

**INFORME DEL PERSONAL****Ayuntamiento**

Fecha de la reunión: 13/10/2020

Número del informe de personal: 20-228-CC

Negocio regular: Considere qué ciudad solicitó trabajo para acompañar la oferta de Facebook de reconstruir las instalaciones comunitarias ubicadas en la 100-110 Terminal Ave.

Recomendación

El personal recomienda al Ayuntamiento:

- Identificar qué elementos de trabajo solicitados por la Ciudad de la hoja de términos se incorporarán en el diseño del proyecto para el Campus Comunitario de Menlo Park (MPCC, por sus siglas en inglés) ubicado en 100 Terminal Ave. (Anexo A)
- Proporcionar orientación sobre las fuentes de financiamiento/estrategias para el trabajo solicitado por la Ciudad.
- Autorizar el reembolso de las tarifas de diseño hasta un máximo de \$ 500.000 para el trabajo a través de aprobaciones de proyectos actualmente previstas en enero de 2021.

Asunto de la política

Esta generosa oferta para construir una nueva instalación pública en el vecindario de Belle Haven brinda una oportunidad emocionante para la comunidad para las generaciones venideras. En múltiples ocasiones durante los últimos nueve meses, el Ayuntamiento ha establecido este proyecto como una de las principales prioridades de la Ciudad, más recientemente el 18 de agosto.

Antecedentes

En octubre de 2019, Facebook anunció su intención de colaborar con la comunidad y la ciudad para construir un nuevo centro comunitario multigeneracional y una biblioteca en el sitio del actual Centro Comunitario Onetta Harris (OHCC, por sus siglas en inglés), Centro para Adultos Mayores de Menlo Park y Centro Juvenil de Belle Haven ubicados en 100-110 Terminal Ave. El 28 de enero, el Ayuntamiento aprobó una resolución de intención de colaborar con Facebook y aceptar la oferta (Adjuntos C y D).

El pasado 15 de septiembre, el Ayuntamiento aprobó la hoja de términos (Anexo E), el diseño conceptual y el proceso de revisión del proyecto. Además, el Ayuntamiento proporcionó instrucciones para explorar la posibilidad de agregar la piscina a la lista de servicios comunitarios, seguir el diseño que demuele la piscina existente, agregar una instalación segura para bicicletas y explorar una instalación libre de combustibles fósiles.

La información relacionada con el proyecto, incluyendo todas las reuniones anteriores, está disponible en la página web mantenida por la Ciudad (Anexo F).

Calendario del proyecto y proceso de revisión

Los pasos restantes son los siguientes:

- 12 de octubre - Sesión de estudio de la Comisión de Planificación
- 13 de octubre - Dirección del Ayuntamiento sobre el trabajo adicional solicitado por la ciudad
- 10 de noviembre - Aprobación del Ayuntamiento del plan final de servicios provisionales
- 7 de diciembre - Audiencia pública de la Comisión de Planificación para hacer una recomendación sobre el proyecto
- 12 de enero de 2021 - Audiencia pública del Ayuntamiento sobre el acuerdo vinculante, el proyecto y la determinación de la Ley de Calidad Ambiental de California (CEQA, por sus siglas en inglés) más la identificación de los fondos para reconstruir la piscina al mismo tiempo que el nuevo edificio y otros trabajos solicitados por la Ciudad

Si el proyecto se aprueba en enero de 2021, esto resultaría en el siguiente cronograma para la finalización del proyecto, asumiendo que este sigue siendo un proyecto de alta prioridad para la Ciudad:

- Junio de 2021 - Cierre de instalaciones
- Julio a agosto de 2021 - Rehabilitación y demolición
- Primavera de 2023 - Reapertura de las instalaciones

Análisis

Hoja de términos - Trabajo solicitado por la ciudad

Según el artículo 3 de la hoja de términos (trabajo solicitado por la Ciudad), la Ciudad es responsable de financiar el trabajo adicional y es responsable de contratar por separado el trabajo adicional, a menos que sea parte integral del diseño del proyecto principal. Los tipos de mejoras que la Ciudad está considerando, detallados en el artículo 3a de la hoja de términos, son los siguientes:

- i. Una nueva piscina y todos los sistemas de apoyo asociados, incluyendo un edificio de equipos mecánicos de piscina,
- ii. Mejorar el edificio para convertirlo en un centro de evacuación de la Cruz Roja (en lugar de un edificio comunitario estándar),
- iii. Implementar energía de respaldo de emergencia (por ejemplo, generador a diésel),
- iv. Instalación de aparcamiento solar,
- v. Seguir el liderazgo en energía y diseño ambiental (LEED, por sus siglas en inglés) platino o equivalente (en lugar de LEED oro),
- vi. Diseñar e instalar una microrred,
- vii. Cancelar la deconstrucción de los edificios existentes (en lugar de demolerlos),
- viii. Reemplazo del reemplazo principal de agua en el sitio,
- ix. Extender una extensión principal de agua reciclada para dar servicio al sitio en el futuro,
- x. Soterramiento de servicios públicos (líneas de comunicación y potencialmente distribución eléctrica)

Además, el personal está buscando opciones para asegurar los derechos para continuar usando las tierras que actualmente son propiedad de PG&E, incluyendo la opción de adquirir el terreno para brindar más certeza para el proyecto y beneficios a largo plazo para la Ciudad.

Las mejoras del proyecto se describen a continuación, resumidas en una tabla (Anexo A) y se muestran en un plano ilustrativo del sitio (Anexo B). De estos puntos, solo el punto viii (reemplazo de la tubería principal de agua) ha sido financiado hasta la fecha. Para facilitar la referencia, la numeración utiliza números arábigos más convencionales en lugar de números romanos en minúscula contenidos en la hoja de términos.

1. Nueva piscina: \$7,4 millones

Esta mejora del proyecto permitiría diseñar y construir una nueva instalación de piscina (bajo contrato separado directamente con la Ciudad) en el mismo cronograma que la construcción del edificio.

Siguiendo las recomendaciones del plan maestro de Belle Haven, la nueva instalación contaría con dos áreas de natación separadas con diferentes temperaturas del agua. Una piscina de competencia de natación apoyaría el waterpolo, el nado sincronizado y otras actividades de rendimiento y entrenamiento. Una piscina de instrucción adyacente con una temperatura del agua más cálida serviría para lecciones de natación, clases de ejercicios, bienestar y actividades recreativas. La instalación también contaría con un área de juegos acuáticos que podría estar separada o integrada como parte de un área de entrada poco profunda a la piscina de instrucción. El proyecto utilizaría los vestidores y se registraría en el nuevo edificio principal del MPCC, pero también incluiría un edificio mecánico de piscina independiente para albergar equipos de piscina y sistemas químicos.

2. Centro de evacuación de la Cruz Roja: \$0,750 millones
Esta mejora del proyecto incluiría modificaciones a los sistemas estructurales y mecánicos requeridos por el código de construcción para permitir que la instalación sea designada y utilizada como un Centro de Evacuación de la Cruz Roja.
3. Energía de respaldo de emergencia (generador a diésel): \$ 0,150 millones
Esta mejora del proyecto propone la compra de un generador móvil de 200 kilovatios. Para garantizar el suministro de energía a la instalación durante un corte de energía prolongado (varios días), se necesitaría un generador de emergencia para alimentar la instalación directamente o recargar un sistema de respaldo de batería de emergencia. El generador móvil podría almacenarse en el sitio o en otra ubicación (por determinar) y solo llevarse al sitio cuando sea necesario.
4. Aparcamientos solares: \$0,750 millones (cada ubicación)
Esta mejora del proyecto construiría instalaciones de paneles solares con toldo en el estacionamiento en dos ubicaciones potenciales en el sitio. La primera ubicación estaría dentro del área de estacionamiento recién construida que cubre aproximadamente 50 espacios de estacionamiento capaces de albergar una matriz solar de 160 kilovatios. La segunda ubicación sería el estacionamiento existente que da servicio a Kelly Park y que también cubre aproximadamente 50 espacios de estacionamiento con una generación de energía similar. Cualquiera de las ubicaciones puede ser "precableada" con un conducto vacío y los sistemas de construcción pueden prepararse para aceptar futuros conjuntos de paneles solares si esta opción no está seleccionada en este momento.
5. Actualización LEED platino: \$0,350 millones
Esta mejora del proyecto propondría actualizar la instalación de una instalación con certificación LEED oro a una instalación con certificación LEED platino. Se adjunta una tarjeta de puntuación LEED (Anexo G) como referencia que indica el camino propuesto por el equipo del proyecto hacia el LEED oro y el LEED platino. El equipo del proyecto ha seguido la orientación proporcionada por la división de sustentabilidad de la Ciudad para identificar los créditos que se alinean con los objetivos generales de la Ciudad en la selección de créditos que se buscan. El elemento de mayor costo individual sería la inclusión de un sistema de paneles solares de 40 kilovatios que ayudaría a lograr este nivel de certificación.

Maximizar la energía solar en la azotea: \$0,250 millones

Más allá de un sistema de techo propuesto de 40 kilovatios necesario para lograr la certificación LEED platino, el equipo del proyecto ha identificado que el techo tiene capacidad para albergar 67 kilovatios adicionales (para un total de 107 kilovatios).

6. Microrred de energía renovable: \$0,60 a \$1,2 millones
Esta mejora del proyecto propondría incluir un sistema de microrredes de energía renovable para maximizar los beneficios de la producción de energía solar en el sitio y también proporcionar energía de emergencia para tiempos variables según el sistema seleccionado. El modelo de energía preliminar

de la instalación sugiere que, en un corte de energía continuo, un sistema de 600 kilovatios-hora (\$600.000) que reserva el 50 por ciento de la capacidad de la batería para emergencias podría proporcionar 12 horas de energía de respaldo a la instalación.

Un sistema de 1.200 kilovatios-hora (\$1,2 millones) que reserve el 50 por ciento de la capacidad de la batería para emergencias podría proporcionar 24 horas de energía de respaldo a la instalación. Al maximizar la energía solar en la azotea y la instalación de un aparcamiento solar, un sistema de 1200 kilovatios-hora podría permitir el suministro continuo de energía para emergencias a partir de energía renovable en el sitio bajo ciertas condiciones; sin embargo, la producción de energía depende en gran medida del clima y la época del año. Otras instalaciones locales de microrredes que requieren suministro de energía de emergencia aún utilizan generadores a diésel como fuente de energía de respaldo. Se incluye un borrador del análisis solar/de microrred del sitio como Anexo H.

