



NP60C03_01 Taylor Facilities to Support Nodal Market Project

BOD Presentation

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Executive Summary

- Move quickly to meet Texas Nodal Project's validated needs, yet allow maximum flexibility for future ERCOT facility needs
 - Find the least-cost solution to meet Nodal's immediate space needs
 - Nothing to be reworked or wasted once Nodal Project completes
- Previous ERCOT presentation focused on full build out of existing ERCOT space plus other upgrades, compared to the cost of Leased Space
 - Now buildout only TCC2 1st floor Southeast as Multipurpose Room—collaborative workspace at an expected cost between \$400-600K
 - Prepare contingency plan and closely monitor Nodal space needs
- Develop Long-Term ERCOT Facility Plan to guide future planning
 - Formal plan completion will take too long, can't delay efforts to meet immediate Nodal Project space needs
 - Return to Board with facility plan that validates ERCOT's future needs

Bottom Line: Get the "best bang for the buck" for Texas market

- Texas Nodal Market Redesign Project needs space today for ~50 people, and future needs for ~100 people
 - Keep most of Nodal Team members together at TCC2 collaborative workspace
 - Important to co-locate most of Nodal Team with MO/SO/IT SMEs in Taylor—not scattered to off-site locations
 - Collaborative work areas configurable for meetings, lab space and testing

- Buildout only TCC2 1st floor Southeast as Multipurpose Room that will meet Nodal Team's immediate need for flexible collaborative workspace
 - Raised floor—Mirror TCC2 1st floor SW's design flexibility
 - Support 40+ people at collaborative table tops—not cubes
 - Provision extra network connectivity—support labs & testing
 - Open areas configurable for variety of Nodal Team needs
 - Portable partitions to separate space, if smaller areas needed
 - Architecture and Engineering firm now working on initial plans
- Issue RFP once plans approved, strive for Fall 2006 delivery
 - Costs expected to be \$400-600K based on TCC1 1st floor SW
 - Reduce cost through use of existing wiring closets
- Project scope change--Board resolution not now needed
 - Estimated costs below threshold that requires Board approval

Future ERCOT Facility Options

- Compress cubes in TCC2 and double up people in TCC1
 - Temporary option until TCC2 1st floor SE buildout completed
- Blue Building to get only minor paint touchup (O&M)
 - Not renovation as presented last month—support future overflows
- ERO/Regional Entity
 - Requirements not yet firm—may be relocated off site TBD
- Independent Market Monitor
 - Requirements not yet firm—plan space as needed within Blue Building
- Initiate Long-Term Facility Plan
 - Need validate staffing plans from ERCOT HR and Executives
 - Need future HR/PMO/Security/IT/Lab/Data Center space requirements
- Potential options for consideration in Long-Term Facility Plan
 - Engaged Professional Space Planning Consultant
 - Buildout remainder of TCC2 2nd floor SE and SW
 - Consider TCC1 COO area conversion, Blue Building Renovations, Modular Buildings and Leased Space

Questions/Discussion?

Thank You!