

CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov



CITY OF
HAYWARD
HEART OF THE BAY

Agenda

Wednesday, January 25, 2023

5:30 PM

Remote Participation

Council Infrastructure Committee

COVID-19 Notice: Consistent with Assembly Bill 361/Gov Code 54953(e), the Council Infrastructure Committee meeting includes teleconference participation by all Council Infrastructure Committee members and the public.

To submit written comments: Send an email to kathy.garcia@hayward-ca.gov by 1:00 p.m. the day of the meeting.

Please identify the Agenda Item Number in the subject line of your email. Emails will be compiled into one file, distributed to the Council Infrastructure Committee and City staff, and published on the City's Meeting and Agenda Center under Documents Received After Published Agenda.

Please click the link below to join the webinar:

<https://hayward.zoom.us/j/87202033696?pwd=dTJnSHJBdkdJUUFFSNE03MXdKcEladz09>

Webinar ID: 872 0203 3696

Password: CIC@0125

Or join by phone:

US: +1 669 900 6833 or +1 646 931 3860

Webinar ID: 872 0203 3696

Password: 59279017

CALL TO ORDER

ROLL CALL

PUBLIC COMMENTS:

REPORTS/ACTION ITEMS

1. [MIN 23-009](#) Approval of Minutes of the Council Infrastructure Committee (CIC) Meeting Held on October 26, 2022

Attachments: [Attachment I October 26, 2022 CIC Meeting Minutes](#)

2. [ACT 23-002](#) Cargill Mixed Sea Salts Processing and Brine Discharge Project - Information and Discussion

Attachments: [Attachment I Staff Report](#)

3. [RPT 23-007](#) Water Pollution Control Facility (WPCF) Improvements - Phase II Project Administration Building Update

Attachments: [Attachment I Staff Report](#)
 [Attachment II Site Layout](#)
 [Attachment III Exterior Concept Design Color Studies](#)
 [Attachment IV Architectural and Landscape Design](#)

4. [ACT 23-006](#) East Bay Community Energy's Community Solar Program - Discussion and Recommendation to Council

Attachments: [Attachment I Staff Report](#)
 [Attachment II Map of DAC](#)

ORAL REPORTS

FUTURE AGENDA ITEMS

5. [ACT 23-005](#) Proposed 2023 Agenda Planning Calendar: Review and Comment

Attachments: [Attachment I Staff Report](#)

COMMITTEE MEMBER/STAFF ANNOUNCEMENTS AND REFERRALS

ADJOURNMENT

NEXT REGULAR MEETING: Wednesday, April 26, 2023



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

File #: MIN 23-009

DATE: January 25, 2023

TO: Council Infrastructure Committee

FROM: Director of Public Works

SUBJECT

Approval of Minutes of the Council Infrastructure Committee (CIC) Meeting Held on October 26, 2022

RECOMMENDATION

That the CIC reviews and approves the October 26, 2022 CIC meeting minutes.

ATTACHMENTS

Attachment I October 26, 2022 Council Infrastructure Committee Meeting Minutes



COUNCIL INFRASTRUCTURE COMMITTEE MEETING

Remote Participation - Digital Zoom Meeting

October 26, 2022

5:30 p.m.

MEETING MINUTES

CALL TO ORDER: Meeting called to order at 5:02 p.m. by Chair Elisa Márquez

ROLL CALL:

Members Present:

- Elisa Márquez, Chair
- Angela Andrews, City Council Member
- Mark Salinas, City Council Member

Staff Present:

- David Donovan, Waste Pollution Control Facility Manager
- Suzan England, Senior Utilities Engineer
- Yama Farouqi, Associate Civil Engineer
- Kathy Garcia, Deputy Director of Public Works
- Dave Hung, Senior Civil Engineer
- Jennifer Ott, Assistant City Manager
- Mary Thomas, Management Analyst II
- Michael Wolny, Administrative Secretary (Meeting Recorder)

PUBLIC COMMENTS:

Hayley Currier, a representative with Save the Bay, called in support of projects that mitigate climate change and asked that all future infrastructure projects look into green technology where applicable.

- 1. Approval of Minutes of the Special Council Infrastructure Committee (CIC)
Meeting Held on June 16, 2022**
- 2. Approval of Minutes of the Special Council Infrastructure Committee (CIC)
Meeting Held on April 27, 2022**
- 3. Approval of Minutes of the Council Infrastructure Committee (CIC) Meeting Held
on October 27, 2021**
- 4. Approval of Minutes of the Council Infrastructure Committee (CIC) Meeting held
on April 16, 2019**

Council Member Andrews moved items one through four, seconded by Council Member Salinas and were approved unanimously.

5. Review of the FY23 Pavement Improvement Project

Deputy Director Kathy Garcia, introduced Yama Farouqi, Associate Civil Engineer who provided the presentation and update.

Public Comments

There were none.

Committee Questions / Discussion

Council Member Andrews and Chair Márquez asked if the City can work with Alameda County Public Works for areas in Hayward where jurisdiction boundaries of streets meet. Associate Civil Engineer Farouqi confirmed that City staff does keep in contact with Alameda County Public Works in areas that border jurisdiction street lines so that paving projects can potentially be completed together, so that a neighborhood can be improved around the same time.

Council Member Andrews asked if sustainable materials for paving have been used for before. Mr. Farouqi confirmed the City has used sustainable paving materials in the past, but the products were much more expensive and did not hold up as well causing long term maintenance costs. Staff will continue to look for alternative sustainable materials for future projects if the cost is favorable and can stand long term normal wear and tear.

Council Member Salinas asked staff to work with Alameda County to add a “Welcome to Hayward” sign or welcome structure near Hesperian Blvd and A St since it’s a main street that brings people into the City if possible.

6. East Bay Greenway Multimodal Corridor Project Update

Assistant City Manager Jennifer Ott and Deputy Director Kathy Garcia provided the presentation and update alongside Alameda County Transportation Commission (ACTC) staff.

Public Comments

There were none.

Committee Questions / Discussion

Council Member Salinas expressed concern about the street parking on Mission Blvd and believes it would be a challenge to ask business owners along Mission Blvd to all have parking on their private lots. Assistant City Manager Ott agreed that requesting mandatory parking from the business may receive some comments, but the goal of the project is for a safer Mission Blvd for all multi-modal transportation. She added that having street parking available on sections of Mission Blvd could attract customers for the businesses in the area

but adding a bike lane is still a priority for cyclist safety. The analysis is still in progress, and staff will try to avoid removing all street parking in the area. Council Member Andrews also expressed concern in regard to parking on Mission Blvd due to the new housing developments in the area. ACTC staff confirmed that they do include new developments in their review and evaluate the best options for street parking to address all multimodal needs.

Council Member Andrews asked staff to see if it's possible to have bike lanes off Mission Blvd be better connected throughout the corridor for easier and safer bike access towards the downtown area. She also asked staff to be mindful of the increased speeding along main streets in their analysis for potential traffic calming measures.

Chair Márquez asked ACTC and City staff to be aware of other jurisdictions with their adoption process for this project, so that traffic can flow as optimally as possible when crossing city or county boundary lines. Chair Márquez added that she appreciates the current concept but staff will need to find a balance for all multimodal usage due to all the incoming developments along Mission Blvd.

The committee thanked City and ACTC staff for their time, presentation, and report. The committee also encouraged the public to take the survey and to provide feedback here: <https://www.alamedactc.org/programs-projects/bicycle-and-pedestrian/eastbaygreenway>

7. Stack Center: Update on Phase I Construction and Budget

Assistant City Manager Jennifer Ott introduced Mary Thomas, Management Analyst II who provided the presentation and update.

Public Comments

There were none.

Committee Questions / Discussion

Council Member Andrews directed staff to discuss value engineering for future phases of the project. Assistant City Manager Ott confirmed that value engineering will be considered for phases two and three. Council Member Andrews expressed concern over the budget and asked if fund raising is an option. Ms. Thomas confirmed that fund raising is an option but cannot be solely relied on as it would require multi-million-dollar donations from private investors. With pricing and inflation on the rise, the goal is to complete as much as the project as soon as possible. Ms. Ott confirmed they are looking at grants and will apply for those additional funds as they become available. Council Member Salinas suggested to sell dedication bricks to help generate additional funding and build community investment.

Chair Márquez preferred that the main parking areas be done in phases one and two so that the community has easier access to the building and plaza amenities. The committee

agreed that major building construction and amenities should be completed first so that the public could use this community space sooner instead of experiencing delays due to funding.

8. Proposed 2023 Agenda Planning Calendar: Review and Comment

Public Comments

There were none.

Committee Questions / Discussion

Chair Márquez would like to discuss green infrastructure as a future agenda item and how it would tie into the climate action plan. She was unsure if this would come back to the Council Infrastructure Committee or be presented to the Council Sustainability Committee due to the topic overlap.

9. Water Pollution Control Facility Improvements - Phase II Project Update

Deputy Director of Public Works Kathy Garcia introduced Senior Utilities Engineer Suzan England and Water Pollutions Control Facility Manager David Donovan who provided the presentation and report.

Public Comments

There were none.

Committee Questions / Discussion

Council Member Andrews suggested that staff research if energy companies are available to provide competitive bids for the plant upgrades as there could be potential fund savings. Ms. England confirmed staff will work with Finance on reaching out to those vendors for more competitive bids. Council Member Andrews recommended that the consultant on behalf of the City apply for all available state grants and funding as the application process can be complicated and multiple reviews will increase the odds of success. She also recommends that the consultant provide any support for the Bay Area Air Quality Management District permit process.

Chair Márquez expressed concern for the project budget and staff confirmed once the project is assigned a project number during the next budget season, funding sources will be identified and secured. Chair Márquez asked what the training center area will be used for and Mr. Donovan confirmed it would be used for staff training, as well as hosting presentations for public education and school field trips.

Chair Márquez asked staff if the future plant upgrades will expand the recycled water program. Ms. England clarified that this project is separate from the recycled water

program, but the laboratory upgrade for this project will expand the testing for the recycled water program. Another long term goal of this project would be to set up an interpretive garden space that educates and highlights recycled water irrigation for public education. The committee thanked staff for the thorough report and look forward to future updates.

ORAL REPORTS

Dave Hung, Senior Civil Engineer provided an update for the Mission Blvd Phase III project which will go to bid again in January 2023 and construction should be completed the summer of 2024.

Kathy Garcia, Deputy Public Works Director provided an update for La Vista Park which should go to bid in early 2023.

COMMITTEE MEMBER/STAFF ANNOUNCEMENTS AND REFERRALS

There were none.

ADJOURNMENT

Chair Márquez adjourned the meeting at 7:29 p.m.

Attendance	MEETINGS			
	Present 10/26/22 Meeting	Present to Date This Fiscal Year	Excused to Date This Fiscal Year	Absent to Date This Fiscal Year
Elisa Márquez	✓	1	0	0
Angela Andrews	✓	1	0	0
Mark Salinas	✓	1	0	0



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

File #: ACT 23-002

DATE: January 25, 2023

TO: Council Infrastructure Committee

FROM: Director of Public Works

SUBJECT

Cargill Mixed Sea Salts Processing and Brine Discharge Project - Information and Discussion

RECOMMENDATION

That the Council Infrastructure Committee (CIC) reviews this report and the presentation from Cargill Incorporated (Cargill) and provides comments.

