



STATE OF CALIFORNIA

LOAN REQUEST FORM (LRF)

CEC-271 (Revised 11/2019)

CALIFORNIA ENERGY COMMISSION

A) New Agreement # 003-21-ECI (to be completed by CGL office)

B) Division	Agreement Manager:	MS-	Phone
530 Renewable Energy	Sean Lockwood	45	916-891-9074

C) Recipient's Legal Name	Federal ID Number
City of San Leandro	94-6000421

D) Title of Project
HVAC and LED upgrades at 14 city-owned sites

E) Term and Amount

Start Date	End Date	Amount
2/17/2022	8/31/2023	\$1,284,140

F) Business Meeting Information

☐ ARFVTP agreements \$75K and under delegated to Executive Director

Proposed Business Meeting Date: 2/16/2022 ☐ Consent ☒ Discussion

Business Meeting Presenter: Sean Lockwood

Time needed: 5 minutes

Please select one list serve. Financing (Energy Efficiency Financing)

Agenda Item Subject and Description:

CITY OF SAN LEANDRO: Proposed resolution approving Agreement 003-21-ECI with the City of San Leandro (City) for a \$1,284,140 loan to install HVAC and LED lighting upgrades at its 14 sites, and adopting staff's determination that this action is exempt from CEQA. The project is estimated to reduce about 550,871 kWh of grid electricity consumption annually, saving the City roughly \$112,402 in utility costs per year. (ECAA Funding) Contact: Sean Lockwood (Staff presentation: 5 minutes)

G) California Environmental Quality Act (CEQA) Compliance

1. Is Agreement considered a "Project" under CEQA?

☒ Yes (skip to question 2) ☐ No (complete the following (PRC 21065 and 14 CCR 15378)):

Explain why Agreement is not considered a "Project":

Agreement will not cause direct physical change in the environment or a reasonably foreseeable indirect physical change in the environment because .

2. If Agreement is considered a "Project" under CEQA:

a) ☒ Agreement **IS** exempt.

☐ Statutory Exemption. List PRC and/or CCR section number: Pub. Resource Code Section 21080.35

☒ Categorical Exemption. List CCR section number: Cal. Code Regs., tit. 14, §§ 15301, 15302

☐ Common Sense Exemption. 14 CCR 15061 (b) (3)

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Explain reason why Agreement is exempt under the above section:

This project involves the installation of high efficiency HVACs, chillers, and LED lighting upgrades at existing city-owned facilities. Specifically, the project will (1) replace existing HVAC or chiller units with high-efficiency units at four sites, (2) install high efficiency LED lighting at 14 sites, and (3) install a variable frequency drive for the pool circulation pump at the city's aquatic center.

This project as a whole is categorically exempt from environmental review pursuant to CEQA Guidelines section 15301 as minor alterations to existing facilities that involve no expansion of existing or former use at the sites. This project as a whole is also categorically exempt pursuant to CEQA Guidelines section 15302 as the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. The project does not involve any unusual circumstances, will not result in damage to any scenic resources within a highway officially designated as a state scenic highway, none of the installation sites are included on any list compiled pursuant to Government Code section 65962.5, and the project will not cause a substantial adverse change in the significance of a historical resource. Therefore, none of the exceptions to exemptions listed in CEQA Guidelines section 15300.2 apply to this project and the project, when considered as a whole, will not result in a cumulative impact that is significant on the environment.

- b) ☐ Agreement **IS NOT** exempt. (consult with the legal office to determine next steps)

Check all that apply

- ☐ Initial Study
☐ Negative Declaration
☐ Mitigated Negative Declaration
☐ Environmental Impact Report
☐ Statement of Overriding Considerations

H) List all subcontractors (major and minor) and equipment vendors: (attach additional sheets as necessary)

Legal Company Name:	Budget
Climatech	TBD
	\$ 0.00
	\$ 0.00

I) List all key partners: (attach additional sheets as necessary)

Legal Company Name:



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J) Budget Information

Funding Source	Funding Year of Appropriation	Budget List Number	Amount
ECAA		401.007	\$1,284,140
Funding Source			\$
Funding Source			\$
Funding Source			\$
Funding Source			\$

R&D Program Area: Select Program Area

TOTAL: \$ 1,284,140

Explanation for "Other" selection

Reimbursement Contract #:

Federal Agreement #:

K) Recipient's Contact Information**1. Recipient's Administrator/Officer**

Name: Debbie Pollart

Address: 14200 Chapman Road

City, State, Zip: San Leandro, CA
94578

Phone: (510) 577-6020

E-Mail: dpollart@sanleandro.org

2. Recipient's Project Manager

Name: Frances Robustelli

Address: 835 East 14th StreetCity, State, Zip: San Leandro, CA
94577

Phone:

E-Mail: frobustelli@sanleandro.org

L) Miscellaneous Agreement Information

- ☒ Annual Energy Savings \$112,402
- ☐ Number of Repay Periods Leave blank if repay is based on energy savings

M) Selection Process Used

- ☐ Competitive Solicitation Solicitation #:
- ☒ First Come First Served Solicitation. Solicitation#: PON-17-401

N) The following items should be attached to this LRF

- | | |
|--|--|
| 1. Loan Application | <input checked="" type="checkbox"/> Attached |
| 2. Budget Detail | <input checked="" type="checkbox"/> Attached |
| 3. CEC 105, Questionnaire for Identifying Conflicts | <input checked="" type="checkbox"/> Attached |
| 4. Recipient Resolution <input type="checkbox"/> N/A | <input checked="" type="checkbox"/> Attached |
| 5. CEQA Documentation <input type="checkbox"/> N/A | <input checked="" type="checkbox"/> Attached |

Agreement Manager_____
Date_____
Office Manager_____
Date_____
Deputy Director_____
Date

**EXHIBIT A
ATTACHMENT 1
BUDGET DETAIL/PROJECT COST AND SAVINGS**

This loan is made to the City of San Leandro (Borrower) for an energy savings project. The project consists of the energy efficiency measures listed in Table 1 below to be installed at 14 sites at the City of San Leandro.

