



MEMORANDUM

EUGENE WATER & ELECTRIC BOARD
GENERAL MANAGER'S DIVISION

Rely on us.

TO: Commissioners Simpson, Farmer, Brown, Menegat
FROM: Ken Beeson
DATE: April 29, 2008
SUBJECT: Roosevelt Building Project Design Services

Issue Statement.

On Tuesday May 6, 2008, staff will request Board approval for an increase of \$4,244,035 to EWEB's contract with PIVOT Architecture for design services necessary for completion of the Roosevelt Operations Center.

Background.

In early 2005, EWEB retained WBSG Architecture (now named PIVOT Architecture) to provide a schematic design and cost estimate for new EWEB facilities in west Eugene. (Under the terms of the contract, PIVOT is the primary firm responsible for managing all phases of the design work. They are supported by the following firms: BNIM Architects (interiors, sustainability), Parson Brinkerhoff (industrial), Balzhiser & Hubbard Engineers (civil, mechanical, electrical), Hohbach Lewin Engineers (structural), Satre Associates (landscape), Environmental Solutions (environmental), Foundation Engineering (geotechnical), SOLARC Architecture and Engineering (energy efficiency and modeling), Architectural Cost Consultants (cost estimating), John Todd Ecological Design (eco-machine), and Group McKenzie (traffic engineering).)

The original agreement was amended four times during 2005, including a revision to provide a schematic design for relocation of EWEB water and electric operations and engineering functions only. Total authorization was \$1,135,775 and the work was completed in November 2005 at a cost of approximately \$1,100,000.¹

In February 2006, the Board decided to proceed with the operations and engineering relocation. In July 2006, the Board approved an increase to the contract of \$4,365,888 for preparation of final design and construction documents for the proposed project. A portion of the final design work was accomplished between August 2006 and February 2007 at a cost of approximately \$1,650,000.

In February 2007, the Board directed staff to review the design and determine the scope of facilities that could be accomplished within a reduced project budget. The cost of that design review work was approximately \$135,000 and was completed in July 2007. In July 2007, the Board approved a revised project budget of \$83.5 million and directed staff to complete a new schematic design. That work was finished in March 2008 at a cost of approximately \$682,000.

In February, the Board and the City Council authorized financing for the Roosevelt project based on the project budget of \$83.5 million. The Board also authorized staff to proceed with the final design work on the project.

Total expenditures on the design contract since 2005 have been approximately \$3,578,000 with a remaining

¹ The authorizations and expenditures related to this contract and described in this memo are detailed on Attachment A.

authorization amount of approximately \$1,924,000.

Discussion.

With completion of the schematic design, there are three phases of design related work remaining on the project: design development, construction documents and construction administration. This remaining work is described below and is estimated to cost approximately \$6,168,000. This is a maximum, not to exceed amount.

Design Development: In this phase of the work - using the program assumptions developed in schematic design - the size, character and quality of the facilities are determined and fixed, including architectural, structural, electrical, mechanical, and civil systems. Criteria for the initial design decisions made in the schematic design phase are reviewed and reevaluated. Plans, elevations, and sections describing all building and site systems and components are prepared. Types, sizes, locations, configurations, and location relationships of all equipment are determined. Constructability reviews will be ongoing with advice from the Construction Manager / General Contractor. The various project components and systems will be evaluated for suitability and cost versus the final use or design intent. This phase of the work is estimated to cost approximately \$1,470,000 and is expected to be complete by August 2008.

Construction Documents: In this phase, all final drawings and specifications are completed in a form that allows for bidding and construction of the new site and facilities in three separate packages. Work includes completion of all construction drawings (plans, elevations, sections, details), quality assurance and control specifications, performance and descriptive specifications, construction specifications (including detailed definitions of responsibilities and relationships for all parties). All of the information necessary to obtain the final permits will be prepared. As in design development, this work is closely coordinated with the CM/GC and the Owner. This phase of the work is estimated to cost approximately \$2,804,000 and is expected to be complete by summer 2010.

Construction Administration: Work in this phase includes observing the construction work to ensure conformance with design specifications; coordinate with the CM/GC; review and recommendation for approval of CM/GC applications for payment; review various submittals (shop drawings, product data, test results, change orders, etc); act as Owner representative as directed by Owner; interpret, clarify and modify construction documents and specifications as needed; inspect for substantial and final completion; review record documents and close out documents. This phase of the work is expected to cost approximately \$1,894,000 and will be completed by late 2010 when the project is complete.