SUMMARY

Cargill is proposing a project that would enable enhanced processing and removal of mixed sea salts (MSS) in existing Cargill salt ponds by harvesting additional liquid bittern (concentrated magnesium chloride brine) from the MSS as a commercial product. The residual MSS solids would be dissolved in the ponds using San Francisco Bay (Bay) water. The resulting brine would then be transferred to East Bay Dischargers Authority's (EBDA) combined effluent pipeline for discharge into the Bay. The brine pipeline is proposed to run through Hayward, as well as Newark, Fremont, Union City, and San Lorenzo, to the Bay. As part of this project, Hayward is working with Cargill on the design and installation of the recycled water main in proximity to the portion of the brine pipeline that would run through the City to serve additional recycled water customers, thereby enhancing the City's local water supply. All costs associated with the brine pipeline and recycled water main that is proposed in Hayward would be paid for by Cargill. The project is currently undergoing review in accordance with the provisions of the California Environmental Quality Act (CEQA).

Cargill's team is here this evening and ready to present their project to the Committee and receive feedback.

ATTACHMENTS

Attachment I Staff Report



DATE: January 25, 2023

TO: Council Infrastructure Committee

FROM: Director of Public Works

SUBJECT: Cargill Mixed Sea Salts Processing and Brine Discharge Project – Information and Discussion

RECOMMENDATION

That the Council Infrastructure Committee (CIC) reviews this report and the presentation from Cargill Incorporated (Cargill) and provides comments.

SUMMARY

Cargill is proposing a project that would enable enhanced processing and removal of mixed sea salts (MSS) in existing Cargill salt ponds by harvesting additional liquid bittern (concentrated magnesium chloride brine) from the MSS as a commercial product. The residual MSS solids would be dissolved in the ponds using San Francisco Bay (Bay) water. The resulting brine would then be transferred to East Bay Dischargers Authority's (EBDA) combined effluent pipeline for discharge into the Bay. The brine pipeline is proposed to run through Hayward, as well as Newark, Fremont, Union City, and San Lorenzo, to the Bay. As part of this project, Hayward is working with Cargill on the design and installation of the recycled water main in proximity to the portion of the brine pipeline that would run through the City to serve additional recycled water customers, thereby enhancing the City's local water supply. All costs associated with the brine pipeline and recycled water main that is proposed in Hayward would be paid for by Cargill. The project is currently undergoing review in accordance with the provisions of the California Environmental Quality Act (CEQA). Cargill's team is here this evening and ready to present their project to the Committee and receive feedback.

BACKGROUND

EBDA is a Joint Powers Public Agency (JPA) consisting of five local agencies - City of Hayward City of San Leandro, Oro Loma Sanitary District, Castro Valley Sanitary District, and Union Sanitary District. EBDA owns and operates three effluent pump stations, a dichlorination facility, and combined effluent pipeline/force main and outfall system to manage treated effluent from its member agencies' wastewater treatment plants and discharges the effluent

through its common outfall and diffuser into a deep-water portion of the central Bay under a National Pollutant Discharge Elimination System (NPDES) permit.

Cargill operates a solar sea salt production facility (Solar Salt Facility) in Newark, California. The Solar Salt Facility produces sodium chloride (NaCl, i.e., table salt) and liquid bittern through solar evaporation of Bay water in a series of salt ponds along the margin of the Bay. After the majority of the NaCl is precipitated through a process of concentration and evaporation, it is moved to Cargill's adjacent salt refinery, where it is further processed and packaged to individual customer's specifications. The remaining brine and precipitated salt crystals, which primarily contain salts that are more soluble than NaCl, are referred to as mixed sea salts or MSS. The MSS remain in the salt production process, where further NaCl may be recovered and liquid bittern is harvested to produce additional commercial products used for road de-icing and dust suppression, animal feed, as well as other products.

In 2019, EBDA was approached by Cargill with a proposal to discharge brine from Cargill's Solar Salt Facility in Newark, California, via EBDA's transport pipeline and outfall to the Bay. Cargill manages a vast network of salt ponds separated from the Bay by a system of berms. MSS are what remains after product streams have been harvested from sea water. The ponds containing the MSS are adjacent to the Bay and could be impacted in the future by significant storms and King Tides coupled with sea level rise. Cargill is taking a proactive approach to protecting the Bay through enhanced commercial processing and accelerated removal of its inventory of MSS by sending MSS brine through the EBDA system.

Cargill, in conjunction with EBDA, contacted Hayward in 2022 regarding a proposed brine pipeline route that would run through Hayward as part of the proposed project. Hayward staff have been in discussions with Cargill, their engineering consultants Jacobs, as well as EBDA regarding the pipeline routes and the addition of a recycled water main adjacent to the pipeline through Hayward only.

DISCUSSION

The proposed project would involve modifications within Cargill's Solar Salt Facility, including new pipelines and pumping facilities, and construction of approximately 16 miles of new underground pipeline running through Newark, Fremont, Union City, Hayward, and San Lorenzo, primarily within roadway rights-of-way, to connect to EBDA's outfall system on the site of the Oro Loma Sanitary District/Castro Valley Sanitary District Water Pollution Control Plant in the community of San Lorenzo. The brine would then be blended with effluent from EBDA's member agencies and discharged through EBDA's deep water outfall to the Bay.

It is anticipated the brine would be discharged to the EBDA system at an average rate ranging from 1 to 2 million gallons per day (mgd), which would take approximately 10 to 20 years, respectively, to discharge all of the brine. Discharge of the brine by Cargill to the EBDA system would be subject to an agreement between EBDA and Cargill. The EBDA JPA term expires on June 30, 2040. Therefore, the proposed project would either terminate on or before that date, or could continue under a renegotiated agreement.

As a component of this project, Hayward is working with Cargill on the design and installation of a recycled water main adjacent to the portion of the brine pipeline that would run through the City. The recycled water main would serve additional recycled water customers located in the predominately commercial and industrial, western portion of Hayward. Through the use of recycled water, potable water will be preserved for uses that require drinking water quality, thereby, enhancing the City's local water supply. All costs associated with the brine pipeline and recycled water main design, environmental review, and construction would be paid for by Cargill.

A Draft Environmental Impact Report (DEIR) has been developed for the project in accordance with CEQA requirements. The DEIR was issued on January 4, 2023, for a 45-day review period with written comments due to EBDA on February 17, 2023. A public meeting will be held via Zoom on January 24, 2023.

Cargill's team is here this evening and ready to present their project to the Committee and receive feedback.

ECONOMIC IMPACT

The delivery of recycled water can provide cost savings to the customers, including businesses that would receive recycled water. The benefit of this project to the community is that it will ensure a reduction in potable water use, allowing for greater diversity and reliability in the City's water supply especially during droughts.

FISCAL IMPACT

The costs associated with this project should be fully funded by Cargill.

STRATEGIC ROADMAP

This agenda item is an informational item and does not relate to one of the Council's six Strategic Priorities.

SUSTAINABILITY FEATURES

The community could benefit from the extension of its existing recycled water main to provide recycled water to additional customers. This would provide greater diversity and reliability of Hayward's water supplies, especially during water emergency periods. Recycled water provides a locally sustainable and drought-tolerant water supply for commercial irrigation and industrial customers, enhancing the City's water supply. It also reduces the volume of wastewater and associated nutrients and residual pollutants discharged to the Bay, which may be required to meet increasingly stringent discharge regulations.

PUBLIC CONTACT

The DEIR was issued on January 4, 2023, for a 45-day review period. Written comments are due to EBDA by February 17, 2023. A public meeting is planned to be held by EBDA via Zoom on January 24, 2023, at 6:00 pm.

NEXT STEPS

City staff will continue to work with Cargill staff and provide feedback on the brine pipeline route and adjacent recycled water main.

Prepared by: Cheryl Muñoz, Water Resources Manager

Recommended by: Alex Ameri, Director of Public Works

Approved by:

A handwritten signature in black ink, appearing to read 'K. McAdoo', with a long horizontal stroke extending to the right.

Kelly McAdoo, City Manager



CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

File #: RPT 23-007

DATE: January 25, 2023

TO: Council Infrastructure Committee

FROM: Director of Public Works

SUBJECT

Water Pollution Control Facility (WPCF) Improvements - Phase II Project Administration Building Update

RECOMMENDATION

That the Council Infrastructure Committee (CIC) reviews and comments on this report.

SUMMARY

This report is presented to update the CIC on the new Administration Building that will be constructed as part of the WPCF Improvements - Phase II Project (Phase II Project). The project includes upgrades to the treatment process to reduce the discharge of nutrients to the bay in compliance with the Regional Water Quality Control Board's upcoming 2nd Watershed Permit. Construction of a new Administration Building and Laboratory is a key component of the overall Phase II Project.

The Water Pollution Control Facility (WPCF) treats an average flow of approximately eleven million gallons per day (MGD) and meets current regulatory requirements for discharge of treated effluent to the deep waters of the San Francisco Bay (Bay). In May 2019, the Regional Water Quality Control Board (Water Board) announced upcoming regulatory requirements limiting discharge of nutrients (nitrogen) to the Bay. In June 2020, the City completed a comprehensive master plan update, the WPCF Phase II Facilities Plan (Facilities Plan), to identify improvements required for the WPCF to upgrade its treatment process to incorporate nutrient reduction in the treated effluent to meet the upcoming requirements.

As part of the Facilities Plan, planning was completed for a new Administration Building and Laboratory that included building programming needs, space planning, and identification of laboratory space needs for housing essential laboratory processes. On July 5, 2022, Council authorized an agreement with Brown and Caldwell (B&C) to begin preliminary design services for the Phase II Project. The preliminary design phase builds upon the Facilities Plan to further refine the building layout, confirms space needs, allows development of architectural elevations, and provides an update to the conceptual cost estimate provided in the Facilities Plan. Following preliminary design, staff will pursue funding and environmental reviews of the project in parallel with final design of the building.

ATTACHMENTS

Attachment I Staff Report

File #: RPT 23-007

Attachment II Site Layout

Attachment III Exterior Concept Design Color Studies

Attachment IV Architectural and Landscape Design



DATE: January 25, 2023

TO: Council Infrastructure Committee

FROM: Director of Public Works

SUBJECT: Water Pollution Control Facility (WPCF) Improvements - Phase II Project
Administration Building Update

RECOMMENDATION

That the Council Infrastructure Committee (CIC) reviews and comments on this report.

SUMMARY

This report is presented to update the CIC on the new Administration Building that will be constructed as part of the WPCF Improvements – Phase II Project (Phase II Project). The project includes upgrades to the treatment process to reduce the discharge of nutrients to the bay in compliance with the Regional Water Quality Control Board’s upcoming 2nd Watershed Permit. Construction of a new Administration Building and Laboratory is a key component of the overall Phase II Project.

The Water Pollution Control Facility (WPCF) treats an average flow of approximately eleven million gallons per day (MGD) and meets current regulatory requirements for discharge of treated effluent to the deep waters of the San Francisco Bay (Bay). In May 2019, the Regional Water Quality Control Board (Water Board) announced upcoming regulatory requirements limiting discharge of nutrients (nitrogen) to the Bay. In June 2020, the City completed a comprehensive master plan update, the WPCF Phase II Facilities Plan (Facilities Plan), to identify improvements required for the WPCF to upgrade its treatment process to incorporate nutrient reduction in the treated effluent to meet the upcoming requirements.

