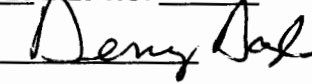


AGENDA BILL

**Beaverton City Council
Beaverton, Oregon**

SUBJECT: Contract Award – CM/GC Preconstruction Phase Services for Aquifer Storage and Recovery (ASR) Well No. 5 and Sorrento Pump Station Improvements Project (CIP 4021D) and Sexton Mountain Pump Station Upgrade (CIP 4078C)

FOR AGENDA OF: 07-21-20 **BILL NO:** 20204

MAYOR'S APPROVAL: 

DEPARTMENT OF ORIGIN: Public Works *u*

DATE SUBMITTED: 07-09-20

CLEARANCES:

City Attorney *WB* Purchasing *TM*

Mayor's Office *CR* Finance *PO*

Engineering *DW*

PROCEEDING: CONSENT AGENDA
(CONTRACT REVIEW BOARD)

- EXHIBITS:**
1. Final Proposer Scoring Summary
 2. Preconstruction Fee Table

BUDGET IMPACT

EXPENDITURE	AMOUNT	APPROPRIATION
REQUIRED \$117,460	BUDGETED \$6,500,000*	REQUIRED \$-0-

*Account Number 506-75-3682-15-682 - WIFIA Water Construction Fund - ASR Improvements Program. The Adopted FY 2020-21 Budget includes \$6,000,000 for ASR Well No. 5 and Sorrento Pump Station Improvements (CIP 4021D). Account Number 506-75-3680-15-682 - WIFIA South Cooper Mountain Improvements Fund. The Adopted FY 2020-21 Budget includes \$500,000 for Sexton Mountain Pump Station Upgrade (CIP 4078C). The Preconstruction Phase Services contract is a required component for each project.

RECOMMENDED ACTION:

City Council, acting as the Contract Review Board, authorizes the Mayor to sign a contract with Emery & Sons Construction Group, LLC (Emery & Sons) in the amount of \$117,460 to provide Preconstruction Phase Services for Aquifer Storage and Recovery (ASR) No. 5 and Sorrento Pump Station (PS) Improvements Project (CIP 4021D) and the Sexton Mountain Pump Station (SMPS) Upgrade (CIP 4078C) in a form approved by the City Attorney.

HISTORICAL PERSPECTIVE:

On April 14, 2020, City Council approved an exemption for competitive bidding and authorized the City to use a single construction manager/general contractor (CM/GC) for both the ASR No. 5 and Sorrento PS Improvements Project (CIP 4021D) and the SMPS Upgrade (CIP 4078C). The ASR No. 5 and Sorrento PS Improvements Project will increase the ASR capacity from five million gallons per day (mgd) to seven mgd. Phase 1 will be substantially completed by November 2020 and includes demolition of existing structures, new power feed with transformer, telemetry and controls, and a water storage tank. Phase 2 will be substantially completed by March 2022 and includes an emergency standby generator, a seismically-resilient pump station structure and associated pump and operational upgrades.

The SMPS Upgrade will increase pumping capacity by 1,400 mgd in order to reliably provide water supply directly to the Cooper Mountain pressure zones without the benefit of having backup by the Cooper Mountain Reservoir #1 water storage, which will be taken offline for water transmission line construction in Spring 2021. Due to this critical timeframe, Phase 1 of the SMPS Upgrade must be

completed by March 2021 and includes a full structural evaluation for seismic performance, pump upgrades, and emergency standby generator and associated electrical improvements. Phase 2 will be substantially completed by November 2022 and includes electrical renovations, renewable energy equipment, a seismically-resilient pump station structure and associated pump and operational upgrades.

In association with these pump station projects, two recently awarded equipment procurement contracts will likely be assigned to Emery & Sons, including vertical turbine pumps for both pump station projects, approved by City Council on June 9, 2020, and a standby engine generator for the SMPS Upgrade, approved by City Council on July 7, 2020.

INFORMATION FOR CONSIDERATION:

A Request for Proposals was advertised in the Daily Journal of Commerce on May 13, 2020. A non-mandatory pre-proposal conference call was held on May 26, 2020, with eight (8) prime contractors and one (1) subcontractor in attendance. The City received three (3) proposals on June 12, 2020, from prime consultants Emery & Sons, M.A. Mortenson Company, and Slayden Constructors, Inc.

The selection committee reviewed each proposal based on criteria that included background and experience, key personnel, project approach and understanding, the Beaverton Equity Procurement Program (BEPP), and proposed fees. The proposal scoring results identified the need to conduct interviews to provide clarification on the proposals and to gain a better understanding of the proposers' knowledge, skills, and abilities. Interviews were conducted on July 6, 2020 with all three proposers. Based on the interviews, the selection committee selected Emery & Sons as the top proposer. The final proposer scoring summary is shown in Exhibit 1.

