

Staff Report

for the Regular Meeting of the Board of Directors, December 11, 2019

TO: Honorable Board of Directors

FROM: Keane Sommers, P.E., Hydroelectric Manager

DATE: December 4, 2019

SUBJECT: Electric Generation Field Office and Corp Yard – Award of Preliminary Design Contract (FATR # 2432)

HYDROELECTRIC

RECOMMENDATION:

Approve a contract in the amount of \$200,900 with WLC Architects to develop the Electrical Generation Field Office and Corp Yard preliminary design report, approve a contract in the amount of \$25,250 with Zanjero for project management, and authorize the General Manager to execute the necessary documents.

BACKGROUND:

The Hydroelectric Department is currently based out of the field office and corporation yard at Secret Town Road in Colfax. The Department is projecting expansion in both staffing and facilities needs due to the pending FERC license requirements, acquisition of the Deer Creek Powerhouse, and increased asset management practices to create a proactive maintenance culture.

NID hired Stantec consultants to conduct a space needs assessment. The Needs Assessment was completed in May 2018 with the following conclusions:

- Yard and traffic flow insufficient for existing work/traffic load.
- Main building undersized with many areas serving multiple functions.
- Inadequate spatial workflow relationships.
- Work bays and shops inadequately sized for type and volume of work conducted.
- Vehicles and equipment parking/storage lack available spaces and adequate covered storage to protect assets.
- Warehouse inadequate storage capabilities with overflow equipment stored at powerhouse sites.
- Washing and fueling lack proper traffic flow.
- Outdoor materials storage area is insufficient for existing needs.

The Needs Assessment summarized that many areas do not meet current industry standards for maintenance facilities and that new facilities are required to meet pending future Department expansion and staffing needs. The Assessment projects a site requirement of 2.8 acres total, with the existing site only 1.5 acres. The study did investigate use of the existing site and concluded that not only did the site not have enough space, but construction phasing would also over-complicate the process and negatively affect existing operations. The Assessment recommended that a new site be obtained.

In 2018, NID acquired 230 acres at the Rapini Site, northwest of the existing site, on Rollins Lake Road for use as the new Electrical Generation Field Office and Corp Yard.

A request for proposal (RFP) was sent to 14 architect firms specializing in public and utility entity operations and maintenance facilities. Two proposals were received; WLC Architects and Stantec. Professional Engineers from Hydro and Engineering reviewed the proposals. The proposal selection is based on approach and scope of work, experience and qualifications of firm and project team, and cost of services. The following summarizes the two proposals.

Consultant	Total Cost	Notes
Stantec	\$466,662.40	Well-qualified team, robust scope, and staffing.
WLC Architects	\$184,900.00	Well-qualified team, appropriate scope, and staffing size.

The Selection Panel unanimously rated the WLC Architect proposal over Stantec. Once selected, NID began contract negotiations with WLC. In discussions, WLC noted the RFP did not contain a structural engineering analysis, and recommended adding structural engineering analysis to the preliminary design report scope, raising total contract cost to \$200,900.

Award of this contract supports Goal Numbers 1 and 3 of the District's Strategic Plan by providing the proper space and facilities to practice proactive asset management and meet regulatory and legal requirements.

BUDGETARY IMPACT:

The 2019 Hydroelectric Department Budget 50112-52915 as of December 4, 2019, has \$468,922.00 in available funds for studies and efforts related to the new field office and corporation yard. Upon approval of this item, the remaining balance will be \$242,772.00.

KSS

Attachment:

- Presentation slides for the Board Meeting



ELECTRIC GENERATION FIELD OFFICE AND CORP YARD

PRELIMINARY DESIGN CONTRACT AWARD

DECEMBER 11, 2019

HYDROELECTRIC FIELD OFFICE NEEDS ASSESSMENT

- Completed in May 2018
- Existing facilities review
- Hydroelectric Department future staffing and equipment requirements
- Required facilities projections
- Recommendations



EXISTING FACILITIES - FINDINGS

- Yard and traffic flow insufficient for existing work/traffic load.
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- Inadequate spatial workflow relationships.
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EXISTING FACILITIES – FINDINGS, CONT'D

- Warehouse inadequate storage capabilities with overflow equipment stored at powerhouse sites.
- Washing and fueling lack proper traffic flow.
- Outdoor materials storage area insufficient for existing needs.
- Summary – many areas do not meet current industry standards for maintenance facilities.

