



***Amendment to Gresham Smith  
Contract for Feasibility and  
Needs Assessment for the  
Environmental Operations  
Facility and Central Office***

***Presented by  
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***Environmental and Compliance Manager***



# ***Current Status of Environmental Services (ES) Laboratory***

- **Three independent reviews have cited deficiencies in:**
  - **No room for new equipment or to increase number of existing analyses**
  - **Not enough room to comply with manufacturers recommended space requirements for equipment**
  - **Insufficient on-site storage space**
  - **No workshop space**
  - **Environmental controls inadequate**
  - **Industry standards for safety**





# ***Needs Assessment and Feasibility Study***

- **Request for Proposal**
  - **Four proposals received**
- **Contract executed with Gresham Smith in FY 2018**
- **Gresham Smith**
  - **Architecture and engineering firm**
  - **Experienced in both building and laboratory design**



# ***Gresham Smith Contract Tasks***

- **Evaluate current work process, workspace and workflow analysis for Waco-based Departments**
- **Develop workspace need estimates for anticipated growth**
- **Develop workspace improvement concepts**
- **Develop workspace improvement plans**
- **Work completed before Covid-19 crisis**



# ***Initial Conclusions***

- **Central Office has a net need of 24,232 sq-ft**
- **Central Office will likely reach maximum capacity within 15 years even after implementing GS recommendations for reconfiguration**
- **Projected CO Workspace deficiencies can be met within the existing footprint of CO, if the following occur:**
  - **Construction of Environmental Operations Facility (EOF) Off-site**
  - **Inclusion of Safety and Security Department in EOF**
  - **Structured modifications to CO to more efficiently utilize existing space**



# ***Internal Analysis Considering Lessons Learned from Pandemic***

- **Central Office space needs vary by department but all plan to rely on some level of remote work**
- **EOF may not need to be constructed off-site**





## ***Scenarios for Laboratory Expansion on Site***

- **Expand Environmental Lab within the current footprint of the Central Office Building**
  - **Build on site storage for equipment and workshop**
  - **Reconfigure part of Central Office to create workstations for remote works**
- **Build Lab on-site adjacent to Central Office**
  - **Includes storage for equipment and workshop**



## ***Time and Cost***

- **Cost of Evaluation of Two Scenarios - \$20,810**
- **Work will be complete in X months of execution of the amendment**





## *Next Steps*

- **Complete evaluation of two Central Office scenarios**
- **Review all options and scenarios**
- **Make recommendation for path forward**



**“BE IT RESOLVED that the Board of Directors of the Brazos River Authority hereby authorizes the General Manager/CEO to execute an amendment to the Gresham-Smith contract for Feasibility and Needs Assessment for Environmental Operations Facility authorizing evaluation of two additional scenarios for an amount not to exceed \$20,810.”**



Brazos River Authority



**Brazos**



**RIVER AUTHORITY**