

APPLICATION CRITERIA

Purpose

Counties must consult cities, towns, port districts, and associate development organizations in order to disburse funds. As per RCW 82.14.370 the funds may only be used to:

- finance “public facilities” that facilitate the creation or the retention of business and jobs
- finance personnel in the office of a county, port district, or associate development organization that facilitate the creation or the retention of business and jobs

Public Facilities Definition

As per RCW 82.14.370 the public facility must be listed under the county economic development plan or the capital facilities plan and examples are included below:

- bridges, roads, railroads, and transportation infrastructure
- domestic & industrial water facilities, sanitary sewer facilities, and storm sewer facilities
- research, testing, training, and incubation facilities in innovation partnership zones (RCW 43.330.270)
- electrical facilities, natural gas facilities, telecommunications infrastructure, earth stabilization
- commercial infrastructure, port facilities, buildings, structures

Attorney General’s Office

As per the 2001 opinion of the Washington State Attorney General’s Office the following are uses as defined in the statute:

- capital facilities costs, including acquisition, construction, rehabilitation, alteration, expansion, or improvements of public facilities;
- costs of development and improvement for the public facilities;
- project-specific environmental costs;
- land use and permitting costs;
- costs of site planning and analysis;
- project design, including feasibility and marketing studies and plans, and debt and revenue impact analysis

Contact Information

Applicant:	Lewis County Public Utility District #1	Project Title:	Engineering Analysis & Report to Support Winlock Industrial Park and Surrounding Area
Contact:	Chris Roden	Date:	August 27, 2020
Phone #:	360-740-2435	Email:	chrisr@lcpud.org
Address:	321 NW Pacific Ave	City, State, Zip:	Chehalis, WA 98532
Loan Request Amount	n/a	Grant Request Amount	\$175,000.00
By signing you confirm you have authority to submit this application for .09 funds on behalf of your organization. I affirm that the information is correct to my knowledge.			
Signature:		Signatory's Position:	General Manager

QUALIFICATIONS

Does Your Project Qualify?

Per RCW 82.14.370 the .09 funds may only be used to:

- finance public facilities that facilitate the creation or the retention of business and jobs
- finance personnel in the office of a county, port district, or associate development organizations that facilitate the creation or the retention of business and jobs

Which Public Facility Is Your Project?

The public facility must be specifically listed under RCW 82.14.370 and listed under the county economic development plan (or capital facilities plan). Please select the criteria which correspond to your project.

• Bridges	• Domestic water facilities	• Research facilities	☒ Electrical facilities	• Earth stabilization
• Roads	• Industrial water facilities	• Testing facilities	• Natural gas facilities	• Buildings
• Railroads	• Sanitary sewer facilities	• Training facilities	• Telecommunications infrastructure	• Structures
• Transportation infrastructure	• Storm sewer facilities	• Incubation facilities	• Commercial infrastructure	• Port facilities

How Can The Money Be Used For Your Public Facility Project?

The Washington State Attorney General 2001 No.5 opinion states that the funds for this statute may only be used in the following ways. Please select the criteria which correspond to your project.

• project-specific environmental costs	☒ costs of site planning & analysis	• land use & permitting costs
• capital facilities costs, including acquisition, construction, rehabilitation, alteration, expansion, or improvements of public facilities	• project design, including feasibility and marketing studies & plans, and debt & revenue impact analysis	• costs of development & improvement for the public facilities

YOUR PROJECT

What is your “Public Facilities” project?

Please provide a brief description of your project in the space below.

Description:

To address the barrier of sufficient electric infrastructure required to serve the proposed 320-acre Benaroya Pacific Northwest Regional Logistics Center in Winlock, Lewis County PUD has worked with the developer and county partners to determine that a substation with supporting transmission lines is needed. Additionally, it has been determined that this project will also serve a broader community interest of creating a transmission loop, providing greater electric system reliability to thousands of area residents.

A preliminary cost estimate of building a substation, including transmission lines, is between \$8-12 million. The District has identified viable construction funding opportunities administered by the U.S. Department of Commerce’s Economic Development Administration. However, these grant programs require the applicant to submit a Preliminary Engineering Report (PER) for funding consideration (*See Supplemental Attachment #1*). The District will need to identify and select a qualified engineering firm to complete this PER. The District is seeking \$175,000 in grant funds to support a total planning budget of \$250,000 (*See Supplemental Attachment #2*). The PUD will commit to the remaining \$75,000.

