



EAST BAY DISCHARGERS AUTHORITY  
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*A Joint Powers Public Agency*

## **ITEM NO. 14**

### **OPERATIONS & MAINTENANCE COMMITTEE AGENDA**

**Monday, May 12, 2025**

**4:00 PM**

**East Bay Dischargers Authority  
2651 Grant Avenue, San Lorenzo, CA**

**Committee Members: Young (Chair); Azevedo**

**OM1. Call to Order**

**OM2. Roll Call**

**OM3. Public Forum**

**OM4. EBDA Permit Compliance**

(The Committee will be updated on EBDA's NPDES compliance.)

**OM5. Status Report**

(The Committee will be updated on EBDA's O&M activities.)

**OM6. Draft Renewal and Replacement Fund Project List for Fiscal Year 2025/2026**

(The Committee will review the proposed RRF project list for FY 2025/2026.)

**OM7. Oro Loma Sanitary District Lease Renewal**

(The Committee will receive an update on the Authority's land lease with OLSD.)

**OM8. Adjournment**

Any member of the public may address the Commission at the commencement of the meeting on any matter within the jurisdiction of the Commission. This should not relate to any item on the agenda. It is the policy of the Authority that each person addressing the Commission limit their presentation to three minutes. Non-English speakers using a translator will have a time limit of six minutes. Any member of the public desiring to provide comments to the Commission on an agenda item should do so at the time the item is considered. It is the policy of the Authority that oral comments be limited to three minutes per individual or ten minutes for an organization. Speaker's cards will be available in the Boardroom and are to be completed prior to speaking.

In compliance with the Americans with Disabilities Act of 1990, if you need special assistance to participate in an Authority meeting, or you need a copy of the agenda, or the agenda packet, in an appropriate alternative format, contact Juanita Villasenor at [juanita@ebda.org](mailto:juanita@ebda.org) or (510) 278-5910. Notification of at least 48 hours prior to the meeting or time when services are needed will assist the Authority staff in assuring that reasonable arrangements can be made to provide accessibility to the meeting or service.

Agenda Explanation  
East Bay Dischargers Authority  
O&M Agenda  
May 12, 2025

In compliance with SB 343, related writings of open session items are available for public inspection at East Bay Dischargers Authority, 2651 Grant Avenue, San Lorenzo, CA 94580. For your convenience, agenda items are posted on the East Bay Dischargers Authority website located at <http://www.ebda.org>.

