

# BIDS/SUB-BIDS

## NOTICE OF PUBLIC HEARING

### AND PROJECT PROPOSAL Section 108 Loan Application for

#### Portland Community Reinvestment Initiatives, Inc., Acquisition, Rehabilitation, Resale and Management of Dominion Capital Properties in Northeast Portland

The City of Portland Bureau of Community Development and Portland Community Reinvestment Initiatives, Inc. (PCRI), will conduct a hearing to explain project proposals and receive public comment on a proposed Department of Housing and Urban Development Section 108 application. The hearing will be:

Wednesday, July 17, 1991  
7:00 p.m.

#### King Neighborhood Facility

The King Facility is handicapped accessible. Interpreters will be furnished upon 48 hours' request. Questions regarding the hearing of requests for interpreters should be directed to the Bureau of Community Development at 796-5166.

#### Statement of Community Development Objectives and Projected Use of Funds for Portland Community Reinvestment Initiatives, Inc.'s, Acquisition of Dominion Capital Property

On or about July 31, 1991, the City of Portland will apply for \$13,750,000 in Section 108 loan guarantee funds from the U.S. Department of Housing and Urban Development. The use of these funds will be for acquisition rehabilitation and management for rental or resale to low-and moderate-income families of approximately 353 properties currently owned by Dominion Capital, Inc.

These activities will be consistent with Community Development Block Grants (CDBG) regulations, will benefit low-and moderate-income families and will achieve national objectives for the CDBG program of benefiting low-and moderate-income persons and households to obtain decent housing and a suitable living environment.

The 108 program provides funding for community development programs where repayment is guaranteed by future CDGB allocations. Under a current proposal, the funds through the Section 108 program will be made available by the City of Portland Community Reinvestment Initiatives, Inc., an Oregon nonprofit, community-based organization. PCRI was formed to purchase all property of Dominion Capital, Inc., located principally in North/Northeast Portland, to improve its quality, reduce its cost to renters and purchasers and to manage it to enhance its value to Portland's North/Northeast neighborhoods. The bulk of the properties to be acquired are located in the ten neighborhoods of Piedmont, Woodlawn, Concordia, Vernon, King, Humboldt, Boise, Sabin, Eliot and Irvington.

The business plan developed in conjunction with the Section 108 loan application anticipates sufficient income to PCRI from rental and contract sales payments and other fees associated with the corporation's business to provide loan repayment. In addition, a purchase refinance plan envisions substituting 108 loan funds with funds from conventional lenders and private agencies to accelerate repayment of the loan. If these funds are insufficient to repay the loan, loan repayments must come from future Community Development Block Grants.

The City, through PCRI, proposes to meet program objectives by undertaking the following activities:

**PROPERTY ACQUISITION** (\$9,175,210): An offer has been made to Dominion Capital, Inc., through the Federal Bankruptcy Trustee to purchase all property interests of Dominion Capital for the stipulated amount. The approximately 353 properties are comprised of approximately 208 rental properties and 145 properties with contracts of sale outstanding to homeowners and investors.

**PROPERTY REHABILITATION** (\$1,439,500): Funds will be spent directly by PCRI to renovate rental properties and will be made available in the form of loans to contract purchasers to perform renovation of these properties to assure that they are decent, safe and sanitary and can be economically maintained in habitable condition.

**ORGANIZATION COSTS** (\$72,000): These funds will be used to equip PCRI with the necessary facilities, tools, accounting systems and staff necessary to undertake program activities.

**OPERATING RESERVES** (\$3,124,790): These funds are intended to assure access to capital for unforeseen expenses in the acquisition, rehabilitation and operation of the Dominion portfolio. The business plan projects income and expense estimates for the first five years of operation. It does not anticipate the use of these funds.

TOTAL: \$13,750,000

Citizens are invited to comment on the proposal by submitting comments to Dan Steffey, Director, Bureau of Community Development, 808 S.W. 3rd Avenue, Room 600, Portland, OR 97204, by July 22, 1991; or persons can appear in person at the time and place indicated above.

## PUBLIC NOTICE

### DISADVANTAGED AND WOMEN-OWNED BUSINESS ENTERPRISES

C-TRAN hereby announces its 1992 goals of 15% Disadvantaged Business Enterprise (DBE) participation in Federally funded contracts.

A description of how this goal was established will be available for public inspection Monday through Friday from 8:00 a.m. to 5:00 p.m. for 30 days from the date of this notice at C-TRAN, 2425 NE 65th Avenue, Vancouver, Washington.

C-TRAN will accept informational comments for 45 days from the date of this notice. Address comments to Sandy French, Procurement and Grants Manager, C-TRAN, PO Box 2529, Vancouver, Washington 98668.

The Urban Mass Transportation Administration will also accept informational comments for 45 days from the date of this notice. Send comments to UMTA, Region X, 915 Second Avenue, Suite 3142, Seattle, Washington 98174.

