

EWEB Board Consent Calendar Request

For Contract Increases

The Board is being asked to approve additional funds for the Contract with Halvorson Contracting for the Roosevelt Operations Center Consolidation and Interior Remodel Construction Services.

Board Meeting Date: 6/4/2019

Project Name/Contract #: ROC Consolidation Project / Interior Remodel - ITB #045-2018

Primary Contact: Rod Price Ext. 7122

Contract Amount:

Original Contract Amount: \$1,540,000

Additional \$ Previously Approved: \$2,070,000

Invoices over last approval: \$0

Percentage over last approval: 34%

Amount this Request: \$700,000

Resulting Cumulative Total: \$2,770,000

Contracting Method:

Method of Solicitation: Formal ITB

If applicable, basis for exemption: N/A

Term of Agreement: One Time Purchase

Option to Renew? No

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

Proposals/Bids Received (Range): 2 responses (\$1,535,500 to \$1,670,000)

Selection Basis: Lowest responsive and responsible bidder

Narrative:

Operational Requirement and Alignment with Strategic Plan

The original contract was based on consolidating most staff to the ROC location, but leaving approximately 75 employees at the downtown location including Customer Services staff. After the initial design and construction contracts were completed and approved, the decision was made to consolidate a much larger group to the ROC, including Customer Service, resulting in significant revisions to the existing floor and office plans to accommodate the additional staff.

The addition of the Customer Services Call Center to the ROC has required significant changes to the HVAC system including installation of a new air handler as well as structural work to support this heavy equipment on the roof. The Call Center will occupy the space formerly slated for the GM Suite and additional work is required to remodel a suitable location for the GM Suite. In addition to these changes there have been several Change Orders issued to address discrepancies between the original electrical and mechanical design/drawings and the as-built conditions.

Contracted Goods or Services

Construction Services

Prior Contract Activities

Halvorson has worked on two other construction projects for EWEB.

Purchasing Process

Staff issued a Formal Invitation to Bid in June, 2018. EWEB received two bids. The lowest responsive and responsible

bid was received from Halvorson Contracting of Creswell, Oregon. Halvorson Contracting has 21 years of experience with similar interior remodeling projects. A bid was also received from Ausland Group of Grants Pass, Oregon. (Other qualified bidders declined to bid due to commitments to larger projects at this time.)

Bidder/Proposer Information

Halvorson Contracting

Bidder/Proposer Location

Eugene, OR

ACTION REQUESTED:

Management requests the Board approve a Contract Amendment with Halvorson Contracting for the Roosevelt Operations Center Consolidation and Interior Remodel Construction Services. Funds for the Change Order work were not budgeted for in 2019 but will be managed within the total Electric Division budget of \$37 Million. Variances will be managed within the budget process and Board policy.