

EWEB Board Consent Calendar Request

For Contract Awards, Renewals, and Increases

The Board is being asked to approve a contract for engineering and related services with **PIVOT Architecture** for **Bertelsen Property Design and Construction Support**.

Board Meeting Date: 2/1/2022
Project Name/Contract #: Bertelsen Property Design and Construction Support/21-230-Q
Primary Contact: Karen Kelley Ext.7153

Contract Amount:

Original Contract Amount: \$470,000
Additional \$ Previously Approved: \$0
Invoices over last approval: \$0
Amount this Request: \$470,000
Percentage over last approval: NA
Resulting Cumulative Total: **\$470,000**

Contracting Method:

Method of Solicitation: Formal Request for Proposals – QBS Process
If applicable, basis for exemption: NA
Term of Agreement: 2 years
Option to Renew? No
Approval for purchases “as needed”
for the life of the Contract: Yes No
Proposals/Bids Received (Range): 1 – (\$466,614)
Selection Basis: Qualification Based Selection (QBS process)

Narrative:

Operational Requirement and Alignment with Strategic Plan

The Roosevelt Operations Center (the ROC) is EWEB’s primary operational facility and is an essential asset in providing EWEB’s critical functions. In May 2021, EWEB negotiated the purchase of the property adjacent to the Roosevelt Operations Center at the corner of Roosevelt Blvd and Bertelsen Rd, with the intent of expanding the ROC’s operational resiliency, capacity, and efficiencies. The Bertelsen Property is a 15.8-acre parcel that is currently undeveloped. Wetlands and a drainage channel account for ~2.9 acres of this property. Site development considerations currently include alternative property access, expanding existing yard capacity for material warehousing, additional vehicle and equipment parking, adequate long term project staging, and seismic storage options.

Contracted Goods or Services

If approved, PIVOT Architecture will provide engineering and related services to support the Bertelsen property design and construction. Services will include site planning/programming, construction support, engineering design and support, permit and application support, and related site development, design and consultation services.

Purchasing Process

Staff issued a Formal Request for Proposals in November 2021. The Solicitation was publicly advertised on OregonBuys and the Business Tribune. Two proposals were received but only one was deemed responsive and responsible. Criteria for scoring in step one of the evaluation included 85 points: Project Approach (30), Project Experience (25), Team Qualifications & Experience (30). Step two of the evaluation included Pricing (15).

The proposal was evaluated, and PIVOT architecture was selected as the successful qualified proposer.

Proposals Received

| Vendor Name | City, State | Ranking (for RFPs) |
|---------------------|----------------|--------------------|
| PIVOT Architecture | Eugene, Oregon | 1 |
| Westech Engineering | Salem, Oregon | NA |

Competitive Fair Price (If less than 3 responses received)

The Request for Proposal was formally advertised on the State of Oregon’s solicitation site, OregonBuys, and in the Business Tribune. Pricing received is at current market value compared to various engineering firms we have contracted with recently.

Prior Contract Activities

EWEB has previously contracted with PIVOT Architecture for design/construction projects, including the original design and development of the Roosevelt Operations Center, and the more recent, Roosevelt Consolidation Remodel Project. PIVOT Architecture performed well within EWEB expectations regarding scope, schedule, and budget.

| EWEB Contract No. | Project Name (Description) | Board Approval Date | Project Duration (Notice to proceed to close out). | Original Contract Amount | Final Contract Amount |
|-------------------|---|---------------------|--|--------------------------|-----------------------|
| Q2528 | HQ to ROC Feasibility Space Planning Services | 1-8-19 | 10/11/16 – 06/02/20 | \$173,000 | \$216,000 |

ACTION REQUESTED:

Management requests the Board approve a Contract with PIVOT Architecture for engineering and related services to support the Bertelsen property design and construction. Approximately \$1 million was planned for these services; \$800,000 from the 2022 Electric Capital Plan budget of \$55 million and \$200,000 from the 2022 Water Capital Plan budget of \$29 million. Variances will be managed within the budget process and Board policy.