Exhibit to Agenda Item #10

Approve Contract Change No. 2 to Contract No. 4500121595 with Roebbelen Contracting, Inc. to increase the contract amount by $17,305,972 from $54,760 to $17,360,732 to construct the Station G Control Building, and to extend the term of the contract to November 25, 2021.

Board of Directors Meeting
Thursday, June 18, 2020, scheduled to begin at 5:30 p.m.
Requested Action

Approve Contract Change No. 2 to Contract No. 4500121595 with Roebbelen Contracting, Inc. to increase the contract amount by $17,305,972 from $54,760 to $17,360,732 to construct the Station G Control Building, and to extend the term of the contract to November 25, 2021.
Sacramento Downtown/Midtown
Existing Substations

- Station A and B - 115kV/12kV
- Station D and North City - 115kV/21kV
Sacramento Downtown/Midtown
Future Substations

-Station B & G - 115kV/12kV
-Station D, E, H & J - 115kV/21kV
Station A

Background

- The original Station A “The Old Brick Building” was constructed in 1894, at 6th and H Streets.
- The current Station A (East of Brick Building) was constructed in the early 1950’s and is at the end of its useful life.
- Station A transforms 115 kVolts to 12 kVolts that is distributed throughout the Downtown Network.
- Station A customers include:
  - County of Sacramento Administration Building, Sherriff Headquarters and Jail
  - The Federal Courthouse @ 5th and I Streets
  - Numerous High Rise Buildings (Renaissance Tower, Park Tower, 555 Capital Mall, 925 L St.)
Station G - Background

• Proposed site across from Station A was selected as the best option
  ➢ Minimized rerouting existing underground transmission and distribution lines
  ➢ Initially the City of Sacramento opposed the preferred relocation site
    ✓ City was concerned about the inactive large space and substation appearance

• SMUD purchased the preferred 1.3 acre site, December, 2014.
• SMUD Board approved Station G Mitigated Negative Declaration, December 2015.
• After significant negotiations with the City of Sacramento, the City Council approved the project, September 2017.
Future Sacramento City Scape
Station G

Aerial View From 6th and G Streets

6th Street Elevation

7th Street Elevation
Station G – Night Lighting
Conventional vs. Gas Insulated Substations

When Space Is A Premium

Conventional Air Insulated Substation

Gas Insulated Substation
Station G – Control Building

- 1st Floor GIS Level
- Basement
- 2nd Floor C&R Level

Building Elevation

1st Floor Plan
Station G – Procurement Process

Request For Proposal (RFP)

Received and Evaluate RFP

Conducted Proposal Reviews

Issued Final Plans and Specifications

Contract Award

Next Steps

90% Design Plans/Specs For Building
- Exterior Design
- Vapor Barrier
- Electrical/Lighting
- Dewatering
- Soil Management

Received Two Proposals
- Thomas Builders Corp
- Roebelen Contracting Inc.

Held meetings with both proposers
- Reviewed proposal to identify areas for Value Engineering and negotiation
- Roebelen clearly ranked No. 1

Updated RFP
- Issued Final Design Plans and Specifications
- Value Engineering

Awarded Contract Services to Roebelen
- Construction Submittals
- Value Engineering for remainder of the substation
- Contract Change No. 1

Request to award Contract Change Order No. 2 to add Station G Control Building

Obtain Proposal From Roebelen For The Remainder of the Substation construction
Request For Proposal –
Evaluation Criteria

• SEED (10 points)

• Technical (50 points)
  ✓ Experience of Company and Project Personnel
  ✓ Proposed plan and approach to complete the work
  ✓ References

• Price (40 points)
## Station G Control Building – RFP Outcome

<table>
<thead>
<tr>
<th>Responsive Proposals Received</th>
<th>Pass/Fail</th>
<th>SEED Points</th>
<th>Technical Points</th>
<th>Price Points</th>
<th>Total Score</th>
<th>Rank</th>
<th>90% Plans Proposal Amount</th>
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</thead>
<tbody>
<tr>
<td>Roebben Contracting, Inc.</td>
<td>Passed</td>
<td>7.95</td>
<td>41.13</td>
<td>33.12</td>
<td>82.20</td>
<td>1</td>
<td>$15,176,453</td>
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<tr>
<td>Thompson Builders Corp.</td>
<td>Passed</td>
<td>0.63</td>
<td>27.63</td>
<td>40.00</td>
<td>68.26</td>
<td>2</td>
<td>$13,963,079</td>
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## Issued Construction Drawings and Value Engineering

### Description

<table>
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<tr>
<th>Description</th>
<th>Cost Savings</th>
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<tbody>
<tr>
<td>Eliminate Vapor/Venting/Waterproofing System at Precast Lift Station and Vaults</td>
<td>$95,000</td>
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<tr>
<td>Change Intumescent Fireproofing</td>
<td>$337,845</td>
</tr>
<tr>
<td>Utilize a Monoglass Spray Applied Cellulosic Insulation in lieu of K-13</td>
<td>$7,000</td>
</tr>
<tr>
<td>Eliminate platform onto crane girder</td>
<td>$14,000</td>
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<tr>
<td>Total Value Engineering Savings</td>
<td>$503,845</td>
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</table>
# Station G Control Building – Proposed Contract Award

<table>
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<tr>
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<th>Total Score</th>
<th>Rank</th>
<th>90% Plans Proposal Amount</th>
<th>Final Plans and Specifications with Value Engineering</th>
<th>Proposed Award Amount</th>
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<td></td>
</tr>
</tbody>
</table>
Roebbelen’s Proposed Work Distribution

- Roebbelen, 28.43%
- SEED Subcontractors, 19.12%
- Non-SEED Subcontractors, 47.37%
Station G - Next Steps

• Conduct Value Engineering Workshops With Roebbelen and Black and Veatch
  ➢ Wall Design
  ➢ Entrance Gate Design
  ➢ Soils Management

• Roebbelen will submit Best And Final Offer (BAFO) for remainder of Substation work.

• Staff will review proposed BAFO

• If BAFO is appropriate, Staff will present recommendation to the Board for Contract Change No. 3, approximately August-September.
Requested Action

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