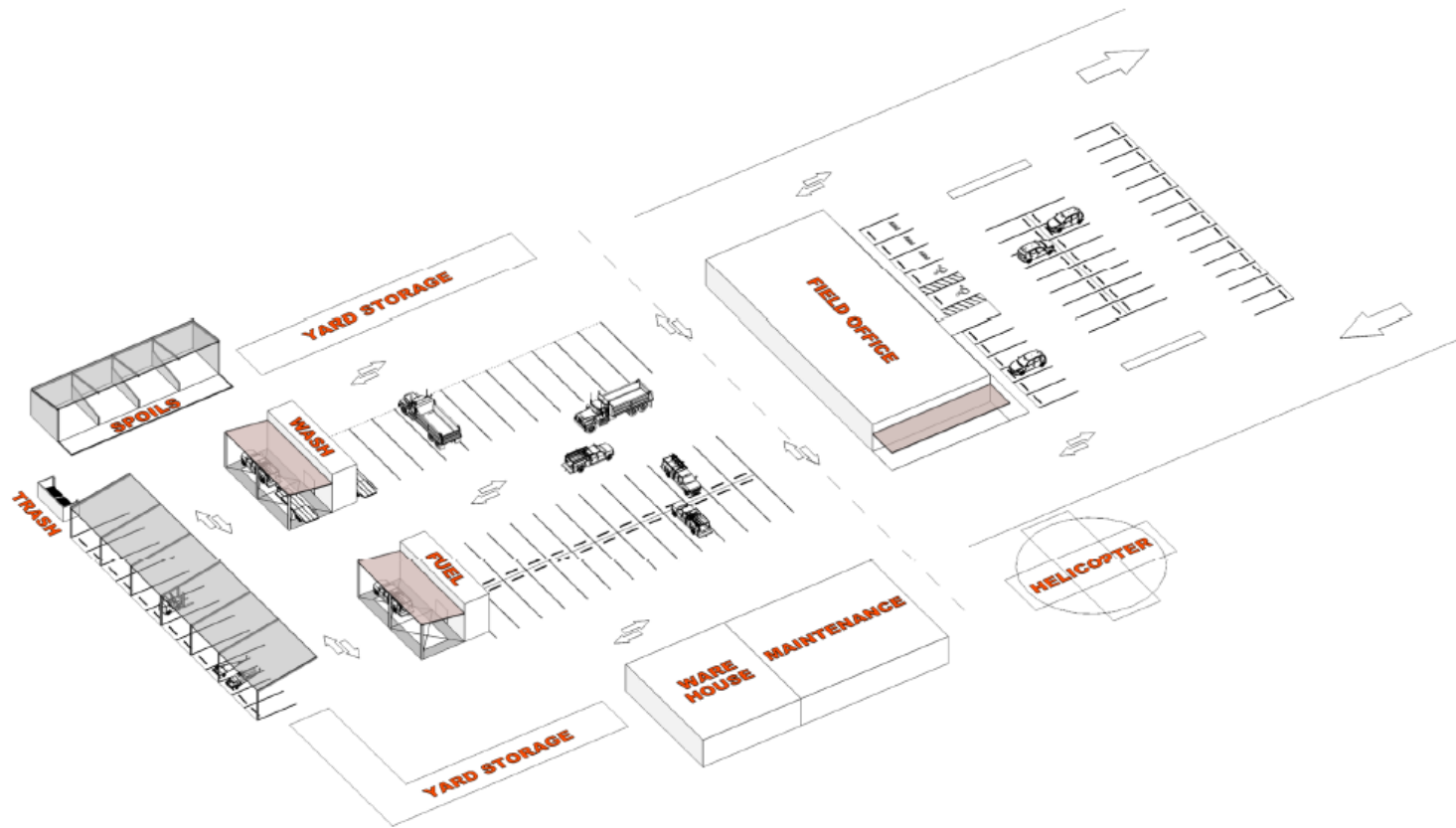


PROJECTED SPACE NEEDS

- New FERC license, Deer Creek Powerhouse, proactive asset management increases department staffing from 28 to 41 positions, and parking requirements from 63 to 93 spaces, in addition to other increased space needs.
- Office building space requirements = 8,600 ft² (existing office is 7,000 ft²)
- Total new area required = 2.8 acres.
- Existing site useable area = 1.5 acres

