

Riverdale Grade School Offsite Improvements Invitation to Bid 2026-01

June 2, 2026 at 3:00PM

- Please sign into the chat with your Company Name, Your Name and E-mail Address.
- AGENDA; About the district, Timeline, Documents/Addenda's Scope, Permit Status, Civil Overall, Allowance, Summer School Impacts, Bid Requirements, Pre-Bid Walk



ITB 2026-01 Mandatory Pre-Bid Conference

 June 2, 2026 at 3:00 PM - 3:30 PM

 Erica Bierman

Riverdale Grade School



About Riverdale SD



Erica Bierman – Project Manager/Owner Representative

11733 S Breyman Ave. • Portland, OR 97219

RIVERDALE SCHOOL DISTRICT is an independent public school district founded in 1888. Today, Riverdale Grade School (K-8) and Riverdale High School (9-12) serve more than 600 families living in a residential wooded area of Multnomah County. The District is located seven miles south of downtown Portland, Oregon and adjacent to the City of Lake Oswego.

Riverdale Leadership:

Superintendent, Chris Russo

Business Manager, Nicole Bassen

Riverdale Civil Engineer:

Humber Design Group Principal, Dave Humber



**Humber
Design
Group, Inc.**

TIMELINE



SOLICITATION SCHEDULE

ITB Release	Wednesday, May 27, 2026
Mandatory Pre-Bid Meeting	Tuesday, June 2, 2026, 3:00 PM
Non-Mandatory Pre-Bid Site Walk	Wednesday, June 3, 2026 11:00 AM
Request for Clarification/Solicitation	Thursday, June 4, 2026, 5:00 PM
Issue Last Addendum	Friday, June 5, 2026, 5:00 PM
Bid Due Date	Wednesday, June 10, 2026, 2:00 PM
1st Tier Sub Disclosure	Wednesday, June 10, 2026, 4:00 PM
Notification of Intent to Award	Wednesday, June 11, 2026
Anticipated Award Date	Wednesday, June 18, 2026
Procurement Start Date	Thursday, June 19, 2026
Construction Start Date	Monday, July 7, 2026
Substantial Completion Date	Friday, August 21, 2026



making the **difference**

Documents & Addenda's

RIVERDALE
SCHOOL DISTRICT

RIVERDALE FOUNDATION LOGINS CALENDAR

APPLY NOW



Turner & Townsend

ABOUT US

ENROLLMENT

ACADEMICS

ARTS

ATHLETICS

RESOURCES

District News

Local Option Levy

Discover Riverdale

District Business & Budgets

District Data

Employment

Equity & Inclusion

Riverdale Annual Report

School Board & Policy

Superintendent's Corner

Contact Us

ODE State Report Cards

— Open Bids

2025-26

HOME > ABOUT US > DISTRICT BUSINESS & BUDGETS

DISTRICT BUSINESS & BUDGETS

Business Office

Tuition Payments

Budget Finance

Bids & RFP's

- E-mail all questions or comments regarding this ITB in writing via email to **ebierman@riverdale.k12.or.us**
- A written response will be posted to Riverdale website via addenda
- Addenda 1 issued June 1, 2026
- Last addenda issuance is 72 hours before bids are due
- 00 21 13 Invitation to Bid & Bid Form Appendix A Acknowledgement of bid documents

Invitation to Bid 2026-01: Site Improvements

- DJC Advertisement
- Site Plan ITB Drawings
- Site Plan Landscape Allowance
- Site TOPO
- Land Use Decision
- Multnomah County Design & Construction Manual
- Stationary Lane Closure Requirements

Addenda 1

- Specifications

Scope

Conditional Land Use Decision

- Decision to address safety issues to improve the existing sidewalks and ramps along the school frontage on S. Breyman Ave. and S Military Rd. to current ADA standards.
- Improve the median from painted median to raised median as specified by County Transportation Engineering.
- Remove all unpermitted signs from Right of Way. Install signage and striping in accordance with Multnomah County Road Rules (MCRR) 18.250.
- Site utilities impacted are noted in drawings that include but not limited to new manhole, catch basin, relocated fire hydrant and mailboxes.



