



# RIVERSIDE PUBLIC UTILITIES

## Board Memorandum

**BOARD OF PUBLIC UTILITIES**

**DATE: JUNE 24, 2024**

**SUBJECT: ELECTRICAL FEEDER EXTENSION FOR THE RIVERSIDE LOGISTICS CENTER BY TRANSWESTERN DEVELOPMENT COMPANY - WORK ORDER NO. 2426793 FOR A TOTAL CAPITAL EXPENDITURE IN THE AMOUNT OF \$212,652**

**ISSUE:**

Consider approving Work Order No. 2426793 for a total capital expenditure of \$212,652 for a reimbursement credit to Transwestern Development Company for added facilities as part of the 4kV Electrical Feeder Extension for the Riverside Logistics Center.

**RECOMMENDATION:**

That the Board of Public Utilities approve Work Order No. 2426793 in the amount of \$212,652 for a reimbursement credit to Transwestern Development Company for added facilities as part of the 4kV Electrical Feeder Extension for the Riverside Logistics Center.

**BACKGROUND:**

On November 2023, Riverside Public Utilities (RPU) received an electric service design application for a commercial development on Placentia Lane between Orange and Center Streets for the Riverside Logistics Center by Transwestern Development Company. RPU's Electric System Planning staff determined that a 4kV line extension from existing circuit 21 out of the Hunter Substation was required to serve this project. The initial assessment to identify electric circuit capacity and system improvements indicated that the circuit near the site and the transformer at the substation did not have enough capacity to serve the proposed buildout load for the project. Upon developer and customer's consent with the proposed solution, the Transwestern Development Company's project commenced the construction of a new logistics center building at 3650 Center Street, Riverside, CA 92501. The logistics center is sited on a 16 acres lot, with about 307,000-square-foot industrial building on the property. The developer has requested that permanent electrical service for the new facility be available by September 2024. Engineering staff is coordinating closely with the developer on the layout of electric distribution facilities to maximize land use and esthetics at the project site.

Riverside Public Utilities will extend an underground 4kV electrical line from Nash Street along Orange Street to Placentia Lane to provide electric service to the project. In collaboration with the developer, RPU engineering staff is preparing electrical plans and specifications for the 4kV 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.



Logistics Center – April 2024 construction update

## **DISCUSSION:**

The project will construct new underground electrical facilities starting on Nash Street and heading north-east along Orange Street towards Placentia Lane to the Transwestern Project site. All civil infrastructure facilities will be constructed by the developer. The scope of work includes the installation of approximately 5,109 feet of trench, 29,826 linear feet of conduit, seven (7) underground vaults, one (1) underground switch structure, and street paving and traffic control. RPU crews will install the required electrical distribution facilities after all civil facilities have been inspected and approved. The scope of work includes the installation of 17,250 feet of primary cable, one (1) pad-mounted switch, cable terminations, and related electrical distribution facilities. RPU will install temporary power facilities at the site with limited capacity per developer's request to allow testing and commissioning of the facilities prior to building energization in October 2024. Intermittent electric service disruptions will be coordinated during construction and advanced outage notifications will be issued to minimize the impact to customers. This work will be performed by the developer, and fees in the amount of \$442,124 will be collected under Work Order No. 2418090.

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 for Work Order No. 2426793 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 reimbursement credit for additional facilities installed by the Applicant at RPU's request which are not directly related to the Applicant's development in the amount of \$212,652. The additional

facilities requested by RPU include furnishing and installing 19,884 linear feet of conduit.

The project/fiscal breakdown is as follows:

<b>Project and Fiscal Breakdown for WO No. 2426793</b>				
<b>Work Type:</b>	<b>Performed By:</b>		<b>Amount:</b>	<b>Percent of Total:</b>
Conduits/Civil Work	Developer/ Applicant		\$212,652	100%
<b>Work Order Total:</b>			<b>\$212,652</b>	<b>100%</b>
Reimbursement to Applicant:				\$212,652
<b>Anticipated Start Date:</b>				<b>July 2024</b>
<b>Anticipated Duration:</b>				<b>5 Months</b>

**STRATEGIC PLAN ALIGNMENT:**

This item contributes to **Strategic Priority No. 6 Infrastructure, Mobility and Connectivity and Goal No. 6.2** – Maintain, protect, and improve assets and infrastructure within the City’s built environment to ensure and enhance reliability, resiliency, sustainability, and facilitate connectivity.

This item aligns with each of the five Cross-Cutting Threads as follows:

1. **Community Trust** – The underground feeder extension, including vaults, conduits, and new electrical distribution facilities will enhance the reliability of the overall electrical system in the area, demonstrating RPU’s commitment to the customers it serves and building community trust.
2. **Equity** – Extending electrical circuits supports an equitable distribution of services to ensure every member of the community has access to share in the benefits of community progress when new utility assets are installed which help improve overall system reliability and access to facilities for future growth.
3. **Fiscal Responsibility** – This item is customer funded for all facilities required to serve the project; however, it represents fiscal responsibility through the implementation of a cost-effective electrical design providing optimal project design efficiency, and effectively utilizing funding for the project for future utility facilities to benefit the community.
4. **Innovation** – RPU is committed to identifying creative solutions to meet the needs of our community members effectively and efficiently by providing innovative infrastructure improvements and upgrading electrical distribution infrastructure to meet growth in the area.
5. **Sustainability & Resiliency** – RPU is committed to meeting the needs of the present without compromising the needs of the future and ensuring the City’s capacity to persevere, adapt and grow during good and difficult times alike. RPU is preparing for the goals set by the City to achieve carbon neutrality by 2040 and to ensure that new system upgrades

provide grid operators the ability to monitor and respond to system disturbances in a more safe and timely manner.

**FISCAL IMPACT:**

The total fiscal impact is \$212,652. Following City Council adoption of the FY 2024-2026 Biennial Budget scheduled for the June 25, 2024, Council meeting, sufficient funds for Fiscal Year 2024/25 will be available in Public Utilities Distribution Line Extensions Account No. 6130000-470601.

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- Attachments:
1. Project Site Map
  2. Presentation