



STAFF REPORT

Meeting Type: Sandy Urban Renewal Board
Meeting Date: September 18, 2023
From: Rochelle Anderholm-Parsch, Parks and Recreation Director
Subject: Contract Award - Asbestos Removal at the Community Campus

DECISION TO BE MADE:

Whether to award a contract for asbestos removal at the Olin Bignall Aquatic Center and former Cedar Ridge Middle School (the 1950s era building).

PURPOSE / OBJECTIVE:

The purpose of this report is to provide an overview of the bids received in response to an Invitation to Bid for the asbestos removal project at the Olin Bignall Aquatic Center and former Cedar Ridge Middle School, and to recommend the contract award to the most qualified bidder.

BACKGROUND / CONTEXT:

The Parks and Recreation Department initiated an Invitation to Bid (ITB) for asbestos removal services in support of the redevelopment of the Community Campus Property. This property encompasses both the Olin Y. Bignall Aquatic Center and the former Cedar Ridge Middle School, located at Alt Ave, Sandy, OR 97055. The Council directed staff to begin planning and preparation for future site improvements at the Community Campus during its meeting on [February 21, 2023](#). Asbestos removal is the first step in these site preparation efforts; staff anticipates bringing further contracts for approval before the end of 2023. The abatement of asbestos is essential not only for the safety of workers but also for safeguarding the welfare of the community and protecting the environment, all while adhering to stringent environmental regulations.

The following five firms submitted bids in response to the ITB:

1. **Pacific Northwest Environmental, LLC**
 - Bid Amount: \$150,365.00
2. **Environmental Resources**
 - Bid Amount: \$156,815.00
3. **IRS Environmental of Portland, Inc**
 - Bid Amount: \$158,650.00

4. **Performance Abatement Services**

- Bid Amount: \$164,000.00

5. **PMG (Professional Minority Group)**

- Bid Amount: \$295,538.00

The information below provides an overview of the firms vying for the contract, which is essential in the decision-making process related to the asbestos removal project.

KEY CONSIDERATIONS / ANALYSIS:

The selection of the winning bidder for this project is a pivotal decision, and it was made after careful consideration of several crucial factors:

- **Cost:** Cost is undoubtedly a vital factor in determining the suitability of a bidder. Pacific Northwest Environmental, LLC submitted the lowest responsive and responsible bid, amounting to \$150,365.00. While cost is a significant consideration, it must be balanced with the firm's ability to execute the work effectively and safely.
- **Experience and Expertise:** Evaluating the experience and expertise of the bidding firms in asbestos removal projects is of paramount importance. Pacific Northwest Environmental, LLC demonstrated a track record of successfully completed projects, strict adherence to safety protocols, and consistent compliance with stringent environmental regulations.
- **Timelines:** The ability of the contractor to complete the project within the specified timeline is crucial. It was essential to assess the chosen firm's capacity to meet the proposed schedule effectively and efficiently.
- **Insurance and Compliance:** Ensuring that the selected bidder meets all necessary insurance and regulatory requirements is a fundamental aspect of the evaluation process. Pacific Northwest Environmental, LLC has demonstrated compliance with these requirements, providing confidence in their ability to carry out the project safely and within the legal framework.

The comprehensive evaluation of these factors led to the decision to recommend Pacific Northwest Environmental, LLC as the preferred bidder for this project. Their combination of cost-effectiveness, experience, adherence to safety standards, and compliance with regulations aligns well with the project's objectives.

BUDGET IMPACT:

The contract award for asbestos removal to Pacific Northwest Environmental, LLC, in the amount of \$150,365.00, aligns with the budgetary planning for this project. The contract will allow for the necessary asbestos abatement to proceed efficiently and safely while ensuring fiscal responsibility. This award not only represents a cost-effective solution but also safeguards the project's financial health, enabling the City to allocate resources effectively for subsequent phases of the Community Campus Property site preparation.

RECOMMENDATION:

Based on the analysis of the bids received and considering the factors mentioned above, staff recommends awarding the contract for asbestos removal of the Olin Bignall Aquatic Center and former Cedar Ridge Middle School to **Pacific Northwest Environmental, LLC**, in the amount of \$150,365.00. This firm has provided the lowest cost proposal, and staff has confidence in their experience and expertise in asbestos removal.

SUGGESTED MOTION LANGUAGE:

"I move to award the contract for asbestos removal of the Olin Bignall Aquatic Center and Old Middle School to Pacific Northwest Environmental, LLC, in the amount of \$150,365.00."

LIST OF ATTACHMENTS / EXHIBITS:

1. Public Improvement Contract: Asbestos Removal at the Olin Bignall Aquatic Center and former Cedar Ridge Middle School