

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

REGULAR COMMISSION MEETING

JULY 19, 2021

Public participation will be by phone only

Dial: 253-999-5697

Meeting ID: 122-462-708#

****Please remember to mute your phone to reduce background noise****

Please contact PUD staff at 509-661-4212 to let us know if you intend to participate by phone

STUDY SESSION

10:00 AM

1. Pledge of Allegiance and Safety/HPI Minute – Anthony Holloway
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. Quarterly Load Forecast update
5. Funding Utility Infrastructure for Growth
6. COVID 19 Customer Update: Disconnect Moratorium Expiration

BUSINESS SESSION

1:00 PM

Consent Agenda

7. Minutes of the June 29, 2021 Special Meeting and July 6, 2021 Regular Meeting
8. Vouchers: Accounts Payable Summary Report dated July 14, 2021:
 - a. Vouchers totaling \$94,310,127.11;

REGULAR COMMISSION MEETING AGENDA

July 19, 2021

Page 2

- b. Approval of Customer Deposit Returns and Conservation Incentive payments for the period June 30, 2021 through July 13, 2021 in the amount of \$41,844.08;
- c. Approval of the net Payroll, Warrant Nos. 237533 through 237544 and Advice Nos. 717477 through 718288 for the pay period ending July 04, 2021 in the amount of \$2,235,634.20;
- d. Approval of Warrant Nos. 27682 through 27714 totaling \$1,854.27 for claim payments from the workers' compensation self-insurance fund for the period ending July 12, 2021;
- e. Approval of Parks Reservation System customer refunds for the period June 23, 2021 through July 6, 2021 in the amount of \$2,889.92.

Regular Agenda

- 9. A RESOLUTION APPROVING AN INTERLOCAL AGREEMENT WITH THE CHELAN DOUGLAS REGIONAL PORT AUTHORITY RELATING TO REDEVELOPMENT PLANNING AND MARKETING OF THE FIFTH STREET PUD CAMPUS PROPERTY
- 10. A RESOLUTION RATIFYING FIELD WORK ORDER/CHANGE ORDER NOS. 3 THROUGH 6, FOR THE SERVICE CENTER PROJECT WITH ABSHER CONSTRUCTION COMPANY OF PUYALLUP, WA AND FURTHER AUTHORIZING PROJECT SPECIFIC DELEGATED AUTHORITY OF FUTURE FIELD WORK ORDER/CHANGE ORDERS
- 11. Manager Items
- 12. Commission Items
- 13. Follow-up on Delegation of Action Items from Previous Board Meeting
- 14. Delegation of Action Items
- 15. 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.*
- 16. Matters of general business as may necessarily come before the Commission
- 17. 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 evaluate the qualifications of an

REGULAR COMMISSION MEETING AGENDA

July 19, 2021

Page 3

applicant for public employment and to review the performance of a public employee, as authorized by RCW 42.30.110(1)(g)

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

BRESOLUTION NO. _____

A RESOLUTION APPROVING AN INTERLOCAL
AGREEMENT WITH THE CHELAN DOUGLAS
REGIONAL PORT AUTHORITY RELATING TO
REDEVELOPMENT PLANNING AND MARKETING OF
THE FIFTH STREET PUD CAMPUS PROPERTY

FACTUAL BACKGROUND AND REASONS FOR ACTION

As part of the multi-agreement property transactions between the District and the Port of Chelan County (POCC), which was completed in February of 2019, the District granted an option to the POCC for the purchase of the Fifth Street PUD Headquarters Campus properties (Property).

In February of 2019, the District, POCC and City of Wenatchee (City) entered into an interlocal planning and funding agreement to explore redevelopment alternatives for the Property. The District has been working with the POCC successor agency, the Chelan Douglas Regional Port Authority (CDRPA), the City, the Wenatchee Downtown Association (WDA) and the Wenatchee Valley Chamber of Commerce (WVCC) to engage local stakeholders and develop a vision and plan for the eventual redevelopment of the Property. The resulting planning document, "*Chelan County PUD Fifth Street Headquarters Redevelopment Community Vision*" was published in March of 2020 and provides multi-use options and financial feasibility analysis for the 7.5 acre campus.

Since the completion of the planning document, the District, CDRPA and City have been developing a Request for Proposals (RFP) and proposal scoring criteria to be used to solicit and rank redevelopment proposals. The District has also received and responded to requests for information from various parties interested in participating in the redevelopment effort. As the District moves forward with the marketing and sale of the Property, partnering with the CDRPA, the "principal economic development agency for Chelan and Douglas Counties" to provide those services will benefit the process and the potential outcome of redevelopment.

District and CDRPA staff have negotiated an interlocal agreement to provide planning and marketing services. The agreement includes reimbursement of direct expenses not to exceed \$50,000 and an escalating marketing fee of 3% - 4% the sales price of the Property (approximately \$150,000-\$200,000) of for sales resulting from the CDRPA's efforts.

