



Art Building and Art Building Annex (AB) Abatement and Demolition

Solicitation #1752

Invitation to Bid (ITB) for: Abatement and Demolition Services
August 21, 2026

Mandatory Pre-Bid Meeting September 3, 2026, at 10:00 am, local time Art Building & Annex (AB) On Side Walk Outside V100 2000 SW 5 th Ave. Portland, OR 97201	Bid Due Date September 17, 2026, at 2:00 pm, local time Note: Completed documents must arrive electronically via Equity Hub's Bid Locker at https://bidlocker.us/a/psu_or
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Contact: Christy McBeth, Contract Office – Construction & Facilities at proposals@pdx.edu

ATTENTION POTENTIAL BIDDERS! IMPORTANT NOTICE

Responsibility of Each Bidder Participating in the Bidding Process:

It is the responsibility of each participating Bidder to refer daily to Equity Hub's Bid Locker (Bid Locker) website to check for any available amendments or addenda, responses to inquiries and/or questions, cancellations, or notices of intent to award, and any and all additional information regarding this opportunity. It is not Portland State University's (PSU's) responsibility to notify participating Bidders by email or by any other means of any of the above. Copies of this document can be obtained on the Bid Locker website.

All documents are available at: <https://bidlocker.us/details/5581>

SECTION 1 - INVITATION TO BID DOCUMENTS

1.1 SCOPE OF WORK

Portland State University ("PSU" or "Owner") is accepting electronic bids for the Art Building and Art Building Annex (AB) Abatement and Demolition ("Project").

Base Bid:

PSU has completed the new Schnitzer School of Art + Art History + Design Building and as a result is moving all Art + Design programs out of the existing Art Building and Annex to the new building in preparation for the Art Building and Annex to be demolished.

PSU is soliciting Bids to demolish the Art Building and Annex Building located at 2000 SW 5th Ave., Portland, OR 97201. The Scope of Work also includes abatement of any hazardous materials identified on the attached hazardous materials survey (Appendix 2.14) in addition to all Scope included in the demolition permit drawings (Appendix 2.12).

The Art Building and Annex Building will be vacant by August 1, 2026 and PSU will remove any items for PSU salvage prior to the selected Contractor mobilizing. Demolition permit drawings have been submitted to the City of Portland for permitting as of June 8, 2026.

General:

- Any tasks that impact the campus or building beyond the project's area of work requires the Contractor to provide a 3-week notice of the impact to the Owner. This is in order to notify the University Community of any work impacts in a timely manner.
- Unless otherwise noted, all new equipment, material, and devices shall be direct from the original manufacturing. Contractor shall provide submittals for all equipment, materials, and devices for Owner review, correction, and approval prior to beginning work.
- Contractor to be responsible for obtaining and paying for all street and sidewalk closure permitting and all permits related to this work unless otherwise noted.
- Prior to contract closeout, Contractor shall provide as-built drawings in both electronic and hard copy formats, indicating corrections and capturing the complete Scope of Work for final review and approval by Owner.
- Construction work shall not commence until Owner approves the final schedule.
- Contractor is required to provide an OSHA compliant safety plan for Owner's Environmental Health and Safety (EHS) department. Review and approval shall be obtained prior to initiating any work.
- Contractor shall be required to provide a site (system) logistics plan to Owner prior to initiating any work. The logistics plan shall outline requirements to complete the Scope of Work and to minimize impact to PSU. The logistics plan will be reviewed and approved by Owner prior to initiating any work. The logistics plan shall account for all utility outages and the coordinated effort with each outage.
- Contractor shall be responsible for providing any necessary temporary lighting, power, ventilation, etc.
- It is the Contractor's responsibility to ensure all exterior street pole lighting on the park blocks shall stay powered throughout the duration of the project.
- Contractor shall be responsible for providing any necessary temporary construction safety barriers and safety notification signage.
- Contractor shall be responsible for associated fees including, but not necessarily limited to trade permits (all disciplines and trades), parking passes, parking reservations, required access badges, and necessary key deposits. Refer to Section 3, Additional Resources for links for information associated with access badges, keys, and parking passes. All parking at PSU is pay to park, no exceptions.
- Owner will provide the City of Portland demolition permit. Contractor shall coordinate all required inspections with the City of Portland.
- Owner shall provide third party geotechnical and special inspection agencies. Contractor shall coordinate directly with third party testing agency as required.

