



AGREEMENT TO LEASE PROPERTY FROM ROHR, INC. FOR THE RTRP

Public Utilities Department

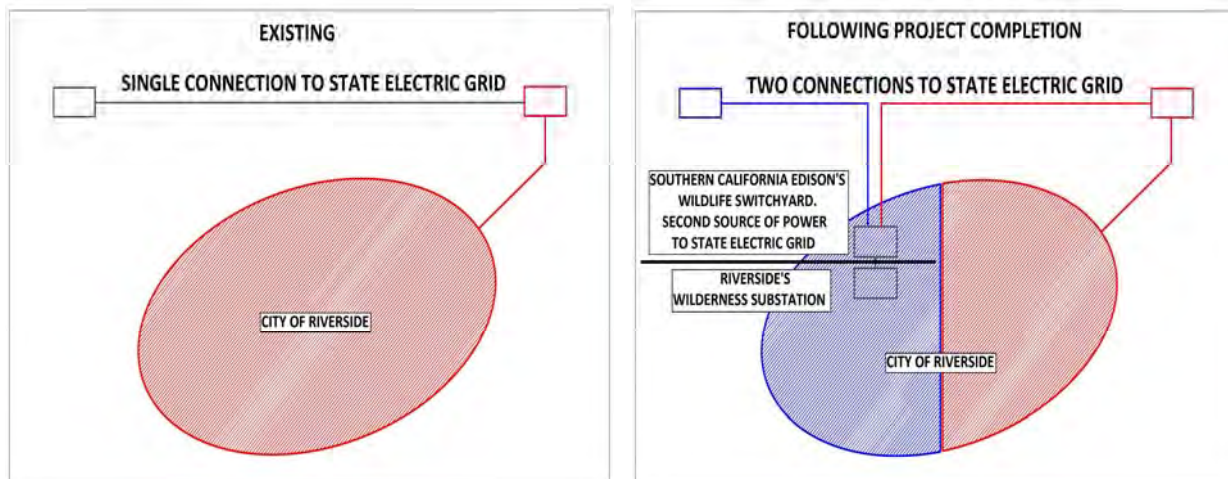
Board of Public Utilities
July 10, 2017

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BACKGROUND



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MATERIAL YARD PURPOSE AND NEED

1. APPROXIMATELY 18 ACRES NEEDED TO STORE MATERIAL AND EQUIPMENT TO CONSTRUCT RTRP 69KV LINES
2. BEGIN RECEIVING MATERIALS MARCH 2018
3. CONSTRUCTION BEGINS JUNE 2018
4. LIMITED OPTIONS MEETING PROJECT NEED AND COMMUNITY COMPATIBILITY CRITERIA

