



## **INFRASTRUCTURE COMMITTEE**

### **REGULAR MEETING**

Wednesday, May 30, 2018 - 10:00 am to 12:00 pm  
2850 Burton Drive Cambria CA 93428

### **AGENDA**

- A. CALL TO ORDER
- B. ESTABLISH QUORUM
- C. CHAIRMAN'S REPORT

#### **1. PUBLIC COMMENT**

Members of the public may now address the Committee on any item of interest within the jurisdiction of the Committee but not on its agenda today. In compliance with the Brown Act, the Committee cannot discuss or act on items not on the agenda. Each speaker has up to three minutes. Speaker slips (available at the entry) should be submitted to the District Clerk.

#### **2. CONSENT AGENDA**

- A. Consideration to Approve the April 19, 2018 Regular Meeting Minutes

#### **3. REGULAR BUSINESS**

- A. Brent Patera from PG&E Will Provide a Presentation to the Committee
- B. Discussion and Consideration to Establish Regular Meeting Dates, Times, and a Maximum Meeting Length

#### **4. FUTURE AGENDA ITEMS**

#### **5. ADJOURN**



## INFRASTRUCTURE COMMITTEE

### REGULAR MEETING

Thursday, April 19, 2018 - 10:00 AM  
2850 Burton Drive Cambria CA 93428

### MINUTES

#### A. CALL TO ORDER

Chairman Bahringer called the meeting to order at 10:02 a.m.

#### B. ESTABLISH QUORUM

A quorum was established.

Committee members present: Jim Bahringer, Karen Dean, Harry Farmer, Muril Clift, and Mike Lyons

Staff present: General Manager Jerry Gruber, District Engineer Bob Gresens, Wastewater Systems Supervisor John Allchin and Confidential Administrative Assistant Haley Dodson

#### C. CHAIRMAN'S REPORT

Chairman Bahringer stated there is no chairman's report, but he'd like everyone attending to introduce themselves. Introductions were made.

#### 1. PUBLIC COMMENT

Public Comment:  
John Martinez

Vice Chair Dean stated the Cambrian has a list of public meetings in the Cambrian, but she didn't see the Infrastructure Committee meeting listed.

Chairman Bahringer asked Haley Dodson to notify the Cambrian about upcoming Infrastructure meetings. Haley Dodson agreed.

#### 2. REGULAR BUSINESS

- A. Consideration to Approve the April 10, 2018 Regular Meeting Minutes

Committee Member Clift stated that under Regular Business item 2.A., it states the committee defined a scope of work, but he doesn't remember the committee defining this.

Chairman Bahringer agreed and asked that the paragraph be removed.

Committee Member Clift moved to approve the amended minutes.

Vice Chair Dean seconded the motion.

Motion Approved Unanimously: 5-Ayes, 0-Nays, 0-Absent

#### B. Discussion and Consideration Regarding the Wastewater CIP List

Chairman Bahringer introduced the item and asked General Manager Jerry Gruber to give a brief update on this item.

General Manager Jerry Gruber introduced the Wastewater CIP list and gave a brief summary of the evolution of the standing committee.

District Engineer Bob Gresens provided the committee with a brief summary of the Wastewater CIP list.

The committee asked Bob Gresens questions relating to the Wastewater CIP list.

Public Comment:

John Martinez

Paul Reichart

Vice Chair Dean said it would be beneficial if John Allchin provided a tour of the Wastewater Treatment Plant, so the committee can understand the projects on the Wastewater CIP list.

General Manager Jerry Gruber agreed and suggested they do one tour of the Wastewater Treatment Plant with John Allchin.

Chairman Bahringer suggested having the tour about an hour before the next meeting.

Chairman Bahringer suggested having the phoenix plan as a future agenda item.

Wastewater Supervisor John Allchin provided the committee with a brief summary on outdated equipment and items that need to be addressed at the Wastewater Treatment Plant.

Public Comment:

Paul Reichart

Chairman Bahringer suggested the committee recommend staff solve item # 1A, 1B, and 1C on the Wastewater CIP list, and if PGE is the selected vendor to partner with, the committee authorizes them to do so. He also suggests reformatting the CIP list, as discussed. The committee agreed.

Chairman Bahringer suggested a PGE representative attend a future meeting to discuss the electrical power breaker. The committee agreed.

C. Discussion and Consideration to Establish Regular Meeting Dates & Times Limited to 2 Hours

Chairman Bahringer suggested meeting monthly early on and then quarterly. The committee agreed.

D. Discussion and Consideration of the Measure of Success and the End Date of the Committee

Chairman Bahringer suggested this item be deferred to another meeting. The committee agreed.

**3. FUTURE AGENDA ITEMS**

Chairman Bahringer suggested the following items on the next meeting agenda:

1. PG&E attend the Infrastructure committee
2. Tour the Wastewater Treatment Plant
3. Discuss Regular meeting dates and times

Committee Member Muril Clift left the meeting at 11:52 a.m.

Chairman Bahringer stated the next chairman's report will include a synopsis of depreciation schedules and discussion from today's meeting, and Vice Chair Dean will review it.

Vice Chair Dean asked if Paul Reichart's list (attached) was completed projects?

Paul Reichart answered said yes.

The Committee agreed to hold the next meeting on May 30, 2018 from 10:00 a.m. to 12:00 p.m. with the Wastewater Treatment Plant tour starting at 9:00 a.m.

**4. ADJOURN**

Chairman Bahringer adjourned the meeting at 11:55 a.m.

