

**ENGINEERING AND INFORMATION TECHNOLOGY  
COMMITTEE MEETING SUMMARY MINUTES  
Wednesday, February 20, 2019  
4:15 p.m.**

**ATTENDANCE**

Directors: Aziz Akbari (Chair), James Gunther  
Staff: Robert Shaver, Ed Stevenson, Juni Rotter, Sean O'Reilly

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**DISCUSSION TOPICS**

1. Update on New Developments: Juni Rotter, Development Services Supervisor, and Sean O'Reilly, Development Services Engineer, provided an update on active development projects within the District's service area.

Ms. Rotter provided a brief overview of the areas within Fremont, Newark, and Union City having the highest level of development activity, specifically the City of Fremont's Warm Springs/South Fremont Transit-Oriented Development (TOD) Area and the City of Newark's Dumbarton Transit-Oriented Development (TOD) Area. Both project areas represent a significant number of future service connections to the distribution system.

Mr. O'Reilly provided additional information related to two current City of Union City development projects: Tract 8344 – Monarch at Soares Ranch and Tract 7728 – Turk Island.

- Tract 8344 – Monarch at Soares Ranch is a 63-unit multi-family dwelling development project located on the south side of Alvarado Niles Boulevard, across from Western Avenue and between Interstate 880 and Decoto Road. Mr. O'Reilly described elements of the District's review process related to new development water system design and construction and discussed challenges encountered on this and other higher-density projects related to regulatory clearance requirements and providing a well-gridded looped water system. Construction of the new water system at Monarch at Soares Ranch has been completed with water meters installed to approximately half of the 63 units.
- Tract 7728 – Turk Island is a proposed 33-unit single-family development project located at the northwest corner of Carmel Way and Westport Way, and adjacent to the 47-acre Turk Island landfill site and Union City's Sea Breeze Park. The Project site is formerly part of the Turk Island landfill (Parcel 'C' of Turk Island Landfill) and is currently undergoing refuse removal and remediation. Mr. O'Reilly explained the project review process to date, including California Environmental Quality Act comments provided by the District in 2008 and 2018 which addressed, among other issues, requirements related to providing a well-gridded looped water system to provide adequate redundancy and service reliability to future District customers within the tract. Staff have been working with the developer and the developer's engineer on the distribution system layout to provide for a well-gridded, looped system.

Ms. Rotter and Mr. O'Reilly responded to questions from Directors Akbari and Gunther.

2. Clean Energy Plan Review: Sean O'Reilly, Development Services Engineer, provided a brief update on staff's review of the District's clean energy planning. Mr. O'Reilly explained that the District's current planning is based upon the comprehensive alternatives analysis and recommendations presented to the Board in 2016. As part of the District's current review and update of the Capital Improvement Plan (CIP), and in preparation of the Board workshop on energy in April, staff is working to review that planning.

Staff is working with an energy consultant to review the District's 2016 Clean Energy Alternatives Plan. The consultant will review major assumptions made in the 2016 plan, including feasibility issues and financials, and will recommend enhancements to the plan based upon current technology and market conditions. The consultant will review industry trends in energy costs (e.g., anticipated future energy rates) and the status of incentive programs (e.g. grants, rebates, and tax incentives) for the previously reviewed clean energy alternatives (e.g., solar, wind, fuel cell, hydroelectric/turbine). Battery storage alternatives will also be included in the review.

The consultant will review the District's energy consumption and the District's planned clean energy implementations and then recommend any enhancements to the 2016 clean energy alternatives analysis and planned CIP projects. Staff plans to continue to update the Committee as the analysis progresses.

Mr. O'Reilly responded to questions from Directors Akbari and Gunther.

3. Update on Rubber Dam No. 3 Fishway and Fabric Replacement Project: Ed Stevenson, Manager of Engineering and Technology Services, began his project update by showing a time-lapse video of the new rubber dam being inflated and deflated under relatively high flow conditions in Alameda Creek as part of ongoing acceptance testing of the new facility.

Mr. Stevenson informed the Committee that current contract end date (December 28, 2018) has now passed and the contractor continues required testing as defined in the construction contract. The contractor continues to make progress on facility testing which is currently anticipated to continue through mid-March. Staff and the contractor continue discussions related to the basis of the delays and the liquidated damages defined in the contract.

Staff continues to negotiate certain contract change order costs with the contractor and is finalizing the third change order for the project. This change order includes 11 additional cost items, primarily minor design changes or extra work resulting from conditions in the field. Staff anticipates bringing this change order to the Board at the March Board meeting.

Mr. Stevenson responded to questions from Directors Akbari and Gunther.

4. Public Comments: There were no comments.

## **RECOMMENDATIONS**

Topics discussed by the Committee were informational only, and no recommendations are being made.