

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 nearly 73 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.

Women's Restroom

About 35 years ago, a small women's restroom was constructed on the turbine deck to provide a space for female employees and female visitors. This restroom is still used today and is the only option for females within the plant unless there are portable, temporary options set up outside. The women's restroom has a single toilet and sink, making it incredibly challenging to accommodate multiple females working in the plant at the same time. Recently, there has been as many as five females on staff. In addition, the plant will often host contractors, with an increasing number of women on the crew adding to the difficulty of sharing a single restroom.

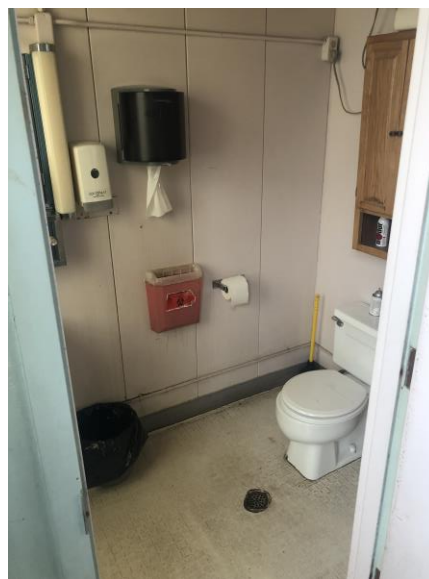


Figure 1 and 2 - Women's Restroom

Only Male Shower Facilities

There are also no shower facilities within the Power Plant for female employees or contractors, despite there being multiple showers available for male employees in a men's locker room. The Power Plant recently employed its first female mechanic on shift operations and the only option for a shower facility for her was to use shower facilities in another building.

As the Power Plant employee group continues to evolve into a more diverse unit, it has become a high priority for the Power Plant to provide facilities that can be used equally by all people, including individuals with disabilities. The current facilities are designed towards a male workforce. To be more inclusive, the restroom and shower options need to be changed.

Building Security

The current main entrance of the plant contains a wire gate/wall that is just inside the front doors. Visitors are required to interact with plant personnel at this gate through an intercom system. The visitors are then let through the gate where the visitor can walk onto the Turbine/Generator deck and anywhere inside the plant. To prevent visitors from accessing the plant, plant management must "intercept" visitors on the turbine deck and wait with them until the person they are visiting comes to receive them. When visiting, the turbine deck is very loud and makes communication difficult, so an office or the plant meeting room, located in the middle of the plant, is required to be used even if the visit is short.

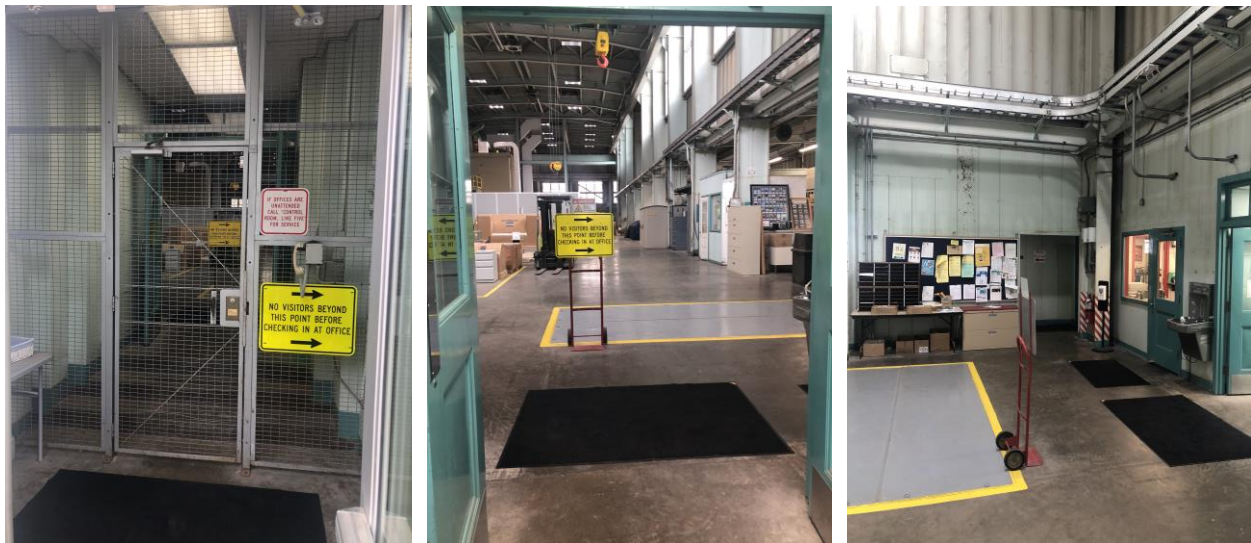


Figure 3, 4, & 5 – Main Entrance

PROPOSED PLAN:

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 constructing a front entrance lobby space that will allow for 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 entering into other areas of the Power Plant.

This project is complex and involves a number of barriers to overcome which is reflected in a large engineer's estimate of \$503,650. These barriers include space limitations, demolition and construction while maintaining normal electricity production activities, and renovating an older plant with a lot of existing infrastructure. Plans and specifications include instructions for the contractor to relocate and update a large electrical panel, move numerous existing electrical components, relocate existing drain lines, and add in an additional HVAC system.

BUDGET:

Estimated Total Project Expense:

Engineering/Design	\$ 48,500
Construction Cost Engineer Estimate	\$ 503,650
Total Estimated Expense	\$ 552,150

Total Authorized Budget

FY 2021/22 CIP	\$ 400,000
FY 2022/23 CIP	\$ 155,000
Total Authorized Budget	\$ 555,000

The \$155,000 for FY 2022/23 CIP was originally to be used for Turbine deck improvements. The original estimated cost for all Turbine Deck improvements was \$300,000. The Turbine Deck improvements included cleaning and painting walls, replacing south windows, and installing an epoxy floor. Plant staff has determined it best

to not clean and paint the turbine deck walls and direct the budget towards this higher priority project.

ALTERNATIVES:

1. Grant preliminary approval of the plans and specifications and issue a Notice to Bidders for a project to renovate the lobby and restrooms at the Power Plant, and establish September 28, 2022, as the bid due date and October 11, 2022, 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.