



City of Riverside

Board of Public Utilities

Public Utilities
Administrative Office
3750 University Ave. 3 Fl.
Riverside, CA 92501
951-826-2135

City of Arts & Innovation

Agenda

Meeting Date: Monday, August 27, 2018
Publication Date: Wednesday, August 15, 2018

6:30 PM

Art Pick Council Chamber
3900 Main Street
Riverside, CA 92522

MISSION STATEMENT

The City of Riverside Public Utilities Department is committed to the highest quality water and electric services at the lowest possible rates to benefit the community

The City of Riverside wishes to make all of its public meetings accessible to the public. Upon request, this agenda will be made available in appropriate alternative formats to persons with disabilities, as required by 42 U.S.C. §12132 of the Americans with Disabilities Act of 1990. Any person who requires a modification or accommodation in order to participate in a meeting, should direct such request to the City's ADA Coordinator at (951) 826-5427 or TDD at (951) 826-5439 at least 72 hours before the meeting, if possible.

SPEAKER CARDS—If you wish to address the Board of Public Utilities, please complete and submit a speaker card to the Secretary. Speaker cards can be found next to the Secretary. Speaker cards will be accepted until conclusion of public comment on the agenda item. In accordance with the Public Records Act, any information you provide on this form is available to the public.

Agenda related writings or documents provided to the Board of Public Utilities are available for public inspection in a binder located in the lobby/meeting room while the Board of Public Utilities is in session.

PLEDGE OF ALLEGIANCE TO THE FLAG

The following information and recommendations pertaining to Riverside Public Utilities are submitted for your information and action:

PRESENTATIONS

- 1 EMPLOYEE RECOGNITION AWARD TO TEAM RESPONSIBLE FOR SCIENCE, TECHNOLOGY, ENGINEERING AND MATH PUBLIC UTILITIES LEARNING LAB

That the Board of Public Utilities recognize the following team for their exceptional work and dedication to Riverside Public Utilities and the City of Riverside:

- Sharon Gutierrez, Utilities Senior Programs and Services Representative
- Damaris Velez, Utilities Information Assistant
- Lynn Scott, Senior Programs and Services Representative

(presentation by Todd Jorgenson – 10 min)

Attachments: [Report](#)

CITIZENS PARTICIPATION

- 2 Public Comment Period - This is the portion of the meeting specifically set aside to invite your comments regarding Consent Calendar items and any matters within the jurisdiction of the Riverside Public Utilities Board - Individual audience participation is limited to 3 minutes and you will be asked to state your name and city of residence. Please complete and submit a speaker card to the Board Secretary.

CONSENT CALENDAR

All matters listed under the CONSENT CALENDAR are considered routine by the Board of Public Utilities and may be enacted by one motion in the form listed below. There will be no separate discussion of these items unless, before the Board of Public Utilities votes on the motion to adopt, Members of the Board of Public Utilities or the Public Utilities General Manager, or his designee, request specific items be removed from the Consent Calendar for separate action. Removed consent items will be discussed immediately after adoption of the balance of the Consent Calendar.

Minutes

- 3 Approval of the minutes from the Board of Public Utilities regular meeting held on August 13, 2018.

Attachments: [Draft minutes_08-13-2018](#)

Board Attendance

- 4 EXCUSE ABSENCE OF BOARD MEMBER ELIZABETH SANCHEZ-MONVILLE FROM THE REGULAR MEETING OF THE BOARD OF PUBLIC UTILITIES FOR JULY 23, 2018

That the Board of Public Utilities excuse the absence of Board Member Elizabeth Sanchez-Monville from the Board of Public Utilities regular meeting of July 23, 2018, due to family illness.

Attachments: [Report](#)

- 5 EXCUSE ABSENCE OF BOARD MEMBER DAVID CROHN FROM THE REGULAR MEETING OF THE BOARD OF PUBLIC UTILITIES FOR JULY 23, 2018

That the Board of Public Utilities excuse the absence of Board Member David Crohn from the Board of Public Utilities regular meeting of July 23, 2018, due to vacation.