As part of the Facilities Plan, planning was completed for a new Administration Building and Laboratory that included building programming needs, space planning, and identification of laboratory space needs for housing essential laboratory processes. On July 5, 2022, Council authorized an agreement with Brown and Caldwell (B&C) to begin preliminary design services for the Phase II Project. The preliminary design phase builds upon the Facilities Plan to further refine the building layout, confirms space needs, allows development of architectural elevations, and provides an update to the conceptual cost estimate provided in the Facilities Plan. Following preliminary design, staff will pursue funding and environmental reviews of the project in parallel with final design of the building.

BACKGROUND

On February 27, 2018¹, Council approved execution of a professional services agreement (PSA) with Black & Veatch (B&V) to develop a comprehensive Facilities Plan to identify improvements needed to meet regulatory requirements related to discharge of nutrients to the Bay. As part of the Facilities Plan, B&V was tasked with performing a schematic design and site planning for a new Administration Building and Laboratory. On October 23, 2019², an update on the Phase II Facilities Plan was presented to Council Infrastructure Committee that included site plan, floor plans, and conceptual building exterior elevations.

On July 5, 2022, City Council authorized entering into a contract with Brown and Caldwell (B&C) for preliminary design services for the Phase II Project. Preliminary design activities include confirming the space planning needs developed in the 2019 Facilities Plan, confirming overall building size, preparing 3D conceptual massing models of facility alternatives, preparing schematic preliminary design drawings for the preferred alternative, and preparing schematic-level perspective views. An updated basis of design technical memorandum summarizing the building design criteria, program of spaces, alternatives analysis, and preferred layout will also be developed, and a preliminary 30% design level cost estimate included.

The building will be designed for LEED Silver certification and will be of all electric design.

DISCUSSION

The main goal of the Phase II Project is to construct improvements necessary for nutrient reduction in compliance with the Water Board's 2nd Nutrient Watershed Permit early actor provisions. The design services contemplated for this project include: funding assistance and environmental documentation; preliminary design; final design; engineering services during construction; startup assistance; and preparation of an Operations and Maintenance Manual.

The project will be split into three separate bid packages. The Administration and Laboratory Building will be the first project, followed by the Primary Equalization Basin (EQ Basin) Relocation Project, and then the WPCF Improvements Phase II Project. The primary advantage of constructing the Administration and Laboratory Building as a separate project includes being able to attract building contractors who specialize in building and laboratory construction specifically bidding as the prime (general) contractor thereby avoiding subcontractor markups. In addition, by starting the building early, Operations and Maintenance staff can move into the new building early, minimizing impacts to staff during construction of the Phase II Project. On December 6, 2022³ Council authorized final design services of the Administration Building and Laboratory.

¹ <https://hayward.legistar.com/LegislationDetail.aspx?ID=3354003&GUID=015931F3-41B1-45E5-8345-F8440FF11A26&Options=&Search=>

² <https://hayward.legistar.com/LegislationDetail.aspx?ID=4199607&GUID=A563E6F4-8E79-4E24-8515-DB7B78F67824&Options=&Search=>

³ <https://hayward.legistar.com/LegislationDetail.aspx?ID=5955245&GUID=00AFFC5A-9512-4A36-8AF4-D7F5022920FD&Options=&Search=>

New Administration and Laboratory Building

The existing Administration and Laboratory Building was originally constructed in 1970. In 1995, the building was expanded to accommodate additional space needs for the laboratory. In recent years, the WPCF has seen increased staffing levels due to increased regulations and required operation and maintenance activities. Engineering staff are currently housed in a temporary trailer at the WPCF site. Staffing levels are anticipated to continue to increase with the recycled water system as well as the expansion of the treatment process to incorporate nutrient reduction. Consequently, the existing facilities can no longer accommodate the space needs and functional requirements of current and future daily operations. In addition, the laboratory area is inadequate to support the projected growth of laboratory operations and to house the new equipment needed for future regulatory compliance.

As part of the Facilities Plan, the space needs of the WPCF staff and laboratory were evaluated and multiple design alternatives developed. A schematic design and site plan for a new 19,750 square foot Administration and Laboratory Building was presented to the CIC on October 23, 2019⁴. In July 2022, the preliminary design phase of the WPCF Improvements Phase II Project began, which included review of the programming needs assessment with City staff to confirm that previous assumptions are still valid and to confirm the overall building size. Staff identified an additional 2,050 square feet of space was required to accommodate a mechanical room, fire riser, electrical room, SCADA/IT room, a slightly larger control room, and an additional office for engineering staff. The revised building total area is 21,800 square feet. In addition, the location of the building was shifted on the site to avoid conflict with essential medium voltage ductbanks that provide power to both the main switchgear and the East Trickling Filter substation. This resulted in a reconfiguration of the building and layout on the site. The revised building layout is included in Attachment II. A design workshop was held at the end of November where the architect presented design inspirations and preliminary exterior concept design views for consideration. A copy of the presentation materials is included in Attachment III. A color study was presented to City staff in January 2023 with preferred color and building elevations included in Attachment IV.

ECONOMIC IMPACT

A planning level cost estimate for the Administration Building and Laboratory was prepared in October 2022. The total estimated construction cost for the building is estimated to be \$25 million with a planning level cost accuracy of -15% to +50%.

It is anticipated that these improvements will affect sewer service rates and sewer connection fees; however, the extent to which rates will need to be adjusted cannot be determined with certainty at this point. It is anticipated that customers could see a significant impact of 20% or more over the current rates. Staff intends to aggressively pursue grants and low-interest loans to minimize the impact to customers. It is also worth noting that Hayward's sewer-related fees are currently among the lowest in the area and that all wastewater treatment facilities discharging to the San Francisco Bay will ultimately be required to implement nutrient removal technologies.

⁴ <https://hayward.legistar.com/LegislationDetail.aspx?ID=4199607&GUID=A563E6F4-8E79-4E24-8515-DB7B78F67824&Options=&Search=>

Funding assistance for the project is included in the consultants' scope of work. Funding efforts will pursue financing under both the California Clean Water State Revolving Fund (CWSRF) loan program and the U.S. Environmental Protection Agency (USEPA) Water Infrastructure Finance and Innovation Act (WIFIA) program. WIFIA funding is typically at a slightly higher interest rate than SRF; however, the payback period is deferred by up to five years after substantial completion of the project. SRF loans payback period begins one year after substantial completion. Up to 49% of the project cost is eligible under WIFIA funding, with payback beginning five years after substantial completion of improvements. Therefore, staff will pursue both avenues of funding as part of this project.

FISCAL IMPACT

The not-to-exceed professional services contract amount will be \$24,737,324. This is a multi-year contract that covers design through the completion of construction including startup assistance and training. This project is anticipated to take six years to complete. On July 5, 2022, Council authorized the City Manager to execute a PSA with B&C in an amount not-to-exceed \$3,849,711 for preliminary design services for the Phase II Project.

The funding for this contract will be allocated from the Sewer Improvement Fund, 612-07660. A total of \$8 million is available in design services in FY22-23. In December 2022, staff requested partial authorization of final design services in the amount of \$4.8 million so that work could begin on the geotechnical investigation for the Phase II project, and so final design can begin for the Administration Building and Laboratory. Final design services for the Phase II improvements are anticipated to begin in August 2023. In June 2023, staff will return to request award of the remaining portion of final design services for the Phase II Project.

As noted above, staff is planning to apply for a State Revolving Fund loan, and funding from WIFIA to finance the project. Both funding sources can be applied to fund multiple projects, as well as retroactively reimburse for engineering design services. As the design progresses, the estimated project cost is expected to be adjusted, especially as construction costs become better defined in the future as the design is more complete. Budget adjustments will be brought forward to Council through the annual budget approval process.

STRATEGIC ROADMAP

This agenda item supports various goals of Council's Strategic Roadmap. The WPCF Improvements Phase II Project will address infrastructure needs and improvements to increase the reliability of the City's treatment plant, and construct process improvements to meet more stringent nutrient limits in accordance with upcoming regulatory requirements, while supporting the goals of the City Council. Specifically, this item relates to the implantation of the following projects:

Confront Climate Crises & Champion Environmental Justice.

Mitigate Climate Crisis Impacts through Resilient Design and Community Engagement

Project C14b: Implement Shoreline Master Plan, including mitigating sea level rise in the industrial corridor through building requirements and outreach

Invest in Infrastructure.

Invest in Water Supplies, Sanitation Infrastructure & Storm Sewers

Project N19: Update Water Pollution Control Facility Phase II Plan

SUSTAINABILITY FEATURES

The WPCF Improvement Project Phase II will help maintain and improve the biology and health of the Bay, which is vital for the region and the State. The Phase II Project will also satisfy the early actor requirements specified in the Water Board's 2nd Watershed Permit to reduce nitrogen loads to the Bay.

The effects and risks of rising sea water levels will be reviewed and incorporated into the design of the new facilities.

The Administration and Laboratory Building will be reviewed by the Building Division for conformance with State and local requirements related to sustainability (i.e., California Building Code, California Energy Code, etc.) that require a minimum level of energy efficiency, resource conservation, material recycling, etc. The building will be designed to be all electric and will not use any natural gas for heating or for lunch room appliances such as ovens and stoves. In addition, the building will be designed and constructed to meet Leadership in Energy and Environmental Design (LEED) standards for a Silver Certification, or better.

PUBLIC CONTACT

As part of the funding process, an environmental study (CEQA and/or Initial Study and Mitigated Negative Declaration) will be posted for public review and comment. In addition, a public hearing will be held to review the environmental study.

The project will include a web page to be hosted on the City's website with periodic updates throughout the multi-year duration of the project.

NEXT STEPS

The following schedule has been developed for this project:

Award of Professional Services Agreement – Approval for Authorization of Preliminary Design Services for the Phase II Project	July 5, 2022
---	--------------

City Council Authorization to Award Final Design Services for the Administration and Laboratory Building and Primary Effluent Equalization Basin Relocation Projects	December 2022
City Council Authorization to Award Final Design and Engineering Services During Construction for the Phase II Project	June 2023
Award of Professional Services Agreement for Third Party Construction Management including Value Engineering and Constructability Review for the Phase II Project	June 2023
Approval of Environmental Study – IS/MND or CEQA	December 2023
Approval of Plans and Specifications and Call for Bids for the Administration and Laboratory Building	December 2023
Approval of Application for WIFIA and SRF Loans	January 2024
Award of Construction Contract for the Administration and Laboratory Building Project	February 2024
Approval of Plans and Specifications and Call for Bids for the Primary Effluent Equalization Facility Relocation Project	May 2024
Award of Construction Contract for the Primary Effluent Equalization Facility Relocation Project	July 2024
Approval of Plans and Specifications and Call for Bids for the Phase II Improvements Project	July 2024
Award of Construction Contract for the Phase II Improvements Project	February 2025
Administration and Laboratory Building Project Construction Completion	December 2025
Primary Effluent Equalization Facility Relocation Project Construction Completion	June 2026
Phase II Improvements Project Construction Completion	July 2028