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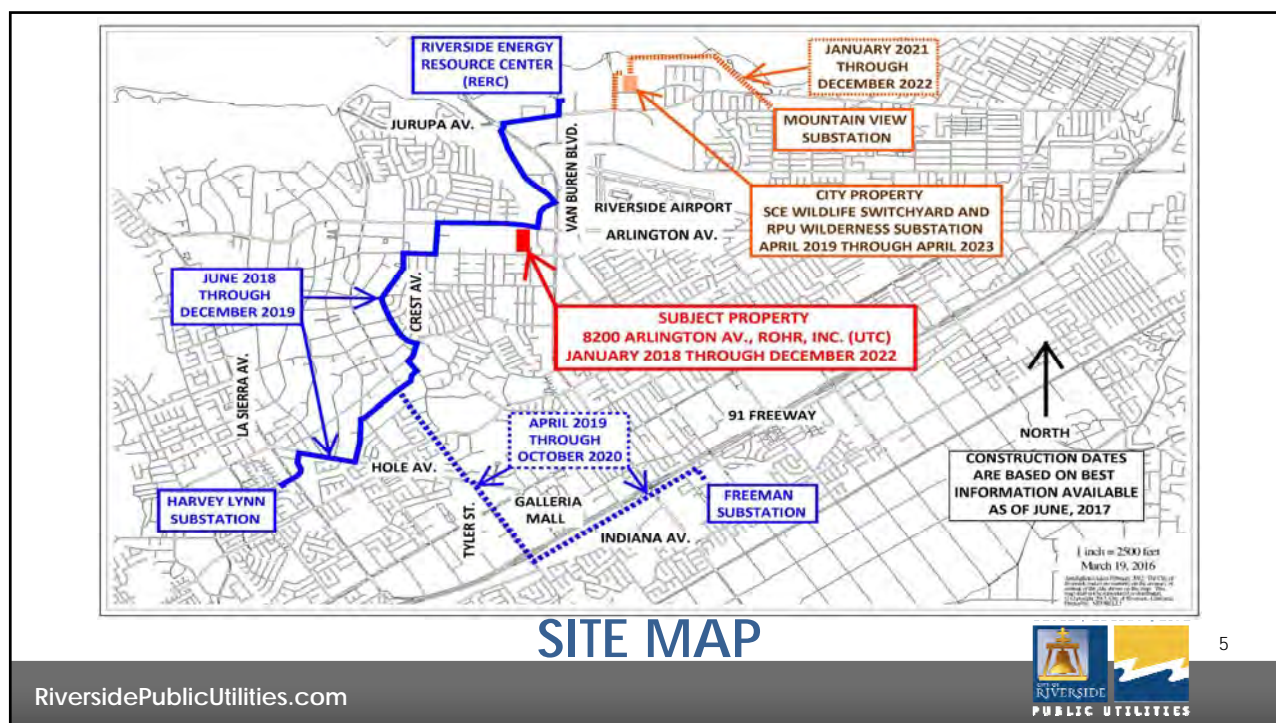
BACKGROUND

1. FEBRUARY 2015 - BEGAN SEARCH FOR SUITABLE PROPERTY
2. SEARCH CONCLUDED WITH TWO NINE-ACRE SITES
3. THE COMBINED SITES SATISFY PROJECT NEED AND COMMUNITY COMPATIBILITY CRITERIA
4. BOTH SITES IDEALLY LOCATED

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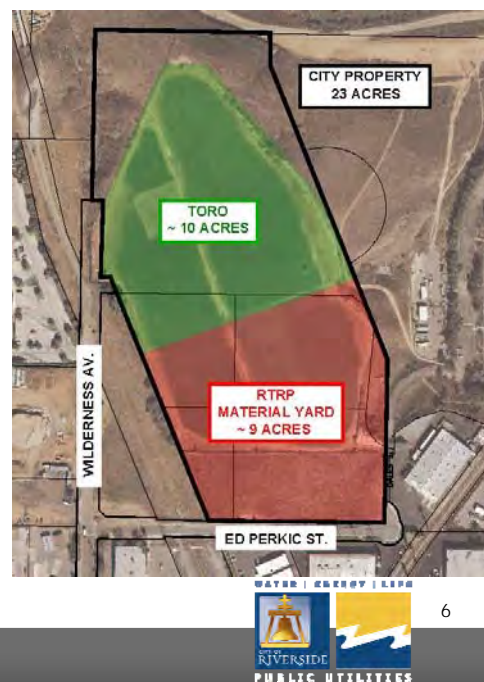


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CITY OWNED PROPERTY

1. FUTURE SCE WILDLIFE SWITCHYARD AND RPU WILDERNESS SUBSTATION
2. TORO TO CONTINUE LEASING PORTION OF 23 ACRE SITE THROUGH MARCH 2019
3. MATERIAL YARD TO BE USED BY CONTRACTORS TO STORE EQUIPMENT, REBAR CAGES, AND MATERIAL STORAGE CONTAINERS



