

**CAPITAL FACILITIES COMMITTEE ZOOM MEETING
SUMMARY NOTES
Thursday, December 10, 2020**

1. **Call to Order** – The meeting was called to order at 1:18 p.m.
2. **Roll Call:** Committee Members Present: Mayor Claudia Bill-de la Peña and Councilmember Ed Jones. Also present: City Manager Andrew Powers, City Attorney Tracy Noonan, Assistant City Manager Ingrid Hardy, Deputy City Manager Gary Rogers, Finance Director Jaime Boscarino, Public Works Director Clifford Finley, Deputy Public Works Director/City Engineer Nader Heydari, Deputy Finance Director Carrie Matson, Facilities Manager Liz Perez, Interim Engineering Division Manager Shamir Shahamiri, and Interim Office Supervisor Ester Marcelino

Conejo Recreation and Park District: General Manager Jim Friedl and Assistant General Manager Tom Hare

Public: None.

3. **Public Comments:** None.
4. **Teen Center Expansion – Presented by Finance Director Jaime Boscarino and CRPD’s Tom Hare**

Jaime Boscarino from the Finance Department provided background information of the project: The proposed expansion into the extra space to the west of the teen center was originally envisioned as a full-sized indoor gym expansion, but was put on hold over a long period of time during the great recession. During the current budget cycle, the City and CRPD changed the scope of work from a full-sized gym to doing an interactive hardscape and outdoor activity area, and interior renovation primarily on the outdated bathrooms for both the Teen and Senior Center. The project was included in the CIP budget, and based on City grant to CRPD, design was completed by CRPD in June 2020, but construction was put on hold to determine impacts of Covid on the economy and City revenues. Based on the City’s strong FY 2019-20 General Fund results and CRPD’s determination, the current closure of both the Teen and Senior Centers and the City’s good financial standing provide a good time to resume the construction project.

Tom Hare from CRPD shared the \$2.7M grant-funded project's concept plans and added more information on the project. The project highlights a community backyard with great amenities such as a multi-use court which may also be used for other outdoor activities, shaded stage area with movable, flexible seats, alternative gaming area, barbecue and kitchen table areas, among other things, and major interior renovation of both facilities' storage and kitchen areas, and restrooms. The project design is complete and will be presented to City Council in early spring of 2021 to request authorization to go out to bid, award the construction contract in early summer, and be open for use in early 2022. This project is going to City Council to request authorization for the construction grant agreement in early spring 2021.

Jim Friedl recommended resuming the construction at the earliest time possible so the project will be completed as close as possible to the reopening of both facilities.

5. CI 5265 MSC Solar Canopy – Presented by Nader Heydari

A short project background was provided: original MSC Facility construction in 1993, MSC Expansion in 2013 – due to grant funding challenges, solar carports were not constructed; in 2017, the project was put out to bid for a complex structure using traditional design, bid, and build procurement process – however bid prices were high. In 2020, the project design was simplified, additional grant funding was obtained, and single contract procurement method (design and construction) was utilized, which allowed for better value in pricing. Conceptual plans were shared to provide a better understanding of the project.

The Request for Proposals was issued in July 2020, and staff received five proposals ranging between \$1.4 M and \$1.6 M. Based on numerous factors, SitelogIQ was selected.

Total Estimated Project Costs is \$1,756,174 with \$1,221,000 grant funds covering most of it. The project will yield \$3,319,065 in electric bill savings overtime in 25 years.

The project has the following benefits and features:

- Renewable energy to offset 100 percent of MSC and CNG Energy Use
- 358 kW (DC) system size & 628,000 kWh annual energy generation (est)



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- Uses Net Energy Metering (NEM) Aggregation arrangement with SCE
- Simplified Procurement method - single point of responsibility
- 6.3 Year payback period for City funds
- 14' height of structures (to accommodate buses)
- All steels, panels, and invertors will be 100 percent American made (Buy America)
- Project will be painted to match the "look" of adjacent buildings

Award of contract will be presented to City Council on December 15th, start design and engineering in 2021, construction to start in spring 2021, and completed in fall 2021.

6. COMMITTEE MEMBER COMMENTS

Both projects were presented before the Committee for information before these are brought to City Council meetings: The MSC Solar Canopy as a public hearing item on December 15, 2020 and the Teen Center Expansion in early spring 2021.

Both Mayor Bill-de la Pena and Councilmember Jones indicated they were pleased with the reports.

7. Next Meeting Date: To be determined

8. Adjournment: The meeting was adjourned at 1:43 p.m.

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