Prepared by: Suzan England, Senior Utilities Engineer

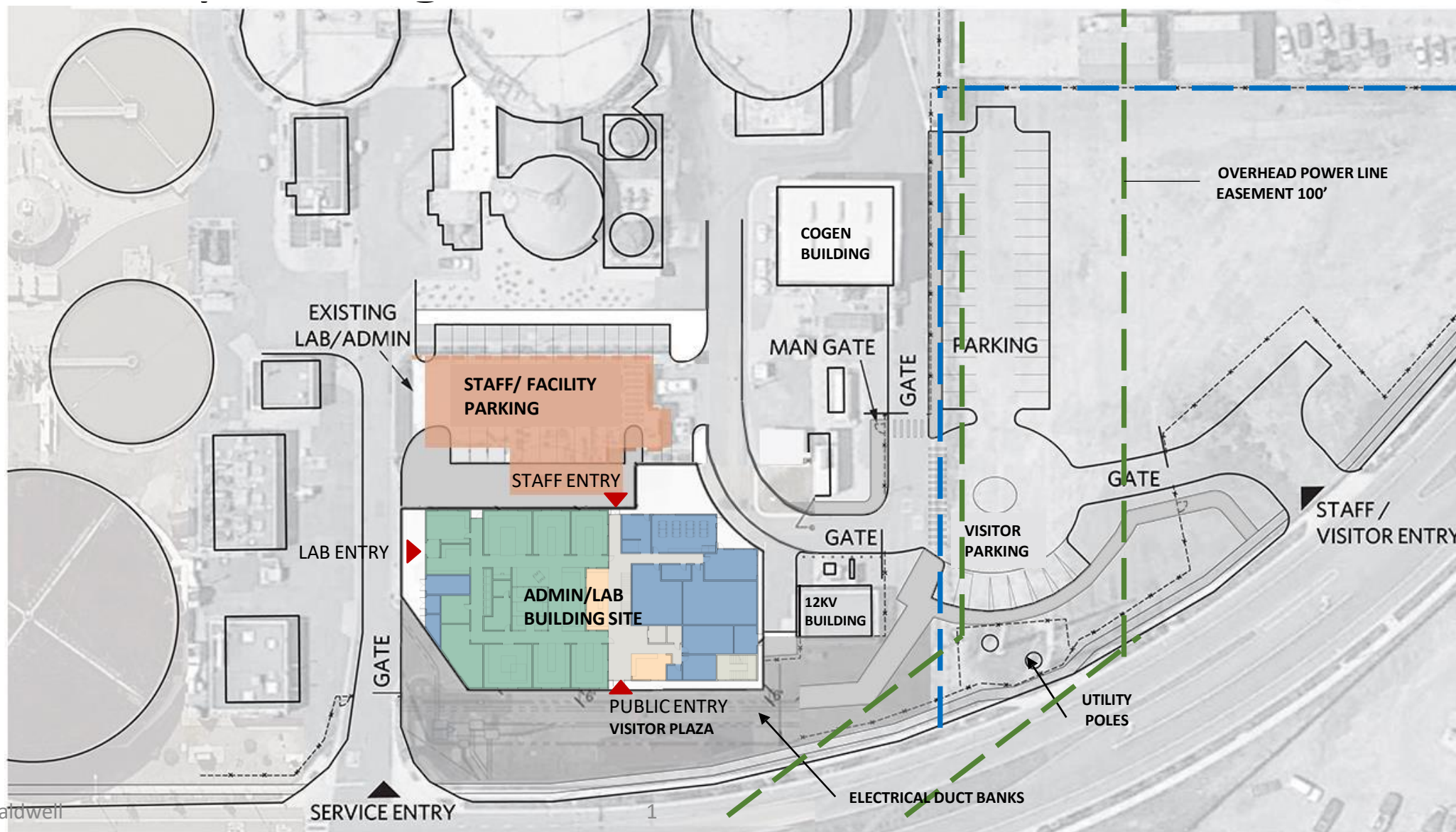
Recommended by: Alex Ameri, Director of Public Works

Approved by:



Kelly McAdoo, City Manager

Site Plan





mwa architects

WPCF Administration Building

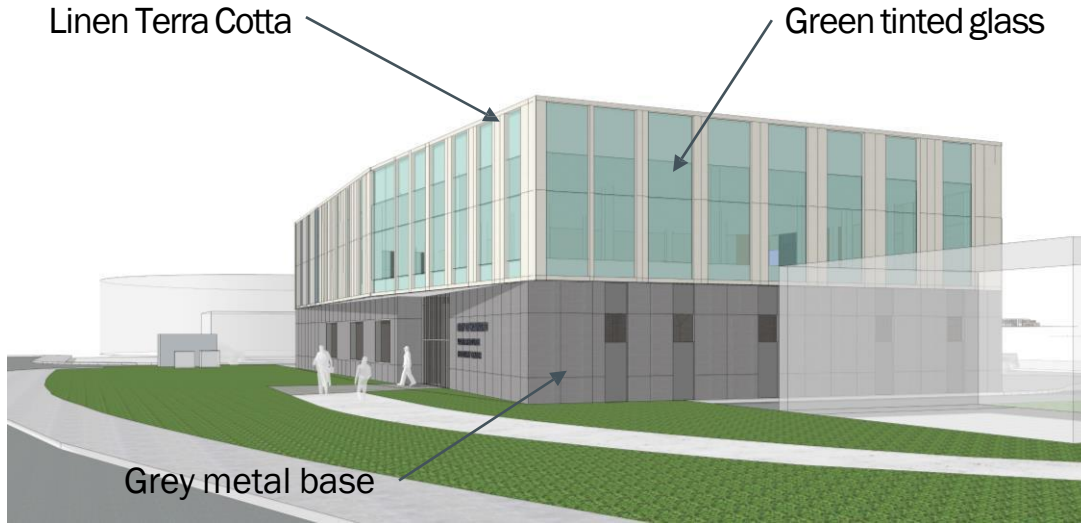
Exterior Concept Design Color Studies

January 10th, 2023



Preferred Color Option

View South from Whitesell



Alternate Massing Option



View North from Whitesell



Alternate Massing Option

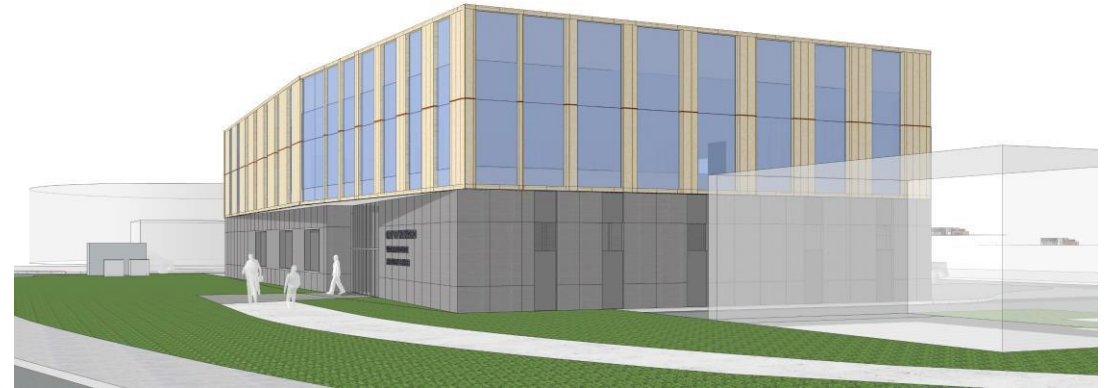


Other Color Options

Linen Terra Cotta
over grey metal base



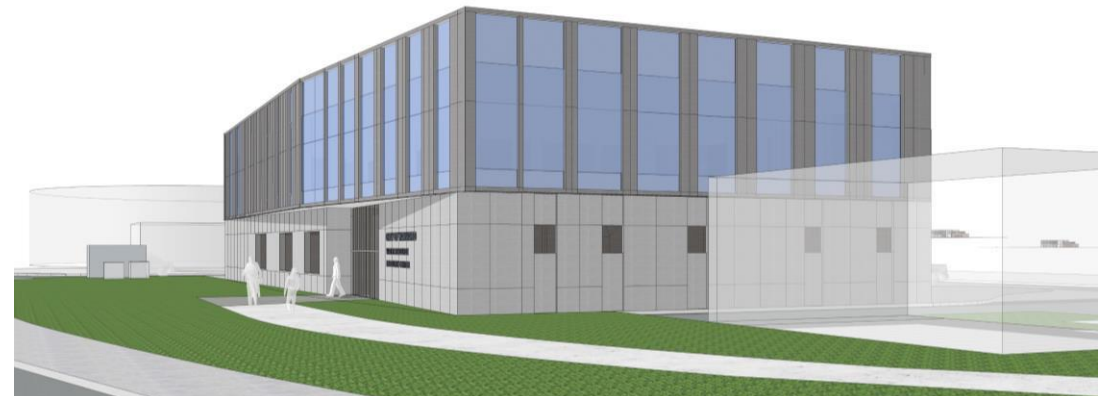
Tan Terra Cotta
over grey metal base



Grey Terra Cotta
over linen metal base



Grey Terra Cotta
Over silver metal base

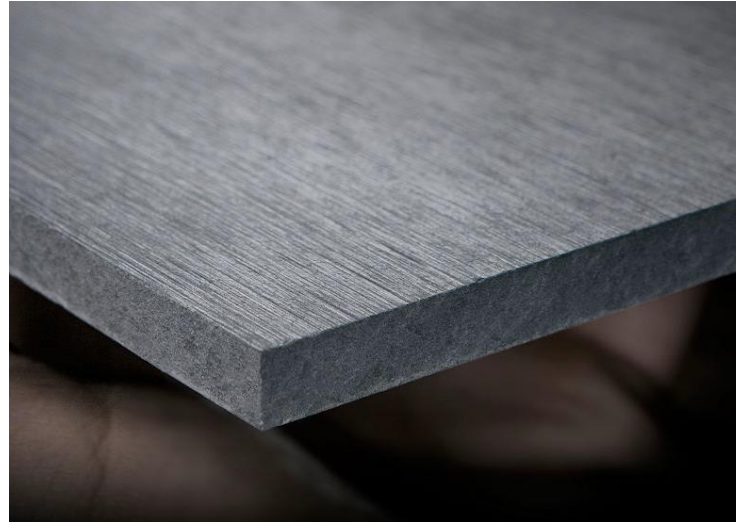


Cladding Material Options

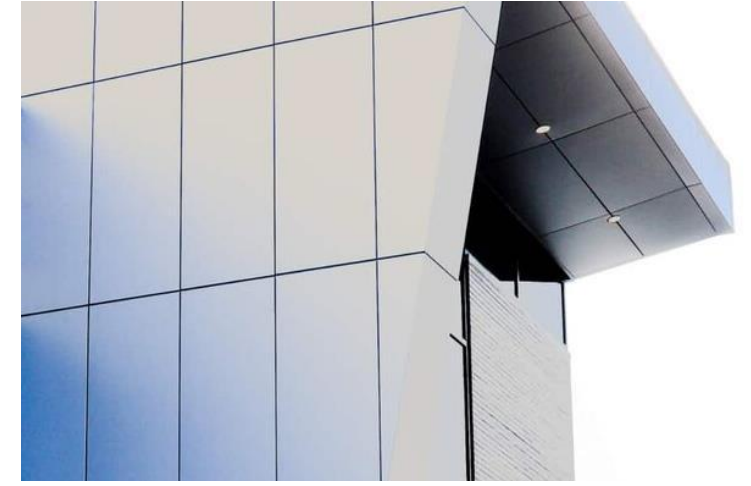
Terra Cotta



Fiber Cement



Metal Panels



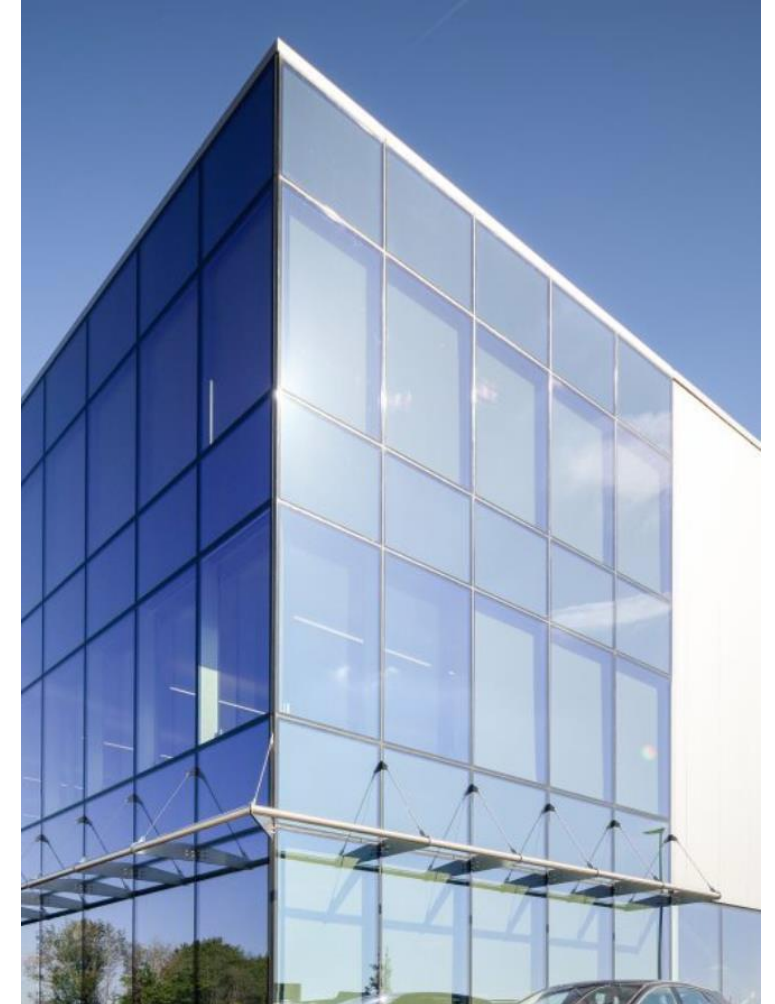