Attachments: [Report](#)

Electric Items

- 6 AWARD BID NO. RPU-7543 FOR GENERAL ORDER 165 POLE REPLACEMENTS AT VARIOUS LOCATIONS THROUGHOUT THE CITY PHASE 3 TO SOUTHERN CONTRACTING COMPANY OF SAN MARCOS, CALIFORNIA, IN THE AMOUNT OF \$1,285,121 – APPROVE THE TOTAL CAPITAL EXPENDITURE OF \$2,227,000

That the Board of Public Utilities:

1. Award Bid No. RPU-7543 for General Order 165 Pole Replacements at Various Locations throughout the City Phase 3, to Southern Contracting Company in the amount of \$1,285,121; and
2. Approve the total capital expenditure of \$2,227,000.

Attachments: [Report](#)
[Bid Award Recommendation](#)
[Presentation](#)

- 7 SUPPLEMENTAL AGREEMENT FOR RFP-1798 TO LEIDOS ENGINEERING, LLC OF HENDERSONVILLE, TENNESSEE, TO PROVIDE PROFESSIONAL SERVICES FOR THE SUBSTATION CAPACITOR UPGRADE PROJECT IN THE AMOUNT OF \$277,234

That the Board of Public Utilities:

1. Award a Supplemental Agreement for RFP-1798 to Leidos Engineering, LLC. of Hendersonville, Tennessee, to provide professional services for the Substation Capacitor Upgrade Project in the amount of \$277,234; and
2. Authorize the City Manager, or his designee, to execute a Supplemental Agreement to the Professional Consultant Services Agreement with Leidos Engineering, LLC to provide professional services for the Substation Capacitor Upgrade Project, in an amount not-to-exceed \$277,234.

Attachments: [Report](#)
 [Agreement](#)
 [Supplemental Agreement](#)
 [Bid Award Recommendation](#)

- 8 SUPPLEMENTAL AGREEMENT FOR ASSIGNED PROJECT FROM RFP-1786 TO NV5 INC. OF SAN DIEGO, CALIFORNIA, TO PROVIDE DESIGN AND TECHNICAL SUPPORT SERVICES FOR THE FREEMAN SUBSTATION TRANSFORMER NO. 4 AND MOUNTAIN VIEW TRANSFORMER NO. 4 FOUNDATIONS IN THE AMOUNT OF \$210,760.22

That the Board of Public Utilities:

1. Approve a Supplemental Agreement for Assigned Project from RFP-1786 to NV5 Inc. of San Diego, California, to provide design and technical support services for the Freeman Substation Transformer No. 4 and Mountain View Transformer No. 4 foundations in the amount of \$210,760.22; and
2. Authorize the City Manager, or his designee, to execute a Supplemental Agreement to the Professional Consultant Services Agreement with NV5, Inc.

Attachments: [Report](#)
 [Master Agreement](#)
 [Supplemental Agreement](#)
 [RFP Award Recommendation](#)

Water Items

- 9 PURCHASE AND SALE AGREEMENT WITH RIVERSIDE WATER COMPANY CANAL SURPLUS LAND WITH VHV INVESTMENT PROPERTIES I, LLC, FOR AN APPROXIMATELY 9,991 SQUARE FOOT PORTION OF THE RIVERSIDE CANAL LOCATED ON THE WESTERLY SIDE OF VAN BUREN BOULEVARD AND NORTH OF LINCOLN AVENUE FOR THE SALE PRICE OF \$40,000

That the Board of Public Utilities recommend that the City Council:

1. Approve the Purchase and Sale Agreement with VHV Investment Properties I, LLC. for an approximately 9,991 square foot portion of the City-owned Riverside Canal located on the westerly side of Van Buren Boulevard north of Lincoln Avenue, for the sale price of \$40,000; and
2. Authorize the City Manager, or his designee, to execute the Agreement, including making minor, non-substantive changes, to sign all documents and instruments necessary to complete the transaction, and to expend up to \$5,000 for title, escrow, and miscellaneous related closing costs.