There is urgency to this request. The EDA funds allocated by Congress are currently available to eligible entities across the country, and there is no guarantee that Congress will renew additional funding in subsequent legislation. Therefore, the District is compelled to complete the prerequisite engineering report (PER) as soon as possible, so that a request for EDA construction funds can be promptly submitted. With the help of .09 funds, the District can produce the PER, which will allow us to submit an EDA grant on or by March 2021.

In brief, a collaboration of funding now to complete the PER will enable the District to apply for \$8-12 million in grant funds on behalf of the Lewis County community.

How Will This Project Create Or Retain Business Or Jobs?

"Jobs" are defined by the .09 advisory committee as employment that produces products and services and exports products and services outside of Lewis County that results in new money coming into the community. This is traditionally manufacturing, logistics, and other production facilities. This typically excludes retail and service sectors and other tertiary jobs producers.

Description:

This project will have a significant economic impact to Lewis County. A conservative projection is that the park will create 1,000 permanent jobs. A typical 1 million square foot facility will employ 200 to 300 people; the industrial park will support 5 million square feet of facilities. This estimate does not include pre-construction and construction jobs, nor does it take into account the estimated tax revenue Lewis County could receive annually. Area businesses will benefit from the increased labor force and corresponding wages, and the infusion of tax revenue and family-wage jobs will help to improve the overall rate of unemployment in Lewis County, a community which has been clearly identified as a distressed area according to the Washington State Employment Security Department and the Office of Financial Management.

Category	Created (1 yr.) - Name/Number	Retained (1 yr.) - Name/Number
Businesses	Distribution and light manufacturing - 5	Distribution and light manufacturing - 5
Direct full time jobs, Direct part time jobs, indirect jobs	1000 full time jobs; 500 pre-construction and construction construction jobs	1000 full time jobs

What Will Be The Cost Of The Project?

The County Commission may disburse funds as both grants and loans. No funding will exceed \$600,000 unless it is deemed an extraordinary circumstance by the County Commission. The County negotiates the terms of each award. This may include interest rates or disbursement schedule.

Total Project Cost: \$250,000.00

Requested Amount: \$175,000.00

• Loan

Amount:



Grant:
(Limit \$200,000)

Amount:
\$175,000.00

LEWIS COUNTY .09 RURAL ECONOMIC DEVELOPMENT FUND

What Is The Timeline To Completion?

Articulate the projected timeline of for this project as well as its completion date.

Description:	
<u>Proposed Timeline</u>	
<u>Activity/Milestone</u>	<u>Date Completed</u>
Secure Funding for Preliminary Engineering Report (ERP)	August 2020
Develop Scope of Contract, Solicitation, and Selection	October 2020
Final Preliminary Engineering Report (ERP)	February 2021
Submit U.S. Commerce EDA Construction Funding Request	March 2021
EDA Funding Announcement	June 2021
If EDA Request Funded, Commence Detailed Design and Execution of Project	July 2021

COMMITTEE EVALUATION

Committee Use Only Do Not Fill Out

Economic Benefits

The following are metrics that provide an aid in determining which projects may receive funding:

Questions	Metric
Does the proposed project create jobs? How many?	
Does the proposed project retain jobs? How many?	
What is the cost per job created/retained? (divide dollars requested by jobs created and/or retained)	
What is the total number of full time jobs created/retained?	
What is the total number of part time jobs created/retained?	
How many businesses will directly benefit from this project?	

Readiness to Proceed

The following are metrics that we have identified as an aid in determining projects may receive funding:

Questions	Metric
Is this project a "Public Facility" that has an economic development purpose?	Y/N
Have entitlements been obtained and required permits issued/in process?	None/Some/All
Does this project have a clear timeline and scope of work?	Y/N
If this request is approved, what is the amount of match funding that is secured?	
What is the probability of completion from 1-10 (10 indicates a high probability)?	

Supplemental Attachment #1

C. Preliminary Engineering Report

To be considered for assistance, all construction and design applications must include a **Preliminary Engineering Report (PER)** that at a minimum provides the following information:

