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BOARD EXECUTIVE COMMITTEE
Thursday, March 13, 2014
12:45 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>
I	12:45	1. Land Use Plan Update: Black Diamond Mines, Clayton Ranch, and Sibley	Breines
I	1:15	2. Update on Strategic Energy Plan	Rasmussen/Collins
		3. Public Comments	

- (R) Recommendation for Future Board Consideration
- (I) Information
- (D) Discussion

Executive Committee Members

Ayn Wieskamp (Chair); John Sutter; Whitney Dotson
 Ted Radke, Alternate
 Robert E. Doyle, Staff Coordinator

Future Meetings:

January 9	July 10
February 27	August 14
March 13	September 11
April 10	October 9
May 7	November 13
June 12	December 11

Distribution list (next page)



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Project Manager(s):

Raphael Breines
Jeff Rasmussen
Dave Collins

BOARD EXECUTIVE COMMITTEE

Meeting of March 13, 2014

TO: Board Executive Committee

FROM: Robert Doyle, General Manager

**STAFF REPORT
PREPARED BY:** Raphael Breines, Acting Chief of Planning and GIS Services

SUBJECT: Land Use Plan Update: Black Diamond Mines, Clayton Ranch and Sibley

Raphael Breines, Acting Chief of Planning and GIS Services, will make a presentation on this agenda item.

BACKGROUND

At the February 14, 2014, Board Workshop #1, Board members asked that staff provide updates on the current Black Diamond Mines, Clayton Ranch and Sibley land use plans. Below is a summary of each plan. At the meeting, staff will provide additional details and answer any questions that the Board Executive Committee may have.

Black Diamond Mines Regional Preserve Land Use Plan Amendment

In late 2012, the Planning Department initiated a land use plan amendment to incorporate five open space areas comprising 575 acres into Black Diamond Mines Regional Preserve, which will bring the total acres in the preserve accessible to the public to 5,241. Highlights of this plan include opening three local trailheads and trails, including an almost six-mile section of the Black Diamond Mines to Round Valley Regional Trail; and developing a recreation/staging unit to provide staging, staff offices, and a historical and environmental studies center at the northern edge of the preserve on the former Moller/Arata property. Staff anticipates completing this plan later this year.

Clayton Ranch Regional Preserve Land Use Plan

Planning staff is also currently preparing a land use plan on landbank property south of Black Diamond Mines Regional Preserve. This new regional preserve, to be called Clayton Ranch, comprises 4,195 acres of generally steep-sloping hillsides that contain a diversity of habitats and wildlife corridors that the District has acquired in several transactions since 1998. When open to the public, this land will provide public access, recreational opportunities, including a backpack camp, and a trail connection between the preserve and Mount Diablo State Park. Staff anticipates completing this plan in early 2015.

Sibley Volcanic Regional Preserve Land Use Plan Amendment

In 2013, the Planning Department initiated land use planning on two parcels comprising approximately 630 acres – Western Hills Open Space and the McCosker property – to be

incorporated into Sibley Volcanic Regional Preserve. The vision for these parcels is to provide trail connections and perhaps a group camp or destination facility. The District has hired an engineering firm to assess creek restoration and access into the McCosker property off of Pinehurst Road, which is due later this year. Staff anticipates that the land use plan will be completed in 2016, when the Western Hills Open Space land transfer to the District is tentatively scheduled.

RECOMMENDATION

This item is for the Board Executive Committee's information only. The Board Executive Committee will make recommendations to the full Board on individual plans as part of each land use planning process.

**BOARD EXECUTIVE COMMITTEE**

Meeting of March 13, 2014

TO: Board Executive Committee

FROM: Robert Doyle, General Manager

**STAFF REPORT
PREPARED BY:** Jeff Rasmussen, Grants Manager

SUBJECT: Update on Strategic Energy Plan

Jeff Rasmussen, Grants Manager, and Dave Collins, Assistant General Manager, will update the Board Executive Committee on the progress 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 Executive Committee the draft Request for Proposal (RFP) seeking firms to prepare the District-wide Strategic Energy Plan. On June 6, 2013, staff issued the RFP and received proposals from 12 firms. On August 29, 2013, the Executive Committee recommended the award of a \$138,769 contract to Newcomb-Anderson-McCormick (NAM) and \$75,000 to hire a 6-month acting Administrative Analyst to the full Board. On September 17, 2013, the full Board awarded the contract to NAM and approved the acting position.

Preliminary work on the project began in October 2013 with the gathering of energy meter information from PG&E and other data. The project began in earnest in January 2014 with visits to Park District facilities by NAM to collect electrical engineering data. These visits are scheduled to continue through March 31, 2014. The analytical portion of the project will occur after data collection, with the final report from NAM due to the Executive Committee by September 2014.