7. Deconstrucción de edificios versus demolición: \$0,400 millones
Esta mejora del proyecto propondría deconstruir la instalación como una mejora más allá de la demolición normal. Si bien se espera que la demolición de la instalación logre un 70-80 por ciento de desvío de material del vertedero a través del reciclaje, la deconstrucción iría más allá, identificando materiales que podrían ser recuperados y donados para ser reutilizados en otros proyectos. Las discusiones preliminares indican que puede que no haya suficiente material recuperable para justificar este esfuerzo y que la Ciudad, como propietario del proyecto, no puede aprovechar los beneficios financieros de tales donaciones.
8. Reemplazo de tubería principal de agua: \$0,800 millones
Esta mejora del proyecto reemplazaría la tubería de agua existente que atraviesa el sitio del proyecto desde Terminal Avenue hacia y a través de las vías del ferrocarril hacia el norte. La tubería principal de agua existente en el sitio está cerca del final de su vida útil y podría verse afectada por los esfuerzos de demolición debido a su proximidad a los edificios que se están removiendo. Esta mejora ya ha sido financiada a través del fondo de agua de la Ciudad como parte de la adopción del plan de mejora de capital (CIP, por sus siglas en inglés) del año fiscal 2020-21.
9. Conexión de agua reciclada de la calle Chilco: \$0,414 millones
Esta mejora del proyecto propondría instalar una línea de servicio de agua reciclada (para el futuro servicio de agua reciclada) desde la calle Chilco hasta el sitio del proyecto cruzando las vías del ferrocarril. La utilización de agua reciclada correspondería a la finalización de una instalación de tratamiento de aguas residuales por el Distrito Sanitario de West Bay cerca de Bedwell Bayfront Park y la implementación del sistema. El sitio del proyecto MPCC estaría listo para adaptar el uso de agua reciclada cuando esté disponible.
10. Soterramiento de servicios públicos: \$0,250 millones
Esta mejora del proyecto propondría soterrar ciertos servicios públicos superficiales en el sitio del proyecto. Las líneas de datos y telecomunicaciones que comienzan en la entrada de la instalación en Terminal Avenue que ingresan al sitio y luego cruzan el sitio hasta la entrada de la escuela Beechwood serían soterradas. Las líneas de distribución eléctrica que cruzan el estacionamiento delantero hacia la Escuela Beechwood también serían soterradas. Se mantendría la transmisión eléctrica superficial existente que cruza el sitio.

El logro de todos los puntos enumerados anteriormente, incluida la instalación de energía solar sobre los estacionamientos existentes en Kelly Park, totalizaría \$ 12.664 millones.

Opciones de financiamiento

Medida T Según el cronograma del proyecto, la fuente más probable de financiamiento que estaría disponible de manera oportuna serían los bonos de recreación de la Medida T aprobados por los votantes de Menlo Park en 2001. Hasta la fecha, se han gastado aproximadamente \$24 millones en proyectos y quedan \$14 millones. Los bonos son pagados por todos los propietarios con base en el valor tasado (no de mercado) de las propiedades. Por cada \$1 millón de valor tasado, los propietarios están pagando actualmente aproximadamente \$65 por año hasta el 2040. Para aprovechar los \$14 millones restantes, los propietarios tendrían que pagar \$45 adicionales por año (un total de \$110 por \$1 millón de valor tasado) hasta 2040. Si el Ayuntamiento considerara el uso de los fondos de la Medida T, el Ayuntamiento tendría que tomar esa decisión a más tardar en enero de 2021 porque se necesitan aproximadamente seis meses para acceder a los ingresos de la venta de bonos. La información adicional relacionada con los bonos de la Medida T está disponible a través de un informe del personal del 27 de agosto de 2019 con respecto al refinanciamiento de los bonos (Anexo I.)

Otras opciones de financiamiento

A continuación, se ofrece un resumen de otras posibles opciones de financiación:

- Reservas de fondos generales: La ciudad de Menlo Park tiene reservas por un total de aproximadamente \$42 millones. La gran mayoría están designados para propósitos específicos según varias políticas del Ayuntamiento. El saldo del fondo no asignado se estima en \$2,09 millones.
- Financiamiento del capital del plan de mejora: El Ayuntamiento podría considerar retirar fondos o retrasar la implementación de otros proyectos de capital. El Anexo J proporciona una lista de proyectos con fuentes de fondos elegibles.
- Servicios comunitarios: El 15 de septiembre, el Ayuntamiento proporcionó instrucciones para buscar una actualización de la lista de Servicios Comunitarios para incluir una nueva piscina. El 6 de octubre, el Ayuntamiento creó un subcomité para comenzar a trabajar en la actualización de la lista. Esta opción brinda una oportunidad de financiamiento, pero no en un cronograma que permitiría la construcción simultánea del MPCC y una nueva piscina. Para cumplir con el cronograma, un nuevo proyecto de desarrollo que proponga las comodidades junto con el proyecto debería ser aprobado para enero de 2021.
- Donaciones: de manera similar a la oferta de Facebook, las entidades de la comunidad pueden presentarse para ofrecer donaciones para ayudar con la financiación del proyecto en general.
- Subvenciones: el personal siempre está buscando oportunidades de subvenciones elegibles. Si se presenta alguna oportunidad en los próximos meses que pueda cumplir con el cronograma del proyecto, el personal la presentará.

Reembolso de costos de diseño

Para mantener el cronograma del proyecto, Facebook ha solicitado decisiones sobre qué ciudad solicitó el trabajo que se debe incluir en el diseño del proyecto. Facebook estima que el trabajo de diseño para continuar haciendo el proyecto en el diseño del proyecto a través de la aprobación del proyecto en enero de 2021 es de aproximadamente \$476.000. Estos costos de diseño se incluyen en las estimaciones de costos anteriores. Para continuar avanzando en el proyecto y permitir alguna contingencia, el personal recomienda la autorización de una cantidad que no exceda los \$500.000 para reembolso por parte de Facebook como parte del acuerdo vinculante que se espera aprobar en enero de 2021. Facebook está dispuesto a adelantar estos fondos si el Ayuntamiento aprueba una moción que indique su apoyo a este reembolso.

Recomendación

El personal se reunió con el Subcomité del Ayuntamiento compuesto por el Alcalde Taylor y el Concejil Carlton. El subcomité expresó su apoyo general para buscar un diseño que incorpore todas las características enumeradas en el trabajo solicitado por la Ciudad mientras trabaja para identificar los fondos para cubrir los costos de construcción.

El personal está buscando orientación del Ayuntamiento en cuanto a qué opciones de financiamiento buscar con más detalle además de la opción de Servicios Comunitarios, que ya está en marcha. Dependiendo de la indicación del Ayuntamiento, el personal regresará con el plan de financiación como parte de la aprobación del proyecto en enero de 2021 y regresará al Ayuntamiento este año calendario para buscar una indicación más refinada sobre opciones de financiamiento específicas.

Impacto en los recursos de la Ciudad

El personal estima el valor de la oferta en aproximadamente \$40 millones. El 28 de julio, el Ayuntamiento aprobó el presupuesto del CIP para el año fiscal 2020-21, que asignó \$3.850 millones adicionales, más fondos remanentes de \$2.132 millones para un presupuesto total del proyecto de aproximadamente \$5.982 para los compromisos de nivel básico de la Ciudad, incluyendo los servicios provisionales, como se detalla en la Tabla 1.

Tabla 1: Compromiso presupuestario de nivel básico	
Ítem	Presupuesto
Costos blandos (permisos, inspecciones, servicios profesionales)	\$1.027.063
Servicios provisionales	\$1.000.000
Mobiliario, enseres y equipamiento (FF&E)	\$2.432.260
Tiempo del personal	\$372.300
Remoción fotovoltaica	\$350.000
Reemplazo de tubería principal de agua	\$800.000
Total	\$5.981.623

El personal estima que la inclusión de la reconstrucción de la piscina en el proyecto podría requerir aproximadamente \$7,4 millones en fondos adicionales. Otras posibles mejoras del proyecto podrían costar entre \$3.100 y \$ 5.264 millones adicionales.

Revisión ambiental

Esta acción no es un proyecto dentro del significado de las Directrices de la CEQA §§ 15378 y 15061 (b)(3) ya que no resultará en ningún cambio físico directo o indirecto en el medio ambiente. El edificio propuesto es un proyecto bajo CEQA y el personal cree que el proyecto es elegible para una exención de Clase 2 para el reemplazo de instalaciones existentes (§15302). La determinación final de CEQA ocurrirá más adelante en el proceso al momento de la aprobación del proyecto.

Aviso público

El aviso público se logró mediante la publicación de la agenda, con los puntos de la agenda enumerados, al menos 72 horas antes de la reunión. Además, la Ciudad envió notificaciones electrónicas a través de Nextdoor, Facebook y directamente a los suscriptores de actualizaciones por texto y correo electrónico del proyecto desde la página del proyecto (Anexo F).

Anexos

- A. Tabla de resumen del trabajo solicitado por la Ciudad
- B. Plano ilustrativo del sitio que muestra el trabajo solicitado por la Ciudad
- C. Carta de oferta de Facebook, con fecha del 16 de diciembre de 2019
- D. Resolución No. 6537 aprobada el 28 de enero
- E. Hoja de términos aprobada el 15 de septiembre

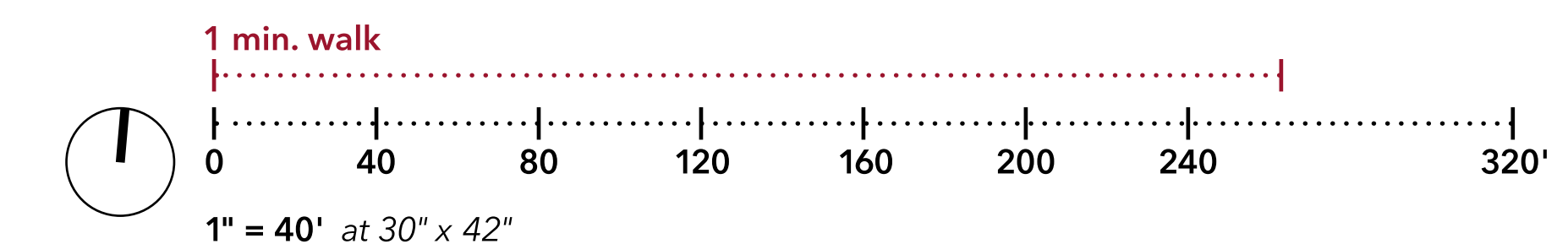
- F. Hipervínculo - página del proyecto: menlopark.org/communitycampus
- G. Registro de logros LEED
- H. Análisis de viabilidad de microrredes
- I. Hipervínculo - Informe del personal del 27 de agosto de 2019:
menlopark.org/DocumentCenter/View/22628/H5---20190827-Approve-GO-Bond-refunding-CC
- J. Resumen del proyecto CIP

Informe elaborado por:
Justin Murphy, administrador delegado de la ciudad

Term Sheet #	Item No. on Exhibit	Description	Cost Estimate (including applicable soft costs)		Explanation of Difference between Low and High Cost Estimate
			Base	Alternate	
i	1	new swimming pool	\$ 7,400,000	\$ 7,400,000	
ii	2	Red Cross Evacuation Center (instead of a standard community building)	\$ 750,000	\$ 750,000	
iii	3	emergency backup power (diesel generator)	\$ 150,000	\$ 150,000	
iv	4A, 4B	installing solar carports to maximize on-site solar generation	\$ 750,000	\$ 1,500,000	Base cost for new parking lot only; Alternate cost includes solar over Kelly Park parking lot
v	5	LEED Platinum (instead of LEED Gold)	\$ 350,000	\$ 350,000	
<i>New</i>	5	Maximize roof top solar beyond LEED	\$ 250,000	\$ 250,000	
vi	6	renewal energy microgrid	\$ 600,000	\$ 1,200,000	Base cost for 12 hour battery back up; Alternate cost for 24 hour battery back up
vii	7	building deconstruction (instead of demolition)	\$ -	\$ 400,000	Project could be bid in Spring 2021 with an option for deconstruction; no design implications
viii	8	water main replacement	\$ -	\$ -	Already funded
ix	9	recycled water connection to Chilco	\$ -	\$ 414,000	Recycled water delivery is at least 5 years out
x	10	undergrounding utilities	\$ 250,000	\$ 250,000	
		Subtotal 2 through 10	\$ 3,100,000	\$ 5,264,000	
		Total	\$ 10,500,000	\$ 12,664,000	



1. A new swimming pool and all associated support systems
2. Upgrading the building to a Red Cross Evacuation Center
3. Deploying emergency backup power (e.g., diesel generator)
4. Installing solar carports
5. Pursuing Leadership in Energy and Environmental Design (LEED) Platinum or equivalent
6. Designing and installing a microgrid
7. Deconstructing the existing buildings (instead of demolishing them)
8. Replacing the On-site water main
9. Extending a recycled water main to serve the site in the future
10. Undergrounding overhead utilities



Overall Illustrative Site Plan

Menlo Park Community Campus, Menlo Park, California

L0.00

December 16, 2019

City Council
City of Menlo Park
701 Laurel St.
Menlo Park, CA 94025

Re: Multi-Generational Community Center and Library in Belle Haven

Dear Mayor Mueller and Honorable Members of the City Council:

On behalf of Facebook, I am honored to submit our proposal to explore funding and the development of a new multi-generational community center and library for Menlo Park's Belle Haven neighborhood. This is an incredibly exciting project that will bring vitality and vibrancy to Belle Haven, and ties back to the long-term vision that we share for our surrounding community.

