



# SAN BRUNO RECREATION & AQUATIC CENTER

City Council Update

June 14, 2022



# AGENDA

## 1. Construction Update and Look Ahead Schedule

- a) Project Information Update
- b) Completed To Date
- c) Schedule Update
- d) Change Orders Report / Budget Update
- e) What's Happening Next 30 Days

## 2. Questions

## 3. Solar PV Update

# Construction Update and Look Ahead Schedule



## PROJECT INFORMATION



**Start Date:** September 2021



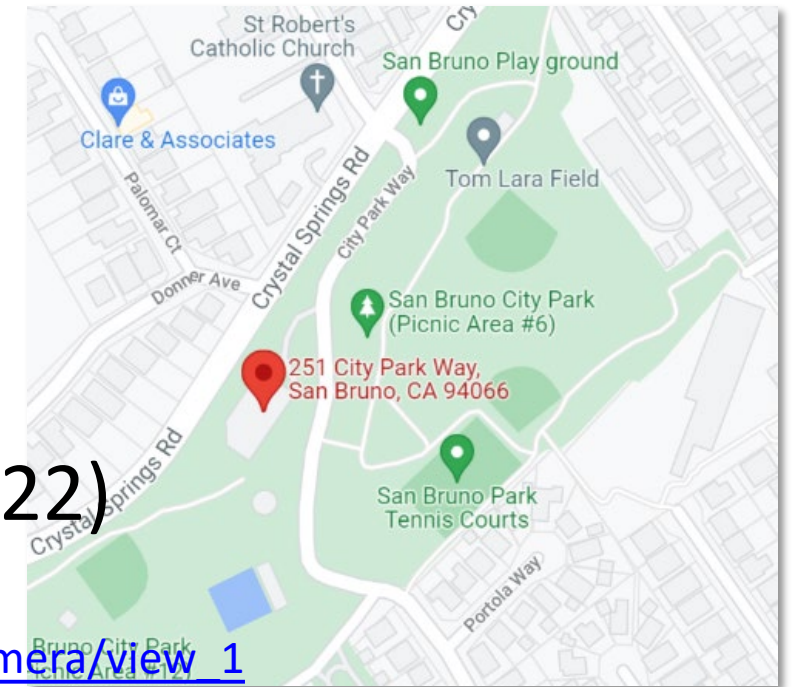
**Project Completion:** Fall 2023



**Estimated Cost Completed To Date:** 18.39% (May 2022)



**EarthCam Link:** [https://share.earthcam.net/RecCenterBuild/rec\\_center\\_build/camera/view\\_1](https://share.earthcam.net/RecCenterBuild/rec_center_build/camera/view_1)



# Construction Update and Look Ahead Schedule



## ✔ **COMPLETED TO DATE - Recap of Field Activities**

<u>Month</u>	<u>Scheduled Activity</u>	<u>Coordination</u>	<u>Challenges</u>	<u>Completed</u>
<b>February</b>	Start Soil Nail Wall (Retaining Wal)	Design Team/Building Inspection/Archaeological Monitoring	None	On Schedule
<b>March</b>	Continued Soil Nail Wall, Off haul surplus soil	Design Team / Building Inspection	Contaminated Soil Disposal	On Schedule
<b>April</b>	GeoPiers work at building pads, Crosswalk/sidewalk improvements at Desoto and City Park Way Intersection	Design Team / Building Inspection/Archaeological Monitoring	None	On Schedule
<b>May</b>	Foundation Excavation, Rebar, and Under Slab Utility	Design Team / Building Inspection/Archaeological Monitoring	Contaminated Soil Disposal	On Schedule
<b>June</b>	Continue Foundation Excavation, Rebar, Under Slab Utility and Creek/Park	Design Team / Building Inspection, Biologist, USACE, CDFWL, RWQCB & Public Outreach	Wet Creek and Contaminated Soil Disposal	Ongoing

