



City Manager's Weekly Update

December 19, 2012

UPCOMING MEETINGS

12/24/12 – 1/1/13

City Hall Closed.

- 1/7** City Council Meeting,
7:00 p.m.,
Council Chambers
- 1/14** City Council Work
Session, 7:00 p.m.,
Council Chambers
- 1/22** City Council Meeting,
7:00 p.m.,
Council Chambers
- 1/26** City Council Winter
Planning Session, Time
TBD, Senior
Community Center
- 1/28** City Council Special
Meeting, Time TBD,
Council Chambers
- 2/4** City Council Meeting,
7:00 p.m.,
Council Chambers
- 2/12** City Council Work
Session, 7:00 p.m.,
Council Chambers
- 2/19** City Council Meeting,
7:00 p.m.,
Council Chambers

To: City Council
From: Chris Zapata, City Manager

Mark Your Calendar

Dr. Martin Luther King, Jr. Celebration – Oratorical Festival (flyer attached)

Monday, January 21, 2013, 2:00 p.m.*, Marina Community Center, 15301 Wicks Boulevard (*Please note: Event time change due to Presidential Inauguration)

- The City is hosting an Oratorical Festival at the Dr. Martin Luther King, Jr. Celebration on **January 21**. Student contestants will perform an original or well-known essay, speech or poem in celebration of Dr. King's message of peace, tolerance and social justice.
 - [Entry Forms Available](#): November 1, 2012
 - Entry Form Deadline: January 4, 2013
 - Eligibility: San Leandro Resident, Ages: 6 – 17
 - Contestants will compete in the following age categories: 6 – 9 yrs, 10 – 13 yrs, 14 – 17 yrs
 - [Event Rules](#)
- There will be entertainment, crafts for the kids and light refreshments. For more information, please call 577-3462.

Council Information

Alameda County Plastic Bag Ban Starts January 1

- The City's Recycling Program staff has conducted outreach in conjunction with Stopwaste.org for the upcoming Reusable Bag Ordinance that takes effect January 1, 2013. The following outreach activities have been conducted:
 - Issued Press Release on December 18, 2012
 - Placed information on the main page of the City website under the News tab
 - Placed ads in SL Times (December 13, 20, 27, and January 3)
 - StopWaste.Org sent letter to retailers in December
 - Placed information about the ordinances as Calendar Items on City Website
 - Sent information to the San Leandro Chamber of Commerce to distribute to members
 - Emailed approximately 500 subscribers on our Recycling Program list
 - Updated the Recycling Program website (<http://www.recyclesanleandro.org>)
- Outreach efforts will continue into January with several reusable bag giveaways planned throughout the county. For more information about the ordinance go to <http://www.reusablebagsac.org>.

Paperless Agendas and Meeting Materials Begin to Yield Cost Savings

- In September 2012, the City Council authorized a transition from printed agenda packets to a predominantly paperless system relying on the use of Apple iPads. The reduced need for printed materials enabled the City to terminate the lease for one high-volume copier in November 2012.
- The initial purchase of iPads cost the City \$6,164.50. The elimination of the copier will save the City \$10,000 annually.
- So far, the transition to paperless agendas has been smooth. Staff will continue to explore additional options for eliminating unnecessary printing and reducing City costs by relying on digital technologies.

City Holiday Closure Schedule (schedule attached)

- As in years past, in recognition of the winter holidays and as a budget savings measure, the following City offices and facilities will be closed from **December 24 through January 1** and will resume regular business hours on Wednesday, January 2: City Hall, the Recreation and Human Services Department administrative offices, the Public Works administrative offices, Marina Community Center, San Leandro History Museum and Art Gallery, Casa Peralta, and the Mulford-Marina and South Branch Libraries.
- The Main Library and Manor Branch Library will have reduced hours.
- Inspections by the Building Division will be available during the break if scheduled by noon on December 19.
- Park Maintenance will have limited staff on duty, and the Water Pollution Control Plant will have limited staff but will still be fully operational. Street sweeping will maintain its normal residential schedule except for December 25 and January 1, which will be rescheduled for Saturdays, December 29 and January 5, 2013.
- Public Works will have staff from the Facilities and Streets Divisions on standby for any emergencies that arise. They can be activated through a call to Police Dispatch, 577-2740.
- Police and Fire facilities will remain open. There will be no interruption in public safety services, and parking regulations and time restrictions will be enforced.