Glass Color Options

Emerald/Green Tinted Glass



Brown and Caldwell

Blue Tinted Glass





mwa architects

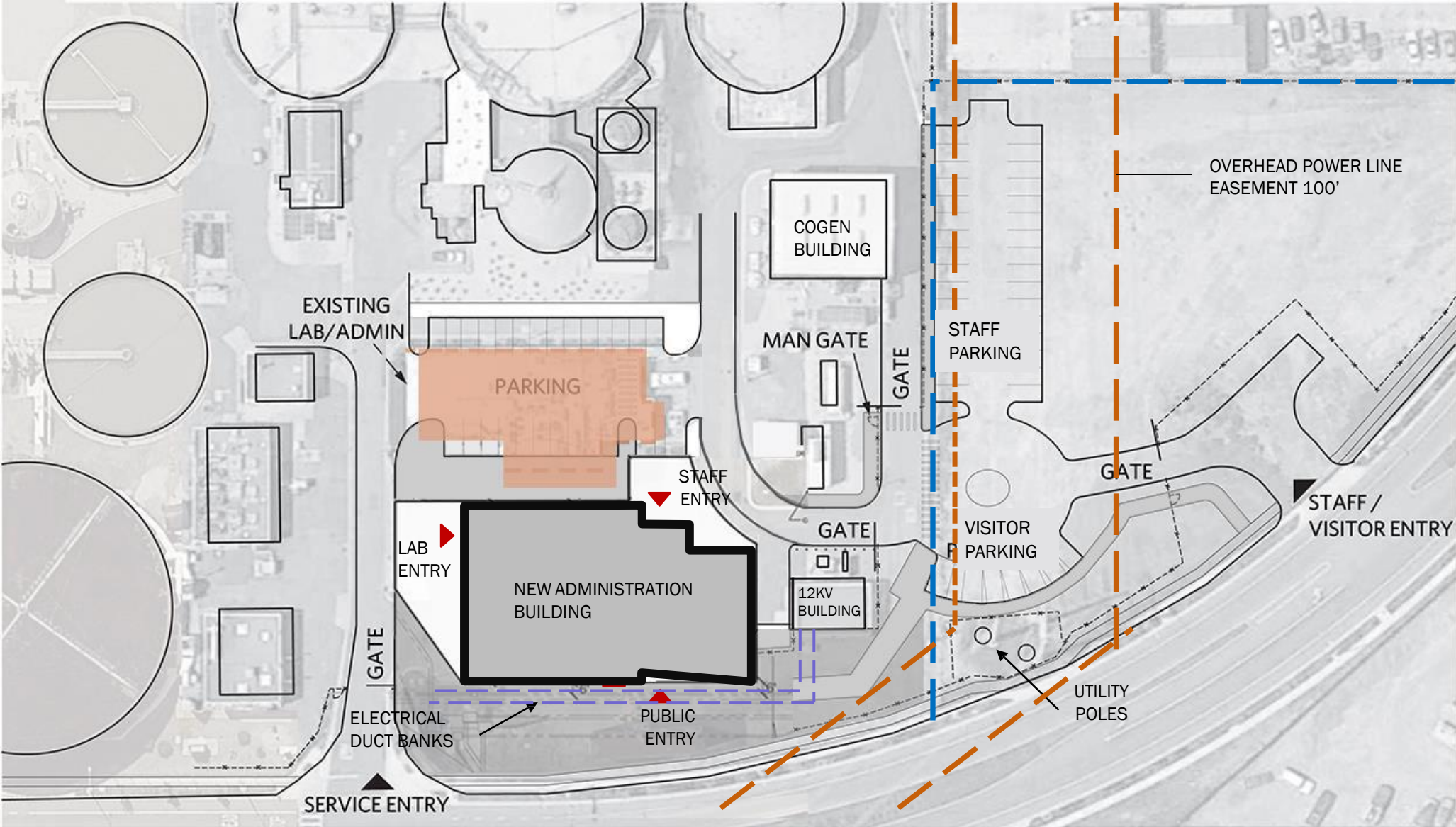
WPCF Administration Building

Architectural and Landscape Design

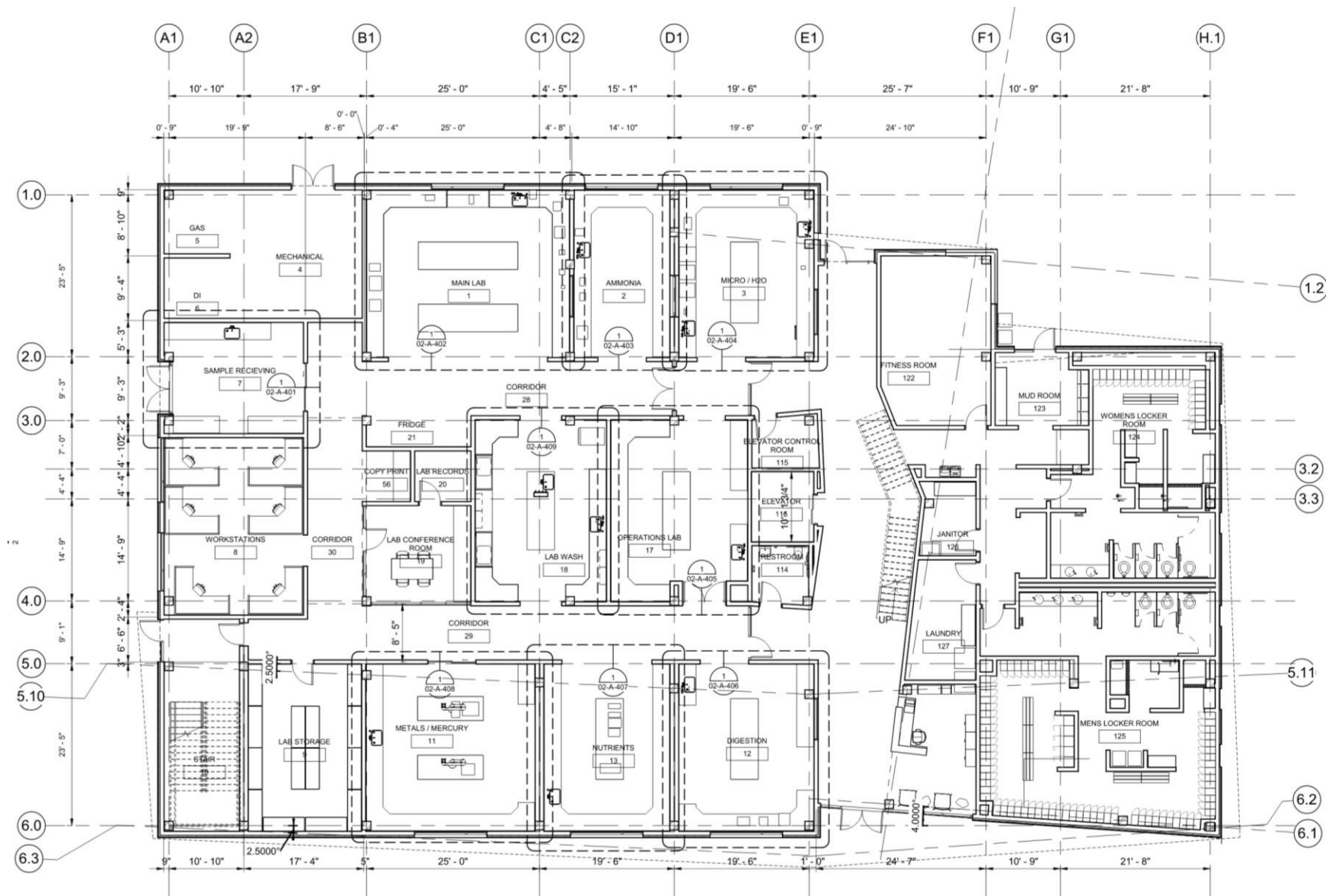
January 25th, 2023



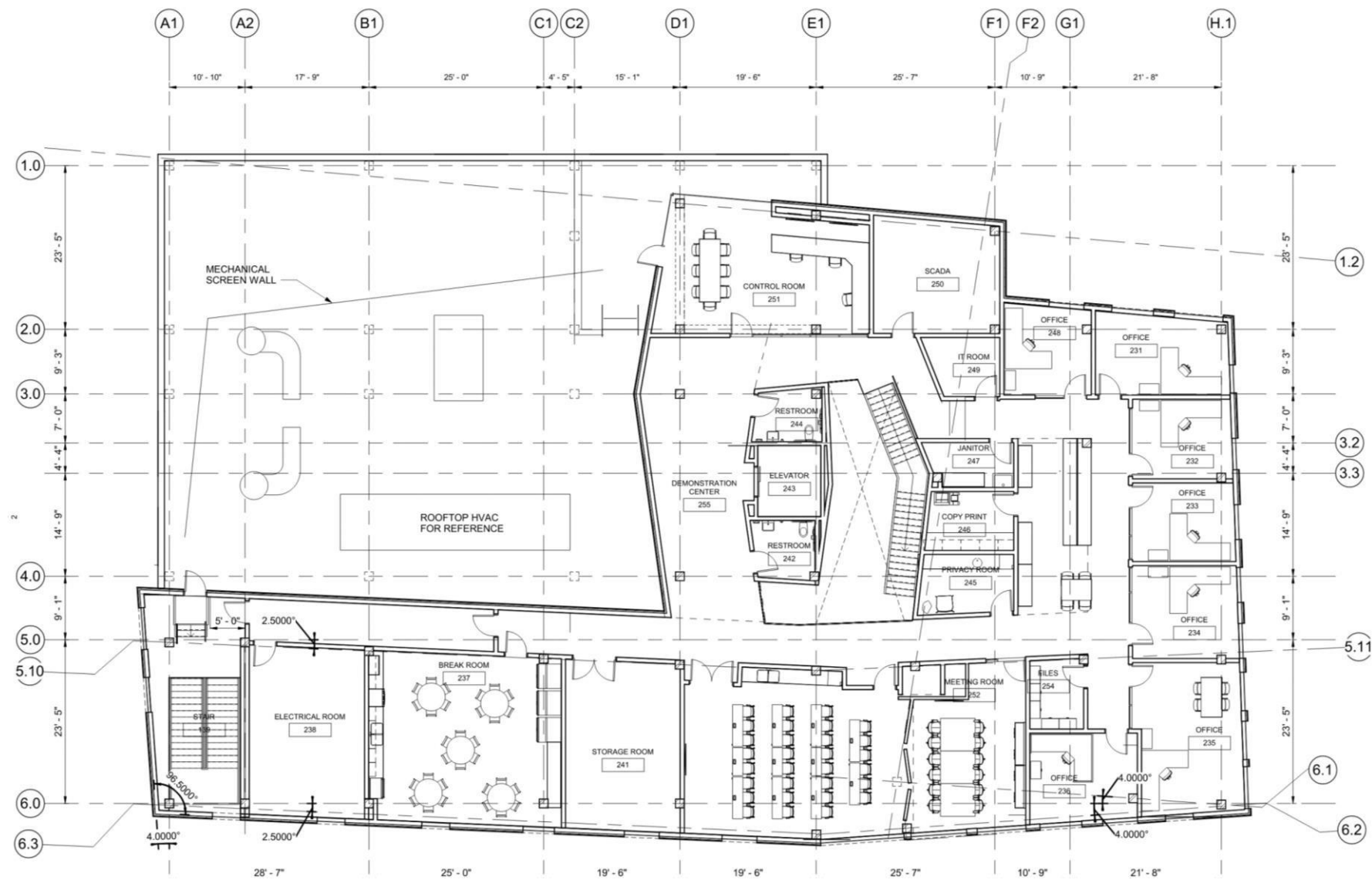
Site Plan



Ground Floor Plan

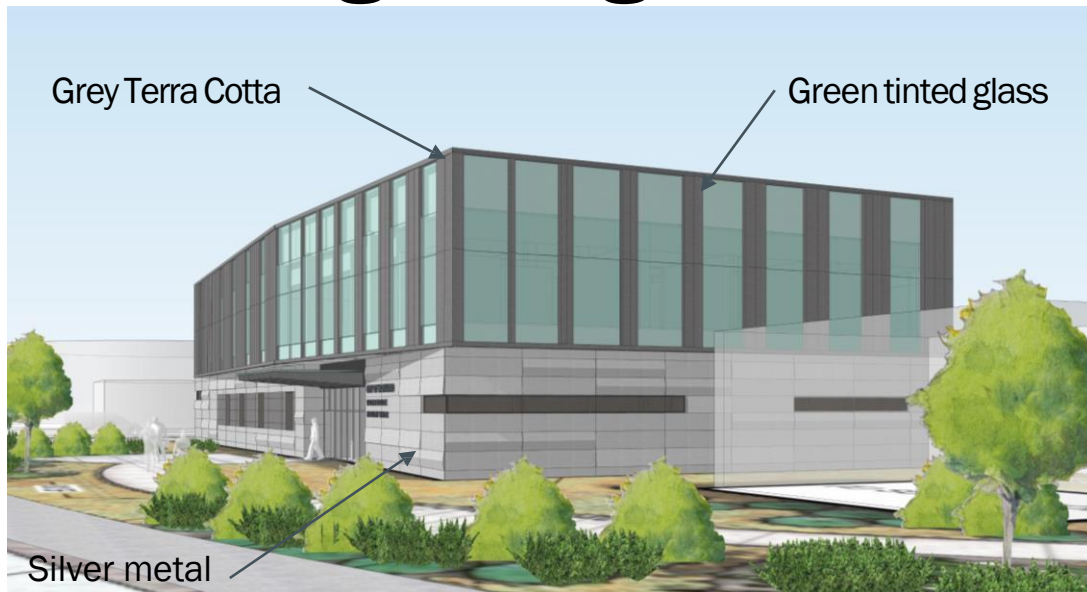


Second Floor Plan



Building Design

View South from Whitesell



Alternate Massing Option

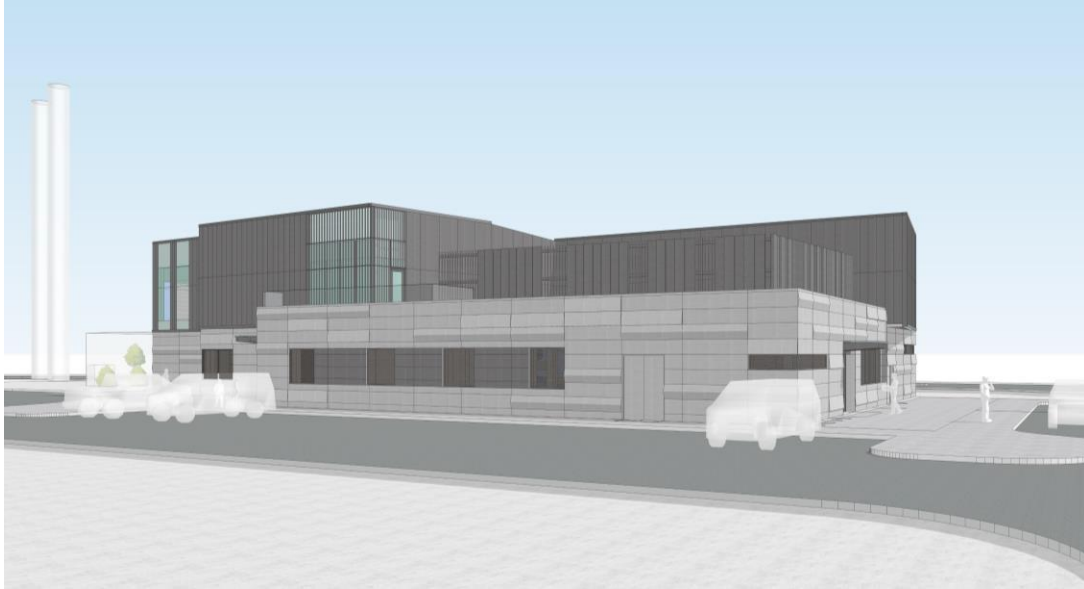


View North from Whitesell

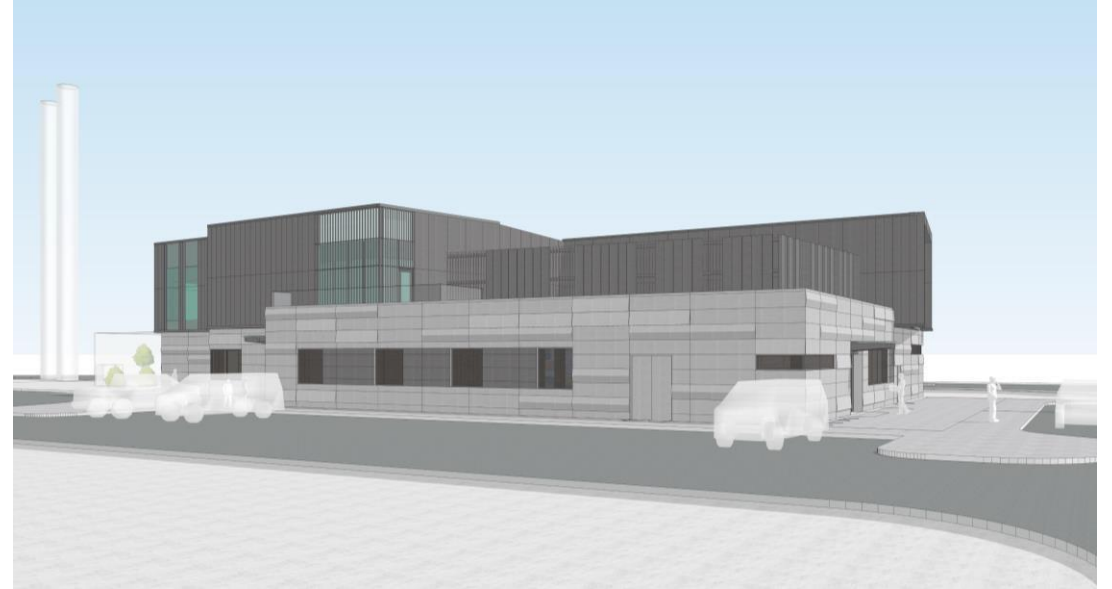


Building Design

View of Lab



Alternate Massing Option



View of Staff Entry

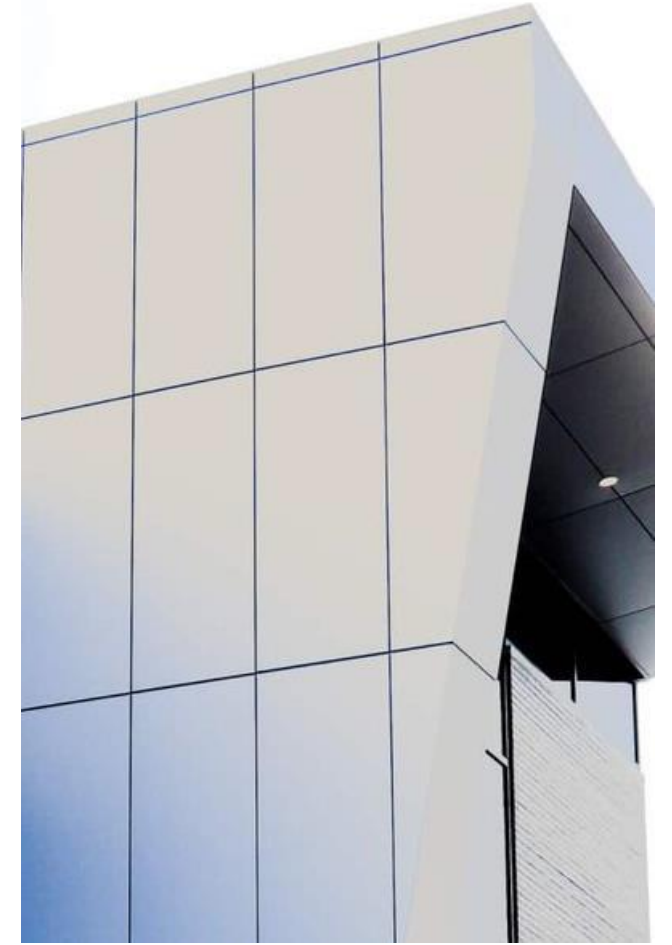
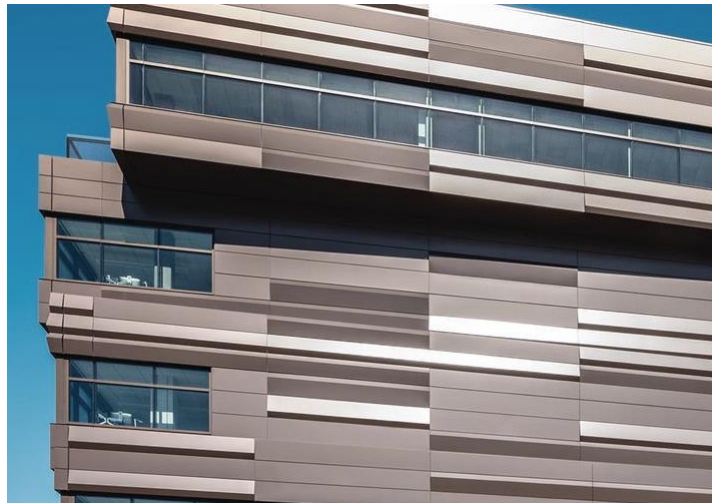
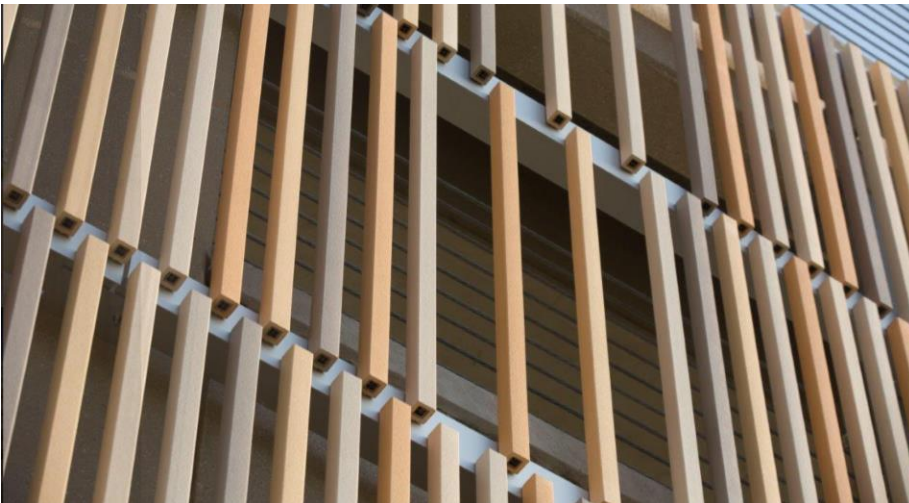


