



AGENDA

CITY HALL
FIRST FLOOR
CONFERENCE ROOM
4755 SW GRIFFITH DRIVE
BEAVERTON, OR 97005

BUSINESS ROUNDTABLE
SPECIAL CITY COUNCIL MEETING
JULY 24, 2006
6:00 P.M.

CALL TO ORDER:

ROLL CALL:

CONSENT AGENDA:

06131 Authorization for the Mayor to Award Contract for Beaverton Central Plant West Expansion

PRESENTATION:

06132 Economic Gardening Presentation

EXECUTIVE SESSION:

In accordance with ORS 192.660 (2) (h) to discuss the legal rights and duties of the governing body with regard to litigation or litigation likely to be filed and in accordance with ORS 192.660 (2) (e) to deliberate with persons designated by the governing body to negotiate real property transactions and in accordance with ORS 192.660 (2) (d) to conduct deliberations with the persons designated by the governing body to carry on labor negotiations. Pursuant to ORS 192.660 (3), it is Council's wish that the items discussed not be disclosed by media representatives or others.

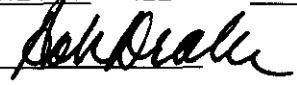
ADJOURNMENT

AGENDA BILL

**Beaverton City Council
Beaverton, Oregon**

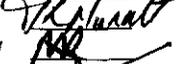
SUBJECT: Authorization for the Mayor to Award Contract
for Beaverton Central Plant West Expansion

FOR AGENDA OF: 07/24/06 **BILL NO:** 06131

Mayor's Approval: 

DEPARTMENT OF ORIGIN: Mayor's Office

DATE SUBMITTED: 07/17/06

CLEARANCES: Finance 
Purchasing 
City Attorney 
Central Pl. 

PROCEEDING: Consent Agenda
(Contract Review Board)

EXHIBITS: 1: Area Map

BUDGET IMPACT

| EXPENDITURE REQUIRED * | AMOUNT BUDGETED **\$ 727,950 | APPROPRIATION REQUIRED \$-0- |
|---------------------------|---------------------------------|---------------------------------|
| | | |

*Amount of the lowest responsive bid submitted by the lowest responsible bidder, which will be forwarded to the Mayor for award following opening and review of the bids on July 25, 2006.

**This is the budgeted amount for construction at the Beaverton Central Plant during Fiscal Year 2006-07 in Account No 001-13-0006-682.

HISTORICAL PERSPECTIVE:

The City owns the Beaverton Central Plant which provides space conditioning to all the buildings at The Round. The plant also provides domestic hot water to homes and some retail customers as well. As per agreements signed with DPP Commercial Investments LLC (the developer), the City is committed to serve new buildings at The Round as they come on line. The Round is approximately half built out with another 300,000 square feet scheduled to be built over the next two years.

On December 12, 2005 the City acquired the Westgate property which includes approximately 4.57 acres located adjacent to The Round project. METRO has joined with the City in the ownership of the property and a process is now underway to explore development opportunities. Property owners to the south of The Round are similarly joining together to pursue urban scale development.

INFORMATION FOR CONSIDERATION:

As The Round builds out, nearby properties become likely candidates for redevelopment. The acquisition of the Westgate site, and more importantly the eventual development of that area, will similarly further encourage development activities near The Round. Given the anticipated development of the Westgate site, the scope of work to expand the Central Plant piping to the west (under the proposed Rose Biggi Avenue extension) has been increased to include larger piping, an additional vault, and related hardware to serve the Westgate site. The larger piping will facilitate the overall plant efficiency in serving the adjacent site. Additionally, in response to predevelopment activity to the south of The Round and to best locate Central Plant services for new hook-ups, piping, and a vault have also been added to the current scope of

