



1407 W. North Temple, Suite 330
Salt Lake City, UT 84116

February 24, 2025

VIA ELECTRONIC FILING

Gary Widerburg
Commission Administrator
Public Service Commission of Utah
Heber M. Wells Building
160 East 300 South
Salt Lake City, Utah 84114

Re: Notice of Non-Competitive Procurement with LHM DEV E, LLC

Dear Commissioners:

In accordance with PacifiCorp's ("the Company") Procurement Policy, the Company must report to the Public Service Commission of Utah ("Commission") purchases of goods or services exceeding \$1,000,000 that are not competitively bid. This letter hereby serves as notice that PacifiCorp has entered into a non-competitively bid contract with LHM DEV E LLC ("LHM") that exceeds \$1,000,000. The total contract value for the scope of work is [REDACTED] for a term [REDACTED]

LHM and PacifiCorp agreed to a Purchase Sale Agreement ("PSA") and Master Development Agreement ("MDA") for approximately [REDACTED] of Company property on North Temple in Salt Lake City, which was approved by the Commission in Docket No. 24-035-20. The PSA and MDA establishes that LHM will act as the developer and Company consultant for the construction of the new HQ, and ESB. Specifically, LHM will develop construction schedules and budgets, provide advice on bidding and selection, and pursue entitlements and permits. During construction, LHM will provide construction management services, including drawing reviews, invoice approvals, scheduling, reporting, and periodic, special, and final inspections.

Pursuant to PacifiCorp's Procurement Policy, a supplier may be awarded a contract on a non-competitive basis under certain circumstances, such as when competitive bidding is impossible or impractical, or when otherwise a non-competitive procurement has been demonstrated to be in the best interest of the Company and its customers.

LHM is uniquely qualified for this project given the special considerations for the Company's site, as described by the Company in Docket No. 24-035-20, as well as House Bill 562 – Utah Fairpark Area Investment and Improvement District passed in 2024. The work LHM will perform as Developer will not only transform the Company site, it will also transform the broader district and community.

Public Service Commission of Utah
February 24, 2025
Page 2

Questions regarding this notice can be directed to Max Backlund at 801-220-3121 or max.backlund@pacificorp.com.

Sincerely,

A handwritten signature in blue ink that reads "Joelle Steward". The signature is fluid and cursive, with the first name "Joelle" and last name "Steward" clearly distinguishable.

Joelle Steward
Senior Vice President, Regulation

cc: Division of Public Utilities
Office of Consumer Services

CERTIFICATE OF SERVICE

Docket No. 25-999-01

I hereby certify that on February 24, 2025, a true and correct copy of the foregoing was served by electronic mail to the following:

Utah Office of Consumer Services

Michele Beck mbeck@utah.gov
ocs@utah.gov

Division of Public Utilities

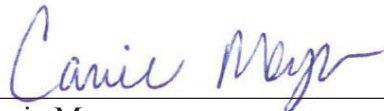
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Carrie Meyer
Adviser, Regulatory Operations