As you know, we have a long history of partnering with the City – dating back to the 2011 Belle Haven & Willow Business Area Design Charrette that we initiated when we moved to Menlo Park. That was the catalyst for our collaboration with the community to realize our shared goals and create a sense of place. Eight years after making Menlo Park our home, our commitment has not wavered, and we are in a strong position to make this donation.

Today, we are presenting the City an opportunity to continue our work together and move these important efforts forward. The purpose of this letter is to suggest a framework for completing the Belle Haven Senior Center and Onetta Harris Community Center as quickly as possible – a project that we know from listening to residents has been a long-desired wish of the community.

Before getting into the framework, I want to address why we're making this significant philanthropic commitment and clarify that the Community Center should be treated as a standalone endeavor that is not connected to any other Facebook project. By providing updated facilities, our goal is to give residents a welcoming place to gather, celebrate and reinforce the social fabric that makes this neighborhood special.

This is an ambitious undertaking but fortunately, we have a head start. Through the City's development of the Parks and Recreation Facilities Master Plan and Belle Haven Branch Library studies – as well as our own engagement – we have direct input from the community, City staff and City Council. We want to thank Mayor ProTem Cecilia Taylor, whose leadership enabled us to begin working with architect Hart Howerton to develop preliminary space/site plans and a conceptual design for the project. We hope our proposal will go a long way in meeting the City and community's desired goals of redeveloping the existing facilities.

With Facebook's bias for action, we can quickly turn this vision into a reality – and we think it's feasible to do so within 2.5 years. This expedited schedule is contingent upon leveraging existing information and achieving consensus among key stakeholders, including community members, City staff and City leadership.

With the above in mind, we propose that the project proceed in two phases as outlined below:

Phase One – Outreach, Design, Space Programming and Approvals

As mentioned above, we have developed a preliminary space plan and building design concept. As a first step in conjunction with the city, we plan to present the concept and preliminary space plan at a community meeting in Belle Haven in mid-January and at a City Council meeting in late January. These meetings will give the city council, community and stakeholders the opportunity to share initial feedback and discuss the types of activities and programs the community would like to have in the new facility.

In February and March, we will hold additional meetings with the community and operations staff to further define the space needs. In January, we'll provide additional information on the community engagement plan and give specific details on the meetings to be held. We envision the meetings will provide additional data on the types of programs the community would like to see run in the new facilities. Facebook will not decide what programs will be operated in the facility, as that will be for the City to determine.

After those meetings, we will consider all the feedback and work with the architect to further refine the floor plans and building design. The updated design will then be presented to the Planning Commission and City Council for approval in the summer of 2020. While the design will need to be refined through the process outlined above, we plan to study the following:

- New youth facilities and a new senior center;
- Health & fitness facilities (gymnasium);
- Incorporation of the proposed Belle Haven Library program into the facility;
- Renovated amenities near the existing swimming pools, such as new locker rooms and additional areas for picnics and gatherings. At this time, Facebook is not offering to pay for a complete reconstruction of the swimming pools; however, we are willing to work with the City to understand what improvements can be accommodated within the budget for the project. Facebook is open to building new pools if additional funding sources are identified by the City or third parties.
- Improved access to Kelly Park by extending pedestrian access through a breezeway in the new building and by better orienting new communal spaces to the park; and
- Additional amenities, such as a new arrival area and improvements to the parking lot, circulation and drop-off zones.

During this phase, we would also complete the following steps:

1. Gather information to ensure that our proposal will meet Menlo Park's existing zoning and building requirements. To keep the project on track, we intend to design a building to meet the parameters of a categorical exemption to satisfy the environmental review – Class 2 replacement of existing facilities.
2. Conduct due diligence on the site to ensure we understand its condition and whether there is anything that may affect the feasibility of the different redevelopment options or inform the design. This involves understanding the parameters for geotechnical conditions, site easements and location of existing site conditions and utilities.
3. Our team will work with the City Manager and the City Attorney to develop an agreement that documents project development details related to design, construction, financing, operations and maintenance.
4. We anticipate that Facebook would act in the capacity of a master developer and be responsible for design and construction, with the scope of our funding commitment contingent on the outcome of the design process. If there are additional items the City would like to see included that are not a part of the fixed budget, such as replacement of the swimming pool, then those items would need to be funded with contributions from the City.

Our interest in this project is driven in large part by our desire to deliver benefits to the community in a relatively short duration. If this initial phase takes more than 6 months, we will reassess whether the project is feasible under the goals we have outlined in this letter.

Phase Two – Developing Construction Plans & Building

During the second phase, we will finalize the technical requirements of the project, develop plans for construction, submit plans to the City for permit and ultimately demolish the existing facilities and construct the facility.

Details related to construction phasing, timing, community notifications and progress reporting would also be developed during this phase. We optimistically believe that we can complete construction within 18 months after receiving the building permit.

Further Clarifications

1. Facebook is proposing that Hart Howerton be the lead project planner and designer and that the City retain a consultant to help guide requirements.
2. While the site plan that we have developed does allow for some of the existing facilities to remain open during construction, it does add risk to the project schedule, and we would need to ensure the public can safely access facilities given the proximity to the new construction. Facebook's preference would be to relocate all existing programs with the expectations of the requirements to maintain access for Beechwood and the soccer fields.

3. The project is expected to be phased, and Facebook will not be responsible for providing temporary facilities during the construction period.
4. We ask that the City Council designate this project as a priority project and direct staff to prioritize timely project approvals and plan check / permitting reviews. Currently, permits can take up to 8 months after projects are approved, and our request for this project is that permits be issued within 2 months of submittal. This will lead to an expedited completion date and ultimately benefit the residents of Menlo Park.
5. We are also requesting that the City cover all costs related to processing of the project approvals, permitting, plan checking and building department inspections.
6. Facebook is not responsible for developing or funding the activities and programs that will be run from the new facility.
7. The City will be responsible for all ongoing operations and maintenance costs associated with operating the facility. Facebook will, however, assign the City any construction warranties it receives.
8. Formal roles and responsibilities between Facebook and the City will need to be established so expectations and lines of communication are clear for all parties. In order to move quickly, communication will need to be streamlined.

Next Steps

As for immediate next steps, we anticipate working with the community and the City to schedule the community outreach and engagement meetings and, with City Council support, proceeding with the tasks outlined in phase one above.

This project is an exciting opportunity to provide a tremendous neighborhood resource that will serve as a community gathering place in Menlo Park, the place we consider home. Thank you for this opportunity, and we look forward to working closely with you, Menlo Park's Belle Haven residents and City staff on this important initiative.

Sincerely,



John Tenanes

cc: Starla Jerome-Robinson, City Manager
William McClure, City Attorney
Deanna Chow, Interim Community Development Director

RESOLUTION NO. 6537**RESOLUTION OF INTENTION OF THE CITY COUNCIL OF THE CITY OF MENLO PARK TO COLLABORATE WITH FACEBOOK, INC. FOR THE CONSTRUCTION OF A NEW COMMUNITY CENTER AND LIBRARY IN THE BELLE HAVEN NEIGHBORHOOD**

WHEREAS, on December 16, 2019, the City Council of the City of Menlo Park received a proposal from Facebook Inc. proposing to explore funding and development of a new multi-generational community center and library located in Menlo Park's Belle Haven neighborhood, replacing existing community center, senior center, youth center, pool house, and library facilities; and

WHEREAS, the proposal outlines a two-phase project schedule, with Phase One occurring over six months, from January to June 2020, and Phase Two occurring over two years, from July 2020 to July 2022, with a goal of starting construction through demolition of existing facilities in January 2021; and

WHEREAS, the proposal requests that the City Council designate this project as a priority project and direct staff to prioritize timely project approvals and plan check / permitting reviews; and

WHEREAS, Phase One would include obtaining the necessary City approvals for the design of the project and the City and Facebook, Inc. entering into an agreement that documents project development details related to design, construction, financing, operations, and maintenance for the project; and

WHEREAS, Phase Two of the proposal would result in the completion of construction documents, permitting, and construction of the building; and

WHEREAS, the intent of the proposal is to design a building to meet the parameters of a California Environmental Quality Act (CEQA) Class 2 categorical exemption as a replacement of existing facilities; and

WHEREAS, the project is anticipated to receive input from the Library Commission and Parks and Recreation Commission and approvals from the Planning Commission and City Council; and

WHEREAS, a community public engagement plan for the project, a joint effort between Facebook, Inc., City staff, and the City Council ad hoc subcommittee, was presented to the City Council on January 28, 2020, outlining the level of public engagement by project component and the role of City Council advisory bodies and community in the project approval process; and

WHEREAS, the proposal outlines that the City will be responsible for relocating existing programs into temporary facilities for the duration of construction and will be responsible for the future programming of the facility; and

WHEREAS, the proposal outlines that the City will be responsible for all costs related to project approvals, permitting, plan checking and inspections, and for all ongoing operations and maintenance costs of the facility; and

WHEREAS, the City entered into an agreement with Noll and Tam Architects for the design of the Belle Haven branch library; and

WHEREAS, the City intends to revise the scope of work with Noll and Tam Architects for design assistance on the project to provide expertise on programmatic requirements, performance criteria, and act as an Owner's representative, as needed; and

WHEREAS, the City intends to seek funding for the replacement of the Belle Haven pool for inclusion as part of the project; and

WHEREAS, the City will retain the right to name the facility and will develop a process to determine the name of the facility.

