

**PUBLIC UTILITY DISTRICT NO. 1 OF CHELAN COUNTY
327 N WENATCHEE AVENUE
WENATCHEE WA 98801**

REGULAR COMMISSION MEETING

FEBRUARY 21, 2023

STUDY SESSION

10:00 AM

1. Pledge of Allegiance and Safety/HPI Minute – Griselda Gonzalez
2. Approval of the Agenda
Any item on the Consent Agenda shall be subject to transfer to the Regular Agenda upon request of any Commission member
3. CPO Winner Recognition
4. Fifth Street Redevelopment Update
5. Audit Committee Annual Update
6. Quarterly Financial Review and Investment Report
7. Public Comment

BUSINESS SESSION

1:00 PM

Consent Agenda

8. Minutes of the February 6, 2023 Regular Meeting
9. Vouchers: Accounts Payable Summary Report dated February 15, 2023:
 - a. Vouchers totaling \$18,316,786.90;
 - b. Approval of Customer Deposit Returns and Conservation Incentive payments for the period February 1, 2023 through February 14, 2023 in the amount of \$134,592.17.
 - c. Approval of the net Payroll, Warrant Nos. 238061 through 238072 and Advice Nos. 750229 through 750994 for the pay period ending January 29, 2023 in the amount of \$ 2,274,566.08.

- d. Approval of Warrant Nos. 29228 through 29300 totaling \$11,354.85 for claim payments from the workers' compensation self-insurance fund for the period ending February 13, 2023.

Regular Agenda

10. A RESOLUTION RATIFYING FIELD WORK ORDER/CHANGE ORDER NOS. 18 THROUGH 21 AND FURTHER APPROVING FIELD WORK ORDER/CHANGE ORDER NO. 22 FOR THE SERVICE CENTER PROJECT WITH ABSHER CONSTRUCTION COMPANY OF PUYALLUP, WA FOR CONSTRUCTION OF THE SERVICE CENTER PROJECT PURSUANT TO GENERAL CONTRACTOR/CONSTRUCTION MANAGER (GC/CM) CONTRACT NO. 18-91
11. A RESOLUTION AUTHORIZING AMENDMENT NO. 4 TO SERVICES AGREEMENT (SA-TA NO. 21-11370) WITH GREENWORKS, P.C. FOR RIVERFRONT PARK ENHANCEMENTS
12. Manager Items
13. Commission Items
 - a. Annual Strategy Partners Update
Proposed motion: To set a special meeting on Friday, April 21, 2023 @ 1:00pm at the Confluence Technology Center, 285 Technology Center Way, Wenatchee, for the purpose of holding a Strategy Partners Update Meeting
14. Follow-up on Delegation of Action Items from Previous Board Meeting
15. Delegation of Action Items
16. Additional Public Comment
Members of the public are encouraged to ask specific questions after each item presented. This agenda item is for additional comments/questions related to matters not on the agenda.
17. Matters of general business as may necessarily come before the Commission

REGULAR COMMISSION MEETING AGENDA

February 21, 2023

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18. Executive Session: To discuss with legal counsel agency enforcement actions, litigation, potential litigation to which the District or its board is, or is likely to become, a party, and/or legal risks, as authorized by RCW 42.30.110(1)(i), to consider information regarding the infrastructure and security of computer and telecommunications networks, security and service recovery plans, security risk assessments and security test results to the extent that they identify specific system vulnerabilities pursuant to RCW 42.30.110(1)(a)(ii), to consider the selection of a site or the acquisition of real estate by lease or purchase when public knowledge regarding such consideration would cause a likelihood of increased price, as authorized by RCW 42.30.110(1)(b), and to consider the minimum price at which real estate will be offered for sale or lease when public knowledge regarding such consideration would cause the likelihood of decreased price, as authorized by RCW 42.30.110(1)(c) for ____ minutes

This agenda and resolutions (if any) may be revised by the Commission as appropriate.

RESOLUTION NO. _____

A RESOLUTION RATIFYING FIELD WORK ORDER/CHANGE ORDER NOS. 18 THROUGH 21 AND FURTHER APPROVING FIELD WORK ORDER/CHANGE ORDER NO. 22 FOR THE SERVICE CENTER PROJECT WITH ABSHER CONSTRUCTION COMPANY OF PUYALLUP, WA FOR CONSTRUCTION OF THE SERVICE CENTER PROJECT PURSUANT TO GENERAL CONTRACTOR/CONSTRUCTION MANAGER (GC/CM) CONTRACT NO. 18-91

FACTUAL BACKGROUND AND REASONS FOR ACTION

On March 4, 2019, by Resolution No. 19-14327, the Commission of the District authorized the General Manager to invite sealed proposals to provide General Contractor Construction Manager (GC/CM) services to the District in support of the planned Service Center Project.

On April 15, 2019, by Resolution No. 19-14334, the Commission of the District approved the Service Center Project and adopted the project capital budget.