Exterior Cladding

Second Floor: Terra Cotta



Ground Floor: Preformed Metal Panels



Exterior Glazing

Second Floor: Emerald/Green Tinted Glass



Brown and Caldwell

Ground Floor: Grey Tinted Glass



Graphic on Stair Glass

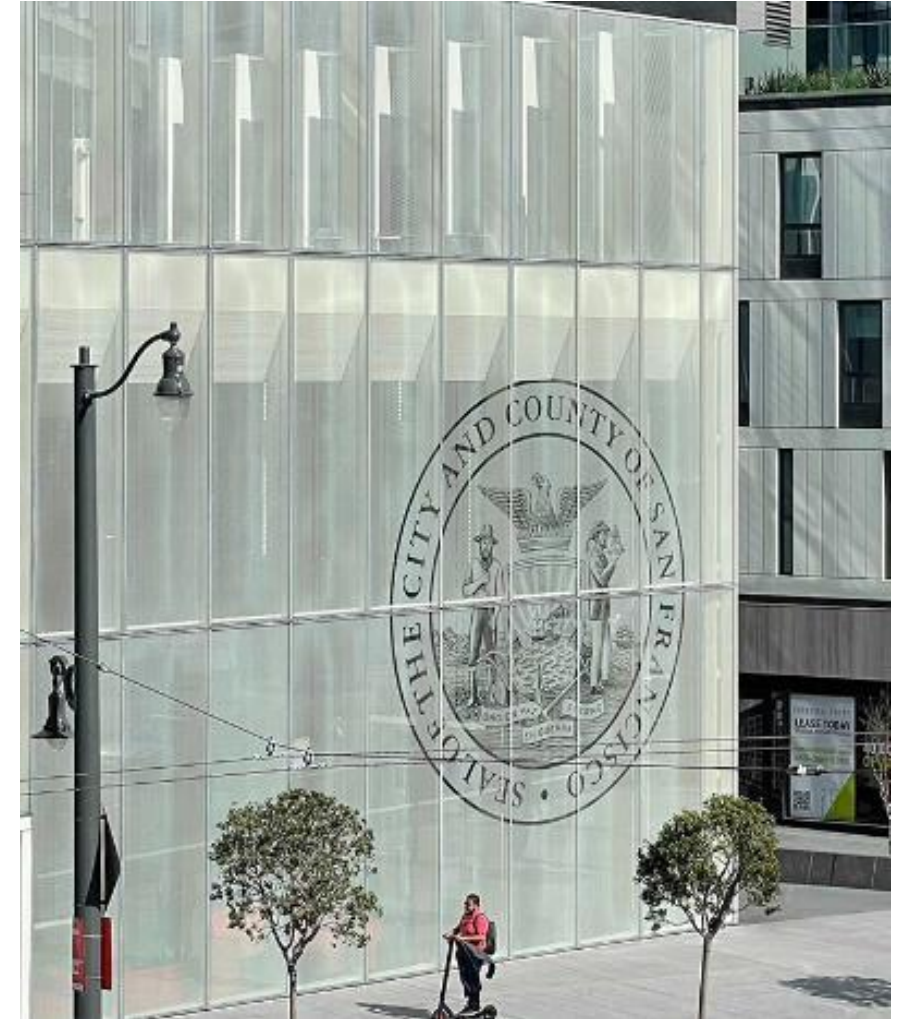
Perforated Metal behind Glass



Brown and Caldwell

Alternate Massing Option

Digital Printing on Glass





CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

File #: ACT 23-006

DATE: January 25, 2023

TO: Council Infrastructure Committee

FROM: Director of Public Works

SUBJECT

East Bay Community Energy's Community Solar Program - Discussion and Recommendation to Council

RECOMMENDATION

That the Council Infrastructure Committee (CIC) reviews and comments on this report and provides a recommendation to Council.

SUMMARY

East Bay Community Energy (EBCE) is preparing to launch a community solar program that may result in the development of a solar project in Hayward that would benefit low-income customers in Hayward. Enrolled customers would be allocated 100% solar electricity and would receive a 20% bill discount. Staff recommends the City participate as a community sponsor to support the program and help enroll Hayward households. Following the Committee's recommendation, the Council will consider this item as a letter of commitment would need to be submitted to EBCE by mid-February.

ATTACHMENTS

Attachment I Staff Report

Attachment II Map of Disadvantaged Communities



DATE: January 25, 2023

TO: Council Infrastructure Committee

FROM: Director of Public Works

SUBJECT East Bay Community Energy's Community Solar Program – Discussion and Recommendation to Council

RECOMMENDATION

That the Council Infrastructure Committee (CIC) reviews and comments on this report and provides a recommendation to Council.

SUMMARY

East Bay Community Energy (EBCE) is preparing to launch a community solar program that may result in the development of a solar project in Hayward that would benefit low-income customers in Hayward. Enrolled customers would be allocated 100% solar electricity and would receive a 20% bill discount. Staff recommends the City participate as a community sponsor to support the program and help enroll Hayward households. Following the Committee's recommendation, the Council will consider this item as a letter of commitment would need to be submitted to EBCE by mid-February.

BACKGROUND

In December 2016, Hayward joined the County of Alameda and ten of its cities in launching East Bay Community Energy (EBCE) as a joint powers authority to provide cleaner, greener energy to their customers at lower rates. EBCE began providing electricity to commercial, municipal, and residential accounts in 2018 with three electricity products:

- Bright Choice – Varying carbon content; currently higher than PG&E. Rates were 1% lower than PG&E rates.
- Brilliant 100 – 100% carbon free electricity, including hydropower, at rates equal to PG&E.
- Renewable 100 – 100% renewable electricity (sourced entirely from California solar and wind energy) for one penny per kWh more than PG&E rates.

In 2018, Council voted to make Brilliant 100 the default for the Hayward community. In 2020, EBCE announced that as of January 1, 2022, due to the rising cost of hydropower,

Brilliant 100 would no longer be offered. On July 6, 2021¹, Council voted to transition Hayward customers, with the exception of low-income customers, to Renewable 100.

In 2021, EBCE's Board of Directors approved lowering customer rates, increasing the discount for Bright Choice customers from 1% to 3% relative to PG&E rates. The Board also lowered rates for Renewable 100 customers, lowering the premium to $\frac{3}{4}$ of a penny per kWh more than PG&E rates.

DISCUSSION

The Community Solar Green Tariff (CSGT) is a program² of the California Public Utilities Commission (CPUC) that is being implemented by several community choice energy programs. The community solar program offered by EBCE requires participating solar projects to be located in EBCE's service area and within a disadvantaged community³. The project must also be located not more than five miles away from the DAC census tracts in which subscribing customers reside. Eligible customers must be enrolled in a low-income discount program (CARE or FERA⁴).

Hayward has three census tracts that qualify as disadvantaged communities, which are shown in Attachment II. The tracts include portions of the Tennyson/Alquire neighborhood, the Mt. Eden neighborhood, and the western industrial corridor. The three census tracts have a combined population of approximately 17,000 and an estimated 5,500 households. Throughout all of Hayward, roughly thirty percent of Hayward households are enrolled in CARE or FERA, so it is estimated that approximately 1,650 customers are eligible to enroll in the community solar program. The program would enable Hayward customers to receive the benefits of solar without having to install the solar on their own rooftop.

Each solar project must have a community sponsor to support the developer's proposal. The role of the sponsor is to demonstrate interest from the host community and to support outreach to customers for program enrollment. EBCE has offered to partner with sponsors to provide tools, such as online portals for eligibility verification and enrollment, as well as outreach, such as the development of City/EBCE co-branded marketing, to support reaching and enrolling eligible customers. Staff expects the time and effort associated with outreach and enrollment to be minimal.

In addition to Hayward, the cities of Oakland and San Leandro also have eligible disadvantaged communities and expressed interest in participating in the program.

¹ <https://hayward.legistar.com/LegislationDetail.aspx?ID=5018124&GUID=8CCC9164-4B0D-463C-AD16-709EFC1035D4&Options=&Search=>

² <https://www.cpuc.ca.gov/SolarInDACs/#CSGT>

³ For the Community Solar program, the CPUC has indicated that a disadvantaged community is a census tract in the top 25% as shown in either CalEnviroScreen 3.0 or 4.0.

⁴ CARE is the California Alternate Rates for Energy program. FERA is the Family Electric Rate Assistance program. Information about both programs is at https://www.pge.com/en_US/residential/save-energy-money/help-paying-your-bill/longer-term-assistance/care/care.page?WT.mc_id=Vanity_carefera

On December 2, 2022, EBCE issued a request for offers (RFO) seeking proposals for 1.6 megawatts of new solar paired with battery energy storage. The solar could be located all in one city or distributed among the three cities. Four developers have shown interest in the program, but only one has approached the cities to discuss specifics.

Prologis, a major corporation that owns warehouse and distribution facilities around the world, will likely propose one project in each of the three cities that will cumulatively equal 1.6 megawatts. Each project would be paired with battery storage sufficient to provide approximately four hours of power. Prologis is currently considering three potential projects in Hayward (see table below), but would most likely only develop one.

Location	Size	Estimated Generation (KWh per year)	# of Low-Income Customers (No Allocation to City Facilities)	# of Low-Income Customers (City Facilities Receive 25% of Output)
___ W. Winton Ave.	600 kW	1,508,472	173	130
___ Cabot Blvd.	560 kW	1,407,907	161	121
___ Lincoln Ave.	480 kW	1,206,778	138	104

The program, as designed by the CPUC, allows the sponsor to receive up to 25% of the electricity generated. If the City elects to receive the allocation, it would also receive a 20% bill discount on the enrolled account(s). Staff is seeking direction from the Committee as to whether to allocate a portion of the solar generation to City facilities instead to allocating all to low-income customers.