Businesses in the News

2013 East Bay Book of Lists

- The **2013 East Bay Book of Lists**, an annual compilation generated by the San Francisco Business Times and widely considered an essential tool for businesses in the Bay Area, has just been released. Several firms from the City of San Leandro rank highly on coveted benchmarks, including two of the top 25 *Largest Private Companies in the East Bay*: **OSIsoft, LLC** (6) and **TriNet Group, Inc.** (8). These two firms also ranked among the *Fastest-Growing Private Companies in the East Bay*.
- **OSIsoft, LLC** continued to set itself apart as the second *Largest Software Company in the East Bay*, based on revenues.
- **Kaiser Permanente San Leandro Medical Center** is noted as second *Largest Construction Project in the East Bay* with its \$550,000,000 construction cost, and **American Packaging** is ranked as the tenth largest *Women-Owned Business in the East Bay* with its annual revenue surpassing \$17,000,000.
- Also nestled in San Leandro is one of the *Largest Credit Unions in the East Bay*, **SMW 104 Credit Union**, as ranked by assets.

Zero-Net Energy (article attached)

- Firms in San Leandro continue to earn distinction in innovation and investment. The renovation of 14600 Catalina St. by the East Bay Electrician's Union is remarkable for its achievement in privately financing and creating a zero-net energy building. Zero-net energy is achieved by low energy consumption offset by the creation of renewable energy. This has only been successfully accomplished in a few dozen sites across the country and few of those utilize an existing structure. The Electrician Union's goal was to not only create a green sustainable building, but one in which their apprentices can learn about energy efficiency. "We want to highlight and promote what we do, we will train people on systems used in this building."

McLellan Estate Co. Closes on San Leandro Property for its Expanding Portfolio

- Northpoint Business Park encompasses four office/flex buildings totaling approximately 75,788 square feet and is strategically located near the Oakland Airport and I-880 Freeway. The property was sold on behalf of Seagate Properties, Inc., to McLellan Estate Co. This site is the second property Belmont based McLellan Estate Co. has purchased in San Leandro in 2012; earlier this year it closed on 575 Marina Boulevard, which is fully leased to Paramedics Plus.

Correspondence From Other Agencies

East Bay Green Corridor GreenBeat

- The East Bay Green Corridor's electronic newsletter, GreenBeat, is a great source of information on the original and creative visions emerging in our region. The Green Corridor is a partnership of UC Berkeley, Lawrence Berkeley National Laboratory, California State University East Bay and Peralta Community College District, and the cities of Alameda, Albany, Berkeley, El Cerrito, Emeryville, Hayward, Oakland, Richmond and San Leandro. This collaboration cements a commitment to build upon the region's existing strength as a hub of green technology and entrepreneurship. Check out the newsletter [here](#); to subscribe to the newsletter, click [here](#).

San Leandro Unified School District – A Message From Superintendent Cindy Cathey

“It with heavy heart that I address our community regarding the horrible tragedy that has occurred at Sandy Hood Elementary School in Newtown, Connecticut. While the details are still unfolding through the media, it is known that many children and adults have lost their lives in this unspeakable tragedy. The shooter has also killed himself. Our sympathies and compassion go out to the families and the Newtown community. I understand the concerns that our students, staff and community will have regarding this event and our safety. Please be reminded of the following:

- The safety of our students and staff is our highest priority always.
- This event is highly unusual and in fact in study after study, schools are named as one of the safest places for our students to be.
- We have done training for our campus supervisors in active supervisor and being vigilant.
- Our school regularly practice safety drill procedures and our administrators use radio communication and practice drills twice monthly.
- The city has provided us with three School Resource Officers to help ensure the safety of our students and campuses. While they are primarily serving the secondary schools, they can help at elementary when needed.
- Students showing signs of anxiety will be offered counseling support.
- We have a policy where all visitors MUST sign-in in the office.

I am asking staff, as we have been - especially during this pre-holiday season - that we are extra vigilant in our observations and general security measures. Please know that our district employees are aware of the protocols in place to report and respond to unusual circumstances. Additionally, the San Leandro Police Department has notified me that their Patrol staff have been directed to spend extra time around the schools to add to our safety measures. We appreciate this quick response from our police department.

Our hearts go out to the families in Newtown, Connecticut, we here in San Leandro are doing everything possible to ensure the safety of our students and staff are our highest priority.”

The City of San Leandro invites the community to attend a celebration honoring a great American leader.



Dr. Martin Luther King, Jr. Celebration

Monday, January 21, 2013

2:00 pm* **Please note, event time change
due to the Presidential Inauguration**

Marina Community Center, 15301 Wicks Blvd

Oratorical Festival

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Entry Forms Available: November 1, 2012

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PRIZES

First Place in Each Age Category - \$100 Amazon Gift Card

Second Place in Each Age Category - \$50 Amazon Gift Card

All contestants will receive a Certificate of Participation

Prizes made possible by the San Leandro Optimist Club

For details and to download the Entry Form visit
www.sanleandro.org/depts/rec/events.asp

***Entertainment, Crafts for the Kids and
Light Refreshments***

This is a City of San Leandro sponsored activity. For information call 577-3462

Green building

Electricians spark rally for zero-net-energy usage



Reporter Blanca Torres- *San Francisco Business Times*

Date: Friday, December 7, 2012, 3:00am PST

Except for three spiral wind turbines and a solar panel tree planted in front, the building at 14600 Catalina St. in San Leandro looks like the other nondescript industrial structures that surround it. The former data center is taking on new life as one of few buildings in the region and state that will produce as much energy as it uses, or even more.