On July 1, 2019, by Resolution No. 19-14356, the Commission of the District authorized the General Manager to enter into Service Center Contract No. 18-91 with Absher Construction Company. In addition to the general terms and conditions, the Contract authorized \$500,000 for preconstruction services

On August 3, 2020, by Resolution No. 20-14477, the Commission of the District authorized the General Manager to enter into Guaranteed Maximum Price (GMP) Amendment No. 1 to Contract No. 18-91 with Absher Construction Company for site work construction in the amount of \$8,960,518, for a total revised contract amount of \$9,460,518, excluding sales tax.

On February 1, 2021, by Resolution No. 21-14524, the Commission of the District authorized the General Manager to enter into GMP Amendment No. 2 for construction of the Service Center in the amount of \$95,132,983, in addition to ratifying Field Work Order/Change Order Nos. 1-2 in the amount of \$206,005, for a total revised contract amount of \$104,799,506, excluding sales tax.

On July 19, 2021, by Resolution 21-14576, the Commission of the District ratified Field Work Order/Change Order Nos. 3-6 for construction of the Service Center in the amount of \$343,619, for a total revised contract amount of \$105,143,125, excluding sales tax. In addition, Resolution 21-14576 authorized the General Manager to execute Field Work Order/Change Orders (FWO/CO) up to a cumulative value of

\$1,000,000 and further authorized the General Manager to re-delegate project specific authority pursuant to Section 8 of Attachment No. 1 of Resolution 17-14215.

On June 6, 2022, by Resolution 22-14667, the Commission of the District ratified Field Work Order/Change Order Nos. 7-12 for construction of the Service Center in the amount of \$821,355, for a total revised contract amount of \$105,964,480, excluding sales tax.

On November 7, 2022, by Resolution 22-14709, the Commission of the District ratified Field Work Order/Change Order Nos. 13-17 for construction of the Service Center in the amount of \$930,729 for a total revised contract amount of \$106,895,209, excluding sales tax.

The District Commission by Resolution Nos. 17-14215 and 21-14576 delegated limited authority to the General Manager and the staff to execute field work orders under certain circumstances.

The work in FWO/CO Nos. 18 through 21 consist of conditions and work not anticipated or included in the original contract but within the scope of the contract. The District's staff has executed Field Work Order/Change Order Nos. 18 through 21, which are on file in the offices of the District and summarized as follows:

FWO/CO No.	Description	Amount
18	Horan Road Entrance Retaining Wall	\$241,893
19	Wireless Access Point Outlets, Telecom Backbone Cabling, Security Camera Changes, and other Electrical, Technology, and Landscaping Revisions	\$468,899
20	Time of Completion Change	\$0
21	Roller Shades, Parapet Framing, Vortex Secondary Detection, Elevator Smoke Detectors, and Other Various Changes	\$181,939
Total		\$892,731

*Note: Attachment "A" to this Resolution contains additional details of Change Order Nos. 18 through 21.

Field Work Order/Change Order Nos. 18 through 21 result in a net increase in the contract price of \$892,731 for a revised total price of \$107,787,940 (excluding sales tax), which the District's Engineers recommend be ratified.

Additionally, District Staff recommends execution of Field Work Order/Change Order No. 22 to increase the contract price by \$2,052,856 for a revised total price of \$109,840,796 (excluding sales tax). Field Work Order/Change Order No. 22 changes the Contract Time, GC/CM Specified General Conditions and Negotiated Support Services associated with construction delays due to unforeseen conditions and District direction to stop ground-disturbing work. GC/CM Specified

General Conditions include staffing for the extended contract time and Negotiated Support Services include additional field services performed by the GC/CM for the extended contract time, including security fencing, hoisting, sanitation, trash removal, temporary heating, and temporary weather protection.

The General Manager of the District concurs with staff’s recommendation that Field Work Order Nos. 18 through 21 be ratified and further approve Field Work Order/Change Order No. 22.

ACTION

IT IS RESOLVED BY THE COMMISSION OF PUBLIC UTILITY DISTRICT NO. 1 OF CHELAN COUNTY, as follows:

Section 1. The Commission finds that Field Work Order/Change Order Nos. 18 through 21 were properly executed pursuant to the authority delegated by Resolution No. 17-14215 and 21-14576 and said Field Work Orders are hereby formally acknowledged and ratified.

Section 2. The General Manager of the District is hereby authorized to execute Field Work Order/Change Order No. 22. A copy of the Field Work Order/Change Order shall be on file in the offices of the District.

DATED this 21st day of February 2023.