- Contractor shall provide all required Hazardous Materials abatement and testing such as asbestos and lead paint. All abatement work shall adhere to all state, local, and federal requirements. Reference all asbestos surveys in the appendices (Appendix 2.14).
- All building utility shut downs shall be coordinated and performed by the Contractor in a coordinated effort with PSU and the utility company for each respective service.
- Contractor shall include a 1-year warranty for service from the date of completion. Date of completion is the date of final acceptance and approval as indicated by the release of any remaining retention by the Project Manager.
- As part of ITB submission, please include a summary level schedule for the proposed demolition included in the Scope documents with an assumed start date of October 5, 2026.

Waste Debris Disposal:

In accordance with PSU's sustainability initiatives, all waste disposal shall be tracked in total and as a percentage of how much was diverted from landfill. There are no LEED requirements for this project, but information will be used by PSU for its campus wide reporting.

Site Logistics:

The awarded Contractor will need to submit their own logistics plan. Please note that the housing directly North of the site is a private residence not owned or associated with PSU. Additionally, the current lot directly East of the site is scheduled to be built-out as a public skate park that is planned to be in operation by the time the demolition of this building.

1.2 INSURANCE, BONDING, BOLI, RETAINAGE, LIQUIDATED DAMAGES REQUIREMENTS

Due with submission of Bid:

- Bid Security for ten percent (10%) of Bid (Appendix 2.6)

Due upon signing an Agreement:

- Payment Bond – full contract amount (Appendix 2.9)
- Performance Bond – full contract amount (Appendix 2.9)
- Agreements \$1M and over - General Liability – \$5M/\$5M
- Agreements \$25k and over - Auto Insurance – \$1M/\$2M
- Worker's Compensation
- Agreements \$25k+ - Builder's Risk Installation Floater – full contract amount
- Pollution Liability – \$1M/\$2M

All insurance certificates must meet the requirements of the PSU General Conditions, Section G.3. Bidder shall include in its bid all insurance and bond costs required to complete the Base Bid (plus any accepted Alternates) for this Project.

Contract will be subject to the following:

- Retainage in the amount of five percent (5%) shall be withheld
- No liquidated damages
- BOLI Prevailing Wage Rates apply to this Work

Note: Contractor and all subcontractors shall comply with the provisions of ORS 279C.800 through 279C.870, relative to Prevailing Wage Rates and the required public works bond, as outlined in Sections C.1, C.2 and G.2.3 of the PSU General Conditions. The Bureau of Labor and Industries (BOLI) wage rates and requirements set forth in the following BOLI booklet (and any listed amendments to that booklet), which are incorporated herein by reference, apply to the Work authorized under this Agreement: Prevailing Wage Rate Book and Apprentice Rates for Public Works Contracts in **Multnomah County, Oregon, July 5, 2026**, can be found at the following web address: <https://www.oregon.gov/boli/employers/pages/prevailing-wage.aspx>.

Certified Statements for each week during which the Contractor or subcontractor has employed a worker on the Project shall be submitted to the Owner. If no work was performed during a week a no work performed statement shall be submitted in lieu of the Certified Statement. The Contractor and subcontractors' statements shall be submitted once a month, by the fifth business day of the following month.

