



Recommendation for award of Veneta Elementary School Parking Lot Repair and Expansion

Request:

To award the Parking lot repair and expansion at Veneta Elementary School to Alpha Environmental Services, Inc. for \$569,600.

Rationale:

This project includes repairs and replacement to the main parking lot and expansion to the adjacent lot purchased by the district in 2025 (the house was demolished over the 2025 winter break). It includes perimeter fencing, expanded lighting, storm improvements, and minor associated work.

The Fern Ridge School District publicly advertised this project on 3/11/26. The design package was generated by kpff Engineering. A pre-bid walk was conducted on 3/18/26. Nine contractors attended. Bids were received and opened on 4/8/26. Seven bids were received as follows:

<u>Bidder</u>	<u>Base Bid</u>
AB Utility Contractors, Inc.	\$ 770,124.00
Alpha Environmental Services, Inc.	\$ 569,600.00
Delta Construction Company	\$ 622,688.00
Durbin Excavating, LLC	\$ 691,854.44
Luna Design & Construction, LLC	\$ 1,051,720.00
River Bend Construction, Inc.	\$ 676,000.00
Wildish Construction Company	\$ 786,500.00

The architect’s estimate for this work was \$750,000. All bids were found to be responsive.

Alpha Environmental Services is not a typical contractor for parking lot projects, but they do have work history in this project type, and references all checked out. As such, we must find them “responsible”. They are self-performing about 40% of the work (clearing, grading, and storm utilities) and sub-contracting for the rest, including paving, concrete, fencing, and electrical.

Funding / Schedule:

Funding for this work comes from the project budget for Work Package #4 – Site Work Renovations (Multi-Site) and is the second phase of a two-summer project. This work will start in May 2026 in the new, vacated lot and then move to the main lot on 6/15 with all work to be completed by 7/31/26. There are also minor storm improvements associated with the work.

Recommendation:

The Board of Directors approves the award to Alpha Environmental Service, Inc. for the Veneta Elementary School Parking Lot Improvements Project for a total of \$569,600.

Board Meeting: April 20, 2026