



STAFF REPORT

Meeting Type: Sandy Urban Renewal Board
Meeting Date: December 18, 2023
From: Rochelle Anderholm-Parsch, Parks and Recreation Director
Subject: Contract Award: Demolition of Vacant Buildings at the Community Campus Site

DECISION TO BE MADE:

Whether to award the contract for the demolition project at the Community Campus Site to the lowest responsive qualified bidder.

PURPOSE / OBJECTIVE:

The purpose of this report is to provide an overview of the bids received in response to the Invitation to Bid for the demolition project at the Community Campus site, and to recommend the contract award to the lowest responsive qualified bidder.

BACKGROUND / CONTEXT:

The Parks and Recreation Department initiated an Invitation to Bid (ITB) for the demolition of existing structures in support of the redevelopment of the Community Campus property. This property encompasses both the Olin Y. Bignall Aquatic Center and the 1950s-era middle school buildings on the site, located on Alt Ave just north of Pleasant Street. The demolition project also encompasses the removal of various existing elements from the Community Campus Park site; including the track, existing skatepark, and access roads; to pave the way for park construction thereby realizing cost savings and efficiencies.

The Council directed staff to begin planning and preparation for future improvements at the Community Campus during its meeting on [February 21, 2023](#). This included taking steps to demolish the vacant and deteriorating buildings at the site.

Hazardous material abatement was the first step in the site preparation process. At the [September 18, 2023](#) SURA meeting the Board awarded a contract for asbestos removal at the Olin Y. Bignall Aquatic Center and former Cedar Ridge Middle School buildings. In preparation for the subsequent demolition phase, staff has initiated a contracting process by issuing an Invitation to Bid (ITB). The ITB for the demolition project concluded on December 4, 2023, with a total of six submissions.

The following six firms submitted bids in response to the ITB for the demolition project:

1. **Groat Brothers, Inc.**

- Bid Amount: \$543,030.00

2. **O'Malley Brothers Corporation**
 - Bid Amount: \$594,882.50
3. **Konell Construction and Demolition Corp.**
 - Bid Amount: \$684,777.00
4. **3 Kings Environmental, Inc.**
 - Bid Amount: \$795,000.00
5. **Moore Excavation**
 - Bid Amount: \$871,360.00
6. **Lane Co / Willamette Construction Services Inc**
 - Bid Amount: \$1,222,000.00

KEY CONSIDERATIONS / ANALYSIS:

Determination of the winning bidder for this project was made after careful consideration of several crucial factors:

- **Cost:** Cost is undoubtedly a vital factor in determining the suitability of a bidder. Groat Brothers Inc. submitted the lowest responsive and responsible bid, amounting to \$543,030.00. 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 the ability to conduct large demolition projects is of paramount importance. Groat Brothers Inc. 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. Groat Brothers Inc. 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 Groat Brothers Inc. 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 proposed contract award for the demolition project at the Community Campus site in the amount of \$543,030.00 aligns with the budgetary allocation made for this project.

RECOMMENDATION:

Based on the analysis of the bids received and considering the factors mentioned above, staff recommends awarding the contract for the demolition of the Olin Bignall Aquatic Center, Old Middle School, existing track and skatepark, and access roads from Meinig Street to SandyNet to **Groat Brothers Inc.**, with their bid amount of \$543,030.00 This firm has provided the lowest cost proposal, and their experience and expertise in demolition projects are satisfactory.

SUGGESTED MOTION LANGUAGE:

"I move to award the contract for the demolition project at the Community Campus site to Groat Brothers Inc. in an amount not to exceed \$543,030.00."

LIST OF ATTACHMENTS / EXHIBITS:

1. Public Improvement Contract: Demolition Project at the Community Campus Site