

EWEB Board Consent Calendar Request

For Contract Awards, Renewals, and Increases

The Board is being asked to approve a contract with MWA Architects for Architectural and Design Services for a Water Quality Laboratory and Backup Services Building.

Board Meeting Date: 10/2/2018

Project Name/Contract #: Water Quality Lab and Backup Services Building (Design Services) / 032-2018

Primary Contact: Mel Damewood Ext.7145

Purchasing Contact: Collin Logan Ext.7486

Contract Amount:

Original Contract Amount: \$442,377.00

Additional \$ Previously Approved: \$0

Invoices over last approval: \$0

Percentage over last approval: 0%

Amount this Request: \$442,377.00

Resulting Cumulative Total: \$442,377.00

Contracting Method:

Method of Solicitation: Formal Request for Proposals

If applicable, basis for exemption: n/a

Term of Agreement: Through 8/31/20

Option to Renew? Yes

Approval for purchases "as needed" for the life of the Contract Yes No

Proposals/Bids Received (Range): 3 Proposals Received (QBS process doesn't allow pricing from multiple firms)

Selection Basis: Highest Total Score

Narrative:

Operational Requirement and Alignment with Strategic Plan

The existing water quality laboratory (lab) at the Hayden Bridge Filtration Plant is a state certified lab and is essential to ensuring customers continue to receive high quality water. The existing lab is and has been in the same space in the Headhouse of the treatment plant since the plant's construction in 1950. The needs of the lab have increased over time due to the ever increasing water quality regulations and the associated testing requirements. These requirements have pushed the lab to the limits of the space available. In addition, many of the equipment and building facilities supporting the lab to ensure proper air quality and cleanliness are at the end of useful life.

Due to the above, EWEB initiated a study in 2011 to evaluate alternatives to replace the lab. These alternatives included both retrofitting the Headhouse and building a new building. The final report recommended a new building and this project has been in the water capital improvement program since then.

Unrelated to the lab, with the pending consolidation of staff at the Roosevelt Operations Center (ROC), a decision was made to move primary dispatch, power trading, and the data center to the ROC where backup facilities were previously. This in turn required space to be found for the backup facilities, and a decision was made to consolidate the backup facilities with the lab in the new building at Hayden Bridge.

Contracted Goods or Services

MWA Architects and their team will provide architectural and engineering services for a new building to be constructed at the Hayden Bridge Filtration Plant. The new building will house a water quality laboratory and backup facilities for EWEB's power trading, dispatch, and data center functions.

Prior Contract Activities

EWEB has not had any direct prior contract activities with the selected firm. They have been part of larger teams on EWEB projects which were successful.

Purchasing Process

In June 2018, Staff issued a formal request for proposals seeking responses from firms specializing in architectural and engineering design to provide designs and continuing project support for a new water quality lab and backup services building. Staff utilized the Qualifications-Based Selection (QBS) procurement process for the competitive selection of architectural and engineering services under which the most appropriate professional or firm is selected based on qualifications such as knowledge, skill, experience, and other project-specific factors, rather than on fees. Fair and reasonable fees are negotiated with the top-ranked firm for an agreed-upon scope of services. These fees are not available to the evaluating team until after they have evaluated and ranked each proposal. MWA Architects delivered the top-ranked proposal and their pricing is the only pricing available. Three proposals were received, one each from MWA Architects, LA Kersh, and Loren Berry. After scoring based on evaluation criteria that included design approach, project experience, and project team experience, the committee reached consensus that MWA Architects provided the best proposal to fit the needs of the project.

Bidder/Proposer Information

MWA Architects
LA Kersh Architecture, Inc.
Loren Berry Architect

Bidder/Proposer Location

Portland, OR
Eugene, OR
Springfield, OR

Competitive Fair Price (If less than 3 responses received)

N/A

ACTION REQUESTED:

Management requests the Board approve a contract with MWA Architects for \$442,377. Due to the different water and electric facilities located within the structure funding will be split between water (68%) and electric (32%). Funding to start design is included in the 2018 budget for both utilities funds is in the CIP for both utilities for design and construction in 2019 and 2020.