**Next Scheduled Operations and Maintenance Committee is  
Monday, June 16, 2025**

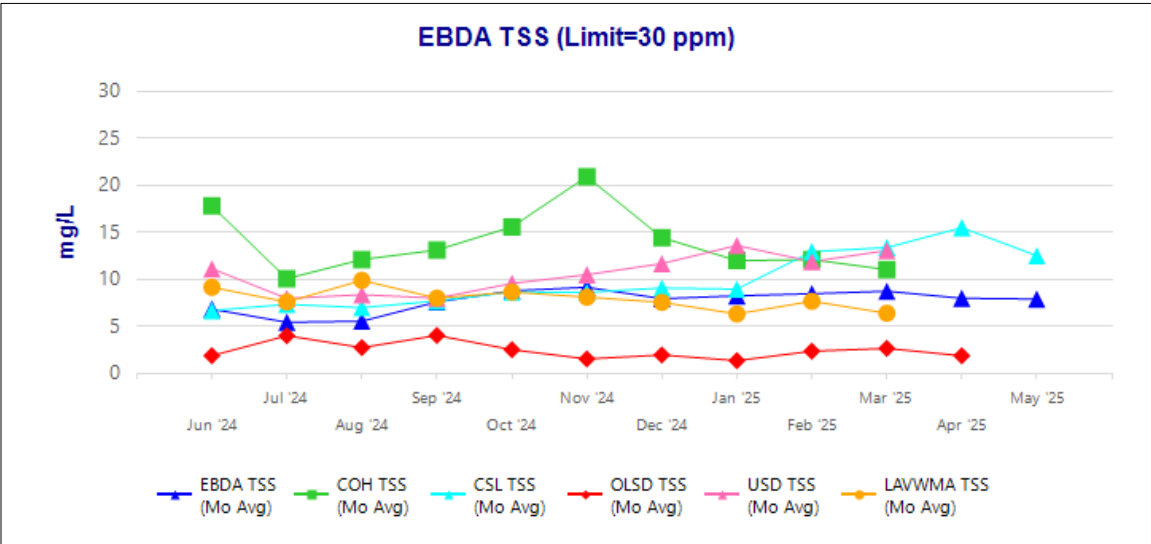
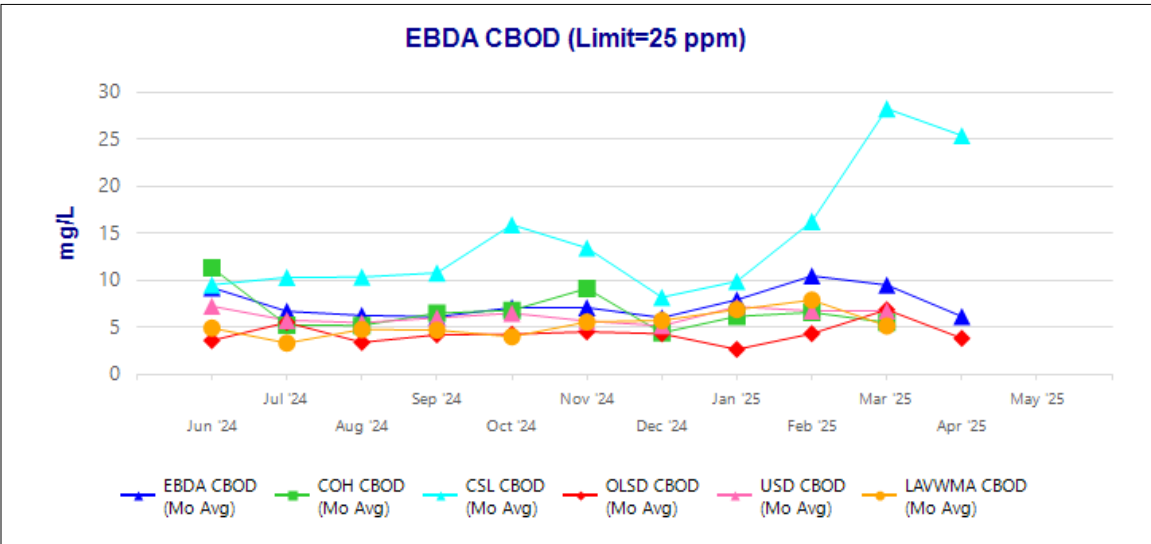
**ITEM NO. OM4 EBDA PERMIT COMPLIANCE**

**Recommendation**

For the Committee’s information only; no action is required.

**Discussion**

EBDA continued NPDES compliance in March, and preliminary April data indicates compliance as well. While San Leandro’s Water Pollution Control Plant met CBOD limits for April, CBOD results are still above normal. San Leandro staff are still investigating the cause of the plant upset. A leading possibility is the presence of a group of disinfectants known as quaternary ammonia compounds (QACs). Test results show elevated levels of these compounds, which have led to upsets in other plants. San Leandro is designing a chemical treatment regimen while investigating the source. Member Agency CBOD and TSS performance are shown below. A table with bacterial indicators follows.



## EBDA Bacterial Indicators

Date	FECAL	ENTERO
	MPN/ 100mL	MPN/ 100mL
Limit (90th Percentile)	1100	1100
Limit (Geomean)	500	280
<b>May 2024 Geomean</b>	<b>12</b>	<b>4</b>
<b>June 2024 Geomean</b>	<b>60</b>	<b>9</b>
<b>July 2024 Geomean</b>	<b>59</b>	<b>5</b>
<b>August 2024 Geomean</b>	<b>153</b>	<b>21</b>
<b>September 2024 Geomean</b>	<b>109</b>	<b>13</b>
<b>October 2024 Geomean</b>	<b>33</b>	<b>4</b>
<b>November 2024 Geomean</b>	<b>24</b>	<b>2</b>
<b>December 2024 Geomean</b>	<b>22</b>	<b>5</b>
<b>January 2025 Geomean</b>	<b>25</b>	<b>5</b>
<b>February 2025 Geomean</b>	<b>44</b>	<b>10</b>
3/3/2025	17	13
3/4/2025	17	15
3/5/2025	NA	2
3/10/2025	13	2
3/11/2025	31	10
3/17/2025	17	20
3/18/2025	23	47
3/24/2025	49	29
3/25/2025	11	57
3/31/2025	17	15
<b>March 2025 Geomean</b>	<b>20</b>	<b>13</b>
4/1/2025	79	24
4/2/2025	NA	15
4/7/2025	350	< 10
4/8/2025	22	47
4/14/2025	23	34
4/15/2025	17	125
4/21/2025	13	333
4/22/2025	11	87
4/28/2025	33	104
4/29/2025	33	370
<b>April 2025 Geomean</b>	<b>32</b>	<b>62</b>

