

**Recreation & Park Department**

# Land Use Hearing

## PG&E Power Obstruction

January 31, 2022



Inspire, Connect, Play!

# Past Projects

## **FRANCISCO PARK: 200A/100kVA**

**COST IMPACT: \$850K**

**SCHEDULE IMPACT: 58 days**

**PG&E Required installation of 500'/2 city blocks of 2-6" conduit runs**

### **Schedule Impacts:**

- Point of connection dispute
- Service Agreement delay
- PG&E design review, design exemptions review
- PG&E field inspections, power connections (fire season)

## **ROSSI POOL: 600A 120/208V 125 kVA**

**COST IMPACT: \$668K**

**SCHEDULE IMPACT: 126 days**

**Shutdown for like-for-like replacement with Meter & CT replacement**

### **Schedule Impacts:**

- Service Agreement delay
- Extended CM oversight
- Time extension change orders
- Critical path impact, delayed opening

## **RPD Average Construction Overhead Costs**

Contractor Extended Overhead: \$3,600-\$5,600/day

Construction Management & Project Management & Construction Administration Weekly

Low: \$15,000

High: \$42,000

## **PG&E's Unnecessary Project Requirements**

- Tie in locations blocks away
- Additional equipment for low-side metering

**CURRENT: WDT3 – Primary Service requirement**

## **Unnecessary Delay**

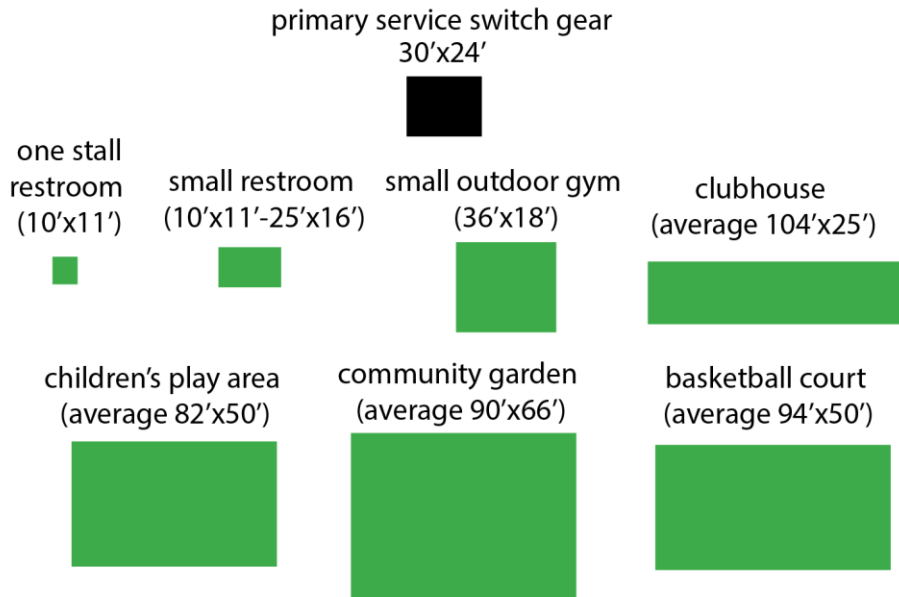
- Dispute over requirements
- Delayed service agreements
- Delayed design and waiver reviews
- Delayed inspections
- Delayed connections

## **Cost Impacts**

- Contractor extended overhead
- Extended CM/PM/CA
- Unnecessary requirements
  - Interrupter and transformer for low-side metering
  - Additional trenching & conduit runs



