



**MEMORANDUM  
FACILITIES MANAGEMENT  
BUILDING MAINTENANCE DIVISION**  
County of Placer

TO: Honorable Board of Supervisors DATE: March 30, 2021  
FROM: Steve Newsom, Director of Facilities Management  
By: Brad Boulais, Deputy Director  
SUBJECT: Building Maintenance / General Fund Allocation / North Tahoe Public Utility  
District Memorandum of Understanding

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**ACTION REQUESTED**

Authorize the Director of Facilities Management, or designee, to approve the Memorandum of Understanding (MOU) between the County of Placer and the North Tahoe Public Utility District (NTPUD) for a permanent emergency standby generator system (“Generator”) at the North Tahoe Event Center (“NTEC”) located at 8318 North Lake Blvd, Kings Beach, CA 96143.

Approve a FY 2020-21 Budget Amendment (AM-00436) to increase revenue and expenditure in the Building Maintenance budget (CC12004) in the amount of \$37,500 and cancel General Fund Reserves Assigned for Capital for the shared cost not covered by the Hazard Mitigation Grant Program (“HMGP”) for the acquisition and installation of the permanent emergency standby generator system.

**BACKGROUND**

During power outages, the NTPUD does not have back-up emergency power at the North Tahoe Event Center. This facility is designated by Placer County Office of Emergency Services as an Emergency Shelter and Evacuation Center for the residents and visitors of the North Shore of Lake Tahoe, as well as during Mutual Aid shelter and evacuation operations for the Truckee and Lake Tahoe basin. There is currently no back-up generator or provisions for emergency power at this facility. The addition of a generator would allow for expanded shelter operations including 24-hour operations, heating, air conditioning, and providing hot meals for evacuees. No other building in the region provides the flexibility for reconfiguration to accommodate shelter, food preparation, and services to local residents during a planned power outage or declared emergency. The integration of power disruption mitigation measures into this planned infrastructure project will provide tangible benefits to the community and its public works staff. This generator project will reduce Emergency Shelter and Evacuation Shelter downtime resulting from power failure by reducing the risks associated with planned and unplanned events.

NTPUD is preparing a joint agency grant application for submittal to the California Office of Emergency Services (“CalOES”) for funding through the Hazard Mitigation Grant Program (“HMGP”) for the acquisition and installation of the Generator. The HMGP Program will fund seventy-five (75) percent of project costs and require the grant recipient to fund the remaining twenty-five (25) percent. If HMGP grant funds are awarded, NTPUD and COUNTY will split evenly the twenty-five (25) percent portion of project costs not covered by grant funds. Total project costs are currently estimated at \$300,000. Final project costs will be determined upon

project completion, but COUNTY's share shall in no event exceed \$37,500. NTPUD agrees to fund upfront the twenty-five (25) percent portion of project costs not covered by grant funds and invoice COUNTY for its share upon project completion. Project completion will occur upon recordation of the Notice of Completion (NOC).

It is also agreed and understood that ongoing Operation and Maintenance (O&M) activities will be necessary during the lifecycle of the Generator, which is estimated to be twenty (20) years. NTPUD agrees to endeavor to include the costs for the manufacturer's recommended O&M activities and compliance with Air Quality District requirements in its Fiscal Year budget cycles at NTPUD's sole cost, with no COUNTY contribution. All budget appropriations shall be subject to the sole discretion of NTPUD.

Should a Generator component break, malfunction, and/or require replacement during the Generator's useful life, the actual cost for such repair not covered by warranty or other applicable insurance policy shall be invoiced to COUNTY on a fifty/fifty (50/50) shared cost basis. NTPUD shall provide written notice of such repair to Placer County Facilities Management: (1) prior to or concurrently with invoicing for repairs costing less than \$5,000; or (2) at least ten (10) days prior to commencement of repairs costing \$5,000 or more. Invoices shall be paid by COUNTY within Sixty (60) days of receipt.

#### **FISCAL IMPACT**

Should the HMGP grant application be approved, the estimated shared cost of \$37,500 will be invoiced by the NTPUD once a Notice of Completion is recorded. It is requested that General Fund Capital Reserves cover the cost (GL30330 Committed Fund Balance – Capital Projects, OT991007 Capital Assets). A FY 2020-21 Budget Amendment (AM-00436) is requested to increase revenue and expenditure in the Building Maintenance budget (CC12004) by \$37,500 for revenue from the General Fund and the payment as an expense for the NTPUD Generator contribution.

#### **ATTACHMENTS**

On File with Clerk of the Board – Placer County / North Tahoe Public Utility District MOU