All of the work described here is standard and required for a project of this size and complexity. All costs described here for this work (schematic design, design development, construction documents, and construction administration) are consistent with Board-staff review and discussions during the past year and the Board approved budget for the Roosevelt project.

Recommendation / Requested Action.

Staff recommends Board approval to increase EWEB Contract #048-2004 with PIVOT Architecture for design services required for development of the Roosevelt Building Project by \$4,244,035.

Please call me if you have questions or need additional information.

Attachment

revised: April 26, 2008			ATTACHMENT A	
EWEB-PIVOT Contract Authorization and Expenditure/ Compensation Summary				
Date	Authorizations	Expenditures		Notes
		Original Design (2005 - 2007)	Revised Design (July 2007 Approved Budget = \$6,850,000)	
2005	\$ 1,135,775	\$ -	\$ -	Original Contract and Amendments No. 1 - No. 4
		\$ 1,106,895	\$ -	Original Schematic Design (2005 - 2006)
July 2006	\$ 4,365,888	\$ -	\$ -	Contract Amendment No. 5 - Authorization (Design and Const Docs based on 2005 SD)
		\$ 1,652,941	\$ -	Design Development (July 2006 - Feb 2007) (actual)
		\$ 135,862	\$ -	Review design alternatives (March 2007 - August 2007) (actual)
		\$ -	\$ 682,000	Schematic Design (August 2007 - March 2008) (Contract Amendment No 6) (actual)
		\$ -	\$ 6,168,000	Final Design, Construction Documents, Construction Administration (estimated)
May 2008	\$ 4,244,035	\$ -	\$ -	Board Authorization Requested on May 6, 2008
	\$ 9,745,698	\$ 2,895,698	\$ 6,850,000	Totals

Eugene Water & Electric Board Consent Calendar Request

Date: April 25, 2008

Staff Contact: Ken Beeson Ext. 3772

For Contract Awards, Renewals and Increases:

Project or Job Number: Contract #048-2004/Job #28680

Project or Job Name: Roosevelt Building Project

Vendor's name: PIVOT Architecture

Original Contract Amount: \$ 1,135,775 (Amendments 1-4)

Additional \$ Previously Approved: \$ 4,365,888 (Amendment 5)

Amount this Request: \$ 4,244,035 (Amendment 6)

Cumulative Amount:
Including this request \$ 9,745,698

Method of Solicitation: RFP
(Formal bid, informal quote, RFP, exemption) other)

Means of Advertisement: EWEB Web page
(Applies to Solicitation)

Results of Solicitation: Awarded to Highest-Ranked Proposer

If applicable, basis for exemption: -

Term of Agreement: Through December 31, 2010

Option to Renew? Yes

Action:

Contract Award
 Contract Renewal
 Contract Increase
 Other

Agreement Covers:

Goods
 Services
 Personal Services
 Public Works

Form of Agreement:

Price Agreement
 PSC/SC
 Construction Contract
 IGA
 Other

Funding Source:

Budget
 Reserves
 New Revenue
 Bonding
 Other

BUYER: GHM

The Board is being asked to approve an increase to an existing contract with **PIVOT Architecture** for Architectural Services related to the Roosevelt Building Project. Additional detail is provided in the attached background memo to the Board and its additionally provided information.

This work has progressed as follows: Amendments 1-4 (\$1,135,775) were issued in 2005 when staff completed the original schematic design for relocation of all facilities to Roosevelt and also for the "split scenario" where we would move only operations and engineering. Amendment 5 (\$4.37 million) was issued in Feb 2006 for final design work after the Board agreed to the split design but before we began to see the rapid escalation in costs. In Feb 2007, when staff was part way through the work defined in Amendment 5, the project was determined to be too expensive. Alternatives were reviewed and in July 2007 the Board agreed to the new plan and budget. In Feb 2008 the Board approved that new schematic design.

The requested increase provides for completion of final design and construction documents (all final drawings and specifications necessary for construction) and construction administration (architectural and engineering oversight during construction) required for the Roosevelt project development.

Staff requests Board approve an increase to an existing contract with **Pivot Architecture** to provide Architectural Services related to the Roosevelt Building Project. Funds for these services were budgeted for 2008 and are included in the Roosevelt Project Budget approved by the Board in February 2008.

SIGNATURES:

Project Coordinator: _____

Supervisor: _____

Purchasing Manager: _____

Division Director: _____

General Manager: _____

Board Approval Date: _____

Secretary/Assistant Secretary verification: _____