## Multnomah Education Service District

### Invitation For Bids

No. 087-91-189

#### Junior Counselor Transportation

Bids are solicited to furnish transportation for junior counselors to and from five outdoor school sites for the fall 1991 and spring 1992 sessions of this agency's Environmental Education program. Bids will be received by Michael Mlynarczyk, Purchasing Agent, at 11611 NE Ainsworth Circle, Portland, OR 97230-9097 (PO Box 301039, Portland, OR 97230-9039) (Phone: 503-257-1791) until no later than 4:00 pm, Pacific Daylight Savings Time (PDST), July 25, 1991, at which time and address the bids will be publicly opened and read aloud.

The successful bidder will not be required to be licensed for asbestos abatement under section 7 of ORS 468.883.

Specifications may be obtained at the above office. Each bid must contain a statement as to whether or not the bidder is a resident bidder as defined in ORS 279.029. The District may reject any bid not in compliance with all prescribed public bidding procedures and requirements, and may reject for good cause any or all bids upon a finding of the agency it is in the public interest to do so. No bid will be considered that is received after the appointed date and time.

## Informational Advertisement

### Department Of Transportation

#### Highway Division

### Call For Bids

Sealed bids will be received until 9 a.m. on July 25, 1991, for the projects listed below:

#### County

Multnomah, Clackamas, and Washington Portland Area Freeway "HELP" Signs on various freeways.

#### Douglas

Oregon Coast Hwy. (Route 101) at 13th St. in Reedsport. Traffic Signals.

#### Lane

Goshen-Divide Sec., Goshen-Divide Hwy. (OR 99), in or near Creswell. 1) A.C. Pavement & Oiling, or 2) Reinforced Concrete & Structural Steel Bridges & Grade Separation Structures, or 3) Misc. Highway Appurtenances. DBE Goal.

#### Clackamas and Multnomah

Traffic Loop Repair Project (Unit 3) of Pacific Hwy. East, Mt Hood Hwy., East Portland Freeway, and Clackamas Hwy.

#### Union and Baker

Ladd Canyon-Drinking Fountain Grade Sec., Old Oregon Trail (Rt. I-84), approx. 1 mi. S.E. of La Grande & North Powder. Signing. DBE Goal.

#### Marion

Mill City to Gates. Sec., N. Santiam Hwy. (Rt. 22), bet. Mill City & Gates. 1) Earthwork & Drainage; 2) A. C. Pavement & Oiling.

#### Jackson \* \*\*

Bear Creek Bridge Sec., Main St., in City of Medford. Reinforced Concrete & Structural Steel Bridges & Grade Separation Structures. DBE Goal.

#### Malheur\*\*

Airport Way-Cairo Jct. Sec., Olds Ferry-Ontario Hwy. (Rt. OR-201), approx. 1 mi. S.W. of Ontario. A.C. Pavement & Oiling. DBE.

Plans, specifications, and bid documents may be obtained in Rm. 10, Transportation Building, Salem, OR 97310. Prime contractors must be prequalified ten days prior to the bid opening day. For additional information, please contact Commission Services at 378-6526.

If your business is not certified as a Disadvantaged Business Enterprise (DBE) or a Women Business Enterprise (WBE), please contact the Office of Minority, Women, and Emerging Small Business at 155 Cottage, Salem, OR 97310, phone (503) 378-5651.

\* A PREBID MEETING WILL BE HELD AT 10 A.M. ON MONDAY, JULY 15, 1991. AT THE MEDFORD CITY HALL, ROOM 204, 411 W. 8TH ST. IN MEDFORD.

\*\* A DBE PREBID WORKSHOP WILL BE HELD AT THE AGC CENTER, 9450 S.W. COMMERCE CIRCLE, WILSONVILLE, OR 97070 AT 9 A.M. ON THURSDAY, JULY 18, 1991.

## NOTICE OF INTENT

The Oregon Department of Transportation, Highway Division, is seeking statements of qualifications from qualified consultants to perform preliminary site investigations (in accordance with OAR 340-122-240) and prepare corrective action plan (in accordance with OAR 340-122-250) for leaking storage tank sites at Detroit, Minto and McMinnville. The selected consultant may be requested to perform corrective action plans and/or to monitor the execution of those plans.

If you are interested in being considered, a Request for Qualifications can be obtained by calling or writing the Program Section, 307 Transportation Building, Salem, OR 97310; telephone (503) 378-6563.

Statement of Qualifications are due July 15, 1991.

## Holladay Park Medical Center



1225 Northeast 2nd Avenue  
(503) 233-4567

Committed to Career Opportunity For All Americans

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## MULTNOMAH COUNTY

### ASPHALT CONCRETE PAVEMENT OVERLAY (91-3)

Bids due July 23, 1991, at 2:00 p.m.

Bid No. B61-200-6003

Sealed bids will be received by the Director of Purchasing, Multnomah County Purchasing Section, 2505 SE 11th Ave., Portland, OR 97202 for: Asphalt Concrete Pavement Overlay on various county roads in Southeast, Fairview and Troutdale area.