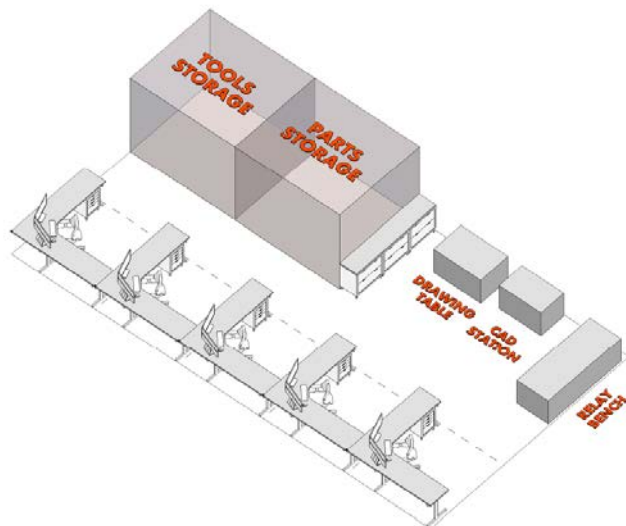


CONCEPTUAL SITE LAYOUT

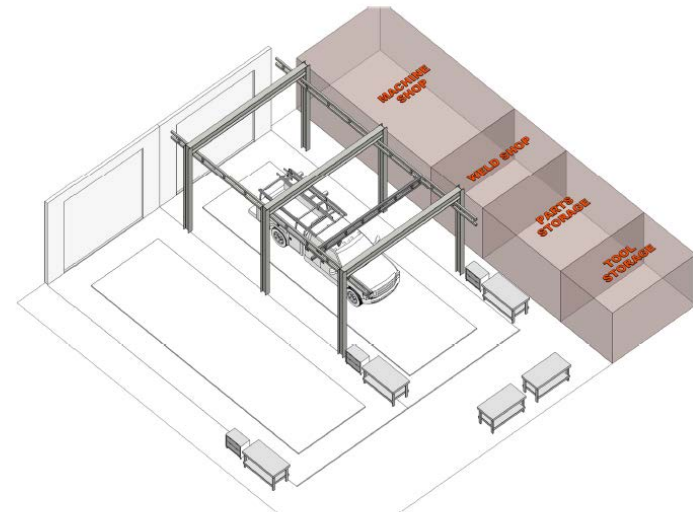


CONCEPTUAL SHOP LAYOUTS

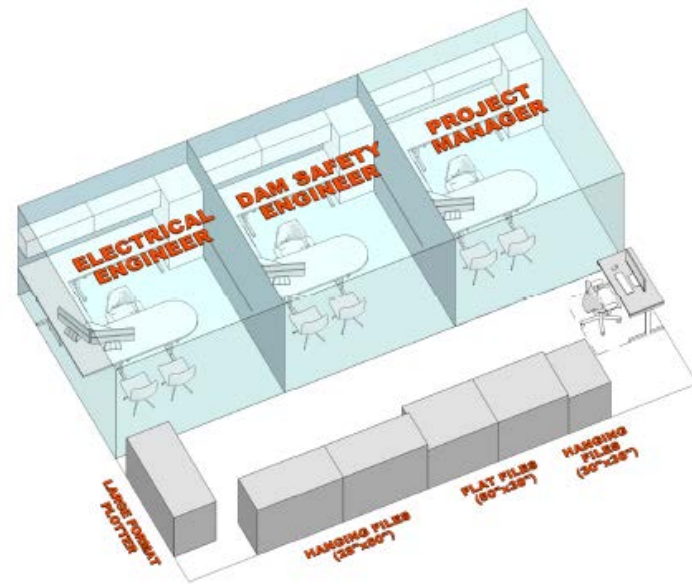
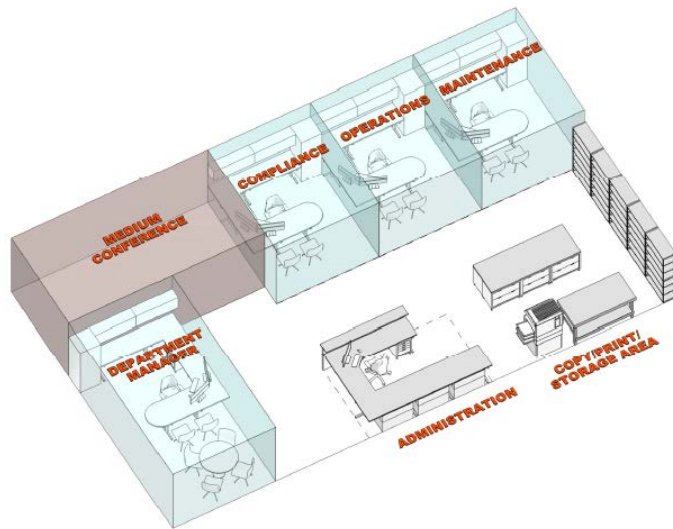
Electrical Shop