President

ATTEST:

Vice President

Secretary

Commissioner

Commissioner

Seal

Attachment "A"
Field Work Order/Change Order Detailed Descriptions

Description	Amount
Change Order No. 18	
Horan Entrance Retaining Wall	\$241,893
Change Order No. 18 Total	\$241,893
Change Order No. 19	
MEP and Architectural Revisions	\$36,897
Landscaping at SW Retaining Wall	\$2,175
Roof Anchor Added Height	\$55,968
WAP Outlet Locations	\$169,850
Added Plate at Elevator	\$5,314
Camera Changes	\$27,725
Exterior Lighting	\$35,701
Paging System	\$37,778
Comm Backbone Cabling	\$41,691
Changes at Control Room	\$2,599
Video Mounts	\$499
Reflected Ceiling Plan	\$11,926
Fencing	\$0
Building C Electrical Revisions	\$15,304
Wood Slat Ceiling Conflict	\$868
Building A Level 1 Window Sills	\$12,394
Bridge Crane Engineering	\$7,757
Irrigation Isolation Valves	\$3,888
Irrigation Valves	\$2,677
Expanded Irrigation Zone	\$775
Bldg A Slab Leveling	\$5,989
Polished Concrete Stair Landings	\$21,384
Acrylic Hanging Screens	-\$2,954
Lawn Edging	\$9,717
Bldg A Deflection	\$6,321
Landscaping Changes	-\$50,528
Building A Women's Locker Room	\$432
Building C Expansion of IT and Elec Room	\$496
Design Allowance Overage	\$6,256
Change Order No. 19 Total	\$468,899
Change Order No. 20	
Time of Completion Change	\$0
Change Order No. 20 Total	\$0

Description	Amount
Change Order No. 21	
Precast Support Angle	\$10,298
Board Room Beam Penetrations	\$4,061
FAWB Not Compatible	\$7,674
Switching Controls	\$2,791
Roller Shade Changes	\$40,535
Data Conduits	\$1,685
Sign Type SH	\$3,287
Building B-G Parapet Infill Framing	\$38,648
Building G Parapet Height	\$5,285
Transformer Oil Storage	\$4,708
Roller Window Shade Fascia	\$1,242
Roller Shade Control	\$5,991
Secondary Detection for Vortex Fire Suppression	\$11,546
Residential Appliances	\$2,097
Lobby Feature Wall	\$2,166
EV Station Power	\$2,782
OH Door Framing Conflicts	\$7,136
Building A HRB 2-3 Access	\$2,480
Casework Oven Hood Revision	\$1,253
Elevator Sprinklers and Detectors Confirmation	\$10,144
Bldg C Mech Changes	\$6,573
Duct Diffuser Orientation	\$4,522
Building H Electrical Service Panel	\$5,035
Change Order No. 21 Total	\$181,939

RESOLUTION NO. _____

A RESOLUTION AUTHORIZING AMENDMENT
NO. 4 TO SERVICES AGREEMENT (SA-TA NO. 21-
11370) WITH GREENWORKS, P.C. FOR
RIVERFRONT PARK ENHANCEMENTS

FACTUAL BACKGROUND AND REASONS FOR ACTION

After an extensive community planning effort, the Riverfront Park Development Plan was approved by the District Board of Commissioners and the Wenatchee City Council on December 6, 2021 and January 13, 2022 respectively. Wenatchee Riverfront Park is a defining feature of the community and the most urban segment of the Apple Capital Loop Trail. The park includes approximately 31 acres and a majority of the land in the park is owned by the City of Wenatchee (City) and has been leased to the District since 1983 to support park development as part of the District's responsibilities under its federal license for the Rock Island Project (FERC Project #943).

The District entered into a Services Agreement (SA-TA No. 21-11370) on March 18, 2021, with GreenWorks, P.C. to provide professional services associated with Riverfront Park Enhancements in an amount not to exceed \$400,000. Subsequently, Amendment Nos. 1 and 3 were executed to amend Exhibit B which revised hourly billing rates to the Agreement. The current contract completion date is December 31, 2025.

On May 6, 2022, by Resolution 22-14665, the Commission of the District approved Amendment No. 2 which increased the not to exceed contract price to \$1,400,000.

District staff has identified the need for additional funds to conduct work on the Riverfront Park enhancements to mitigate an existing safety concern along the park trail within the work boundary area. Resolution No. 17-14215 requires that the Commission, by resolution, authorize Amendments to Service Agreements when the Amendment increases the total contract price to over \$500,000.

District staff recommends that it is in the best interest of the District to amend SA-TA No. 21-11370 with GreenWorks, P.C. to increase the not to exceed amount by \$100,000 for a total revised contract price not to exceed \$1,500,000.

The General Manager has reviewed District staff's recommendation and concurs in the same.

ACTION

IT IS RESOLVED BY THE COMMISSION OF PUBLIC UTILITY
DISTRICT NO. 1 OF CHELAN COUNTY; WASHINGTON as follows:

Section 1. The General Manager is hereby authorized to execute Amendment No. 4 to Services Agreement (SA-TA No. 21-11370) with GreenWorks, P.C., to increase the revised contract price by \$100,000. A copy of the Amendment is on file in the offices of the District.

DATED this 21st day of February 2023.

President

ATTEST:

Vice President

Secretary

Commissioner

Commissioner

Seal