

**EUGENE WATER & ELECTRIC BOARD  
REGULAR SESSION  
February 7, 2023  
5:30 P.M.**

Commissioners may pose questions to staff prior to the scheduled Board meeting. To view Commissioners' pre-meeting questions and staff responses, visit <https://www.eweb.org/about-us/board-of-commissioners/public-meetings>.

**Commissioners Present:** Sonya Carlson, President; John Barofsky, Vice President; John Brown, Matt McRae, Mindy Schlossberg, Commissioners

**Others Present:** Frank Lawson, General Manager; Jason Heuser, Public Policy and Government Affairs Program Manager; Kelly Hoell, Climate Policy Analyst & Advisor

President Carlson called the Regular Session to order at 5:30 p.m.

**Agenda Check**

There were no changes or additions to the agenda.

**Items From Board Members and General Manager [1:43]**

**Public Input [8:49]**

**William Smith** of Eugene urged EWEB to install and maintain a fiberoptic network in Eugene.

**Joshua Korn** of Eugene spoke in opposition to EWEB installing wireless metering technology, also referred to as Advanced Metering (AMI), and requested the February 2, 2023 article from the Defender Children's Health Defense News & Views titled 'Why Smart Meters Are Good for Utility Companies, Bad for Consumers' be included in the meeting minutes. Mr. Korn provided the following link:  
<https://childrenshealthdefense.org/defender/smart-meters-health-privacy/>.

**William McMahon**, of Eugene spoke in favor of a return to service scenario for the Leaburg facility.

**Chris Jones** of Eugene suggested EWEB update the language of the Climate Guidebook principles to reflect support of pricing mechanisms that fairly compensate customers for surplus electricity that they supply to the grid.

**Approval of Consent Calendar – A, Minutes and Routine Contracts [23:26]**

**MINUTES**

**1. a. January 3, 2023 Regular Session**

**b. January 17, 2023 Executive Session**

## **CONTRACTS**

**2. Brink Brothers Inc.; Forest Restoration, Inc. dba Integrated Resource Management; Oregon Woods Inc.; and TBI (Timothy K. Browning)** - for Planting and Vegetation Maintenance. \$4,000,000 based on Formal Invitation to Bid (over 5 years between four contracts).

***Commissioner Schlossberg moved to approve Consent Calendar – A, without Item 2, Brink Brothers Inc.; Forest Restoration, Inc. dba Integrated Resource Management; Oregon Woods Inc.; and TBI (Timothy K. Browning). The motion passed unanimously 5:0.***

Commissioner Brown asked for more details about Item 2. [24:07]

***Commissioner Brown moved to approve Consent Calendar – A, Item 2. The motion passed unanimously 5:0.***

**Approval of Consent Calendar – B, Non-routine Contracts and Other Consent Items [30:26]**

## **CONTRACTS**

**3. Ferguson Waterworks** - for Ductile Iron Fittings. \$1,315,000 (over 5 years) based on Formal Invitation to Bid.

**4. GEI Consultants** - for Engineering Consultant Services related to the Carmen-Smith Hydroelectric Project. \$200,000 based on Request for Proposal (RFP).

**5. General Pacific Inc.** - for Padmounted Transformers. \$3,000,000 (over 5 years) based on Direct Negotiation.

## **RESOLUTIONS**

**6. Resolution No. 2305** - Board Appointments and Outside Liaisons.

***Commissioner Brown moved to approve Consent Calendar – B. The motion passed unanimously 5:0.***

## **EWEB/City of Eugene Joint Initiatives Agenda [30:50]**

The EWEB Board of Commissioners, moderated by President Carlson, discussed the agenda for upcoming joint meetings with the City of Eugene leadership.

## **Climate Guidebook Draft Principles [52:00]**

Mr. Lawson, Mr. Heuser, and Ms. Hoell offered the Board a report and PowerPoint presentation on the draft principles of EWEB's Climate Guidebook.

## **McKenzie Valley Meeting Planning [1:39:20]**

Mr. Lawson offered the Board a discussion and PowerPoint presentation on the planning of the upcoming McKenzie Valley meeting.

**Correspondence & Board Agendas [1:56:37]**

Mr. Lawson offered the Board a brief report on Correspondence and Board Agendas.