NOW, THEREFORE BE IT RESOLVED, that the City of Menlo Park, acting by and through its City Council, having considered and been fully advised in the matter and good cause appearing therefore do hereby declare its intent to collaborate with Facebook Inc. for the construction of a new community center and library in the Belle Haven neighborhood with the following clarifications and actions:

1. Accept the proposal from Facebook, Inc. for the construction of a new community center and library in the Belle Haven neighborhood.
2. Designate the project as a priority project and direct staff to prioritize timely project approvals, plan check and permitting reviews.
3. Direct staff to develop a draft agreement with Facebook, Inc. that documents project development details related to design, construction, financing, operations, and maintenance for the City Council's consideration.
4. Accept the public engagement outline for the project presented to the City Council on January 28, 2020 identifying the level of public engagement the role City Council advisory bodies and the community, as a joint effort with Facebook and led by the City.
5. Revise the scope of work with Noll and Tam for design assistance on the project to provide expertise on programmatic requirements, performance criteria, and act as a subject matter expert, as needed up to the current contract amount of \$160,000.
6. Direct staff to identify a project budget and recommend contracting authority modifications specific to this project for items not included in the offer.
7. Amend the fiscal year 2019-20 budget to merge the Belle Haven Branch Library project and the Belle Haven Youth Center Improvement project into a single Belle Haven community center and library project.
8. Direct staff to seek or identify funding for the replacement of the Belle Haven pool for inclusion as part of the project for the City Council's consideration.
9. Direct City staff and the City Council ad hoc subcommittee to develop a community process, including a timeline, to determine the name of the new multipurpose, multigenerational facility while reflecting history.
10. Direct staff to evaluate and propose specific environmental, sustainability, and resiliency goals for the project in order to understand project cost implications and tradeoffs.

I, Judi A. Herren, City Clerk of Menlo Park, do hereby certify that the above and foregoing City Council Resolution was duly and regularly passed and adopted at a meeting by said City Council on the twenty-eighth day of January, 2020, by the following votes:

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AYES: Carlton, Mueller, Nash, Taylor

NOES: None

ABSENT: None

ABSTAIN: None

RECUSED: Combs

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the Official Seal of said City on this twenty-eighth day of January, 2020.



Judi A. Herren, City Clerk

Menlo Park Community Campus
Term Sheet

Facebook has offered to provide funding and development of a new multi-generational community center, including senior center, youth center and library, for a new community campus in the Belle Haven neighborhood (the "Project"), in accordance with preliminary space plans and building design concept that are subject to final review and approval by the Menlo Park City Council, as generally set forth in Facebook's letter to the City Council dated December 16, 2019. The Project includes the remediation and demolition of all of the existing facilities, including the pool. The following is a summary of the terms to be incorporated into a definitive agreement between Facebook and the City of Menlo Park.

1. Facebook's Obligations

- a. Design, obtain entitlements for, and construct the Project in accordance with mutually agreeable plans (to be attached as an exhibit to the agreement). Facebook will have sole discretion over the means and methods of design and construction including the selection of the architect, engineers, design consultants, general contractor and all subcontractors. The agreement will identify scopes of work and materials outside of the Project (e.g., furnishings, IT equipment, etc.). Facebook will be responsible for unforeseen/unanticipated conditions (subject to its termination right described in Paragraph 6).
- b. Prepare a budget for the Project. If the cost of the Project is projected to exceed the budget, then the City and Facebook will work together to identify modifications to the Project that allow it to fit within the budget.
- c. Pay prevailing wage for all work done on the Project.
- d. Work with the City and the surrounding neighborhood to minimize impacts on the neighborhood during construction.
- e. Assist the City in pursuing CPUC 851 permits/approval for acquisition of, or work within, PG&E parcel(s).
- f. Obtain fixed bids/pricing for City requested work (described in Paragraph 3) to assist City in determining whether to include some or all of such additional work.

2. City's Obligations

- a. Timely process all building permit applications. The City will make a good faith effort to expedite the plan check process with the goal of issuing building permits within two months of submittal of the complete application post-entitlement.
- b. Make good faith efforts to assist Facebook with resolving permitting issues with other public agencies, utilities, and neighboring property owners, if any.
- c. Waive all costs in connection with processing Project approvals, staff time, permits, plan check, and building division inspections, etc.
- d. Waive all applicable development impact fees.
- e. Work with the community to develop and implement a plan to accommodate existing community programs that will be displaced during the construction period. Facebook has no responsibility for interim facilities or programming.
- f. Work with Facebook on closures during the construction phase. During construction, the site will be closed except that access must be maintained to Beechwood School and the sports fields.
- g. Bear all costs in connection with programming, operation, and maintenance of the new facilities. Facebook is not responsible for any ongoing costs.

- h. Bear all costs in connection with acquiring PG&E parcel(s) [fee, easement or license] and obtaining CPUC 851 permits/approval for acquisition of, or work within, PG&E parcel(s).

3. City Requested Work

- a. The City will have the right to propose work in addition to the Project but related to the Project such as the following:
 - i. a new swimming pool and all associated support systems including a pool mechanical equipment building,
 - ii. upgrading the building to a Red Cross Evacuation Center (instead of a standard building),
 - iii. deploying emergency backup power (e.g., diesel generator),
 - iv. installing solar carports to achieve Net Zero Energy,
 - v. pursuing LEED Platinum or equivalent (instead of LEED Gold),
 - vi. designing and installing a microgrid,
 - vii. deconstructing the existing buildings (instead of demolishing them),
 - viii. replacing the on-site water main,
 - ix. extending a recycled water main to serve the site in the future,
 - x. undergrounding utilities (communication and potentially electric distribution lines).
- b. The City will be responsible for all costs of any City requested work.
- c. The City would contract directly with the contractors for any City requested work (except that Facebook will consider contracting for minor ancillary work and/or works that cannot be separated from the main building construction contract). The agreement will include a process for proposing and finalizing City requested work. If the City desires to include any City requested work, Facebook will cooperate and coordinate with the City and at the City's request, Facebook will obtain fixed bids/pricing for City requested work from Facebook's contractors.
- d. As a condition to performing any City requested work, Facebook may require the City to demonstrate that sufficient funds are available to cover the full cost of the City requested work that Facebook is performing.

4. Proposed Schedule

- a. The agreement will include a Project schedule.
- b. Facebook will not be liable for delays. Facebook will, however, make a good faith effort to complete the Project within 24 months of demolition of the existing facility (subject to force majeure including shut downs by government order).

5. Naming Rights

- a. The City will have the right to name the facility. The City will, however, meet and confer with Facebook with respect to the facility's name. The City will not license or otherwise sell naming rights to the facility.

6. Termination; Suspension

- a. Termination Prior to Commencement of Construction: Facebook may terminate the agreement with or without cause before demolition of any existing facilities. If Facebook terminates the agreement without cause, then it will reimburse the City for its out of pocket costs and staff time but no other damages. If Facebook terminates the agreement with cause [to be defined], it will not be liable for any costs incurred or damages sustained by the City.
- b. Termination After Commencement of Construction: Facebook may not terminate the agreement after demolition of the building(s) without cause [to be defined]. If Facebook terminates the agreement without cause or if the City terminates the agreement for cause, the City may complete the Project and Facebook will be responsible for the cost to complete the Project, together with all damages sustained by the City as result of the delays in completing the Project due to such termination. If Facebook terminates the agreement for cause, Facebook will not be liable for completing the Project or for any damages and the City shall determine whether and how to complete the Project.
- c. Upon termination, with or without cause, Facebook will use commercially reasonable efforts to assign all design, construction and other Project related contracts to the City.

7. Indemnification; Warranties

- a. Facebook will indemnify the City from third party claims arising out of construction of the Project (excluding claims attributable to the City's negligence or willful misconduct). Facebook will not, however, be liable for construction defects (see below). The City will indemnify Facebook and its designers from third party claims arising from events occurring after turnover of the site to the City (excluding claims attributable to the indemnitees' negligence or willful misconduct).
- b. The improvements will be delivered "as-is" and Facebook will not be liable for construction defects. The agreement will, however, include a process for identifying punch list items and agreeing on final completion. Facebook will assign all construction warranties to the City and cooperate with the enforcement of those warranties.

This Term Sheet is a non-binding document for discussion purposes only. Neither party is obligated to proceed with the proposed Project unless until the parties enter into a binding agreement setting forth all materials terms, provisions and obligations of the parties.

LEED NC v4 SCORECARD

stök Menlo Park Community Center

IP	Phase				Credit Name	Points Available
	YES	LIKELY	MAYBE	NO		
	1				d Credit Integrative Process - In design phases, achieve synergies between building, energy AND water related systems	1
	1				Totals	1
LOCATION & TRANSPORTATION				16	d Credit LEED for Neighborhood Development Location - Locate within LEED ND certified development site boundary	16
	1				d Credit Sensitive Land Protection - Develop on previously developed land or follow criteria for non - sensitive	1
			2		d Credit High Priority Site - Locate project on infill location in historic district, priority designation or brownfield	2
	2		3		d Credit Surrounding Density & Diverse Uses - Site within 1/4 mile of surrounding density criteria and/or a 1/2 mile of diverse uses	5
	1		4		d Credit Access to Quality Transit - Locate functional entries within 1/4 mile of existing transit or 1/2 mile of planned transit services	5
					d Credit Bicycle Facilities - Provide a bike network and storage areas	1
		1		1	d Credit Reduced Parking Footprint - Don't exceed minimum local code requirements for parking capacity	1
1	5	1	16	Totals	16	

SUSTAINABLE SITES	Phase				Credit Name	Points Available
	REQUIRED	YES	LIKELY	MAYBE		
					c Prereq Construction Activity Pollution Prevention - Implement an erosion control plan, per the EPA CGP v2012	NA
1					d Credit Site Assessment - Complete site survey including: topography, hydrology, climate, vegetation, soils, human use, human health	1
	1	1	1		d Credit Site Development - Protect or Restore Habitat - On-site restoration OR financial support	2
1					d Credit Open Space - Provide outdoor space greater than or equal to 30% of total site area, 25% of which is vegetated	1
	2	1			d Credit Rainwater Management - Manage runoff for at least the 95th percentile of local rainfall events	3
2					d Credit Heat Island Reduction - Meet nonroof and roof criteria OR place a minimum of 75% parking spaces under cover	2
1					d Credit Light Pollution Reduction - Backlight-uplight-glare method or calculation method, exterior luminaires and signage req's	1
5	3	2			Totals	10

WATER	Phase				Credit Name	Points Available
	REQUIRED	YES	LIKELY	MAYBE		
					d Prereq 1 Outdoor Water Use Reduction - Permanent non-irrigated landscape OR reduce water use 30% for peak water month	N/A
					d Prereq 2 Indoor Water Use Reduction - Reduce aggregate water use by 20% for fixtures and fittings	N/A
					d Prereq 3 Building-Level Water Metering - Install permanent water meters that measure potable water use, share data with USGBC	N/A
1			1		d Credit Outdoor Water Use Reduction - Reduce water use no irrigation or reduced irrigation 50% - 100%	2
4	2				d Credit Indoor Water Use Reduction - Reduce fixture and fitting water use by 25% - 50%	6
	1	1			d Credit Cooling Tower Water Use - Conduct a one-time potable water analysis, measure control parameters in Table 1	2
1					d Credit Water Metering - Meters for 2 or more water subsystems: irrigation, indoor plumbing, hot water, boiler, reclaimed water, or other	1
6	3	2			Totals	11