- C.1. Description of project components. Provide a general description of all project components involved in the project. Indicate whether the project involves the construction of new infrastructure or facilities or the renovation or replacement of existing ones. Describe each of the project components in terms of dimensions, quantities, capacities, square footage, etc.
- C.2. A statement verifying that the project components described in the engineering report are consistent with the EDA investment project description that is provided in Section B.2 of Form ED-900. Engineering reports that describe project components that are inconsistent with the EDA investment project description in Section B.2 of Form ED-900 will not be considered valid.
- C.3. Drawings showing the general layout and location of the existing site conditions and of the project components as well as location of any project beneficiary identified in Section B.9 of Form ED-900 that provide economic justification for the project, if any. Rough dimensions and quantities for major project components should be shown and labeled on the drawings. Drawings should clearly identify the project components that are being proposed. Applicants are encouraged to clarify such drawings, for example, through color coding, labeling, and other appropriate methods.
- C.4. A feasibility analysis for the constructability of the project. Include a review of the existing conditions and note particular features, alignments, and circumstances affecting construction of project components.
- C.5. The proposed method of construction. Indicate whether construction procurement will be done through competitive bid or other method. Indicate if any portion of the project is to be done by design/build, construction management at risk, the applicant's own forces, or a third-party construction manager. If an alternate construction procurement method (other than traditional design/bid/build with sealed competitive bid process) is proposed, a construction services procurement plan must be provided to EDA for approval in accordance with EDA's regulation at 13 C.F.R. § 305.6(a).
- C.6. The number of construction contracts anticipated. If multiple contracts are proposed, describe the project components included in each contract. If separate contracts are anticipated for demolition or site work, the budget information cost classification should reflect the estimated costs for these components. If project phasing is proposed, a project phasing request must be provided to EDA for approval per EDA's regulation at 13 C.F.R. § 305.9(a).
- C.7. A current detailed construction cost estimate for each of the project components. Show quantities, unit prices, and total costs and provide a basis for the determination of construction contingencies. The total of this estimate should match the construction line item of the SF-424C.
- C.8. Real property acquisition. If the budget includes costs for acquisition of real property, include a current fair market value appraisal completed by a certified appraiser for the property to be purchased.

Supplemental Attachment #1, Cont.

- C.9. A list of all permits required for the proposed project and their current status. Identify all permits required; include the timeline to obtain the permits and discuss how the permitting relates to the overall project schedule. If the project crosses a railroad right-of-way or is within a railroad right-of-way, explain any permitting or approvals that may be required from the railroad or other authority and the timeframe for obtaining these permits or approvals.
- C.10. An overall estimated project schedule. This schedule should agree with the project schedule outlined in the ED-900. Include the number of months for each of the following:
- i. design period;
 - ii. period of time to obtain required permits;
 - iii. period of time to obtain any required easements or rights-of-way;
 - iv. solicitation of bids and awarding of contracts, and
 - v. construction period.
- C.11. Overall project budget breakdown. For each "cost classifications" line item that the applicant indicates will be included in the project budget on Form SF-424C, the applicant must provide a breakdown of the proposed project costs and tasks that is consistent with the detailed construction cost estimate for the project provided in the PER.

[Add Attachment](#)[Delete Attachment](#)[View Attachment](#)

The Preliminary Engineering Report (PER), as required by the Department of Commerce's Economic Development Administration.

Supplemental Attachment #2

PROJECT BUDGET

Tasks	Budget	Effort (Hours)	Grant Funds Applied?
Project Management.	\$20,000	114	
Establish project scope, goals and minimum requirements.	\$10,000	57	
Data collection for routes and substation.	\$15,000	86	
Establish Route and Substation location evaluation criteria.	\$5,000	29	
Complete engineering study of load impacts to existing transmission system.	\$30,000	171	Y, \$20,000
Determine potential route and substation combinations -GIS study.	\$20,000	114	Y
First pass route screening to major criterion.	\$5,000	29	Y
Field assessment of screened routes- informal regulatory and permitting agency contact.	\$45,000	257	Y
Develop substation, tap and connection point arrangements and alternatives.	\$10,000	57	Y
Detailed assessment of routes, existing system replacements and substation locations for electrical, environmental, archeological, cost and potential impacts.	\$20,000	114	Y
Prepare drawings of typical line and substation expected construction.	\$15,000	86	Y
Develop presentation and visualization products for District, stakeholders including – photogrammetry, flyover.	\$10,000	57	Y
Conduct preliminary public or District/EDC/Developer/City/County open house meetings (physical or virtual).	\$3,000	17	Y
With stakeholder input, determine a recommended route, plan, construction type, and layouts. Include all requirements and evaluation criteria, environmental aspects, anticipated permits.	\$5,000	29	
Prepare detailed cost estimate, construction plan, schedule, anticipated contract types and numbers.	\$10,000	57	
Prepare and Deliver Draft Preliminary Engineering Report to the Federal EDA requirements of Form ED-900.	\$16,000	91	Y
Present preliminary report to District, Weatherization Board, EDC, Developer, City and County.	\$2,000	11	Y
Assist District with EDA application preparation, review and presentation as requested.	\$5,000	29	Y
Post EDA award consultation and assistance with project preparation for implementation.	\$4,000	23	Y
Total Preliminary Engineering Report Project	\$250,000	1,429	