- The Project is a qualified project as defined in [A-Engrossed Senate Bill 5505 \(SB 5505\)](#), which was enacted by the Oregon Legislative Assembly during the 2021 Regular Session. Additionally, the Project is subject to the PSU Equity in Public Contracting Policy. The Contractor shall comply, and shall cause subcontractors under a subcontract with an estimated cost of \$200,000 or greater ("Qualified Subcontracts") to comply with the provisions of Senate Bill 5505, as set forth below.
 - The Owner is committed to increasing contracting opportunities for Disadvantaged, Minority, Women and Emerging Small Businesses (DMWESB) firms and Service Disabled Veteran Business (SDVB) enterprises. The Owner has established an overall aspirational goal for the utilization of DMWESB firms and SDVB enterprises at 20% of hard construction costs. The Contractor shall use good faith efforts to achieve this aspirational goal. The Contractor shall provide the Owner with a monthly report of DMWESB firm and SDVB enterprise participation.
 - The Contractor shall:
 - Employ apprentices to perform fifteen percent (15%) of the work hours that workers in apprenticeable occupations perform under the contract, in a manner consistent with the apprentices' respective apprenticeship training programs. The terms "apprentices", "apprenticeable occupations", and "apprenticeship training program" are defined in ORS 660.010 and SB 5505.
 - Establish and execute a plan for outreach, recruitment and retention of women, minority individuals and veterans to perform Work under the contract, with the aspirational goal of having at least fifteen percent (15%) of total work hours performed by individuals in one or more of those groups. The Contractor shall provide a copy of such plan(s), and any revisions to the plan(s), to the Owner.
 - Provide health insurance and retirement benefits to workers.
 - The Contractor shall require subcontractors on Qualified Subcontracts to comply with the requirements of this section.
 - Reporting Requirements.
 - The Contractor shall provide the Owner with a quarterly report of the number of work hours performed on the Project by apprentices and the total number of work hours performed on the Project for that period.
 - The Contractor shall provide the Owner with a quarterly report of the number of work hours performed on the Project by women, minority individuals and veterans and the total number of work hours performed on the Project for that period.
 - The Contractor shall provide the Owner with a quarterly report showing proof of health insurance and retirement benefits provided, including the types and costs of those benefits.

1.3 MANDATORY PRE-BID MEETING

A **mandatory pre-bid meeting** will be conducted on **September 3, 2026 at 10:00 am**, local time at the location listed on the cover page of this solicitation. Only bidders who have an employee at the meeting shall be allowed to bid. Attendance will be documented through a sign-in sheet prepared by the PSU representative. After the meeting there may be a walk through and examination of the site and conditions. Prime bidders who arrive more than 5 minutes after the start of time of the meeting (as stated in the solicitation and by the PSU representative's watch) or after the discussion portion of the meeting (whichever comes first) may not be permitted to submit a bid on the project.

1.4 SCHEDULE

Advertisement of Invitation to Bid
Mandatory Pre-Bid Meeting
Questions Deadline
Substitution Requests Deadline
Solicitation Protest Deadline
Final Addendum Shall Be Issued by
Bids Due

August 21, 2026
September 3, 2026 @ 10:00 am
September 9, 2026 @ 5:00 pm
September 9, 2026 @ 5:00 pm
September 9, 2026 @ 5:00 pm
September 11, 2026
September 17, 2026 @ 2:00 pm

Schedule Milestones

Substantial Completion Date March 15, 2027
Final Completion Date March 30, 2027

1.5 SUBSTITUTION REQUESTS

Prospective Bidders must submit requests for the approval of equals or substitutions on the Substitution Request form attached hereto as Appendix 2.5 via email to proposals@pdx.edu. Substitution requests must be received by the deadline indicated in Section 1.4. Requests must include complete descriptions, technical data and performance records. Any approval of the proposed substitution request will be made by addendum to the ITB.

1.6 QUESTIONS

Prospective Bidders must submit questions or requests for clarification or change via email to proposals@pdx.edu. Questions must be received by the deadline indicated in Section 1.4. Questions and requests for clarification or change that are timely received will be answered via addenda. Any changes to the ITB resulting from such questions will be made only via addenda to the ITB. Responses from the Owner not contained in an official addendum to the solicitation will not be binding on the Owner. The final addenda, if any, will be released no later than the date specified in Section 1.4. Bidders are encouraged to check on the status of all addenda prior to submission of their bid.

1.7 PROTESTS

Protests will be answered directly with the protesting Bidder. Protests must comply with and will be addressed pursuant to PSU Standard 580-061-0145 which can be found at <https://www.pdx.edu/policies/psu-standards-formerly-oars>.