However, on January 28, 2014, the District was notified that two key members of NAM, the Project Manager Curtis Schmitt and Principal Russell Driver, had left the company. The District's selection of NAM as the consultant for the project was based, in part, on the qualification of these two individuals as well as NAM's overall experience on many energy-related projects. Staff has since met with company founders John Newcomb and Michael Anderson to discuss the firm's proposed replacement staff, and reviewed NAM's capacity and qualifications to perform the project. In reviewing NAM's information, staff believes that it is likely that the firm can provide the services as originally contracted, and receive a competent

final report for the District's use. However, this change will require additional staff attention to ensure a positive result, and staff plans to request early sample drafts of the reports to ensure that they are indeed adequate and complete for the District's intended purposes.

Under the circumstances the District has the option to cancel the contract with NAM, and could review and re-contact the prior RFP submittals to investigate employing another firm for the work; however, this would result in an extensive delay in the report, and would result in a sunk cost of the field work that has been done to date, some or all of which would likely need to be abandoned or re-done. While staff is concerned, as noted above, cancellation of the NAM contract is not recommended at this time.

Staff is bringing this update to the Executive Committee due to the significance of the matter, and to address any of the Executive Committee's concerns as we move forward with this project. Staff will keep the Executive Committee informed as to any further significant changes or adjustments that may arise during the course of this effort and will return to the Executive Committee to present the final report.

RECOMMENDATION

None. This is an informational item.

Attachment A: Project Schedule, Newcomb-Anderson-McCormick

ID	Task Name	Duration	Start	Finish	ep	29	'13	Oct	27	'13	Nov	24	'13	Dec	22	'13	Jan	19	'14	Feb	16	'14	Mar	16	'14	Apr	13	'14	May	11	'14	Jun	8	'14	Jul	6	'14	Aug	3	'14	Aug	1	'14
					T	M	F	T	S	W	S	T	M	F	T	S	W	S	T	M	F	T	S	W	S	T	M	F	T	S	W	S	T	M	F	T	S	W	S	T	M	F	
1	Phase 1: Energy Assessment	136 days	Wed 10/2/13	Wed 4/9/14																																							
2	Task 1: Preliminary Energy Analyses and Benchmarking	54 days	Wed 10/2/13	Mon 12/16/13																																							
3	A. Gather Utility Data & Building Data	16 days	Wed 10/2/13	Wed 10/23/13																																							
4	B. Correlate Meters & Building List	10 days	Thu 10/24/13	Wed 11/6/13																																							
5	C. Benchmark & Prioritize Sites	6 days	Fri 11/8/13	Fri 11/15/13																																							
6	D. Review Sites with District	6 days	Mon 11/18/13	Mon 11/25/13																																							
7	E. Determine Sampling Plan/Select Sites	10 days	Mon 11/25/13	Fri 12/6/13																																							
8	F. Draft Schedule	6 days	Mon 12/9/13	Mon 12/16/13																																							
9	Task 2: Kickoff-Meeting	1 day	Thu 11/21/13	Thu 11/21/13																																							
10	Task 3: Facility Audits and Measure Identification	61 days	Mon 1/6/14	Mon 3/31/14																																							
11	Task 4: Renewable Energy Opportunities	61 days	Mon 1/6/14	Mon 3/31/14																																							
12	Task 5: Project Analysis & Calculation	46 days	Wed 2/5/14	Wed 4/9/14																																							
13	Phase 2: Strategic Energy Plan Development	108 days	Thu 4/10/14	Mon 9/8/14																																							
14	Task 6: Integration of Results Into Strategic Energy Plan	31 days	Thu 4/10/14	Thu 5/22/14																																							
15	Task 7: Draft SEP Report Presentation	23 days	Thu 5/22/14	Mon 6/23/14																																							
16	A. Present to District	6 days	Fri 5/23/14	Fri 5/30/14																																							
17	B. District Provide Feedback/Comments	16 days	Mon 6/2/14	Mon 6/23/14																																							
18	Task 8: Finalize SEP Report	20 days	Tue 6/24/14	Mon 7/21/14																																							
19	Task 9: Present Final Report to Asst. Gen Mgr Group	7 days	Mon 7/21/14	Tue 7/29/14																																							
20	Task 10: Present Final Report to Board Exec Committee	30 days	Tue 7/29/14	Mon 9/8/14																																							

Task

Split

Milestone

Summary

Project Summary

External Tasks

External Milestone

Inactive Task

Inactive Milestone

Inactive Summary

Manual Task

Duration-only

Manual Summary Rollup

Manual Summary

Start-only

Finish-only

Deadline

Progress

↓

Project: Schedule
Date: Thu 10/31/13