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BOARD EXECUTIVE COMMITTEE

Thursday, March 12, 2015

12:30 p.m., Board Room

The following agenda items are listed for Committee consideration. In accordance with the Board Operating Guidelines, no official action of the Board will be taken at this meeting; rather, the Committee's purpose shall be to review the listed items and to consider developing recommendations to the Board of Directors.

A copy of the background materials concerning these agenda items, including any material that may have been submitted less than 72 hours before the meeting, is available for inspection on the District's website (www.ebparks.org), the Headquarters reception desk, and at the meeting.

AGENDA

<u>STATUS</u>	<u>TIME</u>	<u>ITEM</u>	<u>STAFF</u>
R	12:30 pm	1. Lake Chabot Campus Modernization Project, Preliminary Review	Barton
I	1:00 pm	2. Strategic Energy Plan Update	Rasmussen
R	1:20 pm	3. 2015 Bay Area Open Space Council 25 th Anniversary Conference Sponsorship	Doyle
		4. Public Comments	
		5. Board Comments	

(R) Recommendation for Future Board Consideration

(I) Information

(D) Discussion

Executive Committee Members

Whitney Dotson (Chair); Doug Siden; Ayn Wieskamp

Beverly Lane, Alternate

Robert E. Doyle, Staff Coordinator

Future Meetings:

~~January 8~~

~~February 12~~

~~March 12~~

April 9

May 14

June 17

July 9

August 13

September 10

October 8

November 12

December 10

Distribution/Agenda

District:

AGMs
Erich Pfuehler
Yolande Barial
Connie Swisher
Mimi Waluch
Sharon Clay

Public:

Norman LaForce
Peter Rauch
Mary McAllister
Rich Guarienti (via e-mail)
Pat O'Brien (via e-mail)
Bruce Beyaert (via e-mail)
Patricia Vaughan Jones (via e-mail)

Distribution/Full Packet

District:

Board Members
Robert Doyle
Jim O'Connor
Dave Collins
Bob Nisbet
Larry Tong
Mark Ragatz
Allen Pulido
Cliff Rocha – Local 2428
Eri Suzuki – Local 2428
Tyrone Davis – POA
Lobby/Receptionist

Project Manager(s):

Chris Barton
Jeff Rasmussen

TO: Board Executive Committee

FROM: Robert Doyle, General Manager

**STAFF REPORT
PREPARED BY:** Chris Barton, Acting Environmental Programs Manager

SUBJECT: Lake Chabot Campus Modernization Project Update

Chris Barton, Acting Environmental Programs Manager, will make a presentation on this agenda item.

BACKGROUND

On October 7, 2014, the Board reviewed and accepted the results of a feasibility study for the reconstruction of the Public Safety Administration Building and Chabot Service Yard at Lake Chabot Regional Park and appropriated \$21,560,000 of 2012 Promissory Note funding into Capital Improvement Project Account 152500. On January 13, 2015, by Board Resolution No. 2015-1-016, the Board approved a professional services contract with Indigo Architects to provide architectural and site development services. The project scope includes the following:

1. New Public Safety Building that includes a multi-purpose meeting room and Emergency Operations Center (EOC).
2. Relocation of the Chabot Service Yard and construction of 2 pre-engineered buildings:
 - Shop for park operations at Chabot Service Yard
 - Building that provides space for offices and a training room

Staff will update the Board Executive Committee on the progress of the project and present early building design concepts and issues related to integration of the South County Corporation Yard Equipment Shop Project into the Lake Chabot Campus Modernization Project.

RECOMMENDATION

1. Provide feedback on Lake Chabot Campus Modernization building plan concepts and recommend that staff advance design concepts to more detailed design.
2. Recommend that the Board of Directors take actions necessary to integrate the South County Corporation Yard Equipment Shop with the Lake Chabot Campus Modernization Project.



BOARD EXECUTIVE COMMITTEE

Meeting of March 12, 2015

ITEM 2

TO: Board Executive Committee

FROM: Robert Doyle, General Manager

**STAFF REPORT
PREPARED BY:** Jeff Rasmussen, Grants Manager
Dave Collins, AGM Finance and Management Services

SUBJECT: Strategic Energy Plan Update

Jeff Rasmussen, Grants Manager, will give an update and make a recommendation to the Board Executive Committee on the implementation of the Strategic Energy Plan.

