

EWEB Board Consent Calendar Request

For Contract Awards, Renewals, and Increases

The Board is being asked to approve a new contract with **HP Civil, Inc.** for **Campus Improvements at EWEB's Carmen-Smith project.**

Board Meeting Date: August 1, 2023
Project Name/Contract #: Carmen Campus Improvements / 23-130-PW
Manager: Lisa Krentz Ext. 7450
Executive Officer: Karen Kelley Ext. 7153

Contract Amount:

Original Contract Amount: \$2,232,000
Additional \$ Previously Approved: \$0
Spend over last approval: \$0
Amount this Request: \$2,232,000
% Increase over last approval: NA
Resulting Cumulative Total: **\$2,232,000**

Contracting Method:

Method of Solicitation: Formal Invitation to Bid
If applicable, basis for exemption: NA
Term of Agreement: Completion by October 25, 2025
Option to Renew? No
Approval for purchases "as needed": Yes No
Proposals/Bids Received (Range): 2 (\$2,232,250 - \$2,857,450)
Selection Basis: Lowest Responsive and Responsible Bidder
Narrative:

Operational Requirement and Alignment with Strategic Plan

The Board is being asked to approve a construction contract with HP Civil, Inc. for site improvements at the Carmen Campus, including a new heavy equipment/storage building, utility extensions, and significant site work in support of two new manufactured homes.

The new equipment/storage building will replace the undersized (30-feet by 60-feet) original open A-frame structure. The utility extensions and sitework will serve two new single family homes located to the east of the existing four single family homes. The work is needed to accommodate increased staffing at Carmen-Smith during the upcoming construction and future operation of new fish passage facilities and will improve the quality of equipment and spare parts storage space. These improvements are critical to maintaining safe and reliable operations at the Carmen-Smith Project in alignment with EWEB's strategic objectives.

Contracted Goods or Services

If approved, HP Civil will perform two phases of work, as follows:

2023 Work Items

- remove decked trees from the site (previously fallen to mitigate fire risk during logging activities)
- grade the roads and building pads
- construct concrete foundations
- assist with installation of two manufactured homes
- construct a site-built garage (24' by 24')
- install new water distribution system extension
- install all electrical and communication substructure extensions
- pave the new residential access road (15' by 500'), concrete driveway and sidewalk
- build a porch for the three-bedroom home.

2025 Work Items

- demolish the existing A-frame storage building
- grade site and building pad
- construct a steel-framed, open-air equipment storage building (40' by 80') with a compacted gravel floor
- construct attached heated storage space (18' by 40') with a concrete floor slab
- install water distribution system extension
- gravel surfacing of surrounding area

Purchasing Process

A Formal Invitation to Bid (ITB) was posted on OregonBuys in June 2023. Two bids were received and HP Civil, Inc. was deemed the lowest priced responsive and responsible bidder, capable of meeting the solicitation’s delivery and lead time requirements.

Bids Received

Vendor Name	City, State	Offered Price	Ranking (for RFPs)
HP Civil, Inc.	Salem, OR	\$2,232,250	NA
Wildish Building Company	Eugene, OR	\$2,857,450	NA

Competitive Fair Price

EWEB sent a courtesy notice of the bid to nine construction contracting companies. At least six companies attended one of the two mandatory pre-bids, but only two submitted bids. The other contractors shared that their schedules could not accommodate the project. The other bid was 28% higher than the low bid.

Prior Contract Activities

None. This is a new vendor for EWEB.

ACTION REQUESTED:

Management requests the Board approve a contract with HP Civil, Inc. for construction services at EWEB’s Carmen-Smith Project. Funds for the campus improvements are included in the Carmen-Smith Type 3 Capital budget, split between 2023 and 2025. The Carmen-Smith Type 3 Capital Budget is \$27.6 million in 2023 and is expected to be approximately \$18 million in 2025. Variances will be managed within the budget process and Board policy.