# Construction Update and Look Ahead Schedule

## *COMPLETED TO DATE (FEBRUARY)*



**CUT SLOPE, MARKED FOR SOIL NAIL DRILLING & SETTING**



**SHOTCRETE OPERATION**



**DRILLING & SETTING NAILS**



**GROUT, TESTING AND SHOTCRETE PREP**



**GRADING FOR NEXT LAYER**

# Construction Update and Look Ahead Schedule

## *COMPLETED TO DATE (MARCH)*



**1 - CUT SLOPE, MARKED FOR SOIL NAIL DRILLING & SETTING**



**2 - DRILLING & SETTING NAILS**



**5 - COMPLETED SOIL NAIL WALL (RETAINING WALL)**



**3 - GROUT, TESTING AND SHOTCRETE PREP**



**4 - SHOTCRETE OPERATION**

# Construction Update and Look Ahead Schedule

## *COMPLETED TO DATE (APRIL)*



**GEOPIER RIG SETTING THE RAMMED AGGREGATE**



**NEW CURB RAMP AND CROSSWALK  
AT CITY PARK WAY**



**NEW SIDEWALK INTO THE PARK FROM  
CITY PARK WAY NEAR DESOTO**

# Construction Update and Look Ahead Schedule

## *COMPLETED TO DATE (MAY)*



RETAINING WALL SURFACE AND GEOPIER



BEFORE

COMPLETED RETAINING WALL SURFACE, GEOPIER and BUILDING PAD



AFTER

# Construction Update and Look Ahead Schedule

## *COMPLETED TO DATE (MAY)*



**FOUNDATION WORK AT PUMP ROOM**



**241 Geopier  
Foundation  
7' to 13' Deep  
22" Diameter**

**BUILDING FOUNDATION**



# Construction Update and Look Ahead Schedule

## *COMPLETED TO DATE (Through 06/14/22)*



**BUILDING  
FOUNDATIONS  
EXCAVATIONS AND  
REINFORCING  
BARS**





# Construction Update and Look Ahead Schedule

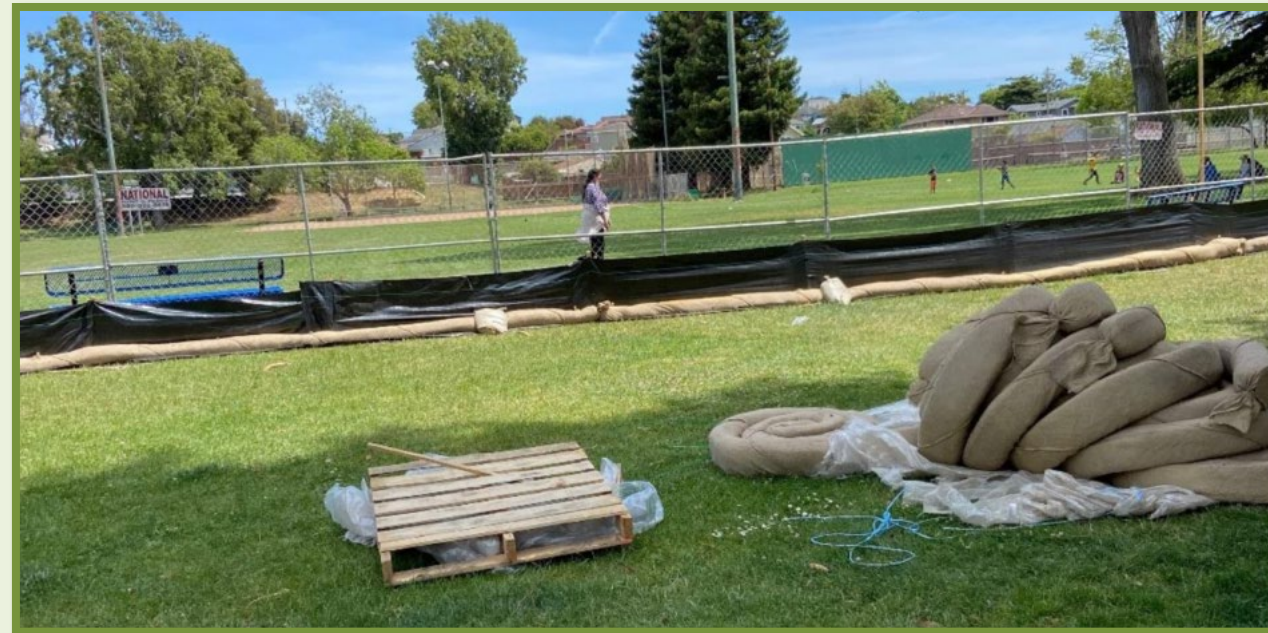
## *COMPLETED TO DATE (Through 06/14/22)*