ENERGY & ATMOSPHERE	Phase				Credit Name	Points Available
	REQUIRED	YES	LIKELY	MAYBE		
					c Prereq 1 Fundamental Commissioning and Verification - Commissioning for ASHRAE 0-2005 and 1.1-2007	N/A
					d Prereq 2 Minimum Energy Performance - Whole building energy simulation OR ASHRAE 50% Design Guide OR ABCPG	N/A
					d Prereq 3 Building-Level Energy Metering - Use building-level energy meters or submeters that can aggregate building-level data	N/A
					d Prereq 4 Fundamental Refrigerant Management - Do not use CFC-based refrigerants in HVAC&R systems, or have a phase out plan	N/A
3	3				c Credit Enhanced Commissioning - Implement systems commissioning or monitor-based commissioning	6
10	3	5			d Credit LEED v4.1: Optimize Energy Performance - Whole building energy simulation or follow ASHRAE Advanced Energy Design Guide	18
1					d Credit Advanced Energy Metering - Install advanced energy metering for whole building and individual energy sources	1
			2		c Credit Demand Response - Participate in existing demand response program or provide infrastructure for demand response programs	2
3	2				d Credit LEED v4.1 Renewable Energy - Use on-site or offsite renewable energy to offset green house gas emissions for annual energy use	5
		1			d Credit Enhanced Refrigerant Management - Refrigerants with ODP of 0 and GWP of less than 50 OR calculate refrigerant impact	1
17	9	7			Totals	33

IMPERIAL & NEIGHBORHOODS	Phase				Credit Name	Points Available
	REQUIRED	YES	LIKELY	MAYBE		
					d Prereq Storage and Collection of Recyclables - Dedicated areas for waste collection, collection and storage	N/A
					d Prereq Construction and Demolition Waste Management Planning - Establish C&D waste diversion goals	N/A
3			2		c Credit Building Life-Cycle Impact Reduction - Historic building reuse, renovate blighted buildings OR whole building LCA	5
1	1				c Credit LEED v4.1: Building Product Disclosure and Optimization - Environmental Product Declarations	2
1	1				c Credit LEED v4.1: Building Product Disclosure and Optimization - Material Ingredients	2
1	1				c Credit LEED v4.1: Building Product Disclosure and Optimization - Sourcing of Raw Materials	2
1	1				c Credit C&D Waste Management - Divert 50% (3 streams), 75% (4 streams) OR 2.5 lbs. waste per square foot	2
7	4				Totals	13

INDOOR ENVIRONMENTAL QUALITY	Phase				Credit Name	Points Available
	REQUIRED	YES	LIKELY	MAYBE		
					d Prereq Minimum Indoor Air Quality Performance - Meet ASHRAE 62.1-2010	N/A
					d Prereq Environmental Tobacco Smoke Control - Prohibit smoking indoors, restrict outdoor smoking within 25 feet	N/A
2					d Credit Enhanced Indoor Air Quality Strategies - Comply with enhanced IAQ strategies	2
3					c Credit LEED v4.1: Low-Emitting Materials - Achieve level of compliance for product categories or use budget calculation method	3
1					c Credit Construction IAQM Plan - Implement IAQMP & protect materials and equipment during construction	1
2					c Credit Indoor Air Quality Assessment - Before and during occupancy flush-out OR conduct baseline IAQ testing	2
1					d Credit Thermal Comfort - Meet requirements for ASHRAE 55-2010	1
2					d Credit Interior Lighting - Lighting Controls for 90% plus individual occupant spaces & four lighting quality strategies	2
	2	1			d Credit Daylight - Install glare control devices, spatial daylight autonomy, illuminance calculations OR daylight floor area measurement	3
	1				d Credit Quality Views - Vision glazing for 75% of regularly occupied floor area, with at least two kinds of view types	1
1					d Credit Acoustic Performance - Meet requirements for HVAC noise, sound isolation, reverberation time, & sound masking	1
12	3	1			Totals	16

INNOVATION*	Phase				Credit Name	Points Available
	REQUIRED	YES	LIKELY	MAYBE		
1					d Credit EBOM Starter Kit: Green Cleaning & IPM	1
1					d Credit Integrative Analysis of Building Materials	1
	1				d Credit Circular Products	1
1					d Credit Green Education	1
1					d Credit Community Contaminant Prevention - Airborne Release	1
1					c Credit LEED Accredited Professional	1
1	4	1			Totals	6

**Innovation in Design includes Exemplary Performance credits*

REGIONAL*	Phase				Credit Name	Points Available
	REQUIRED	YES	LIKELY	MAYBE		
		1			d Credit Optimize Energy Performance	1
1					d Credit Sourcing of Raw Materials	1
1					d Credit BPDD - Material Ingredients	1
			1		d Credit Indoor Water Use Reduction	1
1					d Credit Access to Quality Transit	1
1					d Credit Interiors Life Cycle Impact Reduction	1
4	1	1			Totals	4

**only 4 Regional Credits are Applicable*

Confirmed Certification Level: Not Certified
 Confirmed + Likely Certification Level: GOLD
 Confirmed + Likely + Maybe Certification Level: Platinum

Confirmed Points: 2
 GOLD PURSUIT (Confirmed + Likely Points): 63
 PLATINUM PURSUIT (Confirmed + Likely + Maybe Points): 88



Menlo Park Belle Haven Community Center
Feasibility Study Draft
October 8, 2020

Feasibility Study Draft High Level Summary

- The summary table (next slide) shows four different options with sizes, costs, estimated savings, worst case grid resiliency hours.
- Finance payments are estimates only; Actual payment will depend upon many factors including the financier (owner of the assets), ITC and SGIP amount when the project is signed. All LCFS credits will be due to the owner.
- Payments are divided into two parts- Solar PPA and Capacity payment for the microgrid; Splitting payment into two factors will allow the city to get performance guarantee on both the Solar and the microgrid.
- Revenue Potential from EV chargers by asking public to pay for charging their EVs can be significant and is included in calculating the overall savings.
- Value of Resiliency is not included in the estimated savings; It can be added in the final report.
- There may be significant revenue potential from the microgrid assets due to grid services (demand response, Resource adequacy e.g) but are not included in the estimated savings since some of these estimates are not easily calculable.
- The details of grid resiliency are in the last two slides for each of the options; The summary table includes only the worst day of the year based on historical information

Summary Table

	Kelley Field Expansion Excluded		Kelley Field Expansion Included	
	Option 1A	Option 1B	Option 2A	Option 2B
Solar Size (kwp)	265.6	265.6	401.6	401.6
Rooftop	105.6	105.6	105.6	105.6
Carport	160	160	296	296
Solar Production (kwh)	451,200	451,200	680,500	680,500
Site load (kwh)	588,967	588,967	588,967	588,967
Solar offset	76.61%	76.61%	115.54%	115.54%
Microgrid Size (kwh)	600	1200	1200	1560
Project Cost	\$1,886,800	\$2,246,800	\$2,790,800	\$3,050,800
Solar cost	\$956,800	\$956,800	\$1,500,800	\$1,500,800
Rooftop	\$316,800	\$316,800	\$316,800	\$316,800
Carport	\$640,000	\$640,000	\$1,184,000	\$1,184,000
Microgrid	\$700,000	\$1,060,000	\$1,060,000	\$1,320,000
EV Chargers (11 L2, 3 DC FC)	\$230,000	\$230,000	\$230,000	\$230,000
Critical Load (%)	50%	50%	50%	50%
Resiliency Amount	50%	50%	50%	50%
Worst Case Resiliency Duration (Hours)	7.9	15.8	18.2	23.6
Estimated Electricity Cost Before Microgrid (annual)	\$142,545	\$142,545	\$142,545	\$142,545
Estimate Electricity Cost after Microgrid (annual)	\$41,397	\$35,297	\$11,753	\$11,708
Estimated Savings (annual)*	\$101,148	\$107,248	\$130,792	\$130,837
EV Charging Revenue (public charging)	\$65,366	\$65,366	\$65,366	\$65,366
Avoided Cost of gas (city fleet)	\$10,756	\$10,756	\$10,756	\$10,756
Total Revenue/Savings due to EV chargers**	\$76,122	\$76,122	\$76,122	\$76,122
PPA Payment first year	\$0.37	\$0.40	\$0.32	\$0.33
First year payment	\$167,395	\$180,480	\$220,482	\$226,607
First year savings (including revenue from EV chargers)	\$9,875	\$2,890	-\$13,568	-\$19,648
Net Savings 25 years (3% escalation)	\$547,505	\$324,480	-\$153,449	-\$374,873

*Capacity payment refers to payment for microgrid

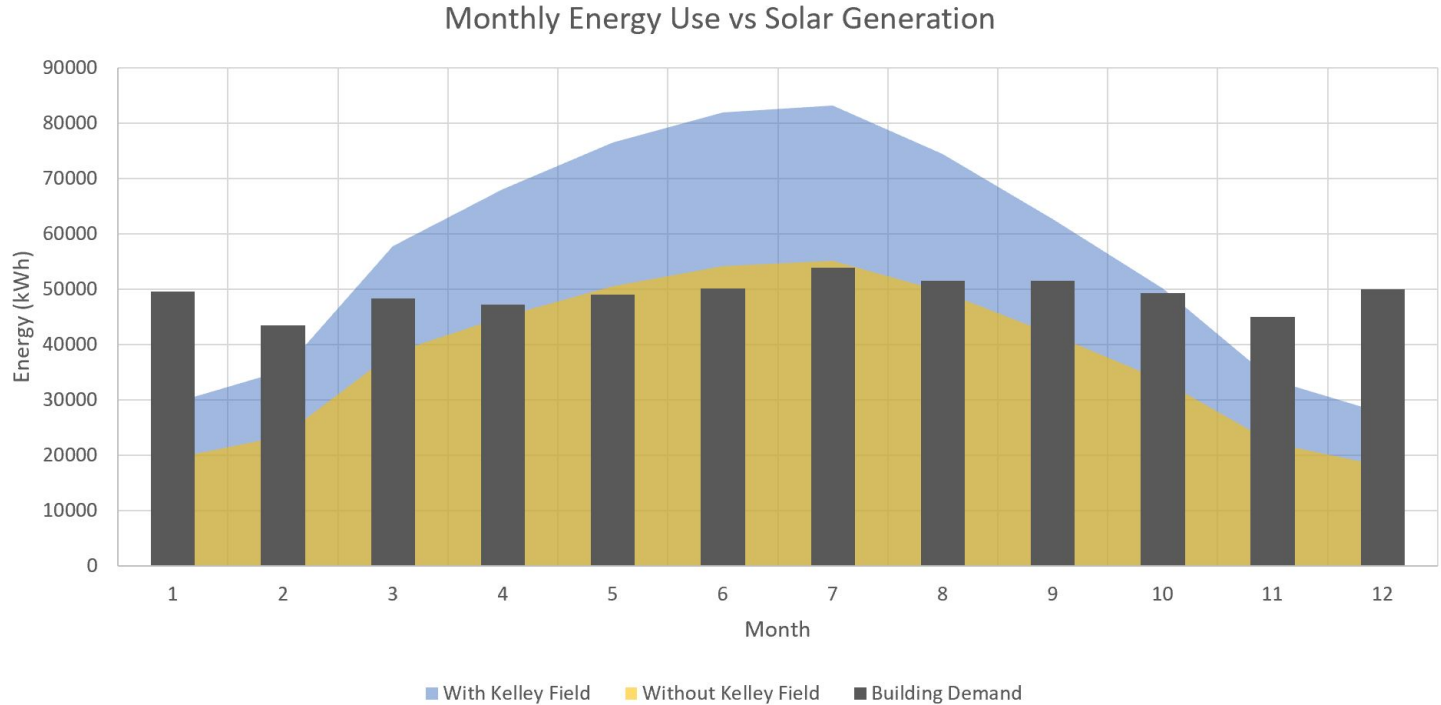
** EV Savings are dependant on Policy outcomes relating to charging rates and model decisions which are currently in flux. Revenue/savings could drop down to \$15,000 depending on rates