Plans and specifications are filed with the Purchasing Director and copies may be obtained from the above address for a \$5.00 nonrefundable fee. Checks and money orders only. Plans and specifications will not be mailed within the Tri-County area.

Prebid conference: None

Prequalification of Bidders: Pursuant to the Multnomah County Public Contract Review Board Administrative Rules (AR 40.030) Prequalification shall be required for this project for the following class(es) of work: Asphalt concrete pavement and oiling - highways, roads, streets, and airport runways.

Prequalification applications or statements must be prepared during the period of one year prior to the bid date. Prequalification application and proof of prequalification by the Oregon Department of Transportation must be actually received or postmarked to Multnomah County Purchasing Section by not later than 10 days prior to bid opening.

All bidders must comply with the requirements of the prevailing wage law in ORS 279.350.

Details of compliance are available from Larry Weaver, Purchasing Section, Department of General Services, 2505 SE 11th Ave., Portland, OR 97202, 503-248-5111.

Contractors and subcontractors must be licensed for asbestos abatement work if the project involves working with asbestos.

No proposal will be considered unless accompanied by a check payable to Multnomah County, certified by a responsible bank, or in lieu thereof, a surety bond for an amount equal to ten percent (10%) of the aggregate proposal. The successful bidder shall furnish a bond satisfactory to the Board in the full amount of the contract.

Multnomah County reserves the right to reject any or all bids.

Lillie Walker, Director  
Purchasing Section

## ADVERTISEMENT FOR BIDS

Sealed bids for the Steam Pipe Intertie, University of Oregon, Eugene, Oregon, will be received by the Oregon State Board of Higher Education at the University of Oregon, Physical Plant Department, Conference Room 2, 1295 Franklin Blvd., Eugene, Oregon, 97403 until 4:00 p.m., PDT, Thursday, August 1, 1991, and then publicly opened and read aloud by the Undersigned or a designated representative.

The work covered in the contract documents includes connecting to a 12" steam and 6" condensate located outside the University of Oregon Physical Plant, installation of a pressure reducing station, its concrete slab and metal building, and connection to the U of O's 20 psi main line, 60 psi main line, 225 psi main line, and pumped condensate. Piping ranges from 2" to 14" diameter.

To expedite construction, the Owner is providing the meters, most of the valves, traps, pressure reducing valves, and pressure relief valves.

Work includes control wiring and conduit between the flow meters, transmitters, and the computers in the boiler control room. Also included is electrical wiring to the lights in the new building.

Bids will be received on a lump-sum basis for all of the work. Two sets of contract documents may be obtained by prime bidders only from Balzhiser & Hubbard Engineers, Inc., 975 Lincoln Street, Eugene, Oregon 97401, upon a refundable deposit of \$40.00. Additional sets may be obtained for the cost of reproduction.

Deposits will be refunded for documents returned in good condition by actual bidders within two weeks after opening of bids, but to nonbidders only if returned no later than one week prior to bid opening.

Contract documents may be examined at the University of Oregon Physical Plant Department, 1295 Franklin Blvd., Eugene, OR 97403; the office

of Balzhiser & Hubbard Engineers, Inc., 975 Lincoln Street, Eugene, Oregon 97401; Eugene

Builders Exchange, 135 Silver Ln., Eugene, Oregon 97404; Construction Data & News (West Side), 925 NW 12th, Portland, OR 97290; Construction Data & News (East Side), 1125 SE Madison, Portland, OR 97214; Daily Journal of Commerce Plan Center, 2014 NW 24th Ave., Portland, OR 97210; Oregon Builders Exchange, 250 NE Garden Valley Blvd., Roseburg, OR 97470; Salem Contractors Exchange, 2256 Judson SE, Salem, OR 97302; Medford Builders Exchange, 315 N. Bartlett, Medford, OR 97501; and Dodge/Scan, 100 West Harrison, Suite 430, Seattle, WA 98109.

All bidders must comply with ORS 279.350 relating to prevailing wage rates.

Bidders are invited to a mandatory Pre-Bid Conference which will be held at the Physical Plant Conference Room 2, Eugene, Oregon 97403 on Thursday, July 18, 1991, at 10:00 a.m., PDT.

No bid will be considered unless fully completed in the manner provided in the Division B-"Instructions to Bidders" upon the bid form provided and accompanied by bid security.

Oregon State Board of Higher Education  
George Pernsteiner, Associate Vice Chancellor  
Eugene, Oregon

## ADVERTISEMENT FOR BID

Sealed bids for the Tennis Court Renovations project will be received by the Oregon State Board of Higher Education until 3:00 PM, local time, July 30, 1991. Bids will be opened and publicly read aloud on July 31, 1991 at 3:00 PM local time.

Additional information may be obtained by contacting the OSU Physical Plant, Adams Hall, Corvallis, Oregon 97331-2001 or telephone 503-737-4921.