**BUILDING FOUNDATION EXCAVATIONS  
AND REINFORCING BARS**

# Construction Update and Look Ahead Schedule

## *COMPLETED TO DATE (Through 06/14/22)*



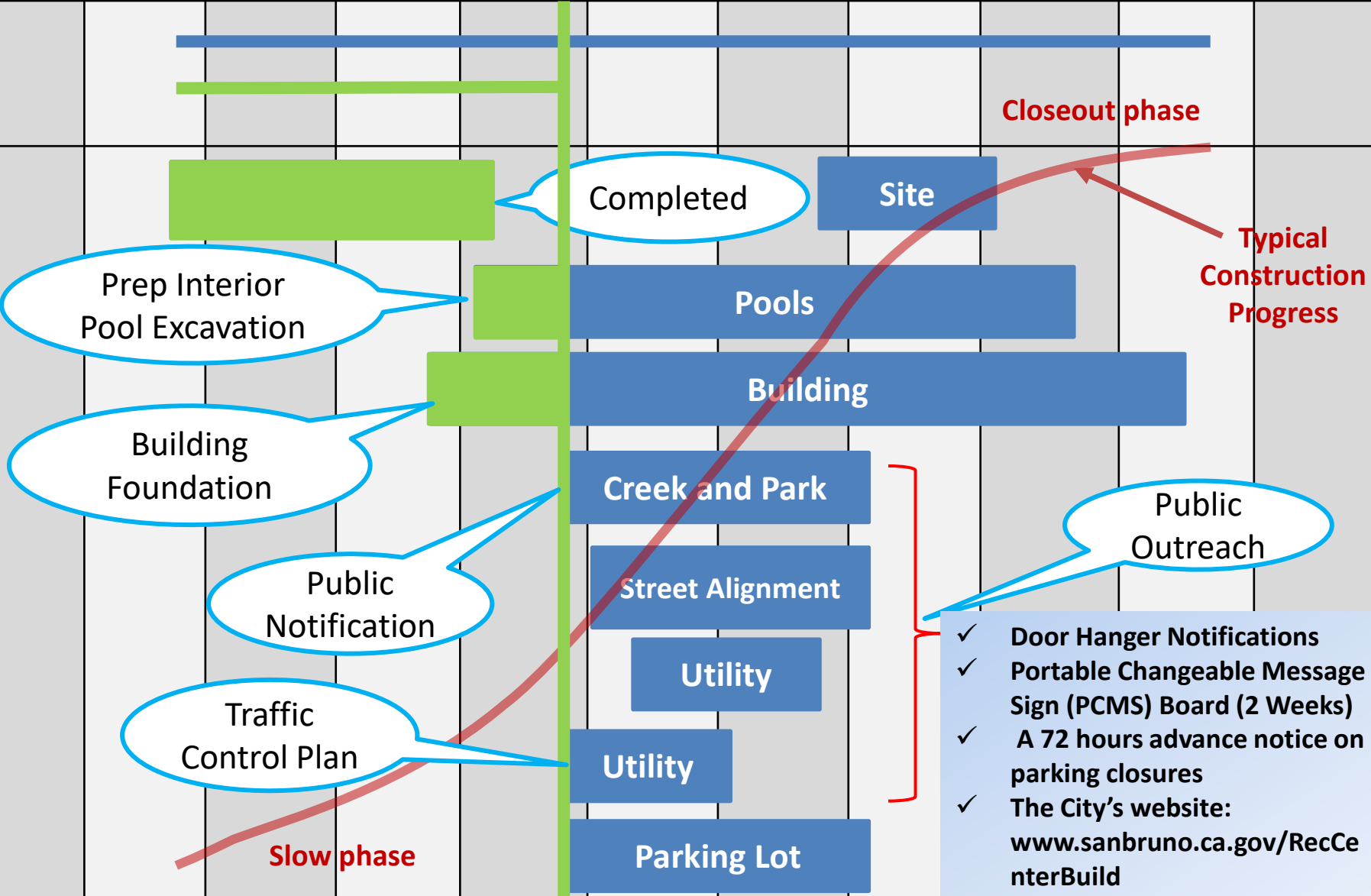
**TEMPORARY EXCLUSIONARY FENCE**



# Construction Update and Look Ahead Schedule



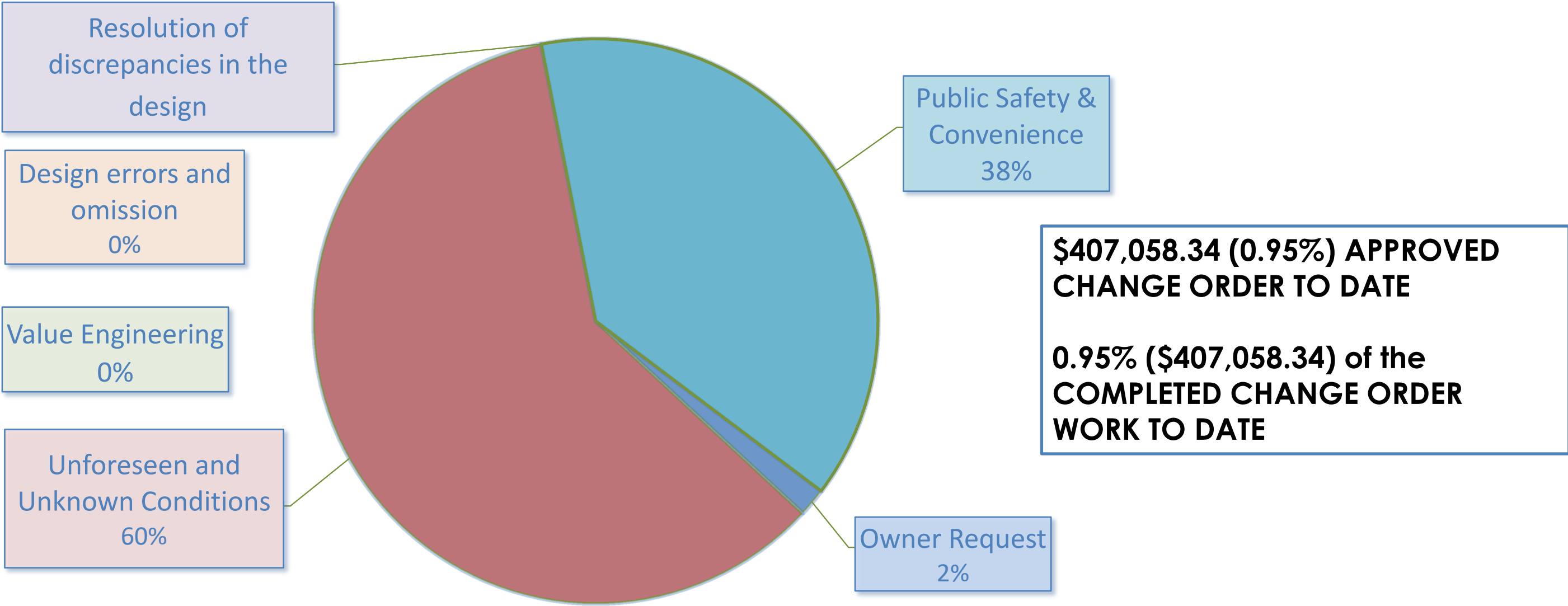
SCHEDULE UPDATE		2021			2022				2023			
		Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Activity No.	Work Description											
1A	Demo, Shoring, Grading, and Site											
1B	Pools											
1C	Building											
2A	City Park Way											
2B	City Park Way											
2C	City Park Way											
3	Crystal Springs Road											
4	Parking Lot											