Attachments: [Report](#)
 [Agreement](#)

- 10 PROPERTY CONVEYANCE AGREEMENT WITH GUTHRIE PERICLES, LLC FOR THE SALE OF A 6,194 SQUARE FOOT PORTION OF THE GAGE CANAL RESERVING WATER RIGHTS AS WELL AS AN EASEMENT FOR WATERLINE AND CANAL FACILITIES LOCATED ON MARLBOROUGH AVENUE IN THE AMOUNT OF \$1,000 AND ACCEPTANCE OF A GRANT OF EASEMENT FROM GUTHRIE PERICLES, LLC FOR A PUBLIC STREET TO FACILITATE CONSTRUCTION OF A CUL-DE-SAC

That the Board of Public Utilities recommend that the City Council:

1. Approve the Property Conveyance Agreement with Guthrie Pericles, LLC for the sale of a 6,194 square foot portion of the Gage Canal reserving all water rights as well an easement for waterline and canal facilities located on Marlborough Avenue, bearing Assessor's Parcel Number 257-060-015, in the amount of \$1,000;
2. Authorize acceptance of a Grant of Easement from Guthrie Pericles, LLC to the City conveying a public street and highway easement for public right-of-way; and
3. Authorize the City Manager, or his designee, to execute the Property Conveyance Agreement, including making minor non-substantive changes, and to sign all documents necessary to complete the transaction.

Attachments: [Report](#)
[Agreement](#)

Other Items

- 11 SECOND MEMBER REPRESENTING WARD 6 ON THE AGRICULTURAL WATER RATES TASK FORCE

That the Board of Public Utilities approve the appointment of Sharon Mateja to represent the second seat for Ward 6 on the Agricultural Water Rates Task Force.

Attachments: [Report](#)

12 SOUTHERN CALIFORNIA PUBLIC POWER AUTHORITY BI-ANNUAL
EXPENDITURE REPORT FOR FISCAL YEAR 2017-18

That the Board of Public Utilities recommend that the City Council receive and file this Southern California Public Power Authority bi-annual expenditure report for fiscal year 2017-18.

Attachments: [Report](#)
[Attachment](#)

13 COMMERCIAL MULTI-TENANT LEASE-TRIPLE NET - MISSION SQUARE WITH
SWEET TRIO INCORPORATED DBA THE DONUT BAR - 3750 UNIVERSITY,
SUITE 175, FOR A TEN-YEAR TERM WITH TWO FIVE YEAR OPTIONS TO
EXTEND - IN THE TEN YEAR AMOUNT OF APPROXIMATELY \$705,477.60 AND
THE GUARANTY OF LEASE WITH GIL RUBALCABA FOR THE FULL
OBLIGATIONS UNDER THE LEASE

That the Board of Public Utilities recommend that the City Council:

1. Approve the Commercial Multi-Tenant Lease-Triple Net Agreement to lease Mission Square to Sweet Trio Incorporated dba The Donut Bar, for a ten-year term with two options for five-year extensions and Franchise Addendum, for approximately 2,292 square feet of rentable space located at 3750 University Avenue, Suite 175;
2. Approve the Guaranty of Lease with Gil Rubalcaba for the full performance of the obligations under the Lease; and
3. Authorize the City manager, or his designee, to execute the Commercial Multi-Tenant Lease-Triple Net Agreement including the two optional five-year extensions and Franchise Addendum, with Sweet Trio Incorporated dba The Donut Bar, and the Guaranty of Lease with Gil Rubalcaba, including making minor, non-substantive changes, and to sign all documents and instruments necessary to complete the transaction.