# Facility Size Space Comparison

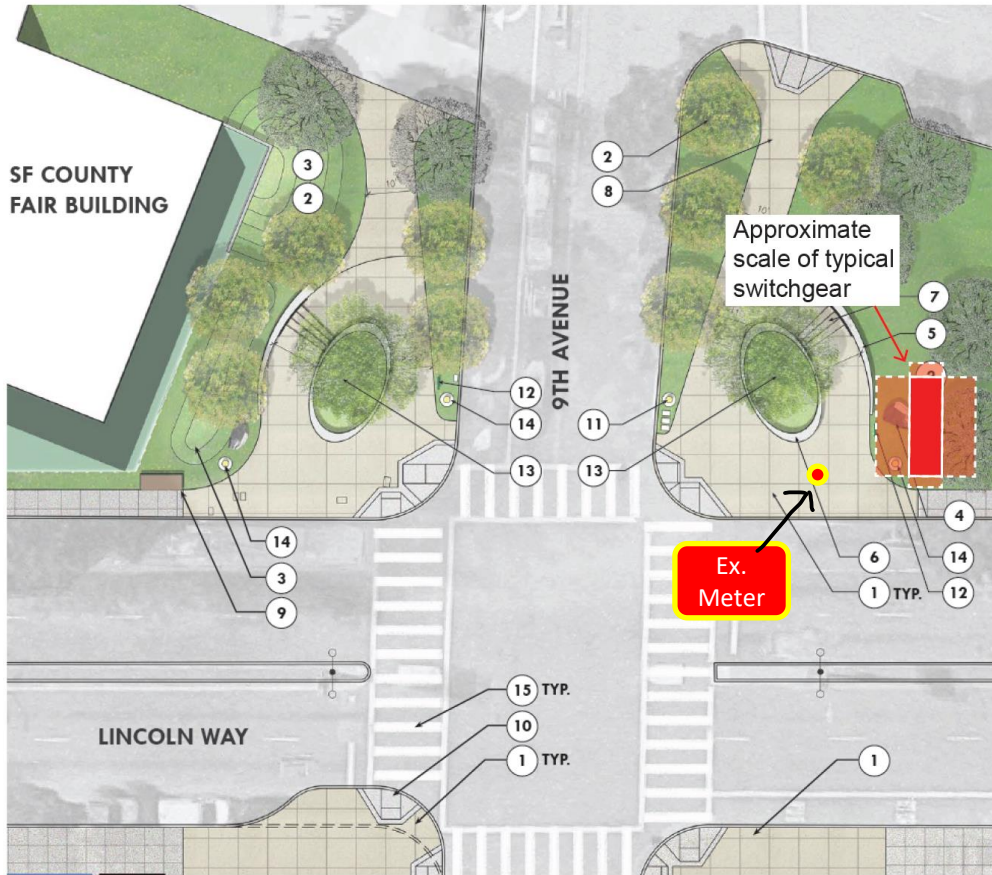


*Unnecessary Primary Switchgear-permanently removes recreation space*





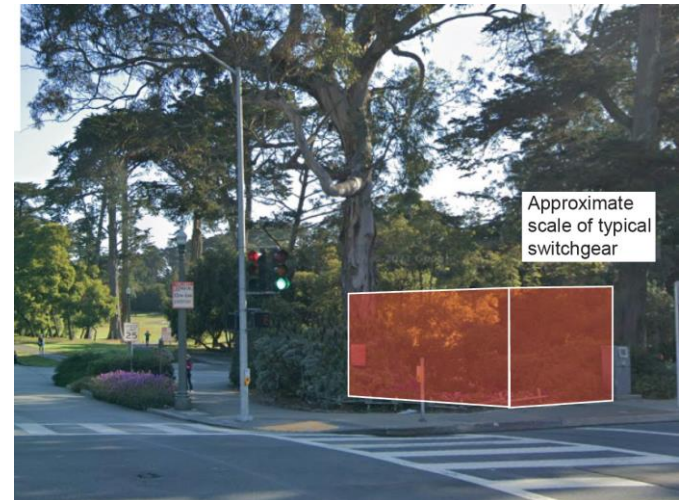
# 9<sup>th</sup> & Lincoln Gateway Project – Golden Gate Park