- ✓ Door Hanger Notifications
- ✓ Portable Changeable Message Sign (PCMS) Board (2 Weeks)
- ✓ A 72 hours advance notice on parking closures
- ✓ The City's website: [www.sanbruno.ca.gov/RecCenterBuild](http://www.sanbruno.ca.gov/RecCenterBuild)



## Change Order Report





# Construction Update and Look Ahead Schedule

## Project Budget Update

### Total Project Budget:

- \$60,540,228.00

### Total Expenses To Date:

- \$16,141,124.15 (26.66%)

### Pre-Construction Cost Total:

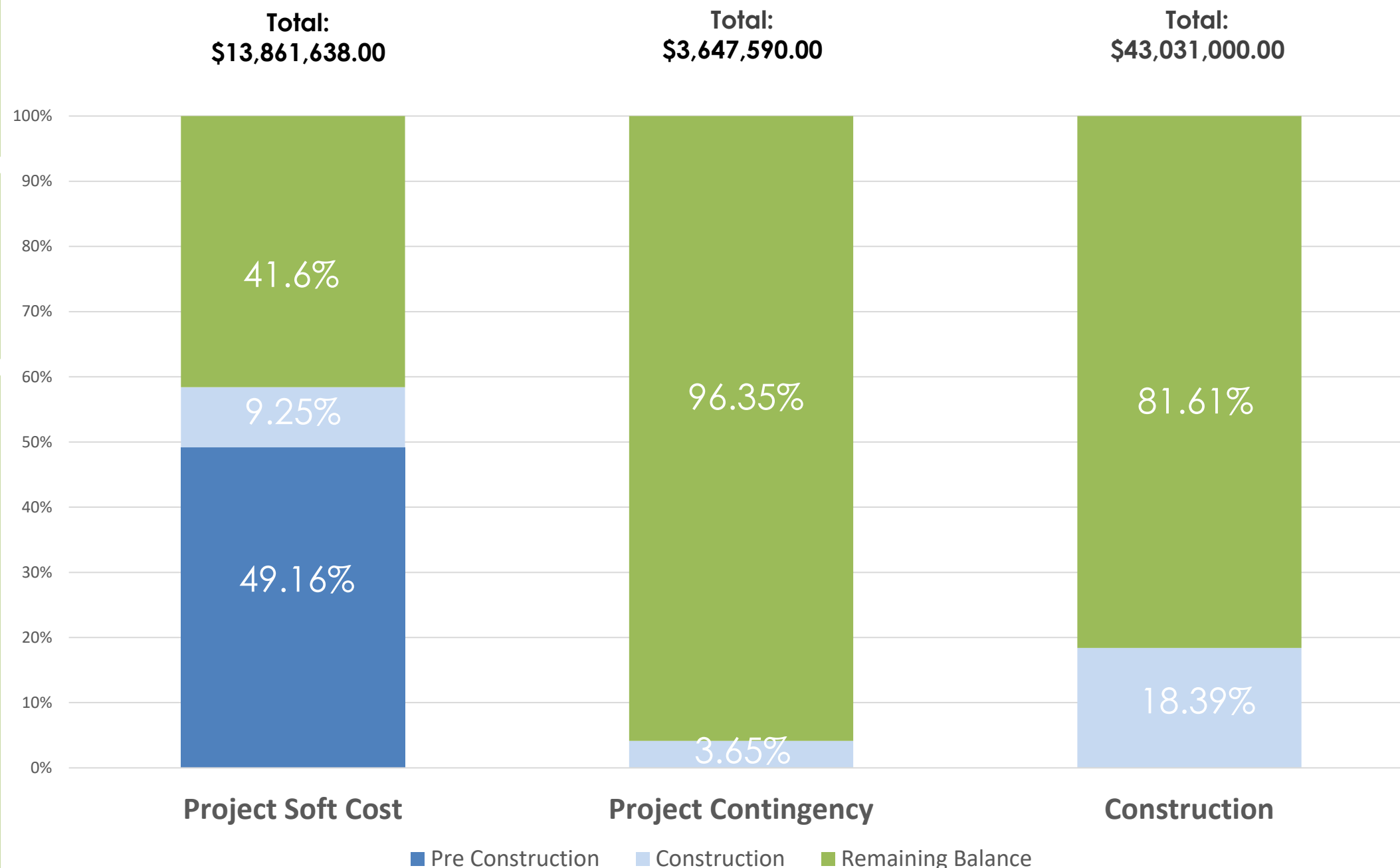
- \$6,814,010.20