6/13 - 12/14

CCTV Phase 1

Raised Manhole Project

Woods Dr Survey Sewer Repair

Fern Canyon Sewer Repair

Avon Creek Sewer Repair

Dover Court Sewer Repair

West Street Sewer Repair

San Simeon Creek Hydrology Survey

Flag Lot outfall line

Fern Canyon Culvert Repair

San Simeon Creek Well Profiler survey

LS B Re pump

LS B Controller

LS 9 Re pump

LS A1 Re pump

WWTF Blower improvements

Spray Field Boundary feasibility

Aeration Basin Improvements

Financial Partnering PG&E

WWTF Clarifier repairs Con Ad

San Simeon Creek Well locations

6/17

Brine Pond Survey and Drainage Improvements

San Simeon State Park Waterline Survey



Together, Building  
a Better California

Customer Energy Solutions  
245 Market Street  
San Francisco, CA 94105

## SUSTAINABLE SOLUTIONS TURNKEY (SST) PROGRAM

### PROGRAM GOAL

PG&E has developed the SST Program to assist selected customers in completing comprehensive and integrated energy projects through a fully managed design-build implementation process. Projects are developed to reduce a customer's utility consumption (electricity, gas & water), operating costs and carbon footprint through an appropriate combination of efficiency, demand management and on-site generation measures. Savings generated from the measures will be used to fund project costs.

### QUALIFICATIONS

The program is focused on larger customers with greater than \$1 Million in combined annual utility costs and/or a minimum of \$750,000 in energy-related capital project opportunities. Candidate customers should confirm acceptance of design-build construction as a delivery method and complete a preliminary review of both CA Government Code 4217.10 – 4217.18 and PG&E's standard Master Services Agreement.

### PROGRAM OUTLINE

The SST Program has a defined process designed to establish a rigorous evaluation of customer opportunities while providing both the customer and PG&E with clear decision points and "off ramps" at each project milestone. Initial assessments and project development are provided at no cost (NC) to the customer. Subsequent design, construction, PM/CM and post-project services will be paid by the customer (C) according to detailed specifications, scopes of work, schedules of values and firm, "not to exceed" cost proposals. While the customer will be expected to pay for services provided, all SST projects are designed to pay for themselves from the cost savings generated from the implemented measures. A summary of the process is provided as follows:

**Project Qualification (NC):** Through a preliminary review of the customer's facilities and utility expenses, PG&E will determine the availability of qualifying energy-related projects. Concurrently, the customer will confirm the viability of design-build construction and at least a preliminary level of comfort with CA GC 4217 and PG&E's Master Services Agreement.

**Feasibility Assessment (NC):** In collaboration with the customer, PG&E will conduct a Feasibility Assessment to determine the viability of an SST project. This work will include a review of utility bills, a survey of customer facilities, systems and methods of operation and a preliminary economic analysis. The findings of the assessment will be detailed in a Feasibility Report which will identify potential energy/water-saving measures with engineering estimates for utility savings, cost savings, incentives, construction costs and potential funding options.

**Investment Grade Assessment (C):** Candidate measures from the Feasibility Assessment that are mutually approved will be further evaluated for implementation in the Investment Grade Assessment (IGA). The IGA work effort will include additional site visits to assess equipment/systems, set data loggers and fully

characterize methods of operation for all systems and environments. Solutions for each measure will be fully developed including specifications, detailed scopes of work and ~ 50% design documents. Contractor packages will be developed and a “best-value” RFP will be conducted with qualified installation contractors to ensure competitively sourced construction costs. The findings will be provided in the IGA Report containing a detailed description of each measure, supporting documentation for all utility and engineering calculations and detailed financial analysis including savings, incentives, construction cost and models for ROI, Cash Flow, SIR and Total Life-Cycle Cost (TLCC). Funding and/or financing options will be evaluated and presented to the customer for consideration. The IGA Report will also include a firm, fixed “not to exceed” proposal for implementation accompanied by detailed open-book accounting of all costs and mark-ups, an estimated implementation schedule and a preliminary schedule of values.

**Project Implementation (C):** Design-Build construction of all measures selected by the customer for implementation. PG&E will provide all construction and related services to complete the project including final design, drawings and specifications, submittals/approval, permitting, PM/CM, testing, manuals and operator training.

**Commissioning, Acceptance and Incentives (C):** PG&E will complete all post-construction tasks required for project close-out and customer acceptance including commissioning of all equipment and/or systems, “as-built” drawings and all associated documentation. PG&E will complete the measurement and verification (M&V) for each measure as appropriate and will complete final coordination of all related incentives to ensure timely payment is received from the utility.

### **FUNDING AND FINANCING**

All SST projects are developed to pay for themselves entirely from the generated savings. SST projects may be funded from any combination of sources, including customer budgets, low-interest energy efficiency loans and/or 3<sup>rd</sup>-Party project financing. PG&E will provide all supporting calculations, applications and project packages to assist the customer in coordinating and securing the best possible funding solution for the project, including conducting competitive solicitations from qualified 3<sup>rd</sup> party financiers.

### **PROJECT APPROVAL AND COMMUNICATION**

By design, the SST process supports the series of approvals that are required before any project can be implemented. PG&E collaborates with the customer to develop strategies and materials for each stage of approval to ensure the project is thoroughly and accurately represented to staff, management and the Board or Council. As appropriate for each customer, this work includes staff reports, supporting documentation, presentation materials and attendance at the associated meetings. Finally, a communication plan will be developed in conjunction with the customer to maximize the value and impact of the successful project.