Attachments: [Report](#)
[Commercial Multi-Tenant Lease Triple Net Agreement](#)
[Guaranty of Lease](#)

- 14 FIRST AMENDMENT TO COMMERCIAL MULTI-TENANT LEASE – TRIPLE NET MISSION SQUARE WITH RUBEN BARRAGAN AND LUIS HERNANDEZ DOING BUSINESS AS FIRE UP GRILL FOR APPROXIMATELY 1,000 SQUARE FEET OF RENTABLE SPACE LOCATED AT 3750 UNIVERSITY AVENUE, SUITE M

That the Board of Public Utilities recommend that the City Council:

1. Approve the First Amendment to Commercial Multi-Tenant Lease – Triple Net Mission Square with Ruben Barragan and Luis Hernandez doing business as Fire Up Grill for a five-year term with an option for a five-year extension, for approximately 1,000 square feet of rentable space located at 3750 University Avenue, Suite M; and
2. Authorize the City manager, or his designee, to execute the First Amendment to Commercial Multi-Tenant Lease – Triple Net Mission Square with Ruben Barragan and Luis Hernandez doing business as Fire Up Grill, including making minor, non-substantive changes, and to sign all documents and instruments necessary to complete the transaction.

Attachments: [Report](#)
 [First Amendment to Commercial Multi-Tenant Lease](#)

- 15 APPROVE THE ISSUANCE OF A PURCHASE ORDER WITH TRANE U.S. INC. FOR THE MISSION SQUARE COOLING TOWER REPLACEMENT PROJECT UNDER THE U.S. COMMUNITIES COOPERATIVE AGREEMENT RFP NO. 15-JLP-023 IN THE AMOUNT OF \$322,884 – APPROVE WORK ORDER NO. 1904345 IN THE AMOUNT OF \$400,000

That the Board of Public Utilities recommend that the City Council:

1. Approve the issuance of a Purchase Order with Trane U.S. Inc. for the Mission Square Cooling Tower Replacement project under the U.S. Communities Cooperative Agreement RFP No. 15-JLP-023 in the amount of \$322,884;
2. Approve Work Order No. 1904345 in the amount of \$400,000; and
3. Authorize the use of Designated Electric Fund Mission Square Improvement Reserves in the amount of \$400,000 for the project.

Attachments: [Report](#)
 [Proposal from Trane](#)
 [US Communities Cooperative Agreement](#)
 [Presentation](#)

DISCUSSION CALENDAR

This portion of the Board of Public Utilities Agenda is for all matters where staff and public participation is anticipated. Individual audience participation is limited to 3 minutes.

16 ALTERNATIVE REPOWERING OF THE INTERMOUNTAIN POWER PROJECT AND SENATE BILL 1368 COMPLIANCE FILING TO THE CALIFORNIA ENERGY COMMISSION FOR PARTICIPATION IN THE INTERMOUNTAIN POWER PROJECT ALTERNATIVE REPOWERING

That the Board of Public Utilities recommend that the City Council:

1. Approve an “Alternative Repowering” for the Intermountain Power Project;
2. Approve the Senate Bill 1368 Compliance Filing package to the California Energy Commission for potential participation in the Alternative Repowering of Intermountain Power Project;
3. Approve amendments to the Intermountain Power Project Second Amendatory Power Sales Contract and the Renewal Power Sales Contract; and
4. Authorize the City Manager or his designee to execute any documents necessary to complete and submit the Compliance Filing and to take all actions which they deem necessary, appropriate, or advisable to consummate the transactions contemplated by the Intermountain Power Project Second Amendatory Power Sales Contract and the Renewal Power Sales Contract.

