

EWEB Board Consent Calendar Request

For Contract Awards, Renewals, and Increases

The Board is being asked to approve a new contract with **Fire Protection Specialists, LLC** for **Fire Detection Systems**.

Board Meeting Date: May 3, 2022
Project Name/Contract #: Fire Detection Systems at Carmen-Smith / 22-046-PW
Primary Contact: Karen Kelley Ext. 7153

Contract Amount:

Original Contract Amount: \$200,000
Additional \$ Previously Approved: \$0
Invoices over last approval: \$0
Amount this Request: \$200,000
Percentage over last approval: NA
Resulting Cumulative Total: **\$200,000**

Contracting Method:

Method of Solicitation: Formal Invitation to Bid
If applicable, basis for exemption: NA
Term of Agreement: Through April 2023
Option to Renew? Yes
Approval for purchases *"as needed"*
for the life of the Contract: Yes No
Proposals/Bids Received (Range): 2 (\$198,894 to \$305,275)
Selection Basis: Lowest Responsive and Responsible Bidder
Narrative:

Operational Requirement and Alignment with Strategic Plan

The Carmen Power Plant has always relied on a carbon dioxide (CO₂) fire suppression system to mitigate the potential for damage to the generators in the event of fire. The generators are currently being rewound with a fire-resistant insulation that is much more difficult to ignite and sustain a flame, allowing EWEB to replace the CO₂ suppression system with a Very Early Warning Fire Detection (VEWFD) system. Removal of the potentially hazardous CO₂ suppression system will greatly reduce engulfment risks for our operating staff. The VEWFD system will be integrated with plant control systems to automatically shut down a unit if a fire is detected and sound plant alarms. In addition to covering the generators, the fire detection system will also monitor three additional areas within the powerhouse using photoelectric smoke detection.

Contracted Goods or Services

The proposed contract with Fire Protection Systems includes detailed design, procurement, and installation of a fire detection system at the Carmen Power Plant. The VEWFD system will be monitoring two zones, one for each generator, while photoelectric smoke detectors will be installed in three other zones in the powerhouse. These

three zones include the Control Room, Switchgear Room, and the Hydraulic Power Unit (HPU) Room. Pull-stations will also be installed near each exit in the powerhouse to allow operations staff to manually activate alarms when leaving these areas.

Purchasing Process

In February 2022, staff issued a Formal Invitation to Bid (ITB) for fire detection systems. The solicitation was advertised on the State of Oregon’s public procurement site, OregonBuys, as well as the Portland Daily Journal of Commerce. Three companies participated in the mandatory pre-bid meeting and two bids were received. Both bids were deemed responsive and responsible. Fire Protection Specialists’ bid was the lowest bid and will be awarded the contract if approved.

Bids Received

Vendor Name	City, State	Offered Price	Ranking (for RFPs)
Fire Protection Specialists, LLC	Portland, OR	\$198,894	NA
Arock Technologies, LLC	Milwaukie, OR	\$305,275	NA

Competitive Fair Price (If less than 3 responses received)

This is the second time EWEB has posted this bid, which initially produced either no response at all or bids that were significantly over the planned budget. The Fire Protection Specialists bid is \$100,000 less than the other bid and is within budget. The company meets all Minimum Qualifications and has the experience to perform the work needed.

Prior Contract Activities

None. Fire Protection Specialists listed three references in their bid response package. During reference checks, two of these references provided positive reviews of FPS and the third reference has not yet responded.

ACTION REQUESTED:

Management requests the Board approve a contract with Fire Protection Specialists, LLC for fire detection systems. Approximately \$250,000 was planned for these services in the Generation Department 2022 Capital budget of \$29.2 million. Variances will be managed within the budget process and Board policy.