**Phase:** Design, est. bid Q3 2022

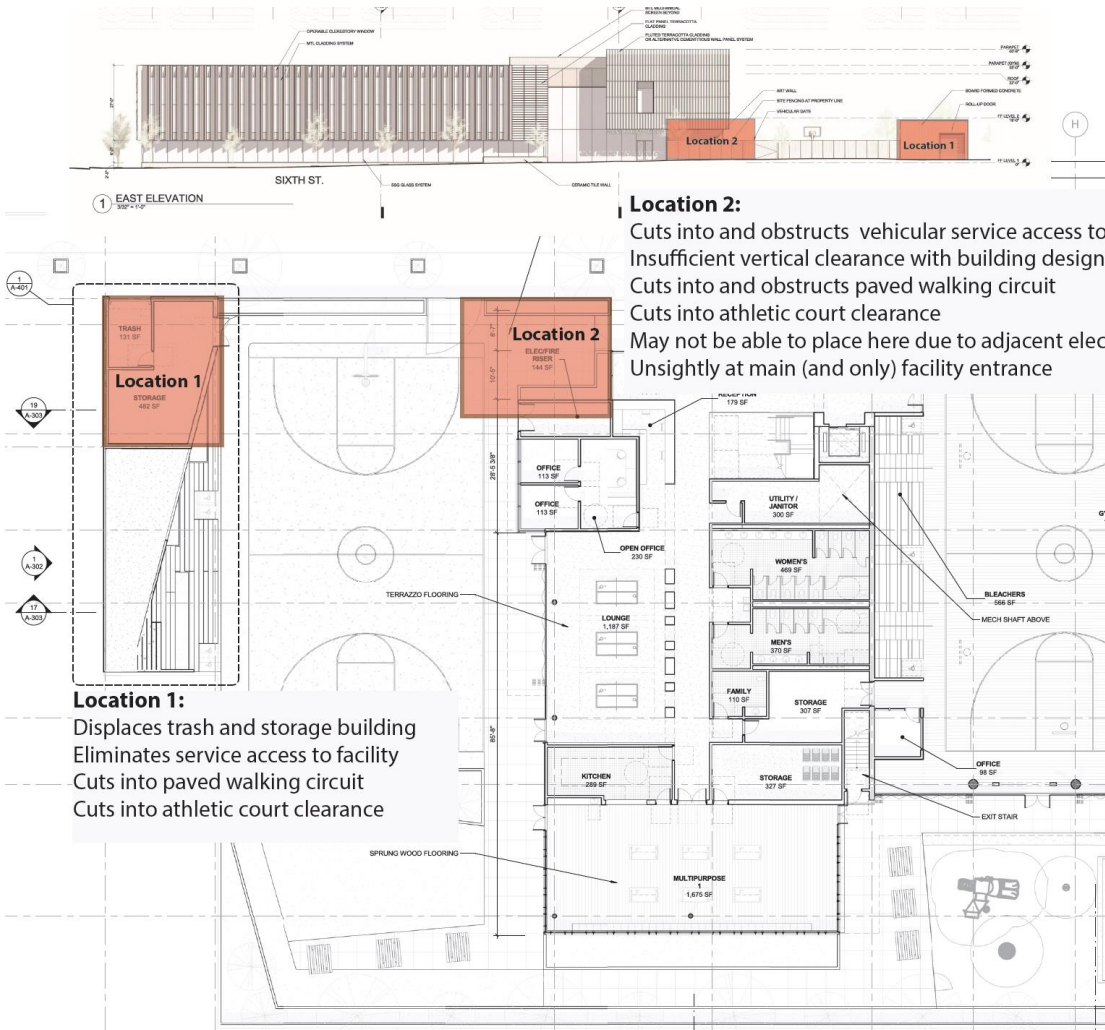
**Scope of work:** move existing meter 10'

PG&E requires new primary service under WDT3. The project as envisioned is infeasible unless a waiver is granted for meter relocation without primary.



No change in demand; primary service not necessary

# Gene Friend Rec Center– SoMa



**Phase:** Design,  
 Construction Start Q2 2023

**Status:** application for primary  
 service has been submitted to PG&E in  
 order to move project forward under  
 current WDT3 agreement