### Construction Cost To Date:

- \$9,327,113.95

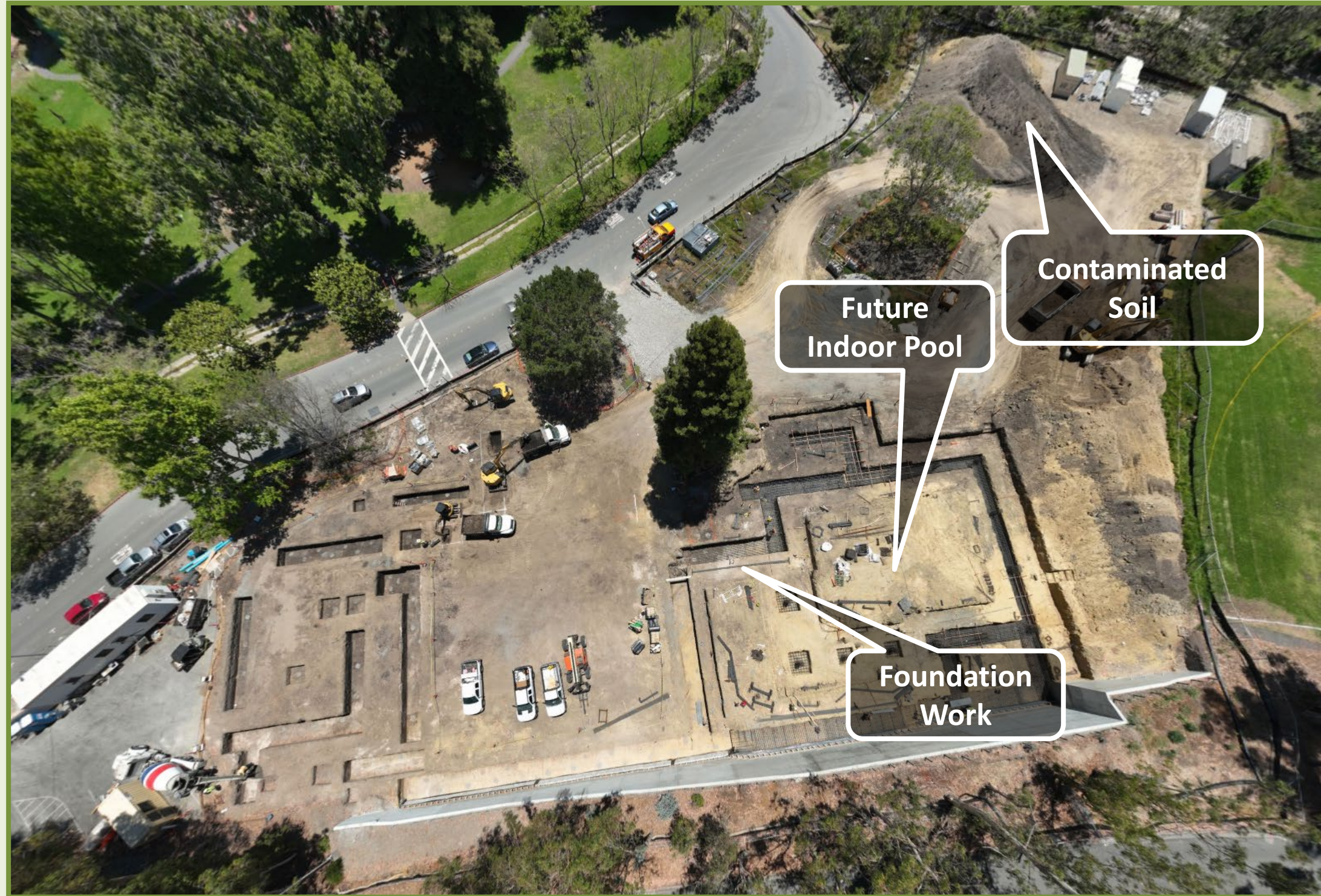
### SOFT COSTS

- Design (Group 4)
- Environmental
- Project Manager (CPM Associates)
- Construction Manager (Griffin Structures)
- Geotechnical, T&I, Waterproofing, Commissioning Services
- Lara Field Parking Lot
- Traffic Signals, Sewer, Water, Sidewalk, CityNet Fiber
- Temporary Space During Construction
- Furniture Fixtures and Equipment
- Electronic systems and special equipment
- Utility company connection and services
- Fees/ Administration/ Business Plan



