



“The City with a Heart”

Kris Gonzales, *Parks and Recreation Commission*
Auros Harman, *Planning Commission*
Kelly Lethin, *Planning Commission*
Linda Mason, *City Council*
Malissa Netane-Jones, *San Bruno Community Foundation*
Michael Palmer, *Parks and Recreation Commission*
Jim Ruane, *San Bruno Community Foundation*
Michael Salazar, *City Council*

MINUTES

Recreation and Aquatic Center Advisory Committee

March 21, 2022

6:00 p.m.

1. **CALL TO ORDER** – Michael Salazar called the meeting to order at 6:00 p.m.
2. **ROLL CALL** – Present: Kris Gonzales, Auros Harman (late), Kelly Lethin, Michael Palmer, Jim Ruane, and Michael Salazar. Excused: Linda Mason, Malissa Netane-Jones.
3. **PUBLIC COMMENTS FOR ITEMS NOT ON THE AGENDA** – None.
4. **ACCEPTANCE OF MINUTES** – The Committee accepted the minutes of the January 31, 2022 meeting. 5-0.
5. **NEW BUSINESS**
 - a. Project Budget Update

City Manager Jovan Grogan stated that tonight’s budget presentation will be more detailed than the high level one at the January 31st meeting. He showed a time-lapse video of the project from September to the end of February.

Director Ann Mottola presented. She explained that the project budget by phase is made up of development, which includes planning and design, and implementation, which includes a small portion of design and all of construction. NEPA/CEQA runs through the whole project. She reviewed the budget that went to City Council on June 8, 2021 when the construction contract was awarded to Lathrop, the proposed amended budget that went to this committee and City Council last month, and the requested augmentation (reductions).

Director Matt Lee presented the project management timeline and explained the history of the project managers. He explained the differences between a project manager, the person responsible for the project from beginning to end, and a construction manager, the person that focuses on the actual construction project. He stated why the Park-in-Lieu Fund is not currently in the project funding. Staff is currently working through the funding and seeing how they can mitigate that. City Council’s direction was to reach out to the SBCF to request allocation of additional funding. Other opportunities for funding are also being explored.

Jim Ruane stated that the SBCF is open to additional funding discussions, but they really need the contingency funds to be used first.

b. Construction Update

Project Manager Rod Macaraeg presented. He stated that it is estimated that 8.5% of the project is completed as of the end of February. The cut slope, shotcrete operation and prep, grading the next layer, drilling and setting nails, and pool backfill are completed to date through February 28, 2022. The soil nail shoring wall, the building site grading, and the start of the geopier installation will take place in the next 30 days. The pedestrian accessibility and safety improvements at the De Soto Way and City Park Way intersection will be happening in the next few weeks.

Project Manager Rod Macaraeg presented a solar photovoltaic update. Options to consider are to fully purchase PV system or to enter into a power purchase agreement. **City Manager Jovan Grogan** stated that although the building was designed to be solar ready, the cost of the PV system was not included in the budget.

David Fribush from Peninsula Clean Energy presented as a potential partner. Peninsula Clean Energy is San Mateo County's not for profit locally-led electricity provider. With the power purchase agreement, there is no upfront cost. The cost of the system is amortized over the life of the power purchase agreement which is 20 years. The real value is locking in a utility rate at the start of the project. Peninsula Clean Energy would manage the whole thing.

Jim Ruane asked if the proposed solar installation included a battery energy storage system. **David Fribush** stated that it does not. It was not designed with the building, but it will be battery ready so it can be added later.

Auros Harman asked about how to capture the federal investment tax credit as a public entity. **David Fribush** stated that it is one of the key innovations that they are working on for how to do it.

Kris Gonzales asked if any of the costs for either of the options for solar was incorporated into the budget. **City Manager Grogan** stated that the cost of approximately \$1.3 million to install solar panels was not factored in the budget. There are discussions to have the building solar ready.

David Fribush presented the PCE's procurement model, PV production and electric bill savings estimate, a financial savings summary draft, and a utility rate escalation analysis.

Kelly Lethin asked if the solar panels would be paid off and owned by the City after 20 years. **David Fribush** stated that the caveat is they have to be sold at the fair market value at year 20. There needs to be a transaction at year 20 from the tax perspective. Expected life is 25 – 30 years. Peninsula Clean Energy would be maintaining over the 20 years.

City Manager Jovan Grogan stated that the building was designed with a gas diesel generator. It was decided 1½ - 2 years back that a battery backup was not feasible at that time. Discussion about generators and battery backup.

6. **ADJOURNMENT** – Meeting adjourned at 7:07 p.m.