grand Total
1	Lanphere Construction & Development, Beaverton, OR	√	√	√	√	√*	\$486,698.78
2	In-Line Commercial Construction, Aloha, OR	√	√	√	√	√	\$631,010.40
3	D & T Excavation Inc., Wilsonville, OR	√	√	**Ack 2 out of 3	√	√	\$639,241.97 **Incomplete bid
4	Brown Contracting Inc., Eugene, OR	√	√	√	√	√	\$719,789.00

\* Substantial Compliance. Additional Bidder Responsibility information provided after opening. ORS 279C.375  
 \*\* Incomplete Bid

The Purchasing process has been confirmed.

Signed: *James L. Musalt*  
 Purchasing Division-Finance Dept.

The above amounts have been checked:  YES  NO

Date: 5/7/13

Funding Plan - South Plaza at The Round Improvements (CIP 3516)									
Fund Number and Name	FY2012-13			FY2013-14			Total Project Budget	Project Cost As Bid	Engineer's Estimate
	Project Construction Budget	Estimated Project Spending (2)	Remaining Construction Budget in Fund for FY (3)	Proposed Project Construction Budget	Estimated Project Spending (2)				
301-70-3516-682 (1)	\$40,000	\$40,000	\$98,320	\$392,000	\$391,468	\$432,000	\$431,468	\$435,420	
502-75-3850-682 Sanitary Maintenance & Replacement	\$0	\$0	\$2,181,997	\$9,000	\$8,516	\$9,000	\$8,516	\$10,700	
501-75-3701-692 Water System Improvements	\$0	\$0	\$691,360	\$25,000	\$20,001	\$25,000	\$20,001	\$11,760	
513-75-3950-682 Storm Maintenance & Replacement	\$0	\$0	\$796,032	\$12,000	\$11,676	\$12,000	\$11,676	\$10,300	
Central Plant Totals	\$40,000	\$40,000		\$454,000	\$446,729	\$494,000	\$486,729	\$495,085	

(1) SKB will reimburse City up to \$250,000  
(2) Based on project start date of June 19, 2013  
(3) As of April 30, 2013