**Load:** 348kW

**Impacts:** Unnecessary Primary  
 service

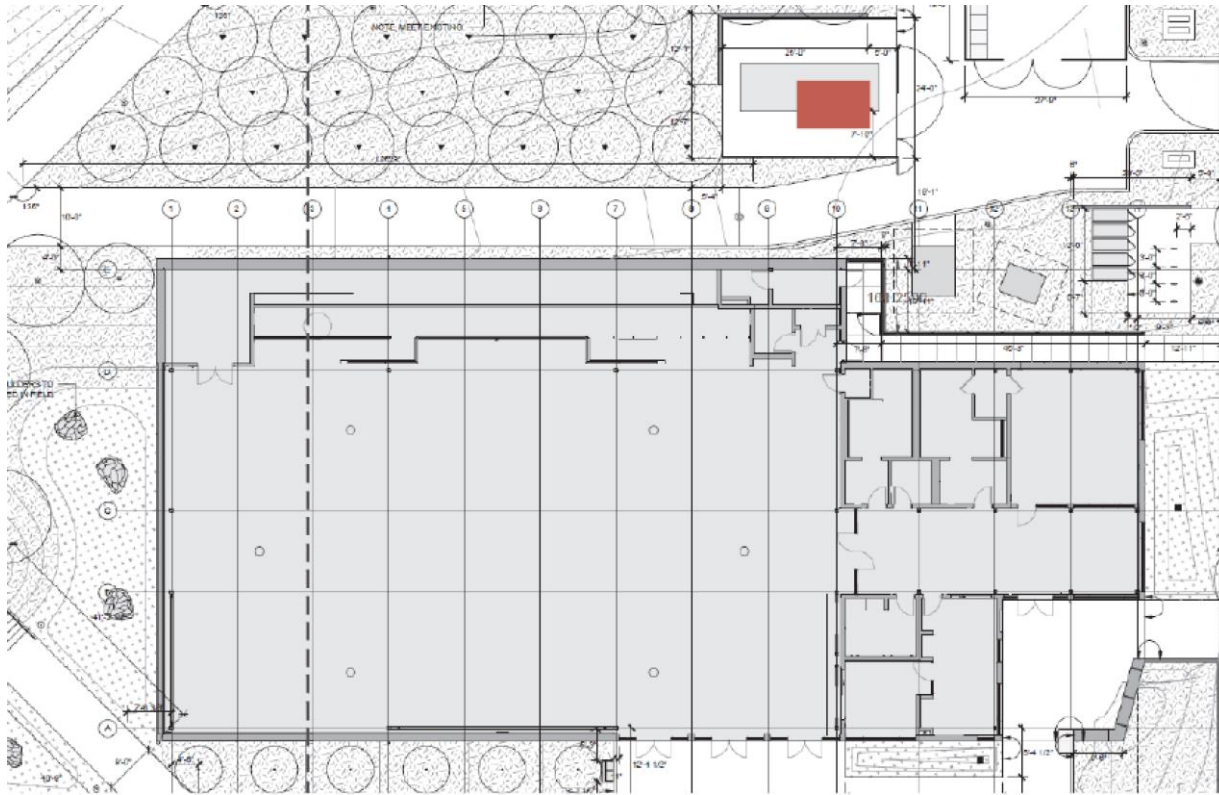
- ~\$1M+ cost
- space required for primary service  
 displaces trash storage or vehicular  
 service and active recreation space

**Risks:**

- Project Delay: Service Agreement,  
 Design Review, Field Inspections, Final  
 Connections
- Financial Impacts of Delay

primary service not necessary

# Herz Recreation Center– McLaren Park



**Phase:** Design, bid Q3 2022

**Status:** application for primary service has been submitted to PG&E in order to move project forward under current WDT3 agreement

**Load:** 253 kVa

**Impact:** Unnecessary Primary service

- + \$500-750,000 cost
- space required for primary service required loss of all on-site staff parking, an ADA parking space, and maintenance shed

