



DAN JOHNSON
MANAGER

DEVELOPMENT AGENCY

DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK ROAD | OREGON CITY, OR 97045

Board of County Commissioners
Clackamas County

Members of the Board:

Approval of a Contract with 3 Kings Environmental, Inc for the Construction of the SE 120th Avenue Extension into the Capps Road/Clackamas Industrial Area Opportunity Site (CIAO) Project

Purpose/Outcomes	This contract will provide funding for construction of an extension of SE 120 th Avenue from the SE Capps Road intersection into the CIAO site. The project will also include associated stormwater improvements and site grading. The project will provide access to the site for future industrial development and is required to qualify the site as development ready under Business Oregon's Industrial Site Certification program.
Dollar Amount and Fiscal Impact	The maximum contract value is \$1,572,420.60, which includes a contingency of \$50,000 in the event additional construction services are needed.
Funding Source	Clackamas County Development Agency: Clackamas Industrial Area Urban Renewal District and an Oregon Department of Transportation Immediate Opportunity Fund grant of \$500,000. No County General Funds are involved.
Safety Impact	The SE 120th Avenue extension will be constructed to County Roadway standards for a local industrial street, providing access to the CIAO site and creating a safe travel environment for truck traffic, automobiles, bicyclists and pedestrians.
Duration	Substantial completion is expected by October 15, 2015. The contract will terminate on October 15, 2016, upon the completion of the one-year landscaping establishment period. The time frame is sufficient to fully complete the project.
Previous Board Action	August 2013- Approval of contract with Otak, Inc. for consulting engineering services. January 2014- Approval of an IOF Agreement with the State of Oregon through the Oregon Department of Transportation for grant funds.
Contact Person	Ken Itel, Senior Project Planner, Clackamas County Development Agency – (503) 742-4324

BACKGROUND

The Development Agency is preparing to construct an extension of SE 120th Avenue to provide access into the CIAO site for future industrial development. Associated stormwater improvements and site grading are included in the project. The project is located within the Clackamas Industrial Area urban renewal district. The project is the final step in complying with the requirements to have the site certified as development ready under Business Oregon's Industrial Site Certification program. Project work will include constructing the SE 120th Avenue extension to County Roadway standards for a local industrial street. Improvements include 18-foot travel lanes to accommodate truck traffic, a sidewalk on the west side of the street, new curbs, storm sewer pipes and drains, and street lighting. Construction also includes stormwater facilities and rough grading of the eastern portion of the site.

A request for bids was advertised and five bids were received by the June 10th deadline. The lowest responsive bidder was 3 Kings Environmental, Inc., with a bid of \$1,572,420.60. The contract was reviewed and approved by County Counsel. The Development Agency will oversee construction and administer the contract.

RECOMMENDATION:

Staff recommends the Board of County Commissioners approve and sign the contract with 3 Kings Environmental, Inc. for construction of the SE 120th Avenue Extension project.

Respectfully submitted,



Dan Johnson
Development Agency Manager

Placed on the July 9th, 2015 Agenda by the Purchasing Division



LANE MILLER
MANAGER

PURCHASING DIVISION

PUBLIC SERVICES BUILDING
2051 KAEN ROAD | OREGON CITY, OR 97045

July 9, 2015

**MEMORANDUM TO THE BOARD OF COUNTY
COMMISSIONERS**

Please place on the Board Agenda of **July 9, 2015** this contract with 3Kings Environmental Inc. for the **Construction of the SE 120th Avenue Extension into the Capps Road/Clackamas Industrial area Opportunity Site (CIAO) Project** for the Clackamas County Development Agency. This project was requested by Ken Itel, Project Manager. Bids were requested for all the materials and manpower necessary to complete specified work on the above-mentioned project. This project was advertised in accordance with ORS and LCRB Rules. Thirty-one bid packets were sent out with five bids received: 3Kings Environmental Inc. - 1,572,420.60; C&M Excavation - \$1,574,011.00; Elting Northwest Inc. - \$1,597,755.00; Westech Construction - \$ 1,707,472.00; Kerr Contractors - \$1,707,520.00. After review of all bids, 3Kings Environmental Inc. was determined to be the lowest responsive and responsible bidder. The total contract amount is not to exceed \$1,572,420.60. All work is to be substantially completed by October 15, 2015 with a contract completion date of October 15, 2016. This contract has been reviewed and approved by County Counsel. Funds for this project are covered as follows: Budget line 451-6610-00-481200-30157 for fiscal year 2015/2016.

Respectfully Submitted,

Kathryn M. Holder
Purchasing Staff