1.7.1 Solicitation Protests

Prospective Bidders must submit protests of particular solicitation provisions, specifications, and/or conditions (including comments on any specifications that a firm believes limits competition) via email to proposals@pdx.edu. Solicitation protests must be received by the deadline indicated in Section 1.4.

Solicitation protests must include the reasons for the protest and any proposed changes to the ITB. Protests will be answered directly with the protesting Bidder. Any changes to the ITB resulting from a protest will be made only via addenda to the ITB. Responses from the Owner that are not contained in an official addendum to the solicitation will not be binding on the Owner. Bidders are encouraged to check on the status of all addenda prior to submission of their bid.

1.7.2 Selection Protest

Any Bidder who has bid on this ITB and claims to have been adversely affected or aggrieved by the selection of competing Bidders may submit a protest via email to proposals@pdx.edu. Selection protests must be received within three (3) calendar days at 5:00 pm after the issuance of the notice of intent to award the contract. Please note that the date of issuance is subject to change and therefore the protest date may change.

1.8 PUBLIC RECORDS

This ITB and each bid received, along with copies of all documents pertaining to the award of a contract, shall be kept by PSU and shall be open to public inspection. If a bid contains any information that is considered a trade secret by the Bidder under ORS 192.345(2), each sheet of such information must be clearly marked with the following:

"This data constitutes a trade secret under ORS 192.345(2), and shall not be disclosed except in accordance with the Oregon Public Records Law, ORS Chapter 192."

The Oregon Public Records Law, ORS 192.345(2), exempts from disclosure only bona fide trade secrets, and the exemption from disclosure applies "unless the public interest requires disclosure in the particular instance." Therefore, non-disclosure of documents or any portion of a document submitted as part of a bid may depend upon official or judicial determinations made pursuant to the Public Records Law.

Bidders must mark only specific pages or text in their bid considered a "trade secret" under Public Records Law. Bids in which the entire document is marked or otherwise identified in its entirety as confidential or a "trade secret" may be rejected or, if PSU accepts the bid, PSU may disclose the bid in its entirety.

1.9 ADDENDA

This solicitation will only be modified by documents issued as addenda by Owner. No other direction or comments received by Bidders, written or oral, will serve to change the solicitation document.

1.10 BID SUBMISSION

All of the following documents must be completed:

- Completed Bid and Bid Security Forms attached hereto as Appendix 2.6.
- **Do not** alter or add to Appendix 2.6, embed any documents within your uploaded files, or include any unrequested files, **these actions may cause the Owner to consider rejecting your Bid as Non-Responsive.**
- Include a summary level schedule for the proposed demolition included in the Scope documents with an assumed start date of October 5, 2026.
- Completed documents must arrive electronically via Equity Hub's Bid Locker at https://bidlocker.us/a/psu_or. See Appendix 2.7 Submission Instructions for Bidders and Appendix 2.8 Bid Locker Vendor Guide for further instructions.
- Completed documents must arrive by the deadline indicated in Section 1.4

It is the sole responsibility of the Bidder to ensure timely delivery. Late bids will not be considered.

MAILED, FAXED, OR EMAILED BIDS WILL NOT BE ACCEPTED

1.11 BID OPENING

This will be a closed opening. A bid tabulation sheet will be posted to Bid Locker.

1.12 FORM OF AGREEMENT

A sample copy of the Public Improvement Agreement is attached to this ITB (Appendix 2.3). The Agreement will include the terms of this ITB, the PSU General Conditions (Appendix 2.1), and Supplemental General Conditions (Appendix 2.2). PSU will enter into an Agreement substantially similar to the attached sample agreement. The sample agreement attached to this ITB is subject to change by PSU. If there is a failure to enter into an agreement with the lowest responsive and responsible Bidder, PSU reserves the right to enter into an agreement with the next lowest responsive and responsible Bidder.

