

TRI - REGIONAL JETS 2025



Success with Local Utility Coordination



TETRA TECH, INC.

POND



Success with Local Utility Coordination

Moderator:

- Eric Aaby, CEM, PE, Regional Vice President, Kimley-Horn

Speakers:

- Pam Little, PE, PMP, GPCP – Pond, VP
- Scott Smith, PE - Pond, Program Manager
- Doug Richter, RA, PMP – Tetra Tech, Sr. Project Manager
- James Warner, PE, LEED BD+C – Tetra Tech, Chief Engineer



Success with Local Utility Coordination

Keys for Success:

- ✓ Coordinate – Early and Often
- ✓ Understand the Permitting Process
- ✓ Know the Requirements
- ✓ Communication

Step 1: Know What You Need to Coordinate

- ✓ Water
- ✓ Wastewater
- ✓ Electricity
- ✓ Natural Gas
- ✓ Fiber/Communications
- ✓ Stormwater

Step 2: Understand What it Takes

- ✓ **What is the Utility?**
 - Make sure to get a Point of Contact
- ✓ **Who do they Work With?**
 - Does The Utility Coordinate Directly with the Property Owner/Base?
 - Does The Utility Coordinate Directly with the Contractor?
- ✓ **What Are Their Requirements?**
 - In-house Design Time
 - Costs for Connection
 - Information Needed Prior to Connection



Step 3: Identify the Permitting Authorities

- ✓ **Local**
 - Municipality
 - County

- ✓ **State**

- ✓ **Federal**
 - USACE
 - EPA



Step 4: Identify the Ownership Structure

✓ **Federally Owned, Non-Military**

- Federal Bureau of Prisons
- GSA Real Estate Service
- Bureau of Land Management
- Forest Service
- National Parks Service
- Fish & Wildlife

✓ **Department of War**

✓ **Leased**

Step 5: Determine the Timeline

- ✓ **Preliminary Reviews**
- ✓ **Official Submittals**
- ✓ **Time to Receive Comments**
- ✓ **Number of Re-Reviews**
- ✓ **Public Input**
- ✓ **Impacts to Construction Award and Start**

Step 6: Identify any Criteria Conflicts

- ✓ **UFC Requirements vs Utility Guidelines**
- ✓ **UFGS Specification Customization**
- ✓ **Easements**
- ✓ **Local Materials/Justification and Approval Letters (J&As)**

Case Studies



CASE STUDY: Gainesville ECS

Overview - Project Introduction

- Equipment Concentration Site (ECS)
- County Donate in the former Fair Grounds Property to GOV
 - Donation takes time (not a simple transaction)
 - Alternative for timing Temporary Lease
 - Final Government Owned

**USACE, 81st Readiness Division
breaks ground on first U.S. Army
Reserve equipment
concentration site in Florida**

By Abby Korthage 81st Readiness Division

Economy / Business
**U.S. Army Reserve set to open \$42
million equipment site in Alachua
County in fall 2025**

**Potential Economic Impacts of the Proposed
Alachua County U.S. Army Reserve Equipment
Concentration Site (ECS)**

CASE STUDY: Gainesville ECS

The City of Gainesville is the Local Government, and the typical permit policy starts with the local permit before starting utility permits, which are processed with Gainesville Regional Utilities (GRU).

For federally/state-owned projects, the local review is a courtesy (Similar to a School Site), but for lease-to-federal projects, the review is based on the Owner (State/County/City/Private). For this example, the City of Gainesville did not review the permit after several months of discussion between the Government and City officials.



CASE STUDY: Gainesville ECS

✓ Utility: Services

✓ GRU Provided

- Water
- Wastewater
- Power
- Fiber/Comm
- Gas



✓ FDEP

- Stormwater
- Environmental



✓ FAA

- Construction coordination for Gainesville Regional Airport adjacent to the site.

CASE STUDY: Metropolitan Detention Center (MDC), Guaynabo, Puerto Rico

- September 20, 2017
Hurricane Maria struck Puerto Rico
as a Category 4 storm
- Catastrophic damage to the island's
electrical infrastructure
- MDC Guaynabo experienced
complete failure of the backup
electrical systems



CASE STUDY: MDC, Guaynabo, Puerto Rico

- October 2018, performed an on-site assessment and Arch Flash analysis of the electrical infrastructure
- Recommended complete re-design of the facility's electrical infrastructure
- Required extensive coordination and permitting with the local electrical utility provider



CASE STUDY: MDC, Guaynabo, Puerto Rico

Puerto Rico Electric Power Authority (PREPA)

Before Hurricane Maria

- Billions in debt
- Aging infrastructure
- Chronic underinvestment



Puerto Rico Electric
Power Authority

After Hurricane Maria

- November 2017, Executive Director Resigned
- Interim director appointed
- March 2018 new appointed CEO
- July 2018 CEO resigns
- July 2018 new CEO appointed
 - Salary of \$750,000/yr
 - Triggered public outcry
- 5 board members resigned (including CEO) leave PREPA without a quorum



CASE STUDY: MDC, Guaynabo, Puerto Rico

LUMA's Take Over

June 20, 2018

- ✓ Law 120-2018 passed
 - Allowing PREPA to sell or transfer operations to private operators

June 1, 2021

- ✓ LUMA Energy, LLC. takes control
 - Managed operations, maintenance, billing and customer service





CASE STUDY: MDC, Guaynabo, Puerto Rico

Navigating Success

✓ Communication

- Set real expectations with client
- Consistently provided clients with updates as things progressed
- Started communication with PREPA immediately

✓ Work with what you have

- Provided services in areas not requiring utility coordination
- Research and understand PREPA's requirements, process, and guidelines before initiating conversation
- Willing to help assist and support PREPA as needed

✓ Hire local/experienced 3rd party help

Recap: Keys for Success

- ✓ **Collaborate and Coordinate**
- ✓ **Understand the Permitting Process**
- ✓ **(Property) Ownership Matters**
- ✓ **Know the Requirements**
 - Both the local utility requirements and the client requirements
 - Be aware of local factors
- ✓ **Manage the Timeline**
- ✓ **Over Communicate**

Q&A / Discussion



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