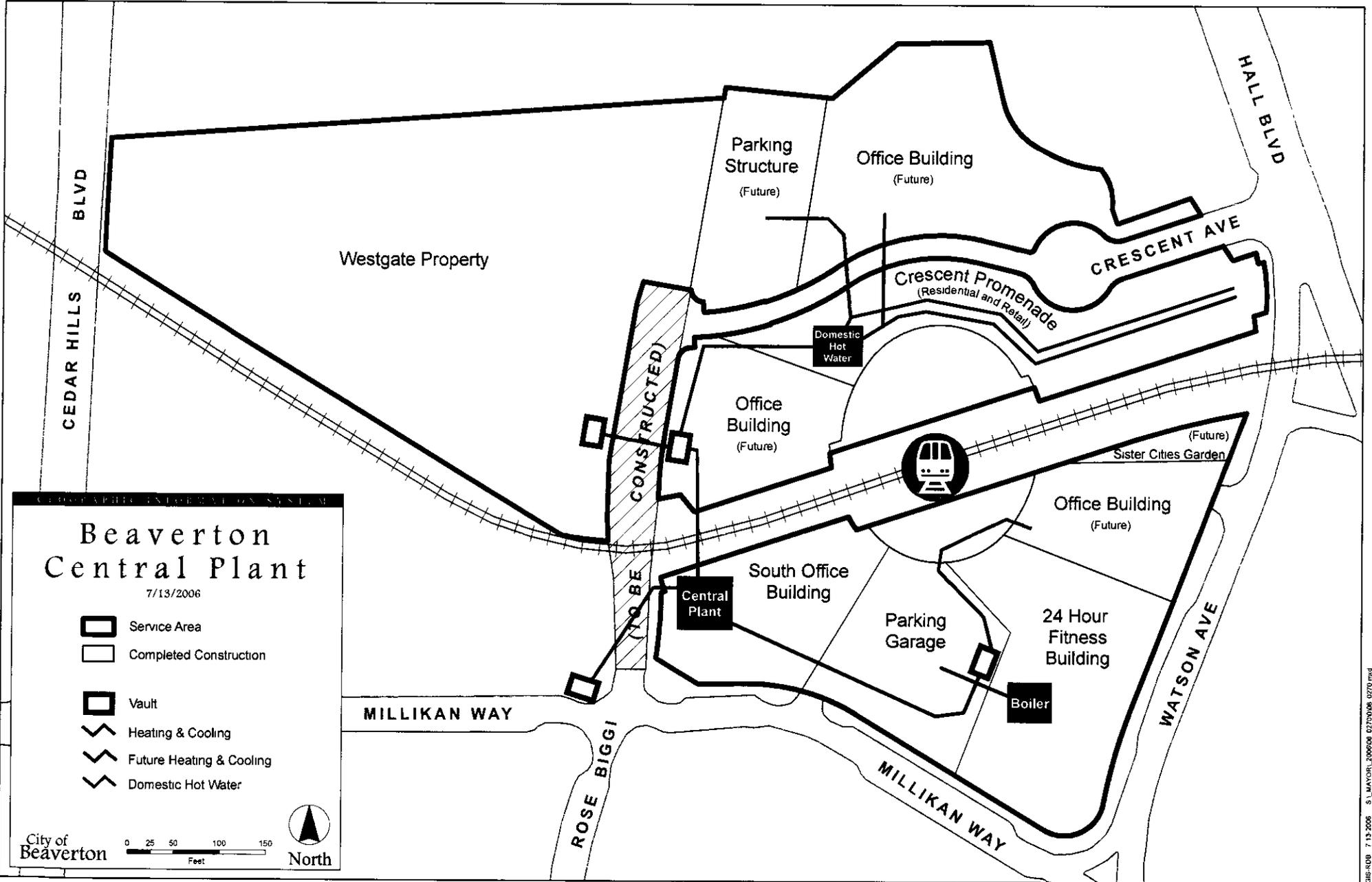
work for pipe expansion under the proposed Rose Biggi Avenue extension. In order to optimize pipe routing and not relocate certain existing City utilities, underground line boring will be done.

An Invitation to Bid for the Beaverton Central Plant West Expansion was advertised in the Portland Daily Journal of Commerce on July 12, 2006 with a bid opening date of July 25, 2006 at 2:00 PM in the Finance Conference Room. Staff requests Council, acting as the City's Contract Review Board, to authorize the Mayor to award a contract for the installation of piping and vaults to extend the Beaverton Central Plant services to the west after bid opening and evaluation on July 25, 2006. The Mayor's award will be to the lowest responsible bidder submitting the lowest responsive bid. Following the Mayor's award of the contract, staff will return to the Council on August 7, 2006, and inform them of the details of the bid award.

The reason for immediately awarding the bid is to permit the prospective low bidder the necessary time to extend the underground piping system prior to the construction of the Rose Biggi Extension which is scheduled to begin in September 2006.

RECOMMENDED ACTION:

1. Council, acting as Contract Review Board, authorize the Mayor, following bid opening and evaluation of bids on July 25, 2006, to award to the lowest responsible bidder submitting the lowest responsive bid a contract for the Beaverton Central Plant West Expansion; and
2. Council, acting as Contract Review Board, direct staff to return to Council on August 7, 2006 with details of the contract award.



Beaverton Central Plant
7/13/2006

- Service Area
- Completed Construction
- Vault
- Heating & Cooling
- Future Heating & Cooling
- Domestic Hot Water

City of Beaverton

0 25 50 100 150 Feet

North