



651 Commerce Drive
Roseville, CA 95678

phone (916) 781-3636
fax (916) 783-7693
web www.ncpa.com

Minutes

To: NCPA Facilities Committee
From: Cheryl Bolt
Subject: September 17, 2024, Special Facilities Committee Meeting Minutes

- 1. Call meeting to order & Roll Call** – The meeting was called to order by Committee Chair Shiva Swaminathan (Palo Alto) at 9:04 am. Attending via teleconference were Alan Harbottle, Midson Hay and Ben Rings (Alameda), James “Bo” Sheppard and Josh Cook (Biggs), Elisa Arteaga (Gridley), Jiayo Chiang and Melissa Price (Lodi), Brad Wilkie (Lompoc), Shiva Swaminathan and Vicente Rios (Palo Alto), Liem Nguyen (Port of Oakland), Nick Rossow (Redding), Basil Wong (Santa Clara), Peter Lorenz (non-voting Rep. with TID), and Cindy Sauers (Ukiah). Those attending in person are listed on the attached Attendee Sign-in Sheet. Committee Representatives from BART, Healdsburg, Plumas Sierra, Shasta Lake, and TID were absent. A quorum of the Committee was established at the time of roll call.

PUBLIC FORUM

No public comment.

DISCUSSION / ACTION ITEMS

- 2. NCPA Dispatch and Scheduling Center – 5034 Sunrise Blvd. Tenant Improvement Project** – Staff provided an update on the project and is seeking a recommendation for Commission approval of the NCPA Dispatch and Scheduling Center – 5034 Sunrise Blvd. Tenant Improvement Project and delegating authority to the General Manager or his designee to enter into a Construction Agreement with DPR Construction, approve contract change orders with DPR Construction as needed (not to exceed the project contingency), award bids and issue purchase orders for Dispatch consoles and furniture for offices, workstations, conference room, and breakroom in accordance with NCPA purchasing policies and procedures. Award bids and purchase orders for the decommissioning of the Citrus Heights Disaster Recovery Center, without further approval by the Commission, for a total not to exceed amount of \$4,320,872.

Fiscal Impact: The cost of the project shall not exceed \$4,320,872. Further breakdown of project costs were reviewed with the Committee during the presentation.

A draft Commission Staff Report was available for Committee review. NCPA Facilities Manager, Jonathan Ashcraft provided a presentation outlining the current status of the project. Jonathan answered inquiries related to ADA obstacles associated with the property grade as it relates to the property entry point and potential delivery issues with the generator. Project completion (without change orders) is estimated on or before March 31, 2025.

Project Update Highlights

- NCPA Staff published the Public Works Project bid package on Aug. 8th, 2024
- Mandatory bid meeting was Aug. 16th, 2024. There were four contractors in attendance, DPR, Unger, Roebbelen, and YanCon
 - All four contractors have remained engaged throughout the bidding process submitting RFI's and engaging with their sub-contractors
- Bid packages were due on Sept. 9th at 2:00 pm
- Bid Opening occurred on Sept. 9th at 2:02pm at HQ
 - NCPA opened three bid packages, with Roebbelen Contracting Inc. announced as the apparent bid based upon the lowest pricing of \$2,222,191
 - After NCPA staff reviewed the bid packages for responsiveness, the team determined that the "Apparent Low Bidder", Roebbelen Contracting Inc, was non-responsive as they did not assign a dollar amount for the Subcontractors, and did not show dollar amounts or notes under bid form categories: 12) Communications and Data, 13) Security, and 14) Safety
 - The lowest responsive bidder is DPR Construction Inc. in the amount of \$2,620,000