BACKGROUND

The District's Sustainability Policy, approved by the East Bay Regional Park District's Board of Directors in April 2009, sets a goal of moving the District toward being both energy-efficient and carbon-neutral. Staff is moving toward this goal by identifying, with professional assistance, the steps necessary to install energy conservation measures and construct renewable energy infrastructure that minimizes the District's need for carbon based, non-renewable fuels.

On May 30, 2013, staff discussed with the Board Executive Committee (Committee) the draft Request for Proposal (RFP) seeking firms to prepare the District-wide Strategic Energy Plan. On August 29, 2013, the Committee recommended to the full Board the award of a \$138,769 contract to Newcomb-Anderson-McCormick (NAM), and \$75,000 to hire a 6-month acting Administrative Analyst. On October 21, 2014, at the Committee's recommendation, the full Board approved the implementation of the \$8.5 million District-wide Strategic Energy Plan, including \$1.2 million for energy efficiency projects and \$7.5 million for the installation of solar panels at Shadow Cliffs Regional Park.

This report will provide the Committee with a progress update and recommendation on the Strategic Energy Plan Project.

Update: Solar Panel Installation at Shadow Cliffs Regional Park

I. City of Pleasanton Approval Process

Jeff Rasmussen and Newcomb energy consultants met on site with City of Pleasanton Community Development Director Brian Dolan and Planning Manager Adam Weinstein to review the Shadow Cliffs Solar Panel project. This meeting was an on-site follow-up to an October 2014 meeting with City Manager Nelson Fiahlo. Mr. Dolan was supportive of the project. Although he didn't think there would be much public concern, he recommended that the District hold a public scoping meeting prior to submitting the design review application to the City Planning Commission. Any public meeting process will be

coordinated with other District interests and activities in the Pleasanton area and any site plan will be approved by the Board before it is submitted to City Planning Commission for approval.

2. CEQA Approval

CEQA has a categorical exemption for certain solar projects, which was added in 2011. (SB 226; Public Res Code 21080.35) The exemption applies to installation of solar on “an existing parking lot,” if all of the “associated equipment” does not occupy more than 500 square feet of ground surface. Once the District has a site plan for the project, District Counsel will review the project and determine if it is eligible for an exemption under this new statute. If District Counsel determines the project is not eligible for an exemption, the District will look to prepare an Initial Study and Mitigated Negative Declaration in compliance with CEQA.

3. Design/Build Contracting Process

According to Newcomb energy consultants, the design-build procurement process is the industry standard for the construction of solar panel projects. This means that both the design and construction of a project are performed by a single firm. Newcomb energy staff are working to prepare the request for proposal including the objective scoring matrix to be used to select the firm for the design and construction of the solar panels. Once the firm is selected, construction will not proceed until the design is reviewed and approved by the District.

Recommendation: Solar Panel Installation at Shadow Cliffs Regional Park

1. Pavement Repairs

Once installed, the solar panels will make future pavement modifications and maintenance much more difficult. Before the solar panels are installed, staff recommends gravel parking lot for the former waterslides be paved and that the existing paved waterslide lots be repaired as part of the ongoing District-wide paving program, funded from the Major Infrastructure Rehabilitation and Replacement Fund (553), a total cost of approximately \$500,000. Once paved and shade by the solar panels, the parking lots will have an extended service life. In addition, paving and reconfiguring the gravel lots will allow the area to be maximized for the number of parking spaces and the installation of solar panels.

2. Electric Vehicle Charging Station

Members of the Park Advisory Committee recommended the District install electric vehicle charging stations as part of the project. The Regional Parks Foundation has expressed interest in helping to fund the stations. Placing the stations on an internet based charging network will make visitors aware of the stations, allow users to plan their trip to Shadow

Cliffs, help manage use of the stations at the park and aid in the cost recovery for the stations.