# Construction Update and Look Ahead Schedule

## *WHAT'S HAPPENING NEXT 30 DAYS?*



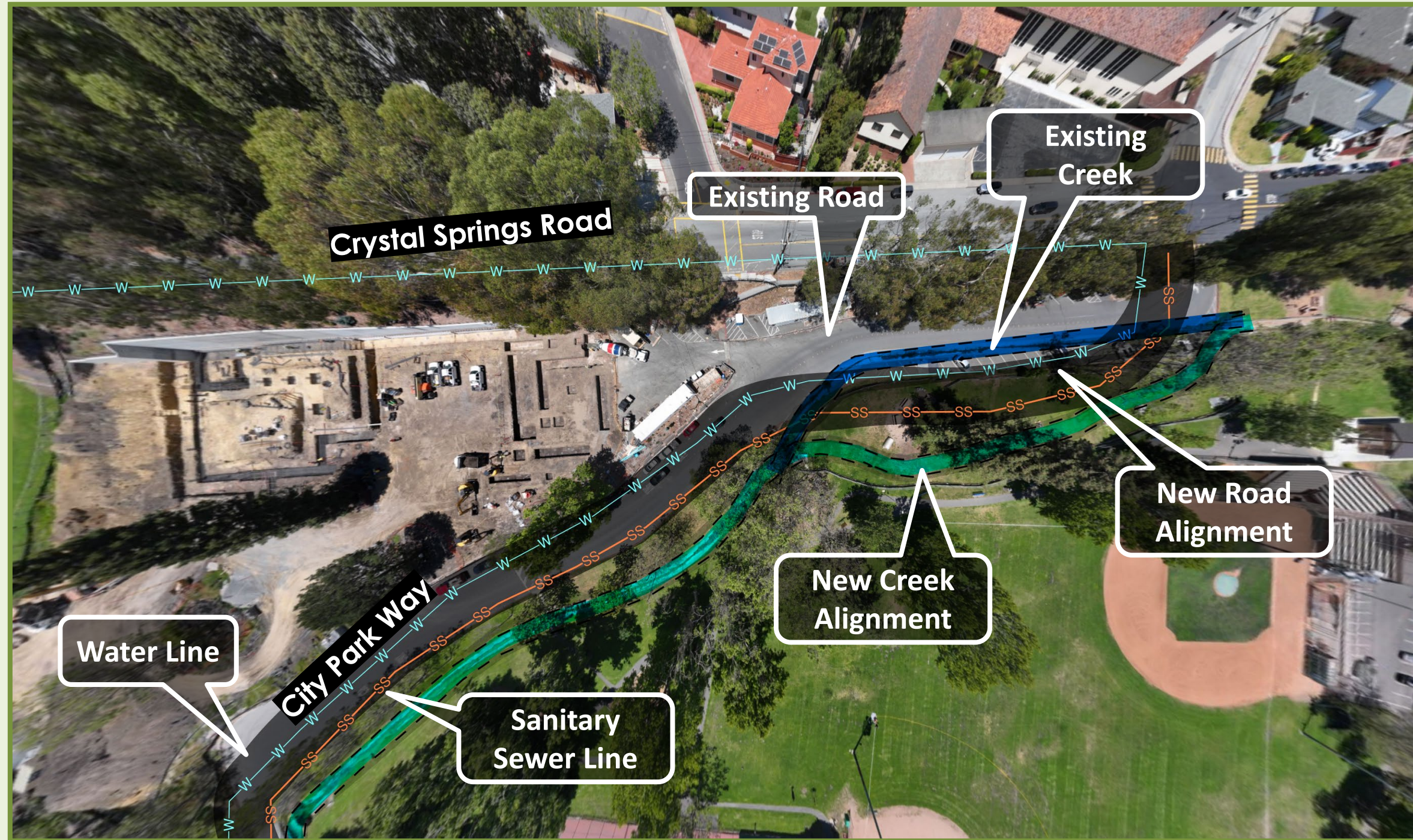
### ONSITE WORK

- Foundation Work
- Pool Related Work
- Under Slab Utility

# Construction Update and Look Ahead Schedule



## WHAT'S HAPPENING NEXT 30 DAYS?



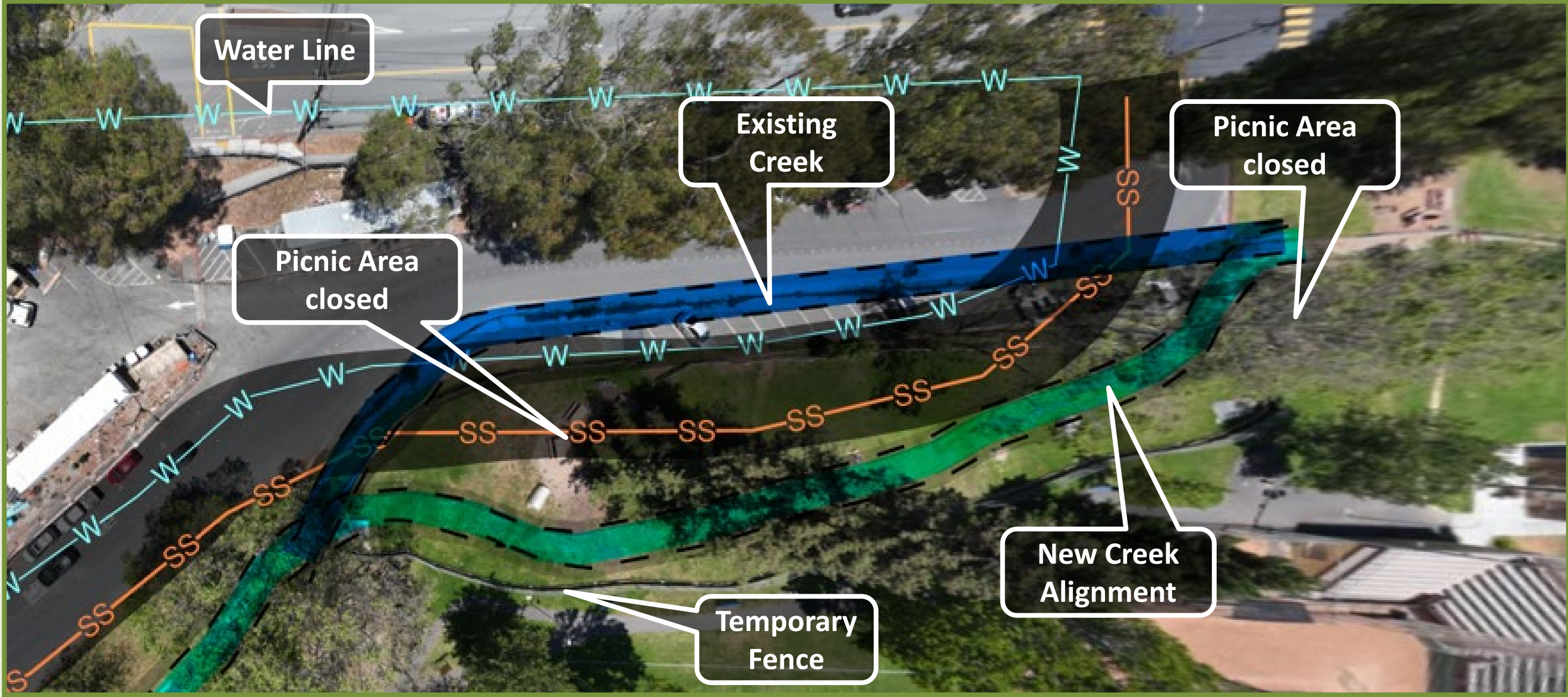
### OFFSITE WORK

- Start Creek Realignment
- City Park Way Realignment
- Street Utility Work (Water, Sewer & Storm)
  - Start Crystal Spring Water Line
- Public Outreach
  - Partial Park Closure
  - City Park Way Closure
  - Crystal Spring Lane Closure



# Construction Update and Look Ahead Schedule

## *WHAT'S HAPPENING NEXT 30 DAYS?*



# Solar for San Bruno Aquatic Center



# Solar Procurement Options

## Option 1: Purchase

- Pros
  - You get the full bill savings created by the solar
- Cons
  - You cannot capture the federal Investment Tax Credit (city is tax exempt)
  - Your staff must run a solicitation, manage vendors, maintenance, etc.
  - Must identify funding source / Competing capital needs

# Solar Procurement Options

## Option 2: Power Purchase Agreement (PPA)

- Pros
  - No upfront cost (cost of equipment is amortized over the PPA term)
  - The PPA price reflects a share of the ITC, which is captured by a 3<sup>rd</sup> party
  - (If utilizing PCE) City staff does not need to run solicitation, manage vendors, maintenance, etc.
  - Can be implemented within completion time frame
- Cons
  - You do not capture the full savings generated by the solar because savings used to fund capital cost

Basically, you save less per month,  
but you don't have to pay anything for the savings

# Example Project Savings with PPA

## Before solar, your bill:

- 1,000 kWh X \$0.20 = **\$200**

## After solar, your bill:

- Solar System: 800 kWh X \$0.14 = \$112
- Grid Energy: 200 kWh x \$0.20 = \$40
- New cost = \$40 + \$112 = **\$152**

**You save  $\$200 - \$152 = \$48$  (24% savings)**

### Assumptions:

- Example facility uses 1,000 kWh in a month, and average utility rate = \$0.20/kWh
- Solar system generates 80% of your facility's usage
- Solar PPA rate is \$0.14/kWh

There are some utility bill costs that are not tied to kWh consumption. These will be unaffected by solar.