The table below summarizes the estimated project cost(s), saving(s), and simple payback(s) for the project.

TABLE 1: Summary of Project Cost and Savings:

Energy Efficiency Measures	Estimated Total Project Cost	Energy Commission Loan	Estimated Annual Energy Cost Savings	Simple Payback* (Years)
City Hall: Replace (1) 40-ton Air-Cooled Chiller with a New High Efficiency Chiller	\$222,405	\$73,967	\$4,351	17.0
City Hall: Install New Interior and Exterior LED Lighting for (1,072) Fixtures	\$301,917	\$301,917	\$27,586	10.9
Fire Station #9: Replace (1) 7.5-ton Packaged Rooftop HVAC Unit with a New High Efficiency Unit	\$49,526	\$16,410	\$1,094	15.0
Fire Station #9: Install New Interior and Exterior LED Lighting for (126) Fixtures	\$25,575	\$25,575	\$2,434	10.5
Fire Station #10: Install New Interior LED Lighting for (112) Fixtures	\$23,456	\$23,456	\$2,564	9.1
Fire Station #11: Install New Interior and Exterior LED Lighting for (127) Fixtures	\$27,831	\$27,831	\$2,656	10.5
Fire Station #12: Replace (2) 2-ton, (2) 2.5-ton, (1) 3-ton Packaged gas/electric rooftop Units with New High Efficiency Units	\$151,471	\$17,715	\$1,181	15.0
Fire Station #12: Install New Interior LED Lighting for (140) Fixtures	\$29,396	\$29,396	\$3,007	9.8

Energy Efficiency Measures	Estimated Total Project Cost	Energy Commission Loan	Estimated Annual Energy Cost Savings	Simple Payback* (Years)
Fire Station #13: Install New Interior and Exterior LED Lighting for (58) Fixtures	\$13,090	\$13,090	\$1,321	9.9
Main Library: Install New Interior and Exterior LED Lighting for (1,492) Fixtures	\$338,122	\$338,122	\$31,899	10.6
Manor Branch Library: Install New Interior and Exterior LED Lighting for (165) Fixtures	\$41,051	\$41,051	\$4,219	9.7
Marina Community Center: Install New Interior LED Lighting for (159) Fixtures	\$33,472	\$33,472	\$4,154	8.1
Public Safety: Replace (1) 60-ton Water-Cooled Chiller with a New High Efficiency Chiller	\$210,774	\$127,092	\$7,476	17.0
Public Safety: Install New Interior and Exterior LED Lighting for (5) Fixtures	\$1,361	\$375	\$25	15.0
Public Works: Install New Interior and Exterior LED Lighting for (277) Fixtures	\$62,454	\$62,454	\$5,379	11.6
SL Aquatic Center: Provide and Install Variable Frequency Drive on one (1) Pool Circulation Pump	\$50,956	\$29,985	\$1,999	15.0
SL Aquatic Center: Install New Interior and Exterior LED Lighting for (240) Fixtures	\$54,404	\$52,530	\$3,502	15.0
Senior Community Center: Install New Interior and Exterior LED Lighting for (237) Fixtures	\$66,597	\$66,597	\$7,348	9.1
South Branch Library: Install New Interior LED Lighting for (21) Fixtures.	\$4,139	\$3,105	\$207	15.0
TOTALS:	\$1,707,997	\$1,284,140	\$112,402	11.4

*The simple payback is based on the loan amount.

The Borrower shall implement each measure listed in Table 1.

If the Borrower does not complete one or more of the measures or deviates from the quantities and specifications listed in Table 1, the California Energy Commission (CEC)

project manager will calculate the maximum loan amount supported by the project. The loan amount will be determined by the lesser of: 1) multiplying the annual energy cost savings by 17; 2) total project costs; or 3) approved loan amount.

The Borrower shall notify the CEC project manager in writing if the Borrower expects any information in Table 1 to change. CEC staff will advise the Borrower of the procedure to approve any changes. Written documentation is required for any changes to the information included in this attachment.

If the Borrower has received disbursements exceeding the maximum loan amount supported by the project, the Borrower shall refund the difference to the CEC within 30 days of notification.

STATE OF CALIFORNIA

STATE ENERGY RESOURCES
CONSERVATION AND DEVELOPMENT COMMISSION

RESOLUTION: CITY OF SAN LEANDRO

RESOLVED, that the State Energy Resources Conservation and Development Commission (CEC) adopts the staff CEQA findings contained in the Agreement or Amendment Request Form (as applicable); and

RESOLVED, that the CEC approves Agreement 003-21-ECI with the City of San Leandro (City) for a \$1,284,140 loan to install HVAC and LED lighting upgrades at its 14 sites. The project is estimated to reduce about 550,871 kWh of grid electricity consumption annually, saving the City roughly \$112,402 in utility costs per year; and

FURTHER BE IT RESOLVED, that the Executive Director or their designee shall execute the same on behalf of the CEC.

CERTIFICATION

The undersigned Secretariat to the CEC does hereby certify that the foregoing is a full, true, and correct copy of a Resolution duly and regularly adopted at a meeting of the CEC held on February 16, 2022.

AYE:

NAY:

ABSENT:

ABSTAIN:

Liza Lopez
Secretariat