1.13 NON-RESPONSIVE BIDS

Bids, which are:

- Incomplete
- Conditioned or Qualified
- Not in conformity with applicable law
- Contains a statement by the Bidder reserving the right to accept or reject an award
- Bids that fail to address alternates set forth on the Bid Form may be considered non-responsive
- The Owner may consider a Bid irregular and reject as non-responsive if any of the item prices are excessively and materially unbalanced (either above or below the amount of a reasonable bid) to the potential detriment of the Owner
- The Owner may consider to reject a Bid as non-responsive if any irregularity is a potential detriment to the Owner.

1.14 BID VALIDITY PERIOD

If an Agreement is to be awarded, it shall be made within 90 calendar days after the bid submission deadline. Bidder's Bid Form pricing shall be valid during this period.

Owner reserves the right to hold the bid guarantees of all Bidders until the successful Bidder has entered into an Agreement with the Owner, or for a period of 90 calendar days, whichever is the shorter amount of time.

1.15 TERMS FOR BIDDING

Owner reserves the right to accept or reject any or all bids received in response to the ITB, to request either wholly or in part new bids, or to negotiate with any Bidder considered qualified in any manner deemed to be in the best interest of Owner.

By submitting a bid, the Bidder certifies conformance to the applicable federal, state and local laws, acts, executive orders, statutes, administrative rules, regulations, ordinance and related court rulings concerning Affirmative Action toward Equal Employment Opportunities. All information and reports required by the Federal or Oregon State or local Governments, having responsibility for the enforcement of the foregoing, shall be supplied to the Owner upon request for purposes of investigation to ascertain compliance with the foregoing.

Pursuant to PSU Standard 580-061-0030, by submitting a bid, the Bidder certifies that the Bidder has not discriminated against Minority, Women or Emerging Small Business Enterprises in obtaining any required subcontracts.

Pursuant to PSU Standard 580-061-0040, Bidders are hereby notified that PSU has adopted policies applicable to consultants and contractors that prohibit sexual harassment and that Bidder and their employees are required to adhere to Owner's policy prohibiting sexual harassment in their interactions with members of Owner's community.

All Bidders must comply with requirements of the prevailing wage law in ORS 279C.800 through ORS 279C.870. All Bidders must be registered with the Construction Contractor's Board at the time of bid submission. No bid will be considered unless fully completed in the manner provided in the "Instructions to Bidders" and upon the Bid Form provided.

The Owner is committed to ensuring equity and diversity in its procurement and contracting process and increasing opportunities for Emerging Small Businesses and Minority and Women Owned Businesses. Therefore, the Owner strongly encourages its contractors to use these businesses in providing services and materials for Owner contracts and projects.

END OF SECTION 1

SECTION 2 – APPENDICES

- 2.1 PSU General Conditions – July 2014
- 2.2 PSU Supplemental General Conditions
- 2.3 PSU Division 00
- 2.4 PSU Division 01
- 2.5 PSU Substitution Request Form
- 2.6 PSU Bid and Bid Security Forms
- 2.7 Submission Instruction for Bidders
- 2.8 Bid Locker Vendor Guide
- 2.9 PSU Payment and Performance Bond Forms
- 2.10 PSU Campus Map
- 2.11 Project Manual
- 2.12 Drawings
- 2.13 Structural Calculations
- 2.14 Hazardous Materials Survey
- 2.15 PSU As-Builts
- 2.16 SHPO IDP Document

END OF SECTION 2

SECTION 3 – ADDITIONAL RESOURCES

- 3.1 PSU Campus Map: <https://www.pdx.edu/visit/campus-map>
- 3.2 PSU Capital Projects & Construction Technical Design Standards PDF (which ever version is most current):
<https://www.pdx.edu/construction/standards-procedures>
- 3.3 PSU EHS Webpage: <https://www.pdx.edu/environmental-health-safety/>
- 3.4 PSU Campus Public Safety Webpage and Contact Information: <https://www.pdx.edu/campus-safety/>
- 3.5 PSU Parking Webpage: <https://www.pdx.edu/transportation/>
- 3.6 PSU Key Requests: <https://www.pdx.edu/facilities/key-requests>
- 3.7 PSU Access Badges: <https://www.pdx.edu/student-finance/id-cards>

END OF SECTION 3