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Attorney for Guam Power Authority

BEFORE THE GUAM PUBLIC UTILITIES COMMISSION

IN THE MATTER OF:

GPA DOCKET NO. 24-22

**GUAM POWER AUTHORITY'S
CONSTRUCTION OF THE NEW
TRANSMISSION & DISTRIBUTION
(T&D) FACILITY**

**PETITION OF THE GUAM POWER
AUTHORITY TO APPROVE THE
CONSTRUCTION OF THE NEW
TRANSMISSION & DISTRIBUTION
FACILITY**

The GUAM POWER AUTHORITY (GPA), by and through its counsel of record, MARIANNE WOLOSCHUK, hereby files its Petition for the Public Utilities Commission of Guam (PUC) to review and approve GPA's request to approve the construction of the new Transmission & Distribution (T&D) facility.

I. BACKGROUND

The existing T&D buildings, located in Dededo adjacent to the GPA Dededo Warehouse and the Dededo Combustion Turbine Plant, are run down and have taken a toll over the years from various storms, typhoons and earthquakes along with the effects of the island's harsh environment. Several years ago, GPA considered replacing the buildings, consolidating multiple steel framed buildings for the various sections into one concrete building that would provide a strong long term facility for the division. GPA contracted Rim Architects to design the new building, which will

ORIGINAL

1 have approximately 24,650 square feet of enclosed assignable space within a two-story typhoon
2 proof concrete structure to accommodate the Administration, Underground, Overhead, Substation,
3 Meter/Relay, and Operations sections. Rim Architects completed the design for the new T&D
4 building in 2021.

6 In addition, the new building would include a Disaster Recovery Office for the Power
7 System Control Center (PSCC) and Information Technology (IT) systems. Currently, GPA does
8 not have a backup facility for PSCC and IT.

10 GPA T&D Lot No. 10122-13-2 has adequate space to construct the new facility without
11 acquiring additional land and the building design is completed. GPA estimates the contract
12 procurement, permitting and construction schedule will take 2.5 to 3 years. The construction
13 estimate in 2021 was \$14,020,000, plus \$833,000 for furniture, fixtures and office equipment, for
14 a total of \$14,853,000; the current total cost estimate is \$17,200,000. The cost of construction,
15 furniture and office equipment exceeds the General Manager's authority under the Consolidated
16 Commission on Utilities (CCU) and requires PUC approval.

20 II. REQUEST FOR APPROVAL

21 The PUC contract review protocol requires PUC authorization for all contracts in excess
22 of \$1.5 million. The estimated cost of the facility with furniture and office equipment is
23 \$17,200,000. GPA intends to reserve Capital Improvement Project (CIP) funds annually over
24 three (3) years to fund this project. In support of this petition, GPA hereby provides the PUC with
25 CCU Resolution No. FY2024-25, which authorizes the General Manager to petition the PUC for
26 the approval to construct the new T&D facility, attached hereto as Exhibit A and incorporated
27 herein as if fully set forth.

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III. CONCLUSION

Based on the foregoing, GPA requests that the PUC approve GPA's request to construct the new T&D facility at an estimated cost of \$17,200,000. The contract is reasonable, prudent, and necessary.

Respectfully submitted this 9th day of August, 2024.

Attorney for Guam Power Authority

By: 
Marianne Woloschuk
GPA Legal Counsel



CONSOLIDATED COMMISSION ON UTILITIES

Guam Power Authority | Guam Waterworks Authority
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GPA RESOLUTION NO. FY2024-25

RELATIVE TO AUTHORIZING THE CONSTRUCTION OF THE NEW TRANSMISSION & DISTRIBUTION (T&D) FACILITY

WHEREAS, the existing Transmission & Distribution (T&D) buildings, located in Dededo adjacent to the GPA Dededo Warehouse and the Dededo Combustion Turbine Plant, are run down and have taken a toll over the years from various storms, typhoons and earthquakes along with the island's harsh environment; and

WHEREAS, several years ago GPA considered a replacement of the buildings consolidating multiple steel framed buildings for the various sections into one concrete building that will provide a strong long term facility for the division; and

WHEREAS, GPA contracted Rim Architects to the design the new building which has approximately 24,650 of enclosed assignable square footage within a two-story typhoon proof concrete structure to accommodate the Administration, Underground, Overhead, Substation, Meter/Relay, and Operators sections; and

WHEREAS, Rim Architects completed the design for the new T&D building in 2021; and

WHEREAS, GPA does not have a backup facility for the Power System Control Center (PSCC) and GPA's Information Technology (IT) systems; and

WHEREAS, the new building includes a Disaster Recovery Office for PSCC and IT; and

WHEREAS, GPA T&D Lot No. 10122-13-2 has adequate space to construct a new facility without acquiring additional land; and

WHEREAS, the building design is completed and the construction estimate in 2021 was \$14,020,000 and \$833,000 for furniture, fixtures and office equipment, totaling over \$14,853,000; and

WHEREAS, GPA estimates today's cost of the facility with furniture and office equipment to be \$17,200,000; and

WHEREAS, GPA estimates the contract procurement, permitting and construction schedule will take 2.5 - 3 years; and

