

COUNCIL ACTION FORM

SUBJECT: UNIVERSITY APARTMENTS – ELECTRIC SERVICE REPLACEMENT

BACKGROUND:

The University Apartments building, 111 Lynn Avenue, was built in the 1960's. The standard practice at the time was to install three oil-filled transformers in an indoor vault room in the basement to provide three-phase electric service to the building. Today, these indoor transformers present an elevated fire risk for this building, they are non-standard (one of a kind) transformers, and there are currently no spare transformers in inventory should one of these transformers fail and require replacement. Furthermore, the access to these transformers for maintenance and replacement is greatly restricted making it particularly difficult to perform a maintenance replacement in the event that one of these units should fail.

Current practice is to provide building service from outdoor padmounted transformers. During the recent demolition of the Campus Bookstore and construction of the new mixed-use buildings at 2300 Lincoln Way, provisions were made for conversion of this indoor transformer to an outdoor padmounted transformer. **At this time, Electric Services would like to remove the indoor transformers from the building and replace them with an outdoor padmounted transformer. Additional buried conduits and electric service cables will also be installed to connect to the existing electric distribution equipment to remain in the building.**

The Electric Services Department has been working closely with the University Apartments owner, Gilbane Development, on this project. Gilbane Development agrees that removing the transformers from the basement and installing electric service cables fed from an exterior transformer will improve safety for their tenants and Electric Services personnel. In addition, the Electric Services Department can retire the three oil-filled overhead-style transformers.

The engineer's estimate for removing the existing transformers from inside the building at 111 Lynn Avenue, install buried electric service cables in a duct bank, and install new electrical switchgear equipment is \$183,000. Funding will come from the Extensions and Improvements activity which currently has an unencumbered balance of \$350,000.

ALTERNATIVES:

1. Approve preliminary plans and specifications for the University Apartments – Electric Service Replacement, set March 12, 2020 as the due date for bids, and establish March 24, 2020 as the date of public hearing and award of contract.

2. Delay the Electric Service Replacement project at the University Apartments.

CITY MANAGER'S RECOMMENDED ACTION:

This work is necessary to remove the transformers from the basement for safety reasons and eliminate the need for specialty transformers to maintain electric service to the building.

Therefore, it is the recommendation of the City Manager that the City Council adopt Alternative #1 as stated above.