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Minutes

Date: March 14, 2022
To: NCPA Facilities Committee
From: Carrie Pollo
Subject: March 2, 2022 Special Facilities Committee Meeting Minutes

- 1. Call meeting to order & Roll Call** – The meeting was called to order by Committee Chair Jiayo Chiang (Lodi) at 10:12 am. Attending via teleconference and/or on-line presentation were Alan Harbottle (Alameda), Mark Sorensen (Biggs), Cliff Wagner (Gridley), Melissa Price (Lodi), Shiva Swaminathan (Palo Alto), Mike Brozo (Plumas-Sierra), Khaly Nguyen (Port of Oakland), Brian Schinstock and Mihaela Curiel (Roseville), and Basil Wong (Santa Clara). Owen Goldstrom (non-voting Representative with TID) attended via teleconference. Those attending in person are listed on the attached Attendee Sign-in Sheet. Committee Representatives from BART, Healdsburg, Lompoc, Redding, TID, and Ukiah were absent. A quorum of the Committee was established.

PUBLIC FORUM

No public comment.

OPEN SESSION

DISCUSSION / ACTION ITEMS

- 2. CT1 Alameda Oil System and Fire Damage Refurbishment Project (“Project”)** – Staff presented background information and was seeking a recommendation for Commission approval of the Project and 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, for a total cost not to exceed \$3,000,000, and further authorizing use of FY 2021 CT1 Diesel Starter Modification encumbered funds in the amount of \$1,000,000 and any insurance proceeds up to \$2,000,000 for inspection, evaluation, and potential refurbishment; and should the costs exceed these amounts or insurance proceeds not be available to complete the Project, staff will bring the Project back to Facilities Committee and Commission for further discussion and potential approval.

On February 26, 2022 at 11:50 PM, NCPA’s CT1 Alameda plant experienced a problem in its oil system. This problem resulted in significant oil contamination of the generator and a fire on the foundation of the equipment.

Initial inspections revealed minimal damage due to fire, including damage to some termination panels and conduits. There are some areas of concern where heat may have had an impact which

will need to be opened up for further inspection, including the oil system piping, reservoir and the generator. Through an initial inspection of the port on the generator, there is indication that the oil system suffered a fault. The inspection appears to show that oil was discharged from the generator bearing. As a result, the generator will need disassembly and inspection.

NCPA has filed a claim with the insurance carrier regarding the property damage loss. The deductible for insurance is \$1,000,000. The insurance carrier has been responsive and is ready to support. It is not yet clear if the scope of work will exceed the deductible.

In order for work to progress without delay, NCPA needs to be able to authorize contractors to mobilize and continue work. NCPA has established an estimated cost for the restoration. Final costs cannot be determined until discovery is completed, and discovery cannot be completed without disassembly. NCPA is currently preparing to solicit competitive bids from multiple vendors to perform the work required for this project. NCPA will bid the specific scope of work consistent with NCPA procurement policies and procedures. NCPA will issue purchase orders based on cost and availability of the services needed at the time the service is required.

Motion: A motion was made by Basil Wong and seconded by Mark Sorensen recommending Commission approval authorizing the CT1 Alameda Oil System and Fire Damage Refurbishment Project and 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, for a total not exceed \$3,000,000, and further authorizing the use of FY2021 CT1 Diesel Starter Modification encumbered funds in the amount of \$1,000,000 and any insurance proceeds up to \$2,000,000 for inspection, evaluation, and potential refurbishment; and should the costs exceed these amounts or insurance proceeds not be able to complete the Project, staff will bring the project back to Commission for further discussion and potential approval. A vote was taken by roll call: YES = Alameda, Biggs, Gridley, Lodi, Plumas-Sierra, Port of Oakland, and Santa Clara. ABSTAIN = Palo Alto and Roseville. The motion passed.

- 3. All NCPA Facilities, Members, SCPPA – Electrical Maintenance Consultants, Inc. First Amendment to MTGSA –** Staff presented background information and was seeking a recommendation for Commission approval of a First Amendment to the Multi-Task General Services Agreement with Electrical Maintenance Consultants, Inc., increasing the not to exceed amount from \$2,000,000 to \$5,000,000, with no other changes to the contract terms and conditions, for continued use at all facilities owned and/or operated by NCPA, NCPA Members, by SCPPA, and SCPPA Members. All purchase orders will be issued following NCPA procurement policies and procedures.

NCPA entered into a five year Multi-Task General Services Agreement with Electrical Maintenance Consultants effective September 10, 2018, for an amount not to exceed \$2,000,000, for use at all NCPA, NCPA Member, SCPPA, and SCPPA Member facilities. NCPA has upcoming work for which Electrical Maintenance Consultants, Inc. could be a potential bidder. This agreement does not have enough funds remaining for this work. NCPA now desires to enter into a First Amendment to the Multi-Task General Services agreement to increase the not-to-exceed amount from \$2,000,000 to \$5,000,000 to ensure sufficient funds are available should this vendor be the successful bidder on this or any future work. NCPA has agreements in place for similar services with Contra Costa Electric, Eaton Corporation, Electric Power Systems, and Schneider Electric. This enabling agreement does not commit NCPA to any expenditure of funds. At the time services are needed, NCPA will bid the specific scope of work consistent with NCPA procurement policies and procedures. A draft Commission Staff Report, draft first amendment and original agreement were available for review. It is recommended to place this item on the Commission Consent Calendar.

Motion: A motion was made by Mike Brozo and seconded by Jiayo Chiang recommending Commission approval authorizing the General Manager or his designee to enter into a First Amendment to the Multi-Task General Services Agreement with Electrical Maintenance Consultants, Inc. for electrical related services, with any non-substantial changes recommended and approved by the NCPA General Counsel, increasing the not-to-exceed amount from \$2,000,000 to \$5,000,000, for continued use at any facilities owned and/or operated by NCPA, NCPA Members, by SCPPA, and SCPPA Members. A vote was taken by roll call: YES = Alameda, Biggs, Gridley, Lodi, Palo Alto, Plumas-Sierra, Port of Oakland, Roseville, and Santa Clara. The motion passed.

ADJOURNMENT

The meeting was adjourned at 10:48 am by Committee Chair, Jiayo Chiang.