## **ITEM NO. OM5 STATUS REPORT**

### **Union Effluent Pump Station (UEPS)**

No change; all equipment is operational.

### **Hayward Effluent Pump Station (HEPS)**

#### **Effluent Pump Replacement Project**

The two new HEPS pumps have been operating for almost four months without any major issues. On May 1, Pump Repair Service removed the third old pump, and the next day, DW Nicholson started work on the new concrete pump pad. All four new pumps should be fully operational before the start of wet weather this fall.

### **Oro Loma Effluent Pump Station (OLEPS)**

#### **Automatic Transfer Switch Upgrade**

Todd Beecher, EBDA's contract electrical engineer, has updated the OLEPS electrical system single line diagrams and completed a design memorandum for two new automatic transfer switches (ATSs) at OLEPS. Mr. Beecher presented his recommendations to the MAC at its April meeting. The two new ATSs will improve the reliability of the pump station in the event of a power outage. If PG&E power fails, the OLEPS emergency generator is the primary backup power source. Currently, if the emergency generator fails to start, operators can manually switch to the secondary source of backup power from OLSD. The installation of two new ATSs will allow the switch from primary to secondary backup to occur automatically. This ATS work is being completed as part of Phase 2 of the OLEPS Electrical Upgrades. Replacement of the breakers and refurbishment of the Main Switchboard was completed in Phase 1 of the OLEPS Electrical Upgrades.

Mr. Beecher has also recommended that EBDA purchase a portable generator that can be used as an additional source of backup power, given that the OLEPS emergency generator is beyond its useful life. The portable generator can also be used at MDF and HEPS. Cost for the portable generator has been included in the proposed Renewal and Replacement Fund List for FY 2025/2026 (see Item No. OM6).

#### **Overhead Crane Inspection & Grounding Upgrade**

Earlier this year, Crane Tech Inc. (CTI) conducted the annual OLEPS overhead crane inspection. The overhead crane or bridge crane, as it is commonly referred to, spans the pump station's main floor ceiling. The crane has a 15-ton capacity and is used for repair and maintenance of the pumps and associated equipment. Although the crane is approximately 45 years old, it operates without any issues. CTI notified EBDA that the overhead crane needed to have additional grounding installed to stay code compliant. On April 18, CTI installed the code-required ground conductor buss bar along the crane's bridge and runway. On May 5, Calcon, EBDA's electrical and instrumentation contractor, completed the installation of a ground wire from the overhead crane's local electrical

disconnect panel to OLEPS main electrical panel. The overhead crane is now fully code compliant.

### **Skywest Pump Station**

#### **Recycled Water Production**

During the month of April 2025, the Skywest Recycled Water System operated for three days and produced 1.59 million gallons of recycled water.

### **Marina Dechlorination Facility (MDF)**

No change; all equipment is operational.

### **Force Main**

#### **Force Main Vault High Water Level Alarms**

On April 29, Calcon completed the installation of high-water level alarms in three of EBDA's force main vaults – the OLEPS North and South vaults and the HEPS vault. Each vault has two floats installed. If water starts to fill the vaults, the floats will send an alarm to EBDA's SCADA system, and EBDA staff will be notified via text that the vaults could be flooding.

### **Operations Center**

No change; all equipment is operational.

### **Miscellaneous Items**

#### **Underground Service Alerts**

EBDA received eight (8) Underground Service Alert (USA) tickets during the month of April 2025. All eight tickets were renewals and six of the eight tickets were for contractors working at USD.

