

EWEB Board Consent Calendar Request

For Contract Awards, Renewals, and Increases

The Board is being asked to approve a new contract with **Mazzetti** for **Design and Construction Support for the Bertelsen Property Development**.

Board Meeting Date: July 9, 2024
Project Name/Contract #: Design and Construction Support - Bertelsen Property / 24-102-Q
Manager: Scott Milovich Ext.7408
Executive Officer: Karen Kelley Ext.7153

Contract Amount:

Original Contract Amount: \$505,000
Additional \$ Previously Approved: \$0
Spend over last approval: \$0
Amount this Request: \$505,000
% Increase over last approval: NA
Resulting Cumulative Total: **\$505,000**

Contracting Method:

Method of Solicitation: Formal Request for Proposal (RFP)
If applicable, basis for exemption: NA
Term of Agreement: Completion by December 2026
Option to Renew? No
Approval for purchases "as needed": Yes No
Proposals/Bids Received (Range): 1 - \$505,000
Selection Basis: Highest Ranked Proposer
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. Phase 1 of this endeavor was initiated in February 2022 with the approval of the Bertelsen Property Design and Construction Support contract, awarded to PIVOT Architecture, and the subsequent award of the ROC Expansion/Bertelsen Annex construction contract, awarded to RiverBend Materials in March 2024. Phases 2 and 3 of the Bertelsen Annex are currently planned for budget years 2025 and 2026, in which the final construction documents, including construction solicitations, and construction activity support will be required.

Contracted Goods or Services

If approved, Mazzetti will provide engineering and related services to support the Bertelsen property design and construction throughout Phase 2 and 3. Services will include: site planning/programming, construction support, engineering design & support, permit and application support, and related site development, design and consultation services. Phase 1 of the project is currently under construction. Phase 2 and 3 of the development will include expanded exterior laydown yard, security fencing, grading, lighting, and completing the connection to Bertelsen Rd.

Purchasing Process

Staff issued a Formal Request for Proposals in May 2024. 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 included the following: Project experience (25 points), Project Approach (30 points), Project Team Qualifications (30 points), and Pricing (15 points).

After evaluation, Mazzetti was deemed the successful qualified proposer.

Proposals/Bids Received

Vendor Name	City, State	Offered Price	Ranking (for RFPs)
Mazzetti	Eugene, OR	\$505,000	1

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 Contract	Project Name (Description)	Board Approved	Project Duration (Start to Close)	Original Amount	Approved/Amended Amount to Date (Total)	Reason Code
21-181	ADA Ramp Design for Moss & Franklin	NA	09/10/21-10/29/21	\$8,100	\$6,933	
21-174	ADA Ramp Design for 24 th AVE & Onyx	NA	08/19/21-10/22/21	\$7,900	\$7,658	
19-169	Willamette St As-Built Drawing Preparation	NA	11/12/19-06/30/20	\$7,500	\$7,500	

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

ACTION REQUESTED:

Management requests the Board approve a contract with Mazzetti for Design and Construction Support for the Bertelsen Property Development. Approximately \$3.5 million was planned for these services in the 2024 Electric Type 2 Capital Plan budget of \$58 million. Variances will be managed within the budget process and Board policy.