

# Staff Report

**TO:** Board of Directors  
**FROM:** Gabe Aronow, Director of Engineering  
**DATE:** April 22, 2026  
**SUBJECT:** **New Hydro Office – Whitcomb Building Stucco Repair**

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**ENGINEERING**

**RECOMMENDATION:**

Approve a contract for stucco repairs on the new Hydroelectric office on Whitcomb Avenue and authorize the General Manager to execute the necessary documents.

**BACKGROUND:**

NID procured a new warehouse and office building on Whitcomb Avenue in the City of Colfax for use as a new Hydro Department headquarters. The building requires internal and external repairs to make it safe, secure, and usable for the hydro team to relocate from their current headquarters located on Secret Town Road.

The internal repairs have been developed by a local architect and are currently at the City of Colfax for permitting. The cost estimate for these repairs exceeds the budget. Value engineering and bidding options are being considered to reduce costs. This proposed improvement project will be brought to the Board for consideration in the near future.

The external repairs, primarily related to failing stucco siding, are required to secure the building and prevent water damage, regardless of the internal improvements. The overall external area of the building is approximately 35,000 square feet. A significant portion of the stucco is failing, delaminating from the wall structure and, in some cases, falling off the building in sheets. While it would be ideal to completely re-surface the building, quotes were requested from three stucco contractors for 10,000 square feet of area spot removal and replacement, as directed by NID. Two quotes were received, as follows:

Global Arch Construction	\$154,700
Vincent Burns Plastering	\$279,995

**FISCAL IMPACT:**

No budget amendment is required in consideration of this item. Staff recommends that the Board approve \$154,700 plus a 20% contingency (based on the nature of the improvements and uncertainty in the amount of actual damage to repair) of \$30,940, for a total authorization of \$185,640. Funds will be from Fund 55 – Hydroelectric CIP Budget.

GA

Attachments: None