

RIVERSIDE PUBLIC UTILITIES

Board Memorandum

BOARD OF PUBLIC UTILITIES

DATE: OCTOBER 22, 2018

ITEM NO: 11

SUBJECT: BID NO. RPU-7565 FOR THE HARVEY LYNN SUBSTATION SITE EXPANSION PROJECT WITH JAMES MCMINN, INC. FOR \$1,074,986 AND WORK ORDER NO. 1822052 FOR \$2,100,000

ISSUES:

Award Bid No. RPU-7565 to James McMinn, of Grand Terrace, California, for the Harvey Lynn Substation Site Expansion Project in the amount of \$1,074,986 and approve Work Order No. 1822052 for \$2,100,000.

RECOMMENDATIONS:

That the Board of Public Utilities:

1. Award Bid No. RPU-7565 to James McMinn, Inc., of Grand Terrace, California, for the Harvey Lynn Substation Site Expansion Project in the amount of \$1,074,986; and
2. Approve Work Order No. 1822052 in the amount of \$2,100,000 which includes, but is not limited to, all design, construction, and contract administration, for the Harvey Lynn Substation Site Expansion Project.

BACKGROUND:

Harvey Lynn Substation is located at the corner of Schuyler Avenue and La Sierra Avenue in Ward Seven (7). It is considered one of the most critical facilities in Riverside Public Utilities' (RPU) electric system, handling a load of 100MW, and serving approximately 24,000 customers. The substation, constructed in 1967, contains a mix of newer and older equipment. The majority of the existing equipment has exceeded its design life which increases the risk of costly failures and compromises the reliability of services to our customers and safety of field personnel.

The long-term objective of this project is to expand the capacity of the substation to serve new potential customers such as Western Municipal Water District, replace all aging and obsolete infrastructure within the substation to meet RPU's current design standards, and to ensure reliable electrical service to the residents. This project will improve the safety of personnel and operational reliability, reduce operational and maintenance costs, and improve aesthetics. It also supports the vision and mission of Utility 2.0 by modernizing critical electric grid infrastructure and introducing new technology.

Due to its large scope of work, as well as operational constraints, this new project will be constructed in phases. Phase 1 is the expansion of the site and includes the construction of new perimeter block walls on the north and east sides of the substation which will expand the useable footprint within the substation. The expansion of the site will accommodate the installation of new equipment in follow-on phases and

allows RPU to continue providing reliable service to customers without interruption. The subsequent phases are still in the planning stage.

There is no need to acquire new land for the substation expansion. The planned expansion will add 9,405 square feet to the existing footprint. This is possible because the existing perimeter walls at La Sierra Avenue and Schuyler Street are currently positioned several feet away from the property lines (23 and 15 feet respectively).

More specifically, Phase 1 includes the demolition of the existing walls on the north and east sides of the substation, construction of new decorative block walls at the property lines, installation of two new motorized metal gates and key card pedestals, grading, conduit and electrical work. Additionally, general street improvements, such as installation of drought-tolerant landscaping outside the substation, and installation of new sidewalks outside the newly constructed walls will also be included in Phase 1.



Existing Block Wall



Proposed Block Wall



DISCUSSION:

Bid RPU-7565 for the Harvey Lynn Substation Site Expansion Project, was posted on the City's Online Bid System on July 18, 2018 and closed August 28, 2018 as a formal bid. Five contractors submitted bids for the specified construction. RPU and Purchasing staff evaluated the bids and deemed James McMinn, Inc. of Grand Terrace, California, to be the lowest responsive and responsible bidder. Swanson Backhoe, Inc. was deemed non-responsive because they failed to list all subcontractors in their bid as mandated in the request for bid. The bid was under the engineer's estimated amount of \$1,300,000.

The bids are summarized in the table below:

Vendors	City Location	Bid Amount	Rank
Swanson Backhoe, Inc.	Upland, CA	\$990,384.00	Non-responsive for not listing all subcontractors
James McMinn, Inc.	Grand Terrace, CA	\$1,074,986.00	1
Parsam Construction, Inc.	Glendale, CA	\$1,200,401.00	2
A.M. Ortega Construction, Inc.	Lakeside, CA	\$1,332,087.00	3
Faris Construction Company	Oceanside, CA	\$1,584,999.06	4
<i>*Engineer's Estimate: \$1,300,000</i>		<i>\$1,300,000.00</i>	

RPU engineering and consultant staff performed the design to eliminate 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.

