

ITEM #: 11  
DATE: 02-28-23  
DEPT: ELECTRIC

**COUNCIL ACTION FORM**

**SUBJECT: PRELIMINARY APPROVAL OF PLANS AND SPECIFICATIONS AND  
NOTICE TO BIDDERS FOR POWER PLANT RENOVATIONS**

**BACKGROUND:**

This project is to improve the women's restroom, provide for gender-inclusive bathroom/shower facilities, and eliminate security access concerns at the Power Plant. The entrance to the Power Plant was built more than 70 years ago. At the time the bathroom facilities supported a staff of 25 employees, mostly men. Today Electric supports 43 Power Plant staff and the bathroom & shower facilities are not adequate to support a more diverse workforce nor provide the necessary security needed in today's environment.

The project was originally bid in August 2022. One bid was received, and it was rejected because it was substantially over the budgeted amount. After rejecting the construction bid, staff and the architect worked to develop lower cost alternatives that do not affect the functionality of the design but provide lower cost options for the project.

The City Council is being asked to approve the plans and specifications and notice to bidders for power plant renovations that include demolition of the existing main restrooms in the front of the Power Plant, construction of new gender-neutral restrooms/shower, and construction of a new front entrance lobby space to maintain security. The proposed plans and specifications provide for five individual restrooms that are inclusive for all to use. One of the restrooms will have shower facilities and will meet ADA accessibility standards.

The proposed plans and specifications also include construction of a front entrance lobby space that allows visitors to enter the building, talk to plant personnel, have a space to sit and wait and/or use the restroom, but will prevent visitors from accessing other areas of the Power Plant.

**The architect's estimated cost for construction of the revised design is \$489,650.** The current bidding climate is unpredictable. Therefore, staff and the architect will reach out to potential bidders to make them aware of the bidding opportunity. The additional promotional effort should attract more bids for the project.

The project budget is outlined below:

**Estimated Total Project Expenses:**

Engineering/Design	\$ 48,500
Construction Cost Engineer Estimate	\$489,650
<b>Total Estimated Expense</b>	<b>\$538,150</b>

**Funding Sources:**

CIP - Power Plant Building Mod.	\$400,000
CIP – Building Mod. Relay Room HVAC	\$122,000
CIP – Building Mod. Access control	\$ 33,000
<b>Total Available Funding</b>	<b>\$555,000</b>

**ALTERNATIVES:**

1. Approve preliminary plans and specifications and issue a Notice to Bidders for a project to renovate the lobby and restrooms at the Power Plant, and establish March 29, 2023, as the bid due date and April 11, 2023, as the date of public hearing and award.
2. Do not approve the plans and specifications and a Notice to Bidders, thereby delaying the start of this project.

**CITY MANAGER’S RECOMMENDED ACTION:**

These renovations at the Power Plant will create bathroom facilities to support a much more diverse and inclusive workforce and will drastically improve the security of the plant. Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative No. 1, as described above.