District staff have reviewed the Agreement and recommend that it is in the best interest of the District to approve the Agreement.

The General Manager has reviewed the 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 Commission hereby approves the Interlocal Agreement Relating to Planning and Marketing of the PUD Fifth Street Campus with the Chelan Douglas Regional Port Authority and authorizes the General Manager to execute such Agreement.

Dated this 19th day of July 2021.

ATTEST:

President

Vice President

Secretary

Commissioner

Commissioner

Seal

RESOLUTION NO. _____

A RESOLUTION RATIFYING FIELD WORK ORDER/CHANGE ORDER NOS. 3 THROUGH 6, FOR THE SERVICE CENTER PROJECT WITH ABSHER CONSTRUCTION COMPANY OF PUYALLUP, WA AND FURTHER AUTHORIZING PROJECT SPECIFIC DELEGATED AUTHORITY OF FUTURE FIELD WORK ORDER/CHANGE ORDERS

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 in the form of an American Institute of Architects (AIA) A133 document 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 No. 1-2 in the amount of \$206,005, for a total revised contract amount of \$104,799,506.

The District Commission by Resolution No. 17-14215 delegated limited authority to the General Manager and the staff to execute field work orders under certain circumstances.

The work in Field Work Order/Change Order (FWO/CO) Nos. 3 through 6 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. 3 through 6, which are on file in the offices of the District and summarized as follows:

FWO/CO No.	Description	Amount
3	Utility Revisions	\$67,273.00
4	Geotextile Fabric at North Parking Lot	\$57,206.00
5	Lighting, Stormwater Revisions, Geotextile Fabric at Building A Parking and Oil-Water Separator Changes	\$168,672.00
6	Electrical Ductbank Revisions and Construction Coordination	\$50,468.00
Total		\$343,619.00

*Note: Attachment "A" to this Resolution contains additional details of Change Order Nos. 3 through 6.

Field Work Order/Change Order Nos. 3 through 6 result in a net increase in the contract price of \$343,619.00 for a revised total price of \$105,143,125.00 (excluding sales tax), which the District's Engineers recommend be ratified.

Section 5(A) of Attachment No. 1 to Resolution No. 17-14215 requires approval by the Commission of FWO/COs when the cumulative value of the FWO/COs exceed \$500,000. Section 8 of Attachment No. 1 of Resolution 17-14215 further specifies limits for redelegation of the FWO/CO authority to Managing Directors, Directors and Project Managers. This Resolution increases the limit of delegated authority to \$1,000,000 for the General Manager and also confirms redelegation limits specific to Contract 18-91 with Absher Construction to expedite time sensitive decision making. This authority only applies to available funds within the approved project budget. All FWO/COs will still be presented to the Commission for ratification.

The General Manager of the District concurs with staff's recommendation.

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. 3 and 6 were properly executed pursuant to the authority delegated by Resolution No. 17-14215 and said Field Work Orders are hereby formally acknowledged and ratified.

Section 2. The General Manager is authorized to execute FWO/COs for Contract 18-91 with Absher Construction prior to approval by the Commission when the cumulative value of the FWO/COs not previously ratified is less than \$1,000,000. This is a project specific exception to the limits stated in Resolution 17-14215. The General Manager is authorized to re-delegate this project specific authority pursuant to Section 8 of Attachment No. 1 of Resolution 17-14215.

Section 3. Except as authorized above, all provisions of Resolution 17-14215 remain in full force and effect.

DATED this 19th day of July 2021.

President

ATTEST:

Vice President

Secretary

Commissioner

Commissioner

Seal

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

Description	Amount
Change Order No. 3	
Stormwater runoff repair	\$7,419
PR 5 Site Storm, Grading, & Electrical Revisions	\$32,969
PR 6 Fire Riser Connections	-\$2,439
Septic Tank at Horan House	\$1,960
PR 7 Grading revisions	-\$130
RFI 37 Pad Mount Vaults	\$6,943
Revise building C Water Setter	\$562
PR 8 Storm Water, Vault, and Pump Revisions	\$19,989
Change Order No. 3 Total	\$67,273
Change Order No. 4	
Add Geo Fabric North Parking Lot	\$57,206
Change Order No. 4 Total	\$57,206
Change Order No. 5	
RFI 5 Site Lighting Revisions	\$51,452
PR 10 Changes to Oil Water Separator	\$69,670
PR 9 Stormwater Revisions	\$4,585
Add Geo Fabric at Bldg A Parking Lot	\$42,965
Change Order No. 5 Total	\$168,672
Change Order No. 6	
PR 3 Utility Ductbank Revisions	\$44,769
Hauling for PUD provided vaults	\$2,778
Lost productivity on 11/30/20 - Cultural Monitoring	\$1,357
RFI 105 Recessed Panelboard Wall Revisions	\$732
RFI 111 Urinal Wall Revision	\$832
Change Order No. 6 Total	\$50,468