(presentation by Daniel E. Garcia -10 min)

Attachments: [Report](#)

[CC Agenda Report - June 16, 2015](#)

[CC Agenda Report - March 28, 2017](#)

[Letter from IPA](#)

[Compliance Filing Documentation](#)

[Public Notice of Covered Procurement](#)

[Presentation](#)

- 17 SECOND AMENDMENT TO THE PROFESSIONAL CONSULTANT SERVICES AGREEMENT FOR LOCATING SUBSURFACE FACILITIES WITH UTILIQUEST, L.L.C. – EXTENDING THE TERM TO JUNE 30, 2021 AND INCREASING THE COMPENSATION IN THE AMOUNT OF \$1,052,472, FOR A TOTAL CONTRACT AMOUNT OF \$2,472,869

That the Board of Public Utilities:

1. Approve the expenditure of \$974,472 for the Riverside Public Utilities' portion of the Second Amendment to Professional Consultant Services Agreement with Utiliquest, L.L.C., Alpharetta, Georgia for underground locating services; and
2. Recommend that the City Council approve the Second Amendment to Professional Consultant Services Agreement with Utiliquest, L.L.C. for underground locating services for Riverside Public Utilities and Public Works in the amount of \$1,052,472, and extending the term by three years, ending June 30, 2021, for a total contract amount of \$2,472,869.

(presentation by George Hanson – 5 min)

Attachments: [Report](#)
 [Agreement](#)
 [Presentation](#)

- 18 PURCHASE HEAVY EQUIPMENT THROUGH A COOPERATIVE PURCHASE AGREEMENT FOR PUBLIC UTILITIES WATER DIVISION IN THE TOTAL AMOUNT OF \$2,232,976.92

That the Board of Public Utilities approve the purchase of heavy equipment through a cooperative purchase agreement for the Public Utilities Water Division in the total amount of \$2,232,976.92.

(presentation by Michael Plinski - 5 min)

Attachments: [Report](#)
 [NJPA Quotes for Purchasing](#)
 [Bid Pricing Quote](#)
 [Presentation](#)

19 THE GAGE CANAL COMPANY OVERVIEW

That the Board of Public Utilities receive and file a presentation on The Gage Canal Company.

(presentation by Rick Small – 10 min)

Attachments: [Report](#)[Presentation](#)[Gage Co Bylaws and Articles of Incorporation](#)[Agreement for Operation of Gage Canal Facilities](#)[Judgement in Eminent Domain and Final Order of Condemnation - June 9 1965](#)[Stipulation for Judgment](#)[Gage Water Exchange Agreement](#)[Water Rule 16](#)[Creasons 1975 Report](#)[Historic American Eng'g Record](#)[Greenbelt Flowage Agreement](#)[Letter to Gage Shareholders from Gage Legal Counsel](#)[Gage Canal map](#)**BOARD MEMBER/STAFF COMMUNICATIONS**

- 20 SYSTEMATIC REPORTING ON MEETINGS/CONFERENCES/SEMINARS BY BOARD MEMBERS AND/OR STAFF
- 21 ITEMS FOR FUTURE BOARD OF PUBLIC UTILITIES CONSIDERATION AS REQUESTED BY A MEMBER OF THE BOARD OF PUBLIC UTILITIES
- 22 LEGISLATIVE UPDATE / RIVERSIDE TRANSMISSION RELIABILITY PROJECT UPDATE / SAN ONOFRE NUCLEAR GENERATING STATION UPDATE

GENERAL MANAGER'S REPORT

- 23 Open Work Orders over \$200,000 and Closed Work Orders – Summary Report for July 2018

Attachments: [Report](#)

- 24 Contracts Executed Not Requiring Board Approval – July 2018

Attachments: [Report](#)

25 Electric / Water / Consultant Contract Panel Update as of August 1, 2018

Attachments: [ED Contractors Panel](#)
 [Water Contractor Panel \(Civil\)](#)
 [Water Contractor Panel \(Paving\)](#)
 [Consultant Panel](#)

26 City Council / Committee Agendas – August 14, 2018 and August 22, 2018 (Joint)

Attachments: [CC Agenda 8-14-2018](#)
 [Joint CC-RPU Board Agenda - 8-22-2018](#)

27 Upcoming Meetings

Attachments: [Report](#)

28 Electric / Water Utility Acronyms

Attachments: [Report](#)

MISSION STATEMENT

The City of Riverside is committed to providing high quality municipal services to ensure a safe, inclusive, and livable community.