An East Bay electrician's union bought the 46,000-square-foot building in 2010 to house a training center for apprentices. Union leaders saw an opportunity to teach future electricians about energy efficiency, and create a center that embodies the most current and sustainable practices.

“We were willing to spend more up front because we know we’ll recuperate the costs in savings over time,” said [Byron Benton](#), training director for the Alameda County Electrical Joint Apprenticeship and Training Committee. “We wanted to do this also because this is what we train our apprentices for.”

The training center is a partnership between the National Electrical Contractors Association, which represents electrical contractors and employers, and the International Brotherhood of Electrical Workers Union.



Byron L. Benton, training director, Alameda Co. (left); Drew Radachy, Novo Construction (center); Victor Uno, business manager, Electrical Workers Local No. 595 (right) oversee a structure in the vanguard of green building design

While planning the renovation, union leaders considered various green alternatives such as pursuing LEED certification from the U.S. Green Building Council. Instead, leaders decided to reach further to meet U.S. Dept. of Energy guidelines for zero-net-energy buildings.

Zero net energy is a concept that is gaining traction with policy makers and the commercial real estate industry. In 2008, the [California Public Utilities Commission](#) set a goal for all new

commercial construction to achieve zero net energy by 2030. President [Barack Obama](#) established a national goal in 2011 to improve energy efficiency in commercial buildings by 20 percent during the next decade.

In 2009, nationwide contractors and government agencies launched the Zero Energy Commercial Buildings Consortium, an association working to identify barriers to zero net energy and recommend ways to achieve it. Zero net energy in essence means achieving low energy consumption and offsetting that consumption with renewable energy, said [Jeff Harris](#), senior vice president of the Alliance for Saving Energy, a Washington D.C.-based non-profit organization that advocates for energy efficiency.

“(Zero net energy) is a challenging target,” Harris said. “It’s easier to achieve in a relatively friendly climate like in California. It’s also easier for a building that is modest in its energy demands.”

Only a few dozen buildings in the country qualify as zero net energy. Even as the practice catches on, Harris said, not every building will be able to meet the criteria.

“It’s a good rallying cry,” Harris said. “It’s more tangible and salable than saying, ‘Let’s take 80 percent savings out of buildings.’ A building could generate energy onsite or offsite.”

Most zero-net-energy buildings are publicly owned or financed and were built from the ground up. The Zero Net Energy Center in San Leandro is privately financed and uses an existing structure.

Efficiency is key, said [Victor Uno](#), business manager for IBEW Local 595 and a member of the Port of Oakland Board of Commissioners. The goal is to minimize energy usage while generating energy. “We designed the building to consume less energy than a typical building,” he said, which reduces the amount of energy the building needs to produce.

The Zero Net Energy Center will have classrooms for training, administrative offices and an event space that can accommodate up to 400 people. The building will be completely powered by electricity, a federal requirement for zero-net-energy buildings. The union hired FCGA Architecture and Environmental Building Strategies to design the rehabilitation. Novo Construction began work on the building this year.

“It’s easier to build from the ground up on a green-field site, but that defeats the purpose to use new resources versus renovating an existing building,” said [Drew Radachy](#), director of science and technology for Novo. The contractor stripped the building to its roof and walls to install green features and systems, including energy-generating turbines and solar panels as well as roof monitors, which allow sunlight to come into the building for natural light and temperature control. The monitors channel heat from outside into one room, for example, and transfer it to other parts of the building to regulate indoor temperature.

Even small elements make a difference in energy usage, Benton said, such as using laptop computers instead of desktop models or having occupancy sensors in every room.

While it requires significant effort to achieve zero net energy, the process is not out-of-reach, Uno said. The San Leandro building is expected to consume 75 percent less energy than conventional construction, he said. With 40 percent of the nation's energy spent powering buildings, the process creates major potential for energy reduction.

“It was not significantly more expensive to do this project than regular construction,” Radachy said. Work is expected to wrap up for a grand opening in the spring. The training program expects to welcome students in August.

The program has about 180 current students training for what Uno called “sustainable careers with good wages, benefits and pensions.”

Benton noted that benefits are not just in saving energy costs, but creating a healthier environment for students along with setting an example for their careers.

“We want to highlight and promote what we do,” he said. “We will train people on systems used in this building.”

Blanca Torres covers East Bay real estate for the San Francisco Business Times.