



Environmental Lab

***Presented by
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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**





Pre-Pandemic Conclusions and Recommendation

- **Central Office has a net need of 24,232 sq-ft to house 126 employees**
- **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 to house all of Environmental Services**
 - **Inclusion of Office of Safety and Security (OSS) and Electrical Operations Department in EOF**
 - **Inclusion of business continuity hardware at EOF**
 - **Structured modifications to CO to more efficiently utilize existing space**



Post-Pandemic Scenarios for EOF

- **Scenario 1**
 - Removes office space for Safety and Security Team
- **Scenario 2**
 - Removes office space for Safety and Security Team
 - Removes Electrical/SCADA Team from shop building
- **Scenario 3**
 - All building and site components reduced to only that need to house the Environmental Services Department



Post-pandemic Scenarios on Central Office Property

- **Scenario 4**
 - Build Environmental Operations Lab on property adjacent to Central Office
 - Electrical Operations remains in leased location
 - ES and OSS offices remain in CO
 - Eventual structured modifications to CO to house growth
- **Scenario 5**
 - Modifications to CO to expand laboratory within building and modify footprint of current offices



Proposed Space of Each Scenario

Option	Lot (ac)	Pavement (SF)	Building Footprint (SF)	Future Expansion (SF)	EOF Building (SF)	Shop and Storage Building (SF)
Original Plan	4.90	74,740	31,365	18,208	20,297	11,224
Scenario 1	4.55	72,258	31,206	15,102	17,603	11,224
Scenario 2	4.55	70,085	25,064	21,245	17,603	5,565
Scenario 3	4.00	58,518	24,461	18,879	17,033	5,565
Scenario 4	NA	NA	10,764	3,805	NA	4,365
Scenario 5	NA	NA	5,705	NA	NA	4,365



Class 4 OPPC Cost Estimates for Each Scenario

Option	Opinion of Probable Construction Cost	Low End (-15%)	High End (25%)
Original Plan	\$13,137,437	\$11,166,822	\$17,078,668
Scenario 1	\$12,349,203	\$10,496,823	\$16,053,964
Scenario 2	\$11,281,116	\$9,588,949	\$14,665,451
Scenario 3	\$11,087,864	\$9,424,684	\$14,414,223
Scenario 4	\$7,050,182	\$5,992,655	\$8,812,728
Scenario 5	\$6,328,749	\$5,379,437	\$7,910,936

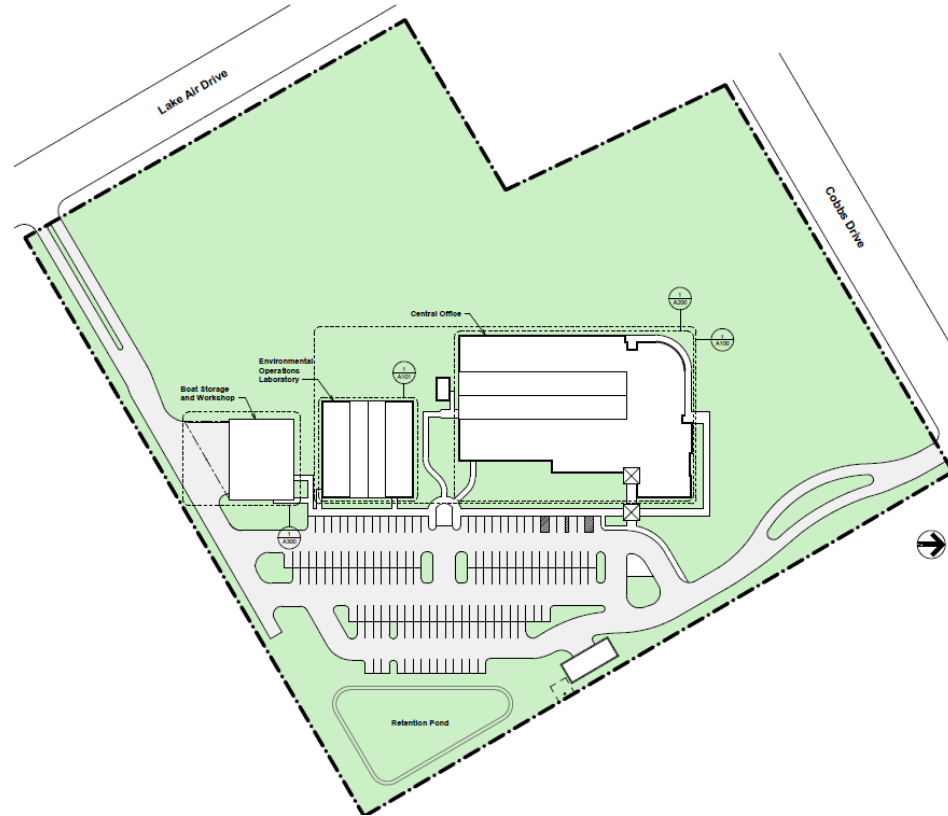


Staff Recommendation

- **Proceed with Scenario 4**
 - No new land purchase
 - Remedies space and storage limitations for ES
 - Provides space for future increases in number and/or types of analyses
 - Provides for maximum potential office space to incorporate growth over the next 15 years



Scenario 4 Site Plan







Next Steps

- **Complete and advertise RFP for design for selected scenario**
- **Execute design contract**
- **Begin design**



Brazos River Authority