Bays and Mechanical Shop



CONCEPTUAL OFFICE LAYOUTS



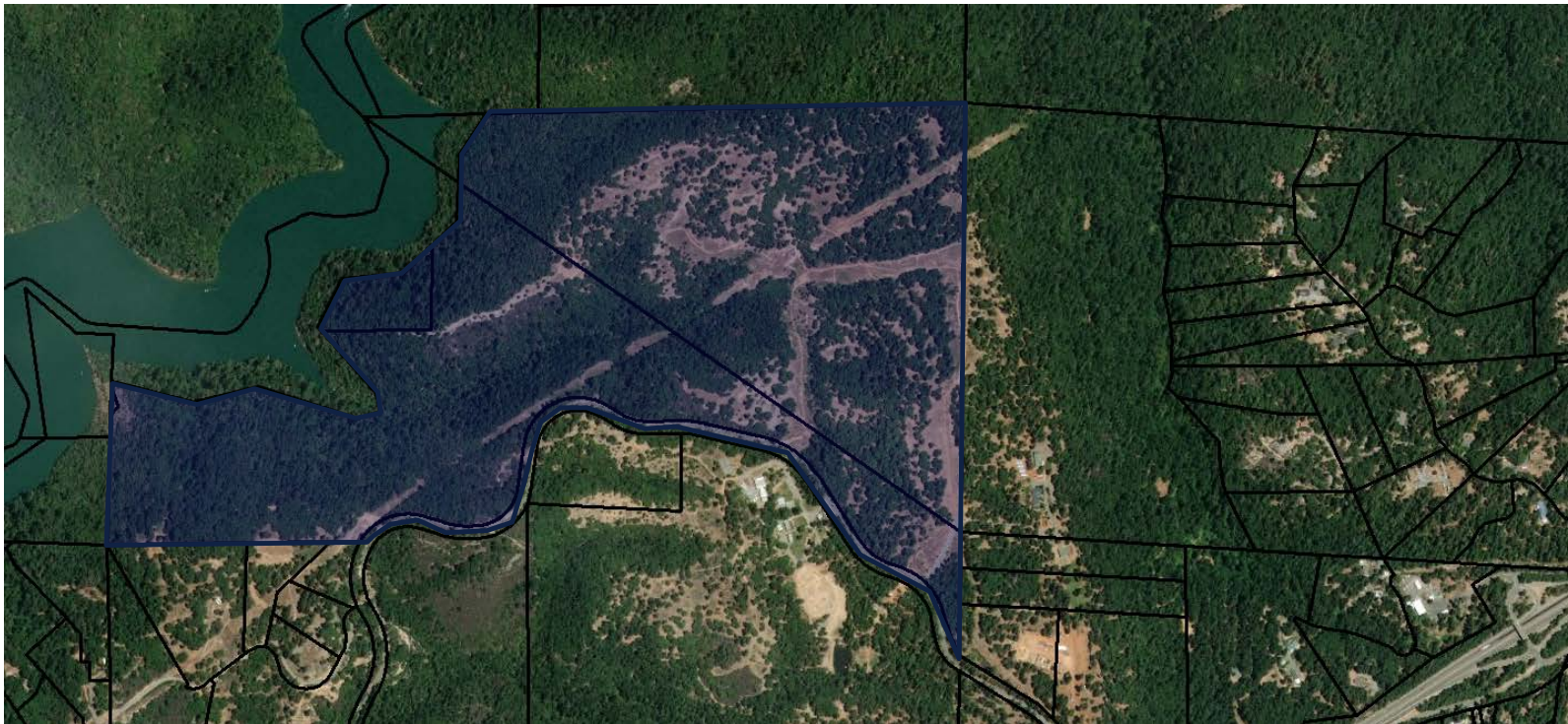
FINDINGS AND RECOMMENDATIONS

- Existing site insufficient size.
- Existing office and facilities insufficient size.
- Using existing site for expansion would complicate process, potentially raising costs to accommodate phasing needs, water and wastewater utility needs, third-party cell phone tower access, and daily workflow disruptions for extended time periods, and ultimately is still too small.
- A new site should be used for the new Electric Generation and Corp Yard.



RAPINI SITE

- Acquired in 2018, 3 parcels in Placer County totaling approximately 230 acres



ARCHITECTURAL PREDESIGN

- Request for Proposals for an architect to develop the preliminary design for the new Generation Field Office
- Scope includes:
 - LEED sustainability identification
 - Finalize space requirements
 - Develop architectural standards and conceptual layouts
 - Prepare preliminary design report including all major facility basis of design, layouts, and design criteria
 - Explore potential development partners
- RFP sent to 14 firms. Two proposals submitted.
- Selection panel unanimously recommend WLC Architects.
- WLC Architects is a 45+ year California firm with headquarters in Folsom. Over 200 projects with water, hydroelectric, and other public utilities and public entity facilities.
- Project timeline approximately 120 days.



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