Hearings Office

City of Portland

1900 SW 4th Avenue, Room 3100, Portland, OR 97201

www.portland.gov/omf//hearings

email: HearingsOfficeClerks@portlandoregon.gov

Permit Status

PERMIT#GEN-2026-0013 Bid Documents - REV. 1 Submitted 5/8/2026



MULTNOMAH COUNTY, OREGON

DEPARTMENT OF COMMUNITY SERVICES
LAND USE & TRANSPORTATION PROGRAM
RIGHT-OF-WAY PERMIT SECTION
1620 SE 190TH AVENUE
PORTLAND, OREGON 97233
503-988-3582 - FAX: 503-988-3389
ROW.Permits@multco.us

APPLICATION FOR A PERMIT TO USE PUBLIC ROAD RIGHT OF WAY UNDER THE JURISDICTION OF MULTNOMAH COUNTY

DATE STARTED: _____
FINAL INSPECTION: _____
APPROVED BY: _____ YES _____ NO
REMARKS: _____

(COUNTY TO FILL OUT THIS SECTION)

Permit No. GEN-2026-0013
District: MULTCO
County Maintained: YES
Application Fee: \$1,250.00 - PD
Deposit: N/A
Check No.: N/A
Ins. Req'd: YES

FOR APPLICANT: (Please print)

Name: Riverdale School District
Address: 11733 S Breyman Avenue, Portland, OR 97219

E-mail Address: crusso@riverdale.k12.or.us
Phone/Fax: 503-262-4840
Contact Person: Chris Russo

ROADS AND LOCATIONS COVERED BY THIS PERMIT:

Road	Specific Location	Side of Road	Distance from		Buried Cable or Pipe	
			Center Line	R/W Line	Depth	Size & Kind
S Breyman Avenue	11733 S Breyman Avenue, Portland, OR 97219	Southwest	25 ft	50 ft		
S Military Road	11733 S Breyman Avenue, Portland, OR 97219	Southeast	25 ft	50 ft	3 ft	12 in storm

EXISTING	PROPOSED	DESCRIPTION
		MANHOLE
		CATCH BASIN
		FIRE DEPARTMENT CONNECTION
		FIRE HYDRANT
		WATER VALVE
		UTILITY POLE
		SIGN
		MAILBOX
		LIGHT POLE
		TREE
		PROPERTY LINE
		CENTERLINE
		CONTOUR
		SAWCUT LINE
		EDGE OF PAVEMENT
		CURB
		STORM DRAIN
		SANITARY SEWER
		WATER
		UNDERGROUND POWER
		OVERHEAD POWER
		GAS



COVER SHEET
RIVERDALE ELEMENTARY SCHOOL
RIVERDALE SCHOOL DISTRICT
11733 S BREYMAN AVENUE, PORTLAND, OR 97219

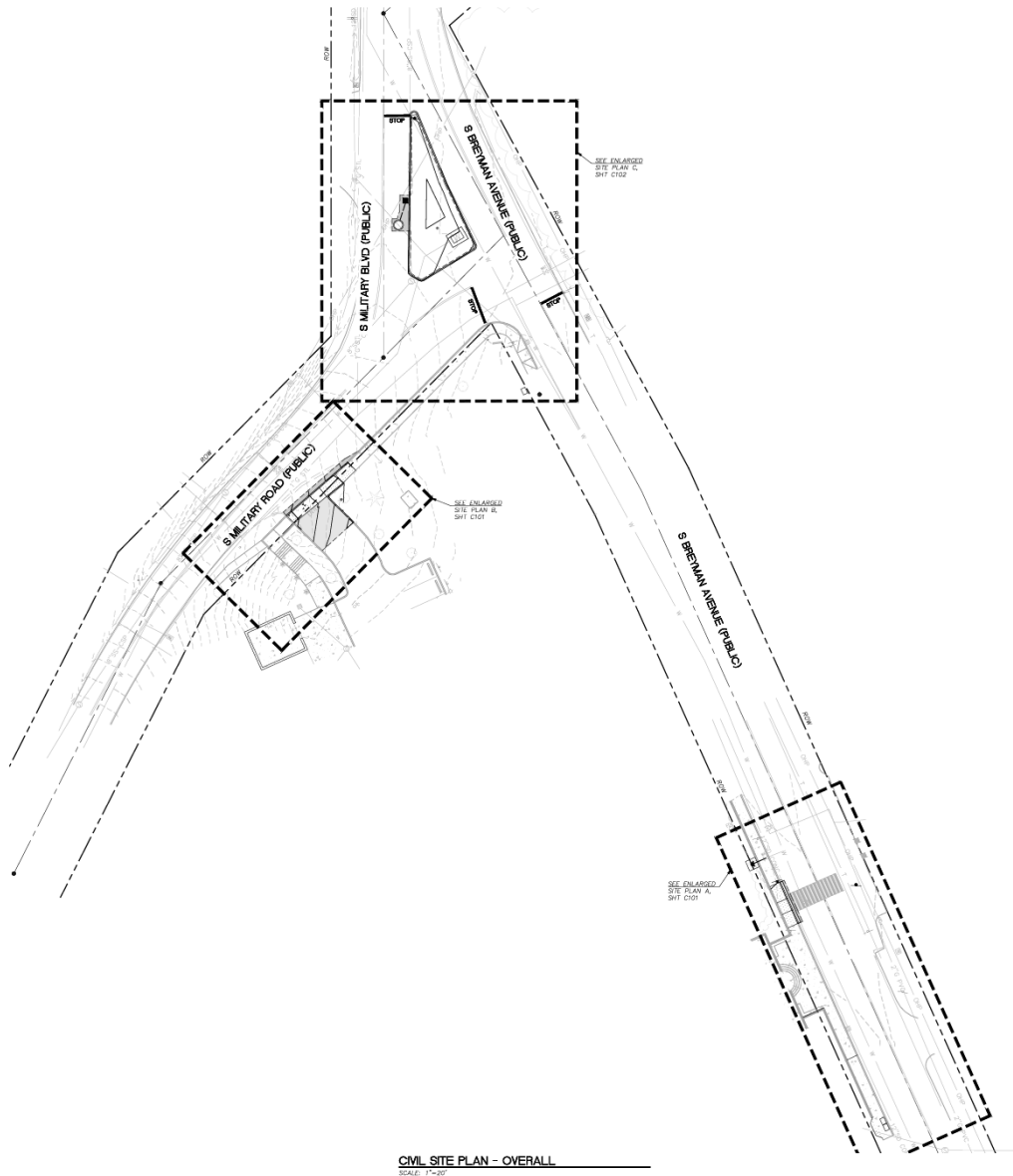
MULTNOMAH COUNTY DEPARTMENT OF COMMUNITY SERVICES:

Permit Approved By: Rick Buen
Print Name: RICK BUEN
Title: ENGINEER 2
Permit Effective Date: 04/14/2026 - 04/13/2027

SHEET INDEX

C000	COVER SHEET
C050	DEMOLITION PLAN
C100	CIVIL SITE PLAN – OVERALL
C101	ENLARGED CIVIL SITE PLANS
C102	ENLARGED CIVIL SITE PLAN
C200	STANDARD DETAILS
C201	STANDARD DETAILS
C202	STANDARD DETAILS
C203	STANDARD DETAILS

C100 CIVIL SITE PLAN



Impacts

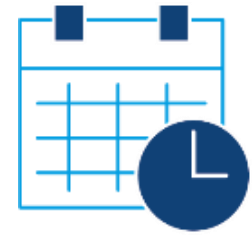
Riverdale Grade School Key Dates

- Last day for students
6/12/26
- Last day for staff 6/16/26
- Summer School 7/6/26 –
7/31/26 8:30 AM – 1:30PM
- Sports Camp July 13-17
8:30 AM to 3:30PM
- Accessibility to Gym
- Staff Return 8/24/26
- First Day of School 9/1/26

Please note badge requirements
in Specifications p. 152

< June 2026 >						
SU	MO	TU	WE	TH	FR	SA
31	1	2	3	4	5	6
7	8	9	10	11	12	13
14	15	16	17	18	19	20
21	22	23	24	25	26	27
28	29	30				
< July 2026 >						
SU	MO	TU	WE	TH	FR	SA
28	29	30	1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30	31	
< August 2026 >						
SU	MO	TU	WE	TH	FR	SA
26	27	28	29	30	31	1
2	3	4	5	6	7	8
9	10	11	12	13	14	15
16	17	18	19	20	21	22
23	24	25	26	27	28	29
30	31					

BID SUBMISSION



E-mailed Bids to: ebierman@riverdale.k12.or.us

Submittal: E-mailed Bids to ebierman@riverdale.k12.or.us will be received by Riverdale School District 51J ("Owner") through and including 2:00PM on June 10, 2026. Parties interested in submitting a proposal must accurately complete the bid form (s) provided with the Bid Documents. Bids received after this time will not be accepted.

Bid Opening: Bids results will be published on Riverdale School District Website at: <https://www.riverdaleschool.com/about-us/district-business-budgets> following bid close. Select TAB "Bids & RFP's" - "2025-2026" for results.

Bid Requirements: As pursuant to ORS 279.027, contractors are required to complete **first-tier subcontractor disclosure form**. The completed form must be received via e-mail to ebierman@riverdale.k12.or.us within 2 hours (PST) of the bid time and date.

This contract will be for public works project subject to ORS 279C.800 to 279C.875 (prevailing wage law).

Appendix A
BID FORM

Riverdale School District

Riverdale Grade School Offsite
Improvements

Bid Walk

- A non-mandatory pre-bid walk will be held on June 3, 2026, at 11:00 AM located at the corner of 11733 SW Breyman Ave., Portland OR 97219 & S Military Rd.
- Questions/Comments: Questions or comments regarding Bid No. 2026-01 should be directed to **ebierman@riverdale.k12.or.us** no later than Thursday, June 4, 2026 by 5:00PM (PST)

RIVERDALE
SCHOOL DISTRICT