Emery & Sons will provide Preconstruction Phase Services for both pump station projects for both Phase 1 and 2. The required expenditure for the Preconstruction Phase Services of \$117,460 will cover these services, as shown in the preconstruction fee table (Exhibit 2):

- Design and stakeholder meeting participation
- Project scheduling and sequencing
- Cost estimation and bid package preparation
- Constructability and design document review
- Electrical consultation
- Value engineering workshop and recommendations
- Permitting assistance
- Public involvement and outreach events
- Subcontractor selection
- Project documentation and quality control plan

Early Work Amendments for Phase 1 construction will be needed in August 2020 and October 2020, for ASR No. 5 and Sorrento PS Improvements Project and the SMPS Upgrade, respectively. In Phase 2 for each pump station project, upon substantial completion of construction documents, the final price for construction and related management services will be negotiated with Emery & Sons to determine the Guaranteed Maximum Price (GMP) for the Construction Phase Services. The required expenditures for the Early Work and GMP Amendments will be presented to City Council for approval in future requests.

CM/GC Services Aquifer Storage and Recovery No. 5 and Sorrento Pump Station Improvements Project (CIP 4021D) and Sexton Mountain Pump Station Upgrade (CIP 4078C), Solicitation #3675-20B

Evaluation Committee Score Sheet - Interviews

Company Name	Evaluation Factor	Total Possible	Evaluator 1	Evaluator 2	Evaluator 3	Evaluator 4	Evaluator 5	TOTAL	AVERAGE	Overall Position
Emery & Sons Construction Group, LLC	1. Background and Experience	15	14	15	13	15	13	70	14	1
	2. Key Personnel	25	25	25	23	23	22	118	23.6	
	3. Project Approach and Understanding	30	30	30	25	23	25	133	26.6	
	4. Beaverton Equity Procurement Program	10	4	4	4	4	4	20	4	
	5. Proposed Fees	25	25	25	25	25	25	125	25	
	6. References	NS	0	0	0	0	0	0	0	
	Total Maximum Points		105	98	99	90	90	89.0	466	
M.A. Mortenson Company	1. Background and Experience	15	14	10	13	15	10	62	12.4	3
	2. Key Personnel	25	24	18	20	21	20	103	20.6	
	3. Project Approach and Understanding	30	23	15	23	22	22	105	21	
	4. Beaverton Equity Procurement Program	10	7	7	7	7	7	35	7	
	5. Proposed Fees	25	18.3	18.3	18.3	18.3	18.3	91.4	18.3	
	6. References	NS	0	0	0	0	0	0	0	
	Total Maximum Points		105	86.3	68.3	81.3	83.3	77.3	396.4	
Slayden Constructors, Inc.	1. Background and Experience	15	14	12	13	15	15	69	13.8	2
	2. Key Personnel	25	25	20	22	23	24	114	22.8	
	3. Project Approach and Understanding	30	28	22	25	22	29	126	25.2	
	4. Beaverton Equity Procurement Program	10	7	7	7	7	7	35	7	
	5. Proposed Fees	25	22.1	22.1	22.1	22.1	22.1	110.7	22.1	
	6. References	NS	0	0	0	0	0	0	0	
	Total Maximum Points		105	96.1	83.1	89.1	89.1	97.1	454.7	

7/9/2020

Exhibit 2

Fee Proposal for Pre-Construction Services - Beaverton ASR & Pump Station Improvements



Task	Activity or Unit	STAFF HOURLY RATES & PRECONSTRUCTION FEE									Cost
		Project Manager \$90.00/hr	Assistant Project Manager \$80.00/hr	Estimator & Scheduler \$80.00/hr	Superintendent \$95.00/hr	Electrician	Project Engineer \$70.00/hr	Utility Coordinator & Public Outreach Coordinator \$75.00/hr	Safety Manager \$85.00/hr	Contract Admin \$40.00/hr	
Design Meetings	Meetings	180	80		80		40		16		\$34,360.00
Create Schedules and Updates	Schedule	8		120	16		16				\$12,960.00
Development of Cost Estimates & Bid Packages	Estimates	8		120	16		16				\$12,960.00
Constructability/Design Reviews	Reviews	24			16				8		\$4,360.00
Electrical Consultation	Reviews					400					\$36,000.00
Value Engineering Workshop	Workshop	16	8		16				4		\$3,940.00
Permitting Assistance	LS	16	40				8				\$5,200.00
Public Involvement Meetings/Events	EA	8			8			24	8		\$3,960.00
Develop COBID Subcontracting Plan	LS	8	16		8						
Project Documentation Control	LS						16			40.0	\$2,720.00
Direct Costs - Postage/Shipping/Supplies	LS	These costs will be billed out at actual cost with no mark-up (printing, reproductions, mailing, etc...)									\$1,000.00
Labor Costs											\$116,460.00
Direct Costs											\$1,000.00
Total Cost											\$117,460.00