



CITY OF
HAYWARD
HEART OF THE BAY

9

DATE: September 1, 2009
TO: Mayor and City Council
FROM: Director of Public Works
SUBJECT: Downtown Electrical Service Improvement Project: Approval of Plans and Specifications and Call for Bids

RECOMMENDATION

That Council adopts the attached resolution approving the plans and specifications for the Downtown Electrical Service Improvement Project and calls for bids to be received on September 29, 2009.

BACKGROUND

The Downtown area's electrical infrastructure is inadequate to meet the demands of prospective new businesses. As part of Hayward's Downtown Retail Attraction Program, the Redevelopment Agency has initiated a pro-active strategy for new or existing businesses requiring upgraded electrical services. By paying and upgrading Pacific Gas & Electric's (PG&E's) existing electrical facilities in advance, this strategy will reduce cost and time delays to businesses. The focus of this project is to upgrade the PG&E transformers and lines up to the electrical panels located in individually owned buildings for portions of the "B" Street corridor between Foothill Boulevard and Main Street.

Because this is a service that PG&E is required to provide as businesses demand the upgraded service, the Agency would be entitled to a reimbursement from PG&E equal to 50 percent of the cost PG&E estimates as its normal work. This procedure is per PG&E Tariffs related to customer performed upgrades.

DISCUSSION

The City initiated this project by retaining the services of consultant Giacalone Design Services, Inc., to undertake a preliminary feasibility study of the electrical upgrades. After submitting several preliminary options to PG&E for review, the option shown on Exhibit A (see attached) was judged the most feasible and cost-effective approach that also minimizes the impact on street

improvements and businesses. An initial "Application for Service" was submitted to PG&E based on this selected option, which includes the following scope:

1. Provide upgraded electric service for properties along the north side of "B" Street by tying into an existing PG&E primary 12kV system on "A" Street. This work involves trenching southward from the existing primary system through Municipal Parking Lot No. 2 and terminating behind the existing buildings. A new pad-mount transformer will provide service to a new 2000-amp panel with electrical meters in the panel. From here, service will branch out to the properties along the north side of "B" Street.
2. Disconnect properties on the north side of "B" Street from an existing 4kV service line along "B" Street. Properties on the north side of "B" Street will be served by the new transformer to be installed in the Municipal Parking Lot No. 2, as described above. This will release capacity on this service line, which will allow for the new demands from the properties on the south side of "B" Street.
3. Provide upgraded service capacity to units at the southeast corner of "B" and Main Streets from a new 1600-amp subsurface transformer.

The final electrical design was completed by Robert Gray & Associates, an electrical consulting firm, who performed detailed electrical engineering design of the proposed capacity upgrade based on the final PG&E input and review.

The project is categorically exempt under Section 15301(b) of the California Environmental Quality Act Guidelines for the operation, repair, maintenance, or minor alteration of existing facilities.

FISCAL & ECONOMIC IMPACT

The estimated project costs are as follows:

Contract Construction	\$ 306,000
PG&E Costs	24,000
Design (Consultant)	25,000
Administration (City)	25,000
Construction Survey, Inspection and Testing	20,000
Total	\$ 400,000

The 2009 Capital Improvement Program includes a total of \$400,000 for this project in the Redevelopment Tax Allocation Bond Fund. PG&E will reimburse the City for a portion of this cost, pursuant to the final agreement to be executed with PG&E.

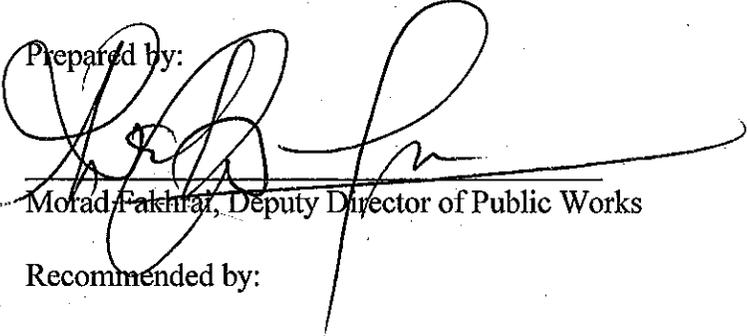
PUBLIC CONTACT

Several meetings have occurred with the property owners and businesses that will benefit from this project.

SCHEDULE

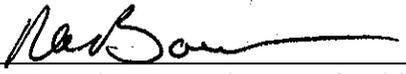
Open Bids	September 29, 2009
Award Contract	October 20, 2009
Begin Work	November 9, 2009
Complete Work	January 4, 2010

Prepared by:



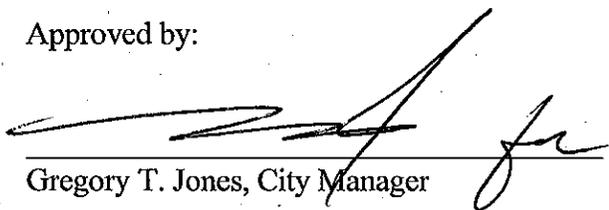
Morad Fakhri, Deputy Director of Public Works

Recommended by:



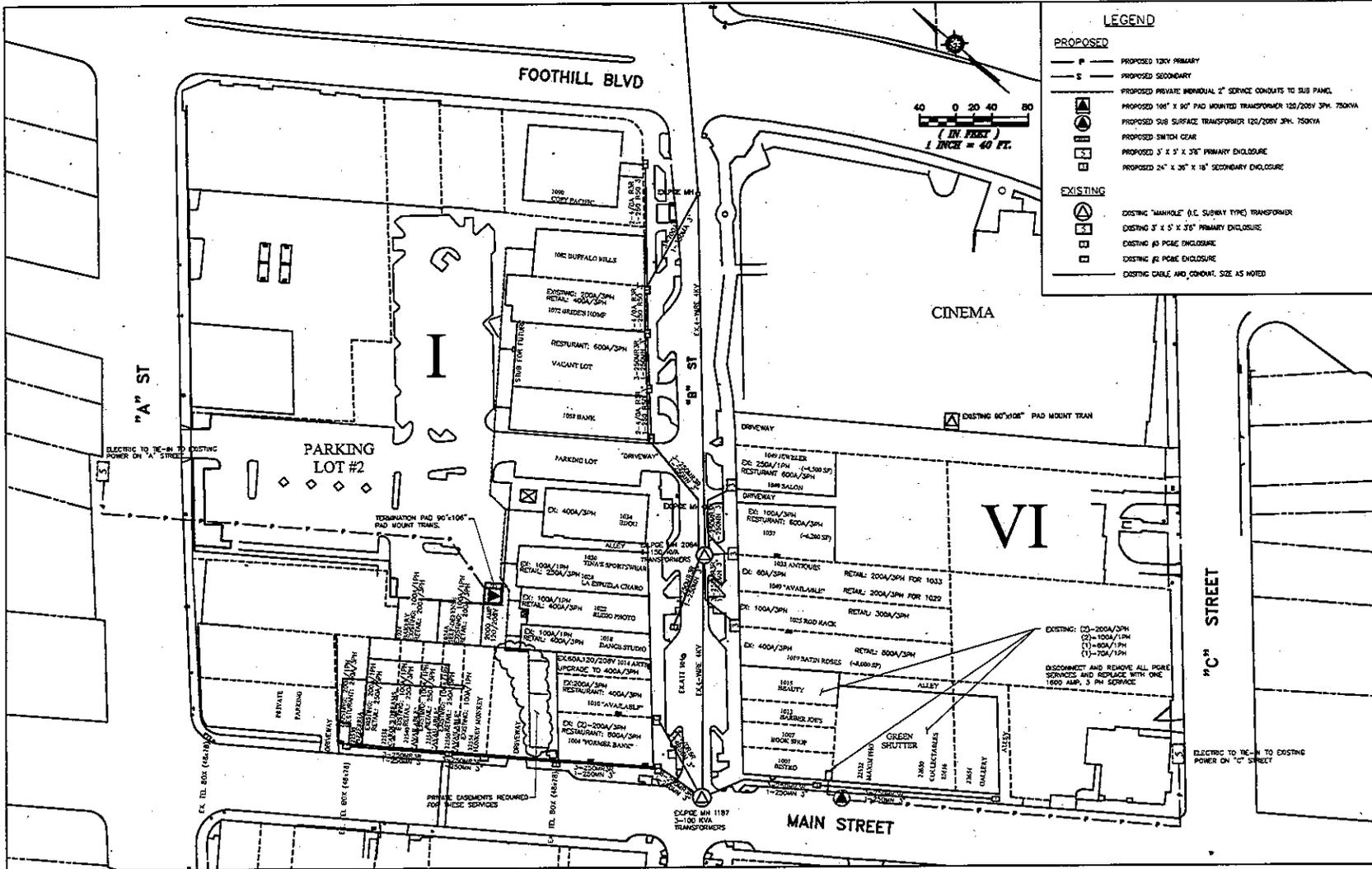
Robert A. Bauman, Director of Public Works

Approved by:



Gregory T. Jones, City Manager

Attachments: Exhibit A: Project Location Map
Draft Resolution



DOWNTOWN ELECTRICAL SERVICES STUDY
OPTION 2 - "C STREET TIE-IN + SPARE CAPACITY"
 Project No. 5089

DRAFT

MSY
8/18/09

HAYWARD CITY COUNCIL

RESOLUTION NO. 09-

Introduced by Council Member _____

RESOLUTION APPROVING PLANS AND
SPECIFICATIONS FOR THE DOWNTOWN ELECTRICAL
SERVICE IMPROVEMENT PROJECT - PROJECT
NO. 5089 AND CALL FOR BIDS

BE IT RESOLVED by the City Council of the City of Hayward as follows:

1. That those certain plans and specifications for the Downtown Electrical Service Improvement Project, Project No. 5089, on file in the office of the City Clerk, are hereby adopted as the plans and specifications for the project;
2. That the City Clerk is hereby directed to cause a notice calling for bids for the required work and material to be made in the form and manner provided by law;
3. That sealed bids therefore will be received by the City Clerk's office at City Hall, 777 B Street, Hayward, California 94541, up to the hour of 2:00 p.m. on Tuesday, September 29, 2009, and immediately thereafter publicly opened and declared by the City Clerk in Conference Room 4D, City Hall, Hayward, California;
4. That the City Council will consider a report on the bids at a regular meeting following the aforesaid opening and declaration of same.
5. The project is categorically exempt from review under Section 15301(b) of the California Environmental Quality Act Guidelines, which has been included in the list of classes of projects determined not to have a significant effect on the environment.

IN COUNCIL, HAYWARD, CALIFORNIA _____, 2009

ADOPTED BY THE FOLLOWING VOTE:

AYES: COUNCIL MEMBERS:
MAYOR:

NOES: COUNCIL MEMBERS:

ATTEST: COUNCIL MEMBERS:

ABSENT: COUNCIL MEMBERS:

ATTEST: _____
City Clerk of the City of Hayward

APPROVED AS TO FORM:

City Attorney of the City of Hayward