Installation of the new wall requires masonry inspection and material and soil testing by a field expert. Upon completion of the new wall, there will be a need to warrant intrusion detection and camera surveillance in the expanded area. This project will affect the street sidewalks and landscaping strips at both, Schuyler Street and La Sierra Avenue. However, award recommendation for restoring the above structures, adding security monitoring, and outsourcing inspection and material services will be handled in separate future contracts.

The project breakdown for the decorative block wall is proposed as follows:

Block Wall Project Breakdown	
Civil Construction Performed By:	James McMinn, Inc.
Electrical Work Performed By:	James McMinn, Inc.
Anticipated Start Date:	November 12, 2018
Anticipated Duration:	Five Months
Coordination Required With:	City of Riverside Public Works and Public Utilities

The Harvey Lynn Substation Site Expansion Project breakdown of the total capital expenditure is as follows:

Description	Amount
Design and Project Management	\$169,950
Construction Contract for Block Wall	\$1,074,986
Construction of Street, Sidewalks, and Landscaping Improvements	\$500,000
Construction of Security System Addition for the Expanded Area	\$71,453
Construction Inspection and Material Testing Services	\$90,000
10% Project Contingency	\$193,611
Work Order Total	\$2,100,000

The Purchasing Manager concurs that the recommended actions are in compliance with Purchasing Resolution No. 23256.

FISCAL IMPACT:

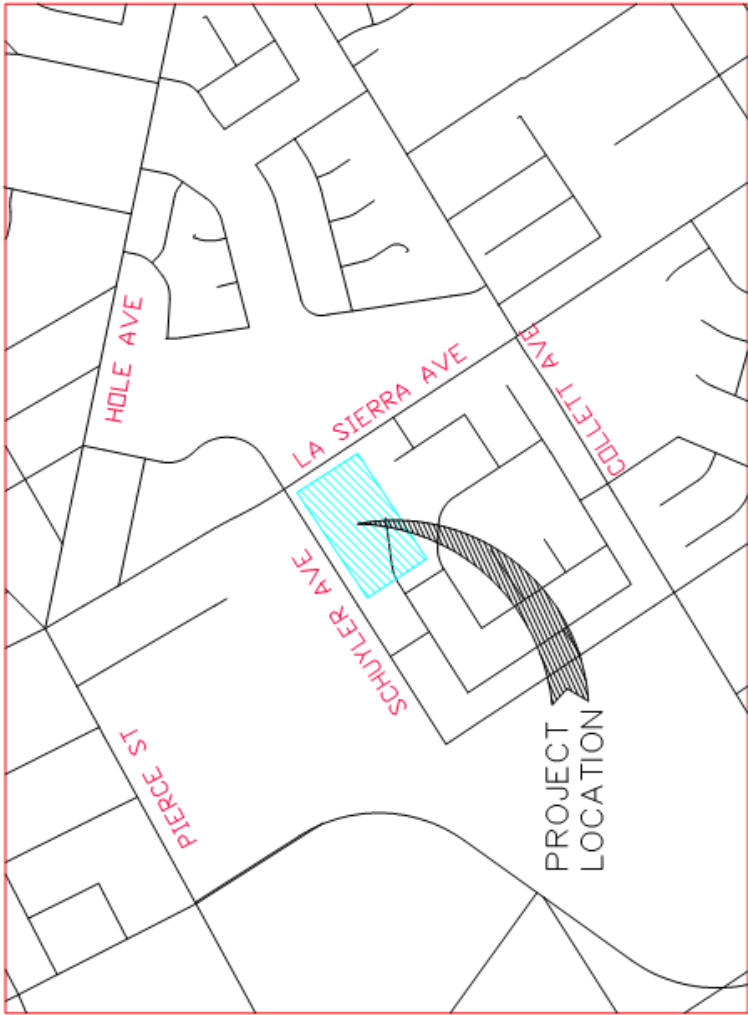
The total fiscal impact is \$2,100,000. Sufficient funds are available in Public Utilities Account No. 6130100-470616.

Prepared by: George R. Hanson, Utilities Assistant General Manager/Energy Delivery
Approved by: Todd L. Jorgenson, Interim Utilities General Manager
Approved by: Al Zelinka, FAICP, City Manager
Approved as to form: Gary G. Geuss, City Attorney

Certifies availability
of funds: Laura M. Nomura, Utilities Assistant General Manager/Finance & Administration

Attachments:

1. Site Map
2. Bid Award Recommendation
3. Presentation



CITY
OF
RIVERSIDE



CITY MAP

**HARVEY LYNN SUBSTATION
SITE EXPANSION PROJECT
SITE MAP**