Solar Design Overview

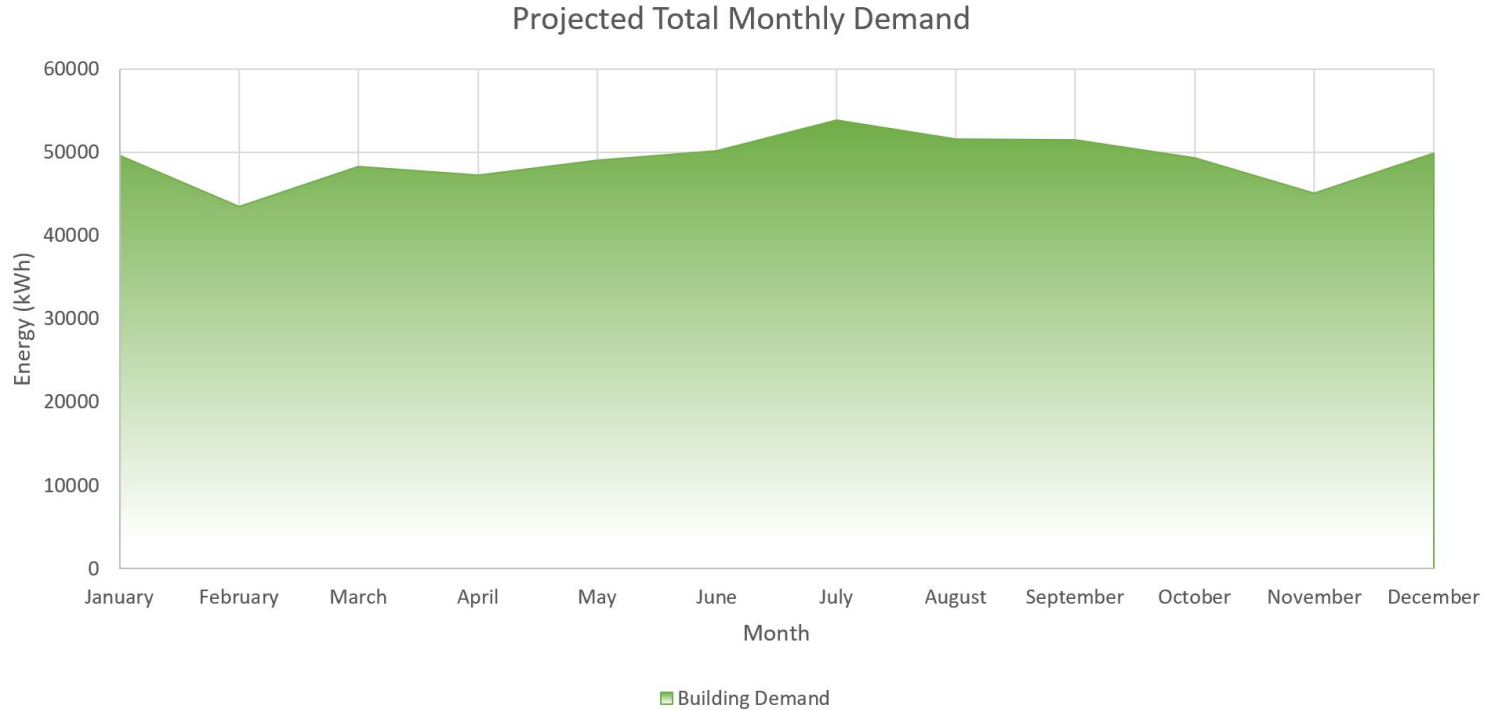


Location	Size (kW)
Rooftop	105.6
Carport	160
Kelley Field	136
Total	401.6

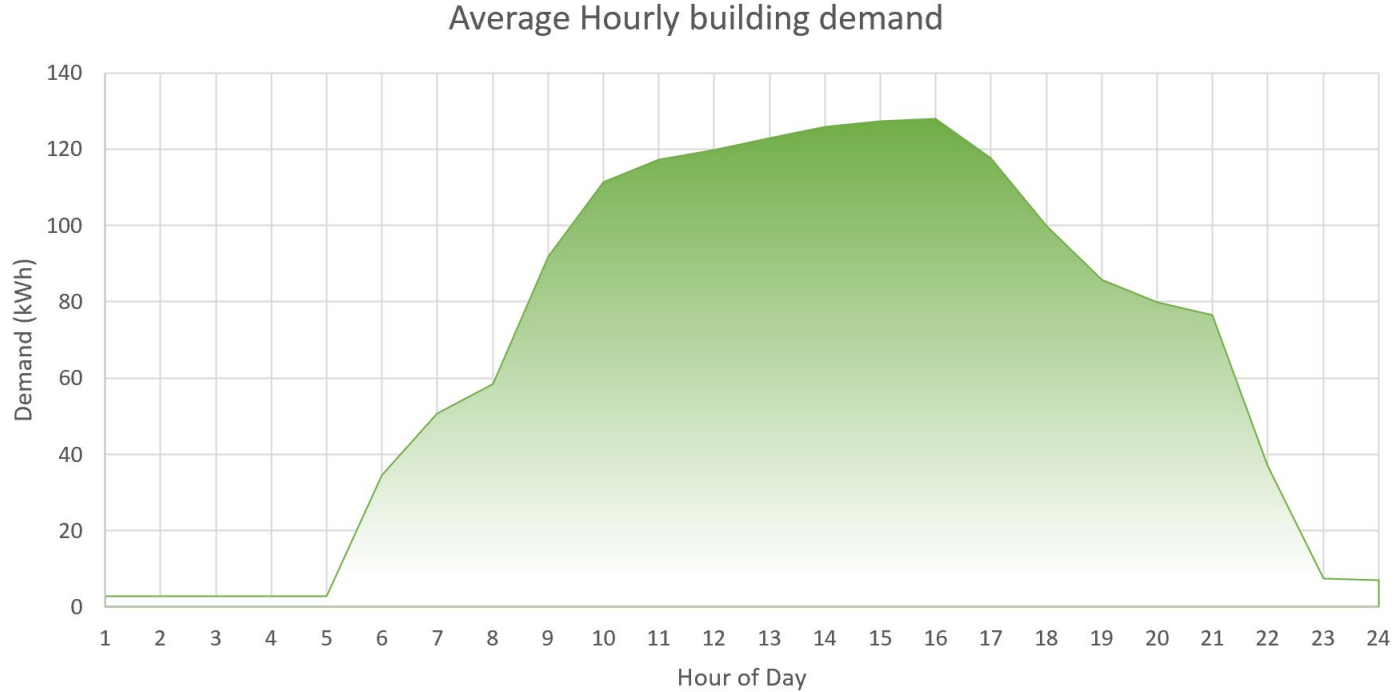
Monthly Solar Generation Profiles



Projected Monthly Demand



Projected Hourly Demand



Projected energy bill before microgrid

Bill Date Ranges			Energy Use (kWh)				Max Demand (kW)	Charges (\$)				
Start Date	End Date	Season	On Peak	Part Peak	Off Peak	Super Off Peak	NC / Max	Other	NBC	Energy	Demand	Total
1/1/2021	2/1/2021	W1	13909	-	35708	-	148	\$156	\$1,290	\$7,614	\$2,101	\$11,161
2/1/2021	3/1/2021	W1	12021	-	31425	-	138	\$141	\$1,130	\$6,661	\$1,959	\$9,890
3/1/2021	4/1/2021	W2	13660	-	16977	17637	152	\$156	\$1,255	\$6,746	\$2,158	\$10,315
4/1/2021	5/1/2021	W2	13574	-	16539	17102	166	\$151	\$1,228	\$6,611	\$2,357	\$10,346
5/1/2021	6/1/2021	W2	14185	-	16576	18232	187	\$156	\$1,274	\$6,845	\$2,655	\$10,930
6/1/2021	7/1/2021	S	14677	9858	25640	-	173	\$151	\$1,305	\$9,866	\$2,456	\$13,777
7/1/2021	8/1/2021	S	16037	10577	27273	-	205	\$156	\$1,401	\$10,623	\$2,910	\$15,090
8/1/2021	9/1/2021	S	15083	10399	26052	-	183	\$156	\$1,340	\$10,143	\$2,598	\$14,237
9/1/2021	10/1/2021	S	15221	10259	26045	-	176	\$151	\$1,340	\$10,151	\$2,498	\$14,140
10/1/2021	11/1/2021	W1	14486	-	34869	-	156	\$156	\$1,283	\$7,597	\$2,215	\$11,251
11/1/2021	12/1/2021	W1	12710	-	32320	-	140	\$151	\$1,171	\$6,913	\$1,987	\$10,222
12/1/2021	1/1/2022	W1	13988	-	35929	-	146	\$156	\$1,298	\$7,659	\$2,073	\$11,186
			169551	41093	325353	52971		\$1,836	\$15,313	\$97,430	\$27,966	\$142,545

Projected energy bill 1A after microgrid

Bill Date Ranges			Energy Use (kWh)				Max Demand (kW)	Charges			
Start Date	End Date	Season	On Peak	Part Peak	Off Peak	Super Off Peak	NC / Max	Other	Energy	Demand	Total
1/1/2021	2/1/2021	W1	5705	-	25392	-	106	\$150	\$5,259	\$1,447	\$6,855
2/1/2021	3/1/2021	W1	4364	-	16357	-	101	\$135	\$3,524	\$1,379	\$5,038
3/1/2021	4/1/2021	W2	1716	-	5552	3373	87	\$150	\$1,669	\$1,188	\$3,006
4/1/2021	5/1/2021	W2	189	-	2645	244	87	\$145	\$498	\$1,188	\$1,830
5/1/2021	6/1/2021	W2	-589	-	-308	183	76	\$150	-\$144	\$1,037	\$1,043
6/1/2021	7/1/2021	S	-574	-3102	272	-	67	\$145	-\$768	\$915	\$291
7/1/2021	8/1/2021	S	-123	-2770	2300	-	82	\$150	-\$209	\$1,119	\$1,060
8/1/2021	9/1/2021	S	444	-2002	4268	-	69	\$150	\$465	\$942	\$1,556
9/1/2021	10/1/2021	S	2560	-474	8357	-	92	\$145	\$2,107	\$1,256	\$3,507
10/1/2021	11/1/2021	W1	3842	-	12836	-	110	\$150	\$2,848	\$1,502	\$4,499
11/1/2021	12/1/2021	W1	5053	-	18522	-	104	\$145	\$4,013	\$1,420	\$5,577
12/1/2021	1/1/2022	W1	6302	-	26431	-	105	\$150	\$5,546	\$1,433	\$7,129
			28889	-8348	122624	3800		\$1,765	\$24,807	\$14,824	\$41,396