Approximately 30% of all residential customers in Hayward are enrolled in a low-income discount program and that percentage is estimated to be even higher in the eligible census tracts. Of the estimated 1,650 qualifying households in the eligible census tracts, about 10% would need to enroll to utilize the solar generation from the largest project that is proposed for Hayward. Given the significant discount available to customers, staff anticipates there will be sufficient interest to enroll the required number of customers.

ECONOMIC IMPACT

While most Hayward customers are enrolled in Renewable 100, customers on income or medical-related discounts are enrolled in Bright Choice. Bright Choice rates are set at 3% less than PG&E rates. Customers enrolled in the CARE or FERA low-income discount programs receive a 18 to 20% discount on their bill. Customers who enroll in the community solar program would receive an additional 20% discount for a total discount of approximately 40%.

As for the development of the solar and storage project, EBCE is committed to creating community benefits, which includes engaging a skilled and trained workforce. Workforce development and job training (e.g., local hiring and targeted hiring) are a requirement of the CSGT program. EBCE's RFO requires the submittal of a workforce development plan.

FISCAL IMPACT

Hayward's participation as a sponsor in EBCE's Community Solar program would have no impact to the City's General Fund or other funds other than staff time from existing budgeted positions. If the City were to take an allocation of 25% of the solar output as allowed by the program, the 20% discount to the City, depending on the specific account(s) enrolled, may be worth up to approximately \$100,000 per year.

STRATEGIC ROADMAP

This agenda item relates to the Strategic Priority of *Confront Climate Crisis and Champion Environmental Justice*. Specifically, this agenda item relates to the implementation of the following project:

Project C9: Work with EBCE to transition citywide electricity use to 100% carbon-free

SUSTAINABILITY FEATURES

Community choice energy was identified in the City's Climate Action Plan as the program with the greatest potential to reduce community wide GHG emissions. In 2018, Hayward's participation in EBCE resulted in the 20% GHG reduction goal for 2020 being met two years early. In 2019, due in large part to EBCE, Hayward's emissions were 25.7% lower than the 2005 baseline. However, in 2021, the carbon content for Bright Choice increased significantly while PG&E increased their GHG free portion of their product to 93%. Given that the eligible customers are enrolled in the Bright Choice electricity product and that City facilities are already enrolled in Renewable 100, maximizing the number of enrolled customers would also maximize the greenhouse gas emissions reduction attributed to the program.

PUBLIC CONTACT

No public contact was made for this agenda item.

NEXT STEPS

Upon a recommendation from the CIC, staff will present the item to the full Council tentatively scheduled for February 21, 2023. Project proposals are due to EBCE on March 2, 2023. Once the developer and specific projects are chosen, then EBCE, the City and the developer will begin outreach for enrollment as well as design and construction of the projects.

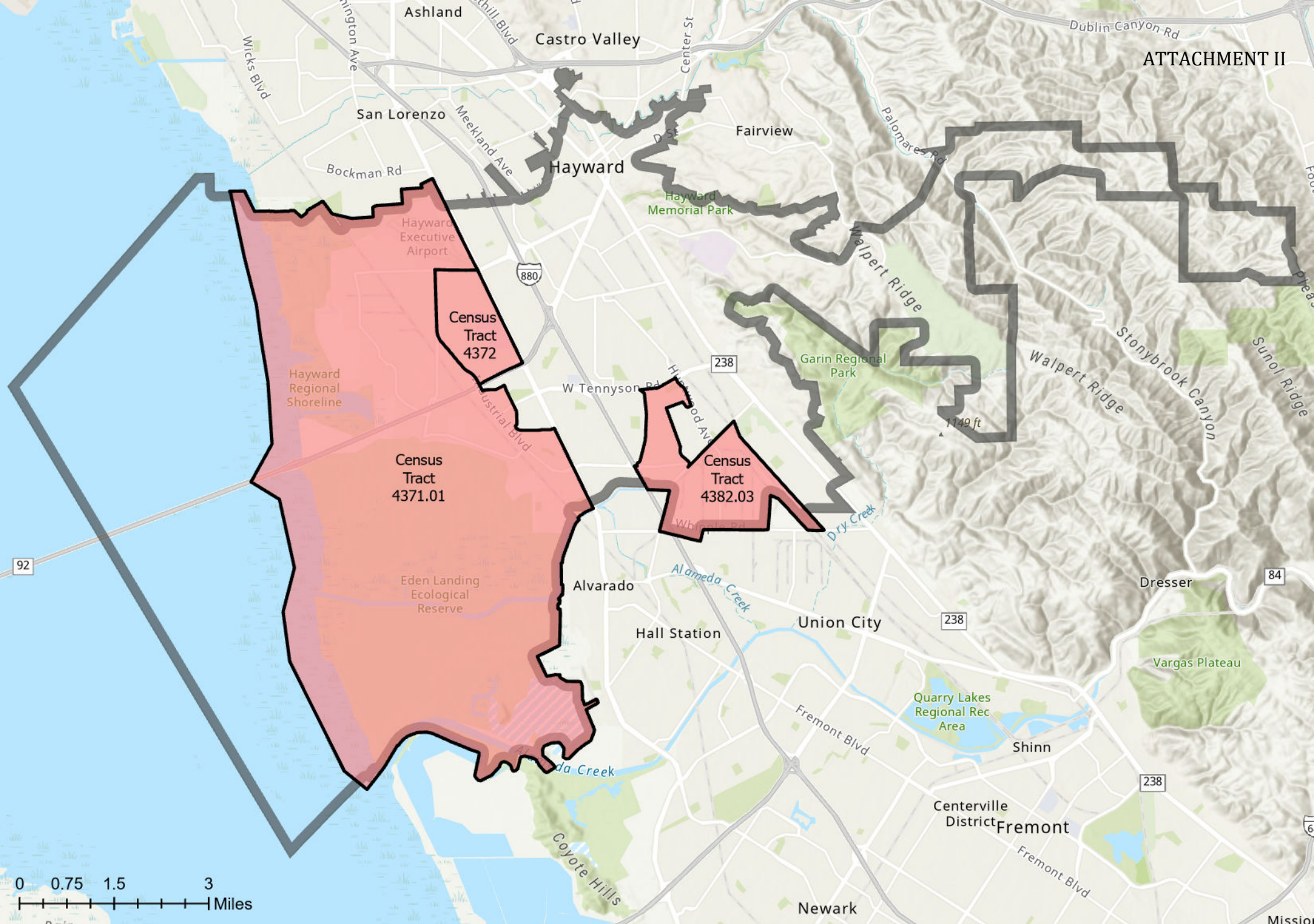
Prepared by: Erik Pearson, Environmental Services Manager

Recommended by: Alex Ameri, Director of Public Works

Approved by:

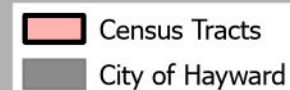
A handwritten signature in black ink, appearing to read 'Kelly McAdoo', with a long horizontal flourish extending to the right.

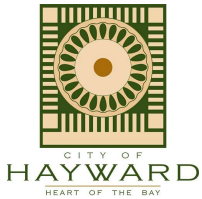
Kelly McAdoo, City Manager



Hayward Disadvantaged Communities

Data source: CalEnviroScreen 3.0





CITY OF HAYWARD

Hayward City Hall
777 B Street
Hayward, CA 94541
www.Hayward-CA.gov

File #: ACT 23-005

DATE: January 25, 2023

TO: Council Infrastructure Committee

FROM: Director of Public Works

SUBJECT

Proposed 2023 Agenda Planning Calendar: Review and Comment

RECOMMENDATION

That the Council Infrastructure Committee (CIC) reviews and comments on this report.

SUMMARY

The proposed 2023 agenda planning calendar contains planned agenda topics for the Committee meetings for the CIC's consideration. This agenda item is included in every Council Infrastructure Committee agenda and reflects any modifications to the planning calendar, including additions, rescheduled items, and/or cancelled items.

ATTACHMENTS

Attachment I Staff Report



DATE: January 25, 2023

TO: Council Infrastructure Committee

FROM: Director of Public Works

SUBJECT: Proposed 2023 Agenda Planning Calendar: Review and Comment

RECOMMENDATION

That the Council Infrastructure Committee (CIC) reviews and comments on this report.

SUMMARY

The proposed 2023 agenda planning calendar contains planned agenda topics for the Committee meetings for the CIC's consideration. This agenda item is included in every Council Infrastructure Committee agenda and reflects any modifications to the planning calendar, including additions, rescheduled items, and/or cancelled items.

DISCUSSION

The proposed 2023 agenda planning calendar contains planned agenda topics for several future Council Infrastructure Committee meetings for the Committee's consideration. This agenda item is included in every Council Infrastructure Committee agenda and reflects any modifications to the planning calendar, including additions, rescheduled items, and/or cancelled items.

Underlined – Staff recommends item to be added to Approved Agenda Planning Calendar

~~Strikeout~~ - Staff recommends item to be removed or scheduled from previously Approved Planning Calendar.

FY 2023
April 26, 2023
1. Review and Approve the Meeting Minutes from January 25, 2023
2. <u>Review and Comment on the Local Road Safety Plan (LRSP) (PW&U)</u>
3. <u>Review and Comment on the Micro-mobility Study (PW&U)</u>
4. Review and Comment on the Long-Range Planning for the Sewer System Upgrades 2022 – 2031 (2 of 4) (PW&U)
5. <u>Review of Recommended Capital Improvement Program for FY24 – FY33 (PW&U)</u>

6. Review and Approve the 2023 Agenda Planning Calendar
7. CIP Oral Update
July 26, 2023
1. Review and Approve the Meeting Minutes from April 26, 2023
2. Review and Comment on the Long-Range Planning for the Sewer System Upgrades 2022 – 2031 (1 of 4) (PW&U)
3. Receive the Final Report on the Completed Fire Station 6 & Training Center Construction Project (PW&U/Fire)
4. Review and Approve the 2023 Agenda Planning Calendar
5. CIP Oral Update
October 25, 2023
1. Review and Approve the Meeting Minutes from July 26, 2023
2. Review and Comment on the Implementation of Solar Projects from the July 26, 2023 CIC Session (PW&U)
3. Work Session: Planned Implementation for Equity in Distribution of Services (PW&U)
4. Review and Comment on the Long-Range Planning for the Sewer System Upgrades 2022 – 2031 (2 of 4) (PW&U)
5. Receive Update on the Clawiter/92 Interchange Project (PW&U)
6. Receive Update on the Winton/A Street Interchange Project (PW&U)
Receive Final Report on the completed Mission Blvd. Phase 3 Project (PW&U)
7. Review and Approve the 2023 Agenda Planning Calendar
8. CIP Oral Update
Unscheduled and/or Future Topics
1. Receive Final Report on the completed Mission Blvd. Phase 3 Project (PW&U)
2. Receive Update on New CIP Project: Corporation Yard and Potential Funding Options (PW&U/FIN)
3. Raja Indian Cuisine – New Ground Lease for Property at 1275 West Winton Avenue

NEXT STEPS

Upon consideration and approval by CIC, staff will schedule items accordingly for future meetings.

Prepared by: Kathy Garcia, Deputy Director of Public Works

Recommended by: Alex Ameri, Director of Public Works

Approved by:



Kelly McAdoo, City Manager