Energy Efficiency Projects

Newcomb energy consultants made a presentation on energy retrofits to Operations staff in November 2014. To manage the projects, staff from Management Services and Maintenance & Skilled Trades have met and with the help of Information Services have uploaded the 800 energy efficiency project into the District’s Cartegraph work order system. The first step in the process will be to install and test sample retrofit equipment to insure it works properly and meets the District’s energy efficiency objectives. The lighting retrofit projects, the vast majority of the projects, will be performed by the District electrician approved for the project. The remaining heating and pumping projects will be implemented through contracts administered by Management Services.

Staff and Newcomb energy consultants have had a conference call with PG&E to discuss rebates. Newcomb energy consultant estimates that the District will receive approximately \$75,000 in rebates.

Funding as of February 23, 2015

ITEM	BUDGET	ACTUALS	BALANCE
Contract Award to NAM	\$373,000	\$37,545	\$335,455
Staff Time & Planning Approval	\$477,000	\$5,951	\$471,049
Pavement Maintenance*	\$500,000		\$500,000
Solar Construction	\$6,450,000		\$6,450,000
Energy Efficiency Retrofits	\$1,200,000		\$1,200,000
Project Total	\$9,000,000	\$43,496	\$8,956,504

*New funding for pavement repairs from District-wide Paving Program

Staff will discuss these implementation items and their implications, with the Committee at the meeting and will report back to the Committee regularly on progress with the projects.

RECOMMENDATION

Staff requests the Board Executive Committee’s direction and recommendation on the following:

1. Completion of pavement maintenance prior to installation of solar panels and the appropriation of \$500,000 from the Major Infrastructure Replacement and Repair Fund (553) to the project for pavement maintenance.
2. Installation of electric vehicle charging stations at Shadow Cliffs Regional Park as part of the project.

**BOARD EXECUTIVE COMMITTEE**

Meeting of March 12, 2015

TO: Board Executive Committee

FROM: Robert Doyle, General Manager

**STAFF REPORT
PREPARED BY:** Robert Doyle, General Manager
Mary Mattingly, Administrative Manager

SUBJECT: 2015 Bay Area Open Space Council 25th Anniversary Conference Sponsorship

Robert Doyle, General Manager, will make a presentation on this agenda item.

BACKGROUND

The Bay Area Open Space Council is a network of 65 public agencies and non-profit organizations, all with missions aligned closely to the East Bay Park District's, seeking to conserve, steward, and connect people to the region's world-class parks, trails, and working lands in the San Francisco Bay Area. The Council provides opportunities to get ideas, make connections, access tools and information, and coordinate conservation efforts. The Park District's own General Manager served as a founding member of the Council.

The Council holds an annual conference where it convenes experts to share information on timely and relevant topics, provides information and inspiration, and brings people with similar challenges and opportunities in the same room to work together towards common goals. This year marks the Council's 25th Anniversary, and for the first time, they are holding the conference in the East Bay at the Craneway Pavilion in Richmond. The Park District is working together with the Council to prepare a tour of the restoration efforts at Breuner Marsh for conference attendees. The General Manager will also moderate a panel at the conference.

In recognition of its 25th Anniversary, and given the Park District's significant connection to the Council and role in its upcoming conference and anniversary event, to be held May 13 and 14, 2015, the General Manager's office would like to emphasize the Park District's role by taking on the lead sponsorship at \$15,000. The funding for this conference could be split evenly between the Board and the General Manager's office at \$7,500 each.

As a lead sponsor, the Park District will receive prominent name and logo recognition in all conference materials and on the web; multiple complimentary tickets to both conference and anniversary events; and the opportunity to address attendees at both events. In addition, the Park District will have prominent display space at the events. The visibility gained as a sponsor for this conference will further enhance the Park District's recognition and credibility as the leading Bay Area park agency which in turn will serve to broaden support of our agency and its programs with future partners, external funders, and legislators.

RECOMMENDATION

Staff recommends that the Board Executive Committee, after review, forward a favorable recommendation to the full Board to split with the General Manager, the \$15,000 cost of entering into a 25th Anniversary Sponsorship agreement with the Bay Area Open Space Council for their 2015 Conference and Anniversary Event.