

## EWEB Board Consent Calendar Request

*For Contract Awards, Renewals, and Increases*

The Board is being asked to approve a new contract with **RiverBend Construction, Inc.** for the **Construction of Phase 2 of the ROC Expansion/Bertelsen Annex Project.**

Board Meeting Date:	May 6, 2025
Project Name/Contract #:	ROC Expansion/Bertelsen Annex/Contract 25-035-PW
Manager:	Scott Milovich Ext. 7408
Executive Officer:	Karen Kelley Ext. 7153

### **Contract Amount:**

Original Contract Amount:	\$2,882,000
Additional \$ Previously Approved:	\$0
Spend over last approval:	\$0
Amount this Request:	\$2,882,000
% Increase over last approval:	NA
Resulting Cumulative Total:	<b>\$2,882,000 (Base Bid plus Alternate 1)</b>

### **Contracting Method:**

Method of Solicitation:	Formal Invitation to Bid
If applicable, basis for exemption:	NA
Term of Agreement:	Completion by December 31, 2025
Option to Renew?	No
Approval for purchases “as needed”:	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>
Proposals/Bids Received (Range):	3 (\$2,371,972 - \$3,496,000)
Selection Basis:	Lowest Responsive and Responsible Bidder

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 efficiency.

The Bertelsen Annex Project is a scalable design that allows for development to occur in phases. This provides an opportunity for review during each phase of the project to determine if the developed property’s use meets the Utility’s current needs. The current Bertelsen Annex project requirements are focused on addressing the need for additional laydown yard storage space, to assist with procurement challenges and long-term staging for Capital Projects, and to provide a secondary access road for the Roosevelt Operations Center. Further site development phases (3-5 of master property plan) will be based on additional justification and Board approvals.

### Contracted Goods or Services

If approved, RiverBend Construction, Inc. will develop the second phase of the Bertelsen property in accordance with the master plan. Per design specifications, construction will include a new exterior laydown yard with access road, security fencing, site prep, grading, lighting and associated utility work. Additionally, this phase of construction will complete the access road between the existing Roosevelt yard, the new laydown yard, and Bertelsen Rd., providing a needed alternative to the current single point of access at Roosevelt Blvd. RiverBend Construction, Inc. will also provide construction management & project work oversight, and coordinate with the owner/owner's representative on site improvements & permitting requirements.

#### Purchasing Process

In March 2024, EWEB purchasing staff initiated a Formal Invitation to Bid (ITB) process for Phase 2 of the ROC Expansion/Bertelsen Annex project. The ITB was advertised in the State of Oregon's procurement site, OregonBuys, and in the Portland Business Tribune. Three (3) bids were received, and RiverBend Construction, Inc was the lowest responsive and responsible bid. RiverBend Construction also served as the contractor for Phase 1 of the ROC Expansion.

The ITB included two (2) Pricing Alternates; Alternate 1 – Expanding yard area (increasing footprint), and Alternate 2 – Delete privacy slats at north fence and add landscape buffer adjacent to Roosevelt Blvd. Alternate 1 was included to provide flexibility in project scope so that alignment with project budget could be achieved. The submitted bid results provided favorable pricing, allowing for the inclusion of Alternate 1, while maintaining project costs within the projects budgeted amounts. The amount requested for Board approval is therefore the “Base Bid” plus “Alternate 1”.

Alternate 2 is related to a Proposed Land Use Action currently under review with the City of Eugene. The proposal under review is requesting that the high screen landscape standards for the property adjacent Roosevelt Blvd. be achieved using fence slats/screening. Fence slats are a lower cost alternative to landscape plantings as required in L-3 of Eugene Code 9.6210 (3). The City has indicated the proposed L-3 buffer change will likely be accepted, however, final acceptance will not be official until late May 2025. Because the lower cost L-3 buffer screening option is likely to be approved, but not yet official, Alternate 2 was included in the ITB to capture potential costs, but not included as scope/costs with the contract.

#### Proposals/Bids Received

Vendor Name	City, State	Offered Price (Base Bid)	Alternate 1 Increase Footprint	Alternate 2 Landscape Screening	Base Bid plus Alternate 1
RiverBend Construction	Eugene, OR	\$2,371,972	\$509,211	\$42,011	\$2,881,183
Wildish Construction	Eugene, OR	\$2,587,000	\$465,000	\$75,000	\$3,052,000
Pacific Excavation	Eugene, OR	\$3,496,000	\$653,000	\$136,000	\$4,149,000

#### Prior Contract Activities

EWEB Contract	Project Name (Description)	Board Approved	Project Duration (Start to Close)	Original Amount	Approved/Amended Amount to Date (Total)	Reason Code
24-003	ROC Expansion Phase 1	3/5/24	3/2024-12/2024	\$2,836,00	\$2,884,499	AM
23-064	Rock Materials	2/6/24	2/2024-2/2028	\$125,000	\$500,000	AM, SD
19-145	¾ Minus Gravel	1/7/19	1/2020-1/2024	\$250,000	\$500,000	AM, SD

Reason Code: AM = Additional Materials, AW = Additional Work, EW= Emergency Work, SD = Staff Directed, UC = Unforeseen Conditions, Other

24-003: A change order was issued due to changes to the landscape and fencing plants. Additional materials were added for protecting a local hawk during the nesting and hatchling period.

23-064: In 2023, Contract 19-145 was merged with Contract 23-064 to streamline the ordering process. Available funds from Contract 19-145 were added to Contract 23-064.

19-145: The increase is based on actual usage, increased maintenance, infrastructure work and the increase of costs seen throughout the industry.

**ACTION REQUESTED:**

Management requests the Board approve a contract with RiverBend Construction, Inc. for the construction of Phase 2 of the ROC Expansion/Bertelsen Annex Project. Work will include a new exterior laydown yard with access road, security fencing, site prep, grading, lighting, landscaping and associated utility work. Approximately \$4.8 million was planned for this work in the 2025 Type 2 Buildings and Land Capital Budget. Variances will be managed within the budget process and Board policy.

**BUDGET CATEGORY:** Capital, Type 2, Buildings and Land