TYPICAL CONSTRUCTION EQUIPMENT



DRILL RIG ON TEN AXLE TRAILER



CRANE USED TO SET STEEL POLES



REBAR CAGE



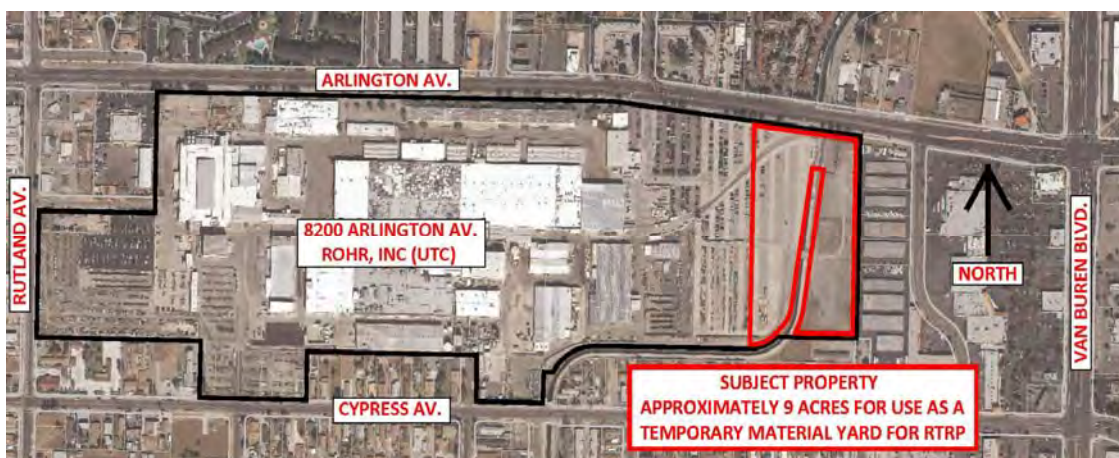
TRUCK AND WIRE TRAILER

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ROHR INC. (UTC) PROPERTY



**SUBJECT PROPERTY TO BE USED BY RPU
TO STORE BULK MATERIALS**

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RTRP MATERIAL YARD LAYOUT

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TYPICAL MATERIALS TO BE STORED AT ROHR



OFFLOADING CABLE REELS AT JOB SITE



OFFLOADING STEEL POLES



68 STEEL POLES NEEDED TO CONSTRUCT THE RERC TO HARVEY LYNN SEGMENT
25 TRUCKLOADS

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PROPOSED LEASE TERMS

1. THREE YEAR LEASE PLUS TWO ONE-YEAR OPTIONS
2. \$500,000 RENT FOR FIRST THREE YEARS PAID UPFRONT
3. \$1 RENT FOR EACH OF THE TWO ONE-YEAR OPTIONS
4. ROHR TO MAKE SITE IMPROVEMENTS AND ISSUE NOTICE OF COMMENCEMENT BY DECEMBER 31, 2017
5. DEFAULT REMEDY IS FULL REFUND WITHIN 60 DAYS OF CITY ISSUING DEMAND FOR RETURN OF PAYMENT

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RECOMMENDATIONS

THAT THE BOARD OF PUBLIC UTILITIES:

1. APPROVE THE ESTIMATED EXPENDITURE OF \$600,000 FOR WORK ORDER 642975 INCLUSIVE OF THE \$500,002 RENT FOR THE THREE-YEAR LEASE INCLUDING THE TWO ONE-YEAR OPTIONS AND THE APPROXIMATE ESTIMATED COST OF \$100,000 FOR RPU TO PREPARE THE SITE TO RECEIVE MATERIALS;
2. RECOMMEND THAT THE CITY COUNCIL APPROVE THE AGREEMENT TO LEASE APPROXIMATELY 9 ACRES OF VACANT PROPERTY FROM ROHR, INC. FOR THREE YEARS PLUS TWO ONE-YEAR OPTIONS FOR USE AS A MATERIAL YARD FOR RTRP FOR A TOTAL AMOUNT OF \$500,002; AND,
3. AUTHORIZE THE CITY MANAGER, OR HIS DESIGNEE, TO EXECUTE THE AGREEMENT

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