Permitting Status Updates

- The building and fire permits were submitted to Sacramento County and Sac. Metro Fire on July 15, 2024
- Plan review notification from Sacramento County received on August 20, 2024 by Lionakis
 - Lionakis is engaged with the Planning Department in addressing the comments
 - Lionakis to engage on ADA-Accessible path of travel, we may have to submit a "hardship" exception, which was a consideration early in the project
 - County engineering has requested structural calculations to justify the added load for the mini-split condensers on the roof. Lionakis performed a truss survey to provide the roof load calculations to the county
- Lionakis received a review notification from Sacramento Metro Fire. Deficiencies will be cleared once a G.C. is selected and submits a construction fire plan
- Lionakis to resubmit to plan check / 2 weeks
- Second Plan Review Cycle / 2 weeks
- Anticipated to clear plan check on or around October 8, 2024

Project Schedule (Based on Commission approval Sept. 27, 2024)

- Notice to Award Bid on Sept. 30, 2024
 - Successful Bidder will have 10 calendar days to execute the agreement and provide the necessary bonds and insurance documents after receiving the Notice of Award
- Notice to Proceed will be on/about Friday, October 4, 2024
 - Contractor will have approximately 10 calendar days to start the work (Chosen Start Date)
- Chosen Start Date on/about October 14, 2024
 - Contract time for the Work is 169 consecutive calendar days from Chosen Start Date

Motion: A motion was made by Shiva Swaminathan and seconded by Brad Wilke. A vote was taken by roll call: YES = Alameda, Biggs, Gridley, Lodi, Lompoc, Palo Alto, Port of Oakland, Redding, Roseville, Santa Clara, and Ukiah. The motion passed.

3. NCPA's Geothermal Facility – Second Amendment to Geothermal Plant 1 Unit 2 Turbine Overhaul Project – Staff is seeking recommendation of Commission approval of the Second Amendment to Resolution 24-02 for the Geothermal Plant 1, Unit 2 Turbine Overhaul Project: 1)

authorizing additional funding and a budget augmentation of \$750,000 for a revised total not to exceed amount of \$10,150,000; 2) delegating authority to the General Manager or his designee to award bids, execute agreements, and to issue purchase orders for the project in accordance with NCPA purchasing policies and procedures, without further approval by the Commission; and 3) authorizing the use of \$750,000 from the Maintenance Reserve.

Fiscal Impact: The revised total cost is anticipated not to exceed \$10,150,000. Specific project breakdowns were provided and discussed.

A draft Commission Staff Report was available for review. GEO Plant Manager, Jim Beach provided a detailed presentation outlining an update on the project. The Facilities Committee recommends placing this item on the Commission Calendar for the September 27, 2024 meeting.

On August 4, 2024, a start-up failure occurred causing the Unit to trip. Initial inspections revealed that there was damage to the turbine rotor, and a Root Cause Analysis was needed to determine the cause of the damage. Early indications show that the failure is a result of workmanship from the contractor. Further analysis continues to support the initial indications. During the high-level analysis, it was determined that the seal groove clearances had uniformity issues with the caulking wire. Jim indicated that 62 seals needed to be replaced with new caulking wire. Staff was able to locate the new wider caulking wire in Japan. Seals were purchased in Houston, TX and have arrived in MO.

Motion: A motion was made by Basil Wong and seconded by Brian Schinstock. A vote was taken by roll call: YES = Alameda, Biggs, Gridley, Lodi, Lompoc, Roseville, Santa Clara, and Ukiah. ABSTAIN = Palo Alto, Plumas-Sierra, Port of Oakland, and Redding. The motion passed.

ADJOURNMENT

The meeting was adjourned at 10:02 pm by the Committee Chair.

**Northern California Power Agency
September 17, 2024 Special Facilities Committee Meeting
Attendance List**

NCPA Facilities Committee Members are requested to sign, but signature by members of the public is voluntary.

<u>MEMBER</u>	<u>NAME</u>
ALAMEDA	
BART	
BIGGS	
GRIDLEY	
HEALDSBURG	
LODI	
LOMPOC	
PALO ALTO	
PLUMAS-SIERRA REC	
PORT OF OAKLAND	
REDDING	BRIAN SCHEINSTECK
ROSEVILLE	BRIAN SCHEINSTECK
SANTA CLARA	
SHASTA LAKE	
TID	
UKIAH	