**Risks:**

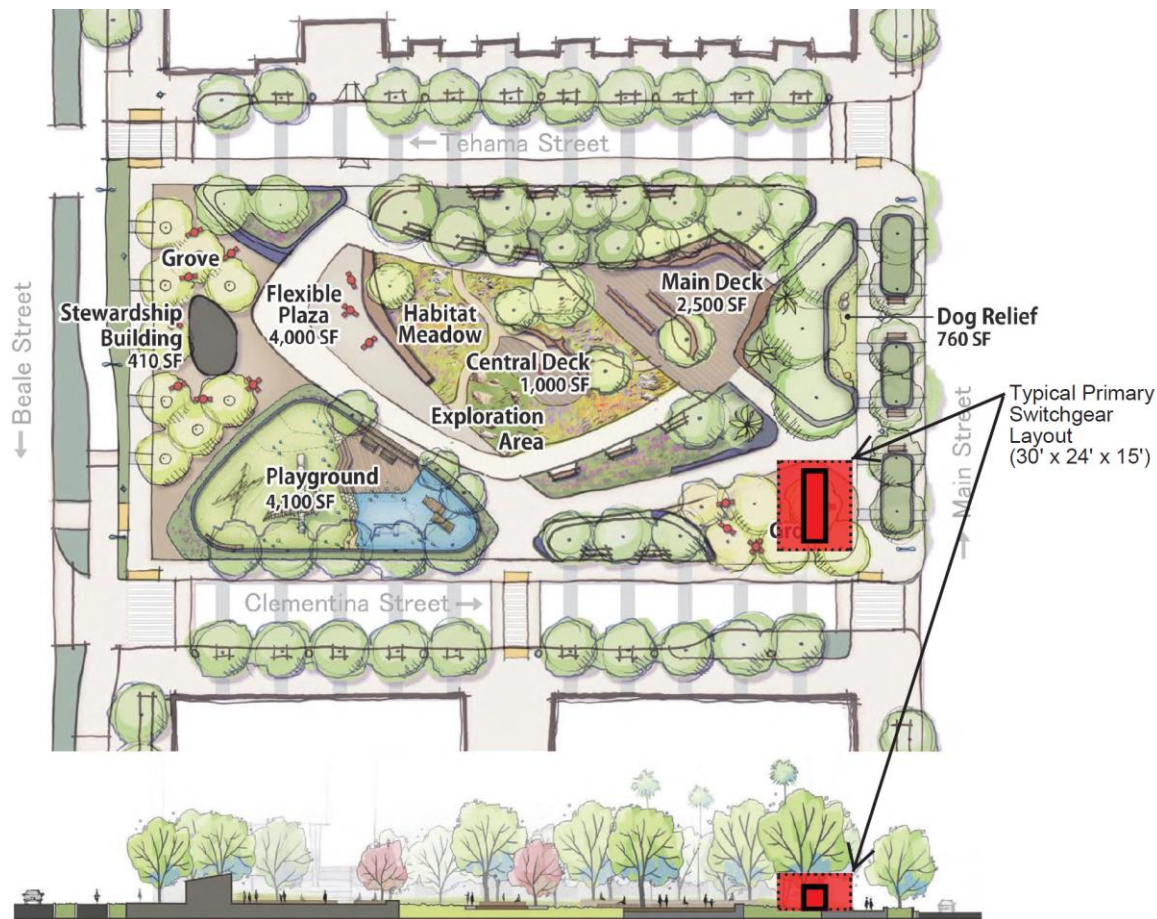
- Project Delay: Service Agreement, Design Review, Field Inspections, Final Connections
- Financial Impacts of Delay

primary service not necessary





# Transbay Parcel 3 – new park, East Cut



**Phase:** Design

**Status:** project team is requesting a waiver from WDT3/ delivery of secondary service via retail agreement with PG&E.

**Scope:** small restroom building

**Risks:**

- Waiver is denied and unnecessary primary service required
  - + \$500-750,000
  - Permanent loss of 720sf of park space
- Project Delay: Service Agreement, Design Review, Field Inspections, Final Connections
- Financial Impacts of Delay

primary service not necessary



# Additional High Priority/High Risk Projects

**India Basin (bid Q1 2022)** – application for primary service has been submitted to PG&E in order to move project forward under current WDT3 agreement; primary service not necessary.

**GGP Middle Lake Restoration - (bid Q3 2022)**  
additional load needed for new pump – application for secondary service submitted before the April 15 WDT3 deadline; PG&E rejected the application. Pump was removed from project scope due to insufficient funds for primary service. PG&E caused project delay.

## **Ocean Beach Climate Adaptation Project**

**Restroom** – designing an off-the-grid building as the space and cost required to provide primary service is prohibitive.

## **Additional Upcoming Projects**

Kezar Pavilion

Portsmouth Square

88 Bluxome/Gene Friend Annex

Jackson Park

11<sup>th</sup> & Natoma (new park)

Filmore Turk Playground

New Restroom Program

*(none of these project require Primary Service. All loads will be below 400kVA)*





# SUMMARY

All of these RPD properties can be served with secondary service-loads under 400kVA



*The San Francisco Recreation and Park Department's Mission is to provide enriching recreational activities, maintain beautiful parks and preserve the environment for the well-being of everyone in our diverse community.*



WDT3 Primary Service requirement is in conflict with Recreation and Parks Department Mission.

Primary switchgear results in precious Recreation and Open Space lost permanently for installation of unnecessary utility infrastructure.

+\$500K to \$1M per project means fewer new parks and park improvements.

WDT3 will impact RPD's ability to deliver the 2020 Health and Recovery Bond projects.

PG&E caused delay has resulted in years of the community's use of recreation and open space lost.



San Francisco Recreation & Park Department

Thank You



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