Projected energy bill 1B after microgrid

Bill Date Ranges			Energy Use (kWh)				Max Demand (kW)	Charges			
Start Date	End Date	Season	On Peak	Part Peak	Off Peak	Super Off Peak	NC / Max	Other	Energy	Demand	Total
1/1/2021	2/1/2021	W1	2373	-	29244	-	95	\$150	\$5,225	\$1,297	\$6,672
2/1/2021	3/1/2021	W1	1739	-	19346	-	89	\$135	\$3,490	\$1,215	\$4,840
3/1/2021	4/1/2021	W2	-4032	-	7579	7726	78	\$150	\$1,409	\$1,065	\$2,624
4/1/2021	5/1/2021	W2	-7581	-	4670	6744	77	\$145	\$109	\$1,051	\$1,305
5/1/2021	6/1/2021	W2	-9353	-	2932	6509	71	\$150	-\$554	\$969	\$565
6/1/2021	7/1/2021	S	-12390	-1840	12009	-	57	\$145	-\$1,628	\$778	-\$705
7/1/2021	8/1/2021	S	-11929	-1732	14316	-	68	\$150	-\$1,063	\$928	\$15
8/1/2021	9/1/2021	S	-10961	-634	15508	-	64	\$150	-\$349	\$874	\$674
9/1/2021	10/1/2021	S	-7250	511	18263	-	81	\$145	\$1,409	\$1,106	\$2,659
10/1/2021	11/1/2021	W1	1585	-	15385	-	98	\$150	\$2,816	\$1,338	\$4,303
11/1/2021	12/1/2021	W1	2148	-	21851	-	93	\$145	\$3,978	\$1,269	\$5,393
12/1/2021	1/1/2022	W1	2331	-	30979	-	94	\$150	\$5,499	\$1,283	\$6,932
			-53320	-3695	192082	20979		\$1,765	\$20,341	\$13,172	\$35,279

Projected energy bill 2A after microgrid

Bill Date Ranges			Energy Use (kWh)				Max Demand (kW)	Charges			
Start Date	End Date	Season	On Peak	Part Peak	Off Peak	Super Off Peak	NC / Max	Other	Energy	Demand	Total
1/1/2021	2/1/2021	W1	-2754	-	24844	-	92	\$150	\$3,494	\$1,256	\$4,900
2/1/2021	3/1/2021	W1	-4490	-	14360	-	84	\$135	\$1,446	\$1,147	\$2,728
3/1/2021	4/1/2021	W2	-11458	-	2518	1451	72	\$150	-\$1,677	\$983	-\$544
4/1/2021	5/1/2021	W2	-14278	-	-1777	-2864	70	\$145	-\$3,479	\$956	-\$2,378
5/1/2021	6/1/2021	W2	-16828	-	-5741	-2993	60	\$150	-\$4,645	\$819	-\$3,676
6/1/2021	7/1/2021	S	-17387	-8443	-4192	-	52	\$145	-\$7,321	\$710	-\$6,466
7/1/2021	8/1/2021	S	-17091	-8308	-1994	-	61	\$150	-\$6,815	\$833	-\$5,832
8/1/2021	9/1/2021	S	-15254	-7260	1501	-	54	\$150	-\$5,459	\$737	-\$4,572
9/1/2021	10/1/2021	S	-10514	-5199	6388	-	73	\$145	-\$2,840	\$996	-\$1,698
10/1/2021	11/1/2021	W1	-7852	-	8917	-	89	\$150	-\$105	\$1,215	\$1,259
11/1/2021	12/1/2021	W1	-3940	-	17194	-	88	\$145	\$2,015	\$1,201	\$3,362
12/1/2021	1/1/2022	W1	-1925	-	26072	-	89	\$150	\$3,858	\$1,215	\$5,223
			-123771	-29210	88090	-4406		\$1,765	-\$2,079	\$12,067	\$11,753

Projected energy bill 2B after microgrid

Bill Date Ranges			Energy Use (kWh)				Max Demand (kW)	Charges			
Start Date	End Date	Season	On Peak	Part Peak	Off Peak	Super Off Peak	NC / Max	Other	Energy	Demand	Total
1/1/2021	2/1/2021	W1	-3149	-	25287	-	92	\$150	\$3,488	\$1,256	\$4,894
2/1/2021	3/1/2021	W1	-4989	-	14915	-	83	\$135	\$1,437	\$1,133	\$2,705
3/1/2021	4/1/2021	W2	-12073	-	2663	1993	72	\$150	-\$1,707	\$983	-\$574
4/1/2021	5/1/2021	W2	-14853	-	-1730	-2270	70	\$145	-\$3,510	\$956	-\$2,409
5/1/2021	6/1/2021	W2	-17482	-	-5633	-2374	60	\$150	-\$4,679	\$819	-\$3,710
6/1/2021	7/1/2021	S	-18048	-8443	-3459	-	52	\$145	-\$7,370	\$710	-\$6,515
7/1/2021	8/1/2021	S	-17761	-8327	-1228	-	59	\$150	-\$6,865	\$805	-\$5,910
8/1/2021	9/1/2021	S	-15934	-7235	2231	-	54	\$150	-\$5,509	\$737	-\$4,621
9/1/2021	10/1/2021	S	-11147	-5182	7073	-	73	\$145	-\$2,886	\$996	-\$1,745
10/1/2021	11/1/2021	W1	-8525	-	9666	-	88	\$150	-\$117	\$1,201	\$1,234
11/1/2021	12/1/2021	W1	-4275	-	17578	-	87	\$145	\$2,011	\$1,188	\$3,344
12/1/2021	1/1/2022	W1	-2366	-	26563	-	89	\$150	\$3,850	\$1,215	\$5,215
			-130602	-29187	93926	-2651		\$1,765	-\$2,056	\$11,998	\$11,708

EV Model Assumptions

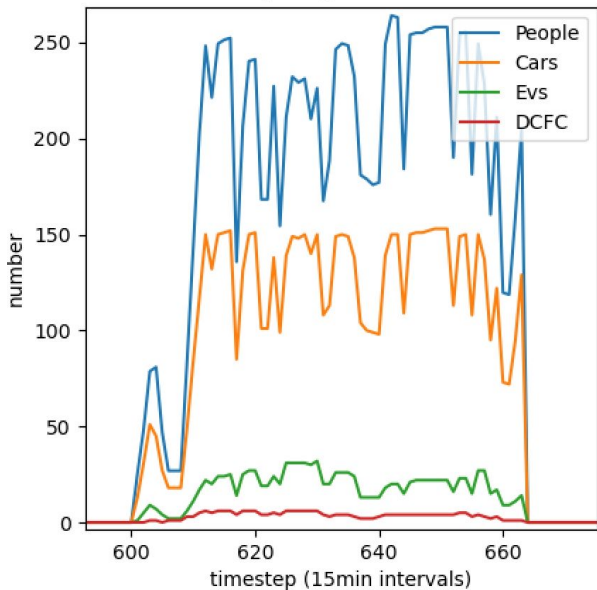
Variable	Mean	Standard Dev	Notes
Arrivals	300 ppl/hr	30 ppl/hr	<i>This may seem high but when scaled for open hours it provides the desired behavior of filling the parking lot</i>
Trip Duration	2 hrs	1 hr	Based on responses from the city of Menlo Park
EV Charge	80%	10%	Based on research
EV Capacity	43 kwh	10kwh	Based on research
Car Occupancy	2 ppl	1 ppl	Based on responses from the city of Menlo Park

Value	Probability
Is a car an EV	20%
Can an EV DCFC	20%

EV Model Example Results

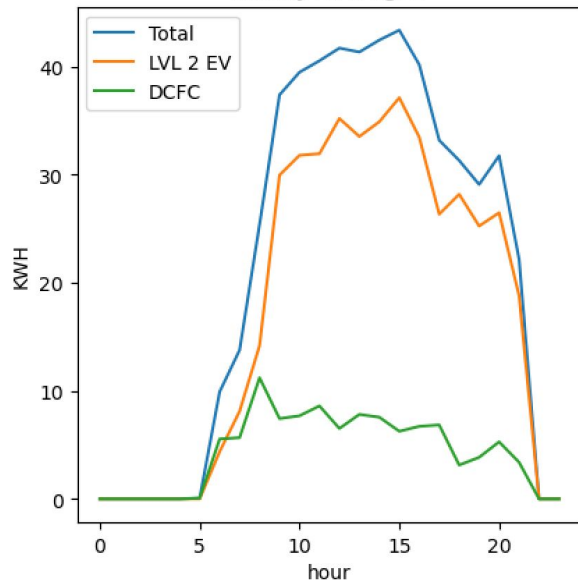
Example Day (Weekday)

occupancy breakdown

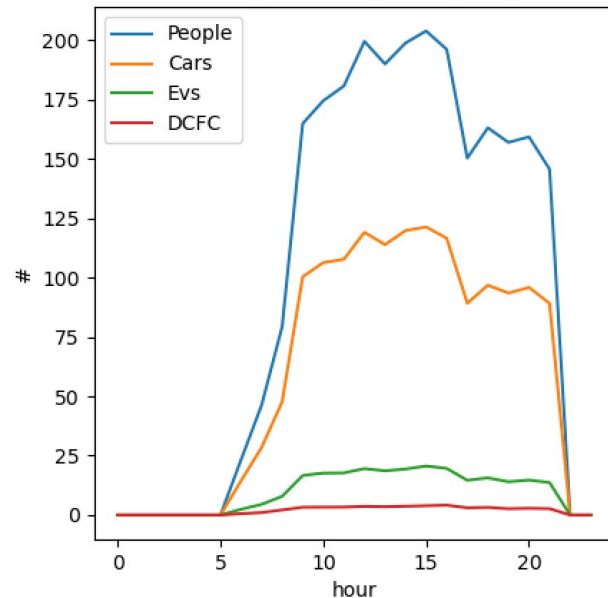


Averages

Hourly Averages (Loads)



Average Building Occupancy



EV Revenue Calculations (1)

Best Case	City Fleet Charging	Public Charging
% Load for charging	20%	80%
Loads (kwh)	19,772	79,090
Customer Cost \$/kwh		\$0.23
EV Miles/kwh	4	
Equivalent Miles	79,090	
ICE MPG	30	
Gallons/year	2,636	
\$/Gal gasoline	4	
	\$10,545	\$18,191
	Avoided Gas Charges	Gained EV Revenue

Worst Case	City Fleet Charging	Public Charging
% Load	20%	80%
Loads	15,818	63,272
Customer Cost \$/kwh		\$0.23
EV Miles/kwh	4	
Equivalent Miles	63,272	
ICE MPG	50	
Gallons/year	1,265	
\$/Gal gasoline	3	
	\$3,796	\$14,553
	Avoided Gas Charges	Gained EV Revenue

