



RIVERSIDE PUBLIC UTILITIES

Board Memorandum

BOARD OF PUBLIC UTILITIES

DATE: JULY 13, 2020

ITEM NO: 3

SUBJECT: 12KV ELECTRICAL FEEDER EXTENSION FOR THE EXCHANGE DEVELOPMENT PROJECT – WORK ORDER NO. 2016410 FOR A TOTAL CAPITAL EXPENDITURE IN THE AMOUNT OF \$166,000

ISSUE:

Approve Work Order No. 2016410 for a total capital expenditure of \$166,000 for the 12kV Electrical Feeder Extension for The Exchange Development Project.

RECOMMENDATION:

That the Board of Public Utilities approve Work Order No. 2016410 in the amount of \$166,000 for the 12kV Electrical Feeder Extension for The Exchange Development Project.

BACKGROUND:

The Exchange Development project is breaking ground in July 2020 as a mixed-use development on approximately 35 acres. The project is located near Orange Street and Strong Street and will be constructed in two phases. Phase 1 is expected to be ready for occupancy June 2021, while Phase 2 is expected to be ready for occupancy March 2022. Engineering staff closely coordinated with the developer on the layout of electric distribution facilities to maximize land use and esthetics at the project site.

Riverside Public Utilities (RPU) will extend an underground 12kV electrical line from Main Street along Oakley Avenue to Orange Street to provide electric service to the project. For Phase 1 of the project, the developer has requested that permanent electrical service be available no later than March 2021. Electric distribution facilities will be available at the site for Phase 2 and will be energized in late 2021. In collaboration with the developer, RPU engineering staff prepared electrical plans and specifications for the 12kV underground electrical line extension to the project site. A separate work order will be created for installation of onsite distribution facilities, including transformers, junction cabinets, primary cable and secondary cable, and associated facilities. All costs associated with the onsite electrical distribution facilities will be covered by the developer.

DISCUSSION:

The project will construct new underground electrical facilities starting on Main Street and heading east along Oakley Avenue towards Orange Street to the Exchange Development site. All civil infrastructure facilities will be constructed by the developer. The scope of work includes the installation of approximately 1,100 feet of trench, 7,285 linear feet of conduit, one (1) underground vault, one (1) switch structure, and street paving and traffic control. Electrical distribution facilities will be installed by RPU crews after all civil facilities have been inspected and approved. The scope of work includes the installation of 1,050 feet of primary cable, one (1) pad-mounted switch, cable terminations, and related electrical distribution facilities. Intermittent electric service disruptions will be coordinated during construction and advanced outage notifications will be issued to minimize the impact on customers.

The Electric System Master Plan recommends the installation of electrical distribution facilities to improve circuit sectionalizing, reduce outage response time, improve system reliability, and enable greater load transfer capacity to serve load growth in the area. These objectives are aligned with the Utility 2.0 Electric Infrastructure Road Map.

RPU engineering staff performed the design to eliminate any negative visual impacts to the project and surrounding area, with sensitivity to the existing neighborhood, and within City Planning guidelines for the designated area of the project.

Customer initiated projects that are fully funded by the customer do not require Board approval in order to streamline development within the City. However, as part of this project, Work Order approval is required since the customer will be installing extra distribution facilities for RPU's benefit in order to serve load growth in the area. In accordance with Electric Rule 10, Distribution System Additions, the Applicant is responsible for all civil infrastructure construction required to serve their project. The Applicant will receive a credit for additional facilities installed by the Applicant at RPU's request which are not directly related to the Applicant's development. The Applicant will receive \$127,196 in credits towards the Work Order total cost of \$166,000. The Applicant will reimburse the Utility the difference, or \$37,945, for all electrical facilities required to serve the project.

The project/fiscal breakdown is as follows:

Project and Fiscal Breakdown		
Work Type	Performed By	Amount (\$)
Project Management and Engineering	RPU Engineering Staff	\$10,000
Electrical Work	RPU Field Forces	\$100,105
Design	RPU Engineering Staff	\$45,025
Contingency - Electrical Work		\$10,870
Work Order Total		\$166,000
Work Order Credit to Applicant		\$127,196
Reimbursements		\$37,945
Anticipated Start Date		July 2020
Anticipated Duration		20 Weeks

FISCAL IMPACT:

The total fiscal impact is \$166,000. Sufficient funds are available in Public Utilities Major Feeders Account No. 6130000-470633.

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Approved by: Todd M. Corbin, Utilities General Manager
Approved by: Al Zelinka, FAICP, City Manager
Approved as to form: Gary G. Geuss, City Attorney

Certifies availability
of funds: Edward Enriquez, Chief Financial Officer/City Treasurer

Attachment: Project Site Map