**Board Wrap Up [2:07:53]**

President Carlson adjourned the Regular Session at 7:40 p.m.

*Recorded by Rodney Cimburke*

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Assistant Secretary

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President

## **EWEB Board Consent Calendar Request**

*For Contract Awards, Renewals, and Increases*

The Board is being asked to approve a new contract with **Lake Oswego Construction** for **Roof and Gutter Replacement at the EWEB Leaburg Homes**.

Board Meeting Date:	March 7, 2023	
Project Name/Contract #:	Leaburg Homes Roof Repair / 23-001-PW	
Manager:	Lisa Krentz	Ext.7450
Executive Officer:	Karen Kelley	Ext.7153

### **Contract Amount:**

Original Contract Amount:	\$170,000
Additional \$ Previously Approved:	\$0
Spend over last approval:	\$0
Amount this Request:	\$170,000
% Increase over last approval:	NA
Resulting Cumulative Total:	<b>\$170,000</b>

### **Contracting Method:**

Method of Solicitation:	Formal Invitation to Bid
If applicable, basis for exemption:	NA
Term of Agreement:	Completion within 90 days of contract execution (June 2023)
Option to Renew?	No
Approval for purchases "as needed":	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Proposals/Bids Received (Range):	3 – (\$116,750 - \$169,180)
Selection Basis:	Lowest Responsive and Responsible Bidder

Narrative:

### Operational Requirement and Alignment with Strategic Plan

The Leaburg-Waltermville Hydroelectric Project includes four residential homes either assigned to staff, or in use by Generation Operations as office space. Operators residing in the homes support both the Leaburg and Waltermville Projects. Onsite Operator housing enables license compliance with operational requirements and/or operational efficiencies with internal and contracted project work. Since decommissioning of the Leaburg Project will take many years and the long term fate of the Waltermville Project is still unknown, proper maintenance of the homes is necessary to ensure habitability.

The Leaburg Hydroelectric Project is also a component of the Cultural Resource Management Plan (CRMP) commissioned by EWEB in compliance with Article 435 of Federal Energy Regulatory Commission [FERC] license No. 2496. The Leaburg Powerhouse Complex and related resources are listed as a Historic District in the National Register of Historic Places. This historical designation adds specific requirements for any maintenance to preserve the historic character of the homes. Inspections and repairs over the past 12-16 months have confirmed that the current roofing system is aged beyond its expected lifespan. Full roof replacement, including new underlay, gutters,

and facia, are needed for continued use for EWEB’s ongoing operational requirements and to responsibly manage the cultural and historical significance of the structures, aligning with several areas of our strategic plan, including resiliency, responsibility, and safety & reliability.

Contracted Goods or Services

If approved, the contractor will provide roof repair services for the four (4) Leaburg Hydroelectric Project residential homes. The work will involve removal and disposal of existing roof materials from each house along with installation of a new warrantable roofing system, underlayment, facia, gutters and downspouts for each home.

Purchasing Process

In November 2022, staff obtained informal quotes from three local contractors to perform the required roof repair services at the Leaburg Homes. All the quotes received came in over the Formal solicitation threshold. Therefore; in January 2023 staff issued a Formal Invitation to Bid (ITB). The solicitation was publicly advertised on the State of Oregon’s Procurement site, OregonBuys, and the Portland Business Tribune. Three (3) bids were received, and Lake Oswego Construction was deemed to be the only responsive and responsible bidder. The lowest two bids did not meet the minimum requirements to perform work at this historical site at the time of bid opening.

Bids Received

Vendor Name	City, State	Offered Price	Ranking (for RFPs)
Lake Oswego Construction	Willsonville, OR	\$169,180	NA
C & R Homes	Springfield, OR	\$129,500	NA
NW Roofing	Creswell, OR	\$116,750	NA

Prior Contract Activities

We have not done business with Lake Oswego Construction in the past but they had positive references and are certified and bonded.

**ACTION REQUESTED:**

Management requests the Board approve a contract with Lake Oswego Construction for the Leaburg Homes roof and gutter replacement. Approximately \$200,000 was planned for these repair services in the Generation Department 2023 Type 1 capital budget of \$5.8 million. Variances will be managed within the budget process and Board policy.