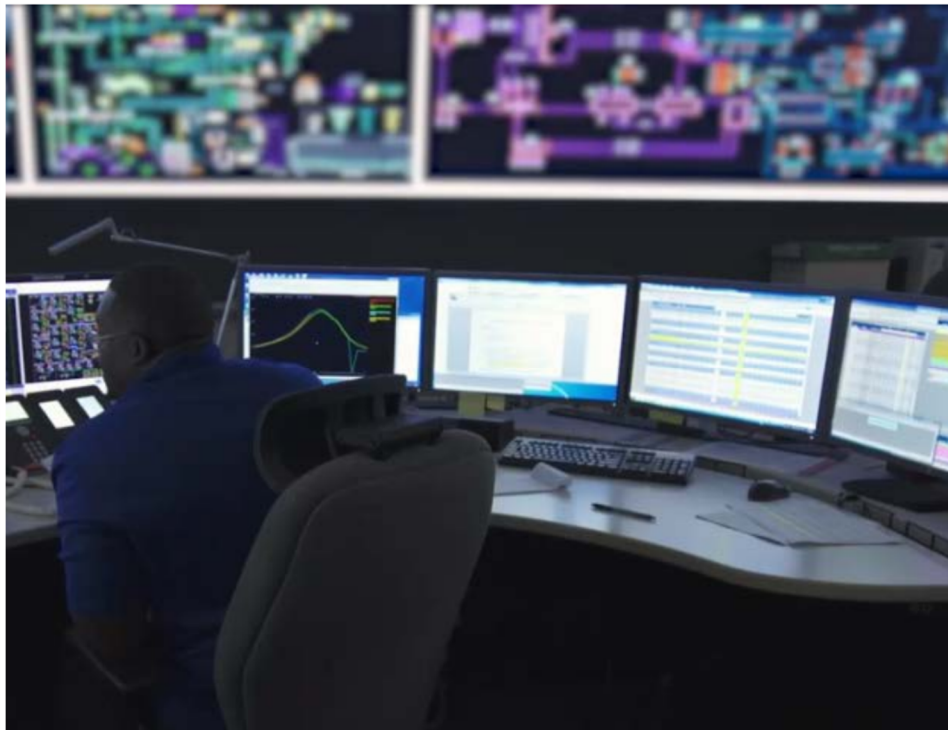


Sacramento Municipal Utility District

Power Control Center (PCC) Project Design-Build

RFQ Solicitation

January 12th , 2024



PCC Project Purpose

SMUD proposes to construct an approximately 45,000 square foot Power Control Center (PCC) within SMUD's service territory. Construction of the PCC and related site work of approximately 6 acres are necessary to meet SMUD's current and future business needs.

SMUD expects that it will take approximately four (4) years to complete the PCC Project. The PCC Project will include a complete green field ground-up PCC building, including utility control rooms, data centers, conference rooms, and cubicle spaces as well as on and off-site improvements, installation of redundant utilities, and communications infrastructure.

The Services include supporting SMUD using the Progressive Design-Build delivery methodology. In connection with the Project, SMUD is sourcing services from other contractors including an Owner's Representative, Commissioning Agent, and Criteria Architect, to work cooperatively on the Project. All outside services, including the Design-Builder, shall provide input on design, constructability, and budget to assist with setting overall budgets for the PCC, in accordance with the final SMUD-approved design. Design-Builder shall perform collaboration/OAC meetings on a weekly basis during pre-construction phase, onsite at SMUD HQ and as needed to gather stakeholder requirements. Meetings during the Design-Build phase will be held at the project site as needed, to verify that construction meets performance criteria and to meet scope of services as outlined in RFP below.

PCC Project Background and Scope

The project encompasses the design and construction of a state-of-the-art PCC strategically situated within the SMUD territory. Spanning an expansive and secure 6-acre site, enclosed by a perimeter security fence, this facility serves as a vital cornerstone in meeting SMUD's operational needs and ensuring the reliability of utility services.

The PCC is divided into five sections:

1. Power System Operations Control Center
2. Backup Distribution System Control Center
3. Corporate Data Center
4. Energy Management System Data Center
5. Security Control Center

Key components of the facility include a single-story category four office building, spanning approximately 45,000 square feet. This building houses essential office spaces, a cutting-edge control center, versatile shared training rooms, vital support areas, and related amenities. The building involves the construction of redundant systems to ensure the mission-critical functions remain operational at all times. The redundant mechanical, electrical, security, telecom, data servers, and audio/visual systems will all be primary concerns of design.

Additionally, the site features an approximately 100-foot-high microwave transmission tower, robust emergency generators, staff parking facilities, and thoughtful landscaping to enhance both

aesthetics and security. The site work will include new utilities storm, sewer, water, electrical distribution, and lighting and irrigation systems. The electrical system will include two services to the building. The stormwater system shall include stormwater quality measures. A new microwave tower and Main Point of Entry (MPOE) will be installed. Parking lots, roadways, and pathways are to be installed for connectivity between SMUD facilities, ADA compliance, and fire department access.

The Project goes beyond the facility's construction, extending to a comprehensive utility infrastructure. This infrastructure incorporates ensuring access to existing utilities on-site premises, incorporating redundant power and telecommunications services for heightened reliability, and partnering with SMUD for electrical services, and local utility companies for services such as cable/internet/low voltage communication. Additionally, collaborative efforts with the City, County, and Authorities having Jurisdiction (AHJ's) address critical utility aspects, including storm drainage, wastewater management, garbage disposal, fire suppression systems, lighting, and roadways for ingress and egress. Adequate water resources are also sourced to meet operational requirements.

While the Project places a strong emphasis on incorporating sustainable features and environmentally responsible practices, SMUD will not pursue formal building certifications. The focus remains on energy-efficient design and responsible utility operations, aligning seamlessly with SMUD's commitment to environmentally conscious practices.

The estimated construction Project budget stands at approximately \$90 million, reflecting the substantial scale and complexity of the Project.

Location

The PCC Project site is located in Folsom, CA. The site is a greenfield location located on approximately 6 acres owned by SMUD, to date site topo has been performed as well as an initial soils report.

Procurement Portal

<https://discovery.ariba.com/rfx/18503980>