# Projected 20 Year PPA Savings

Site	Estimated Total Electric Bill Savings (\$/yr)	Estimated Equipment & Administrative Cost (\$/yr simple)	Net Savings to Customer	20 Year Savings <sup>1</sup>
San Bruno Aquatics Center	\$88k	\$52k	\$36k	<b>\$1.4M</b>

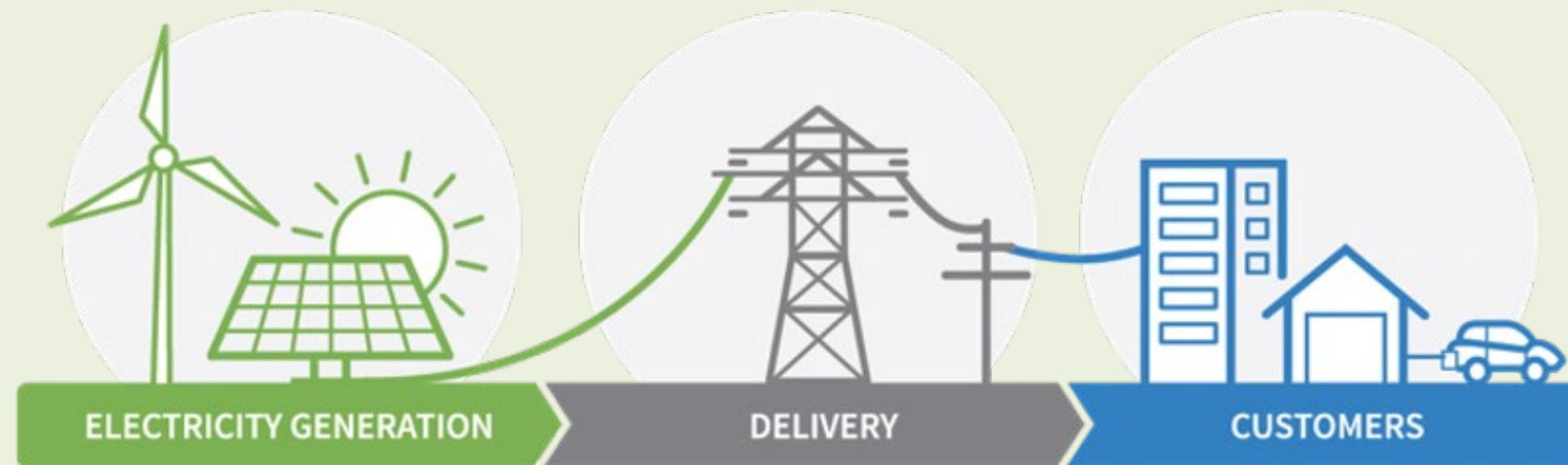
## Assumptions:

- Rate and building load assumed, and no historical demand charge data to estimate demand savings
- Yearly costs/savings based on 20-year project life
- Actual equipment and installation costs assumed
- 20 Yr Savings Assumes NPV at 2%, with 5% utility rate escalation and 1% PPA escalation
- NEM 3.0 revision could negatively impact financials – time is of the essence

# Peninsula Clean Energy

Peninsula Clean Energy is San Mateo County's not for profit locally-led electricity provider

**Mission:** To reduce greenhouse gas emissions by expanding access to sustainable and affordable energy solutions



Peninsula Clean Energy provides electricity from clean energy sources at lower rates than PG&E.

PG&E owns the power lines and delivers the power we generate. They send a consolidated bill.

As a **customer** of Peninsula Clean Energy, you are helping the environment and saving money.

# Government Solar Program

Help local governments get on-site solar for their facilities to reduce energy costs and meet sustainability goals

## Benefits:

- Engage technical support
- Drive down costs through aggregation
- Reduce energy costs
- Hedge against rising utility rates
- Capture federal tax benefits

# Projects in Portfolio

<u>City</u>	<u>Facility</u>	<u>Status</u>
Atherton	Town Hall Complex	Approved
Belmont	City Hall	Approved
Brisbane	Mission Blue Center	Approved
Colma	Community Center	Approved
Hillsborough	Public Works Yard	Approved
Los Banos	Community Center Wastewater Treatment Plant	Approved
Millbrae	Town Hall Complex Recreation Center	Approved
Pacifica	Community Center	Approved
Redwood City	Fair Oaks Community Center	Approved
San Carlos	Youth Center	Approved
San Mateo	Police Building	Approved
County	Health Services Administration	Approved

# Key Program Benefit

- No upfront cost
- PCE handles design, procurement, installation, and maintenance
- Option for city to purchase system after PPA (year 20)
- PCE not seeking a profit. Small fee to cover our variable costs (but not design work already done)
- PCE will provide projection cost prior to entering to agreement
- Target grandfathering under NEM 2.0

# Recommendation for Action

- Motion to Set a Public Hearing date for June 28th to:  
Consider Adopting Resolution Authorizing the City Manager to Enter into a Power Purchase Agreement with Peninsula Clean Energy to Deploy a Solar Photovoltaic System Should the City Manager Determine Adequate Cost Efficiency or Other Community Benefits Associated with the Agreement

# THANK YOU

[sanbruno.ca.gov/RecCenterBuild](https://sanbruno.ca.gov/RecCenterBuild)