



Date: December 14, 2012

To: Water Utility Board

From: Al Larson, PE

**Re: Request to Solicit Consultant Proposals
Architectural Services for the MWU Operations Center**

General Scope

- Architect will review and update as necessary the existing facility needs analysis.
- Architect will develop preliminary design concepts for the facility based on the needs analysis.
- Architect will work with Utility staff and neighborhood groups and a Citizen's Advisory Panel (CAP) to address community concerns.
- Following approval Architect will develop a set of construction documents and assist the Utility in bidding the project through the Board of Public Works.
- Architect will provide construction administration services throughout construction.

Background

MWU has been planning to upgrade the Operations Center at Paterson Street for over 10 years. Plans were developed in 2005 and construction was planned for 2006; however, budget restrictions did not permit the project to proceed. The facility does not meet current or projected needs for working conditions, employee safety, and efficiency. The facility is a critical component in the ongoing operation and maintenance of the system and the location on the Isthmus allows MWU crews to respond to emergencies efficiently and effectively.

Staff Availability

MWU does not have a professional architect on staff. The City Architect does not have the time available or the resources necessary to complete this project in-house.

Estimated Cost

MWU has budgeted \$508,000 in 2013 and \$6,140,000 in 2014 for this project.

Project and MWU mission

Maintaining system infrastructure and minimizing disruption of service is a prime mission of MWU and this facility is a critical component of meeting that objective.