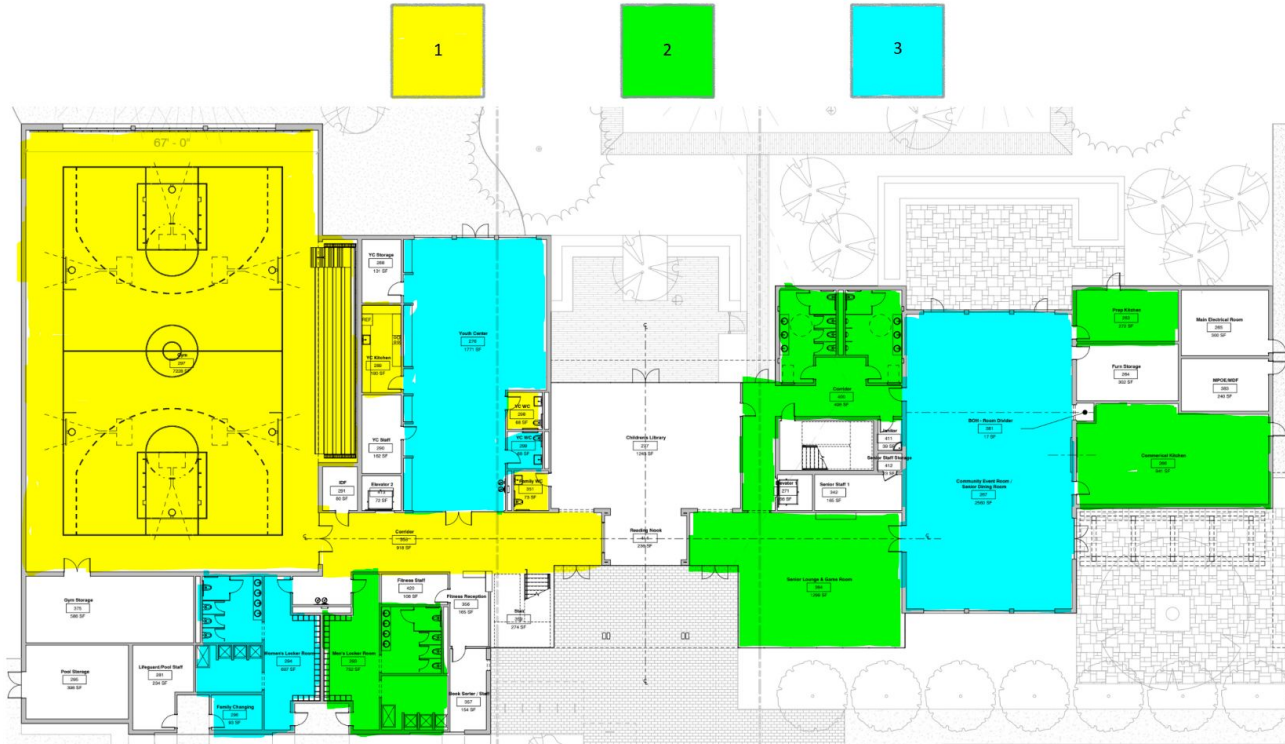
EV Revenue Calculations (2)

Average Case	City Fleet Charging	Public Charging
% Load	20%	80%
Loads	17,795	71,181
Customer Cost \$/kwh		\$0.23
EV Miles/kwh	4	
Equivalent Miles	71,181	
ICE MPG	40	
Gallons/year	1,951	
\$/Gal gasoline	4	
	\$7,171	\$16,372
	Avoided Gas Charges	Gained EV Revenue

Proposed Critical Load Breakdown

P1	P2	P3
Critical Loads: always be supplied in emergencies	Semi - Critical loads: Desired Auxiliary Services	Sub Critical Loads: Will Be shut off first If necessary
Family WC Gym Hallway Lower Left YC Kitchen YC WC	Commercial Kitchen Hallway Lower Right Mens Lockers Prep Kitchen Senior Lounge WC L	Community Event Room Family Changing Womens Lockers Youth Center
	Percentage of Building Loads	
25%	14%	16%
	Percentage of EV Loads	
0%	10%	25%
	Cumulative Percentage	
19%	31%	50%

Proposed Critical Load Floor Plan



Note: Although some areas appear to be 'islanded', they should still be accessible via egress lighting

Resiliency Behavior for P3 Loads (Without Kelley Field)

Option 1A: 600 kWh System

Menlo Park Belle Haven Community Center 100 Terminal Ave, Menlo Park, CA 94025 Battery Size: 600 kWh		EV Included Kelley Field Excluded Priority 3 Loads
	Date	Backup Hours (Grid Resiliency Hours)
1st Worst Day	5/19/2010	7.9
2nd Worst Day	1/12/2010	8.5
3rd Worst Day	4/23/2010	8.7
4th Worst Day	2/25/2010	9.0
5th Worst Day	4/21/2010	9.1
1st Best Day	10/10/2010	24.0
2nd Best Day	11/7/2010	24.0
3rd Best Day	9/26/2010	24.0
4th Best Day	10/17/2010	24.0
5th Best Day	9/12/2010	24.0
January	1/12/2010	7.7
February	2/25/2010	8.2
March	3/9/2010	8.3
April	4/23/2010	7.9
May	5/19/2010	7.2
June	6/22/2010	8.7
July	7/9/2010	9.5
August	8/4/2010	12.1
September	9/21/2010	14.8
October	10/5/2010	24.0
November	11/2/2010	12.8
December	12/23/2010	11.4

Option 1B: 1200 kWh System

Menlo Park Belle Haven Community Center 100 Terminal Ave, Menlo Park, CA 94025 Battery Size: 1200 kWh		EV Included Kelley Field Excluded Priority 3 Loads
	Date	Backup Hours (Grid Resiliency Hours)
1st Worst Day	5/19/2010	15.8
2nd Worst Day	1/12/2010	17.0
3rd Worst Day	4/23/2010	17.3
4th Worst Day	2/25/2010	18.0
5th Worst Day	4/21/2010	18.1
1st Best Day	10/10/2010	24.0
2nd Best Day	11/7/2010	24.0
3rd Best Day	9/26/2010	24.0
4th Best Day	10/17/2010	24.0
5th Best Day	9/12/2010	24.0
January	1/12/2010	15.5
February	2/25/2010	16.4
March	3/9/2010	16.7
April	4/23/2010	15.7
May	5/19/2010	14.4
June	6/22/2010	17.4
July	7/9/2010	18.9
August	8/4/2010	24.0
September	9/21/2010	24.0
October	10/5/2010	24.0
November	11/2/2010	24.0
December	12/23/2010	22.7

Resiliency Behavior for P3 Loads (With Kelley Field)

1200 kWh System

Menlo Park Belle Haven Community Center 100 Terminal Ave, Menlo Park, CA 94025 Battery Size: 1200 kWh		EV Included Kelley Field Included Priority 3 Loads Backup Hours (Grid Resiliency Hours)
	Date	
1st Worst Day	1/19/2010	18.2
2nd Worst Day	10/12/2010	18.2
3rd Worst Day	11/16/2010	19.0
4th Worst Day	12/30/2010	19.8
5th Worst Day	12/20/2010	20.0
1st Best Day	6/6/2010	24.0
2nd Best Day	5/30/2010	24.0
3rd Best Day	5/9/2010	24.0
4th Best Day	6/27/2010	24.0
5th Best Day	4/18/2010	24.0
January	1/19/2010	16.5
February	2/16/2010	19.2
March	3/5/2010	23.8
April	4/2/2010	23.7
May	5/1/2010	24.0
June	6/4/2010	24.0
July	6/30/2010	24.0
August	8/21/2010	24.0
September	9/21/2010	24.0
October	10/12/2010	16.6
November	11/16/2010	17.3
December	12/30/2010	18.0

1560 kWh System

Menlo Park Belle Haven Community Center 100 Terminal Ave, Menlo Park, CA 94025 Battery Size: 1560 kWh		EV Included Kelley Field Included Priority 3 Loads Backup Hours (Grid Resiliency Hours)
	Date	
1st Worst Day	1/19/2010	23.6
2nd Worst Day	10/12/2010	23.7
3rd Worst Day	11/16/2010	24.0
4th Worst Day	12/30/2010	24.0
5th Worst Day	12/20/2010	24.0
1st Best Day	6/6/2010	24.0
2nd Best Day	5/30/2010	24.0
3rd Best Day	5/9/2010	24.0
4th Best Day	6/27/2010	24.0
5th Best Day	4/18/2010	24.0
January	1/19/2010	21.5
February	2/16/2010	24.0
March	3/5/2010	24.0
April	4/2/2010	24.0
May	5/1/2010	24.0
June	6/4/2010	24.0
July	6/30/2010	24.0
August	8/21/2010	24.0
September	9/21/2010	24.0
October	10/12/2010	21.6
November	11/16/2010	22.5
December	12/30/2010	23.4

General Fund, Rec In Lieu, Library System Improvements Fund Sources

Project	Prior Year Funds (carryover)
City Building and Systems	
Menlo Park Community Campus	\$2,104,425
Info Tech Master Plan & Implementation	\$1,764,404
HVAC Improvements	\$531,650
City Buildings (Minor)	\$1,261,774
Fire Plans & Equipment Replacement	\$170,116
Gatehouse Fence Replacement	\$70,031

Environment	
Climate Action Plan	\$282,529
Sea Level Rise Resiliency Plan	\$150,000
EV Charging at City Facilities	\$97,130

Parks and Recreation	
Aquatic Center Maintenance (Annual)	\$643,174
Civic Center Campus Improvements	\$61,924
Tennis Court Maintenance	\$63,471
Park Pathways Repairs	\$666,027
Sport Field Renovations	\$300,000
Bedwell Bayfront Park Master Plan Implementation	\$143,456
Willow Oaks Park Improvements	\$910,829
Park Playgrounds	\$0
Park Projects (Minor)	\$167,407

Stormwater	
Bayfront Canal / Atherton Channel	\$217,391
Chrysler Pump Station	\$10,654,223
San Francisquito Creek Improvements	\$82,995
Stormwater Master Plan	\$330,061

Streets and Sidewalks	
Downtown Streetscape Improvements	\$297,269
Street Resurfacing Project	\$296,709
Sidewalk Repair Program	\$5,004
Chilco Street and Sidewalk Improvements	\$31,896
Oak Grove Sidewalk & Green Infrastructure Project	\$4,650
Sharon Road Sidewalks	\$888,001

Transportation	
Willow - 101 Interchange Landscaping Design	\$204,652
Ravenswood Ave/Caltrain Grade Separation Study	\$325,933
Transportation Master Plan	\$24,157
Transportation Projects - Minor	\$172,119
Streetlight Series Circuit Conversion	\$75,000

Only

FY 20/21 Funds Total Funds Status

\$3,850,000	\$5,954,425	In Design
\$0	\$1,764,404	Ongoing
\$0	\$531,650	In Design
\$250,000	\$1,511,774	Ongoing
\$0	\$170,116	In Design
\$0	\$70,031	In Design

\$100,000	\$382,529	Ongoing
\$0	\$150,000	Study
\$400,000	\$497,130	In Design

\$400,000	\$1,043,174	In Design
\$0	\$61,924	On Hold
\$120,000	\$183,471	Not Started
\$250,000	\$916,027	In Design
\$300,000	\$600,000	Not Started
\$1,350,000	\$1,493,456	In Design
\$0	\$910,829	Not Started
\$200,000	\$200,000	Not Started
\$200,000	\$367,407	Ongoing

\$1,200,000	\$1,417,391	In Design
\$0	\$10,654,223	In Design
\$0	\$82,995	In Design
\$0	\$330,061	Study

\$0	\$297,269	On Hold
\$0	\$296,709	Ongoing
\$300,000	\$305,004	Ongoing
\$0	\$31,896	Complete
\$0	\$4,650	Complete
\$0	\$888,001	In Design

\$0	\$204,652	In Design
\$0	\$325,933	Study
\$0	\$24,157	Study
\$0	\$172,119	Ongoing
\$650,000	\$725,000	In Design