### **Special Projects**

#### **Cargill Brine Project**

As discussed last month, Cargill has requested that EBDA consider a Project Approval Agreement between the parties that would allow Cargill to begin construction on elements of the project that do not directly affect EBDA, such as reconfiguration of intakes and pond structures at Cargill's Newark salt facility. The Agreement would be accompanied by findings and a resolution to approve the EIR, including an EIR Addendum that enhances mitigation measures for species for which the endangered species listing status changed following EIR certification. Once negotiated, the Project Approval Agreement would be superseded by the final Operating Agreement. Staff is still negotiating insurance and indemnity provisions of the Project Approval Agreement with Cargill and expects to bring

the Agreement and CEQA documentation to the Commission for consideration next month.

**Advanced Quantitative Precipitation Information (AQPI) Project**

The regional AQPI project continues to move forward with the goal of improving the prediction of rainfall events in the Bay Area. Following a series of delays, the East Bay radar was installed at [Rocky Ridge](#) in Las Trampas Regional Wilderness Park in December 2022, and data from the site became available in December 2023. The AQPI Program Management team developed an updated website and data management tools for the 2024-2025 wet season. Agencies are currently developing additional tools to make the data more accessible for use in decision-making. A 2-day workshop with agencies and program managers is scheduled for June 2025.

Sonoma Water, which has acted as program manager and grant administrator for the project since its inception, is in the process of reaching out to participating agencies regarding future funding needs. This includes funding for installation of a C-band radar to complete the regional radar network, as well as long-term funding to the Center for Western Weather and Water Extremes (CW3E) at Scripps Institution of Oceanography, UC San Diego, for AQPI system operation, maintenance, and improvements. This local funding would begin in Fiscal Year 2026-2027, and would supplement state and federal funding that the team is also seeking. More information will be provided to the Commission as the specific request becomes clear.

**ITEM NO. OM6 DRAFT RENEWAL AND REPLACEMENT FUND PROJECT LIST  
FOR FISCAL YEAR 2025/2026**

**Recommendation**

Review proposed Renewal and Replacement Fund (RRF) Project List and provide direction to staff.

**Background**

Each year, the Commission is asked to approve a list of capital projects to be undertaken in the upcoming fiscal year using funds from the Authority's Renewal and Replacement Fund. The project list is developed using the Authority's Asset Management Plan (AMP), with input from the Managers Advisory Committee (MAC).

**Discussion**

The Authority's draft RRF Project List for FY 2025/2026 is presented on the following page for the Committee's review and comment, with project explanations on the subsequent pages. Staff plans to bring the final FY 2025/2026 project list to the Commission for consideration in June 2025. Staff is recommending that the agencies' total contribution to the RRF for FY 2025/2026 is \$750,000, consistent with the AMP 20-year projection of funding needs.



**RRF Projects for FY 2025/2026**

<u>Facility</u>	<u>Renewal Replacement Fund Items</u>	<u>Projected Completion Date</u>	<u>Estimated Costs</u>
UEPS	Payment #6 of 10 Per JPA	July 2025	\$ 420,000
OLEPS/All	Portable Generator	June 2026	\$ 150,000
HEPS	Pump Replacement Project (additional funds for completion)	December 2025	\$ 120,000
MDF	Sewage Pump Replacement Project	December 2025	\$ 100,000
MDF	Flow Meter Upgrade	June 2026	\$ 70,000
All	SCADA Radio Network Security & Upgrade	June 2026	\$ 50,000
All	SCADA Firewall & Internet Security	December 2025	\$ 20,000
OLEPS	Water System Upgrade	June 2026	\$ 30,000
		FY 2025/2026 Sub-Total	\$ 960,000
		Small Projects Fund	\$ 100,000
		<b>FY 2025/2026 Total</b>	<b>\$ 1,060,000</b>

**UEPS – Payment #6 of 10 per JPA – \$420,000**

The Amended and Restated Joint Powers Agreement (JPA) states that “in fiscal years from 2020/21 through 2029/30, the Authority will pay Union a total of Four Million, Two-Hundred Thousand dollars (\$4,200,000), divided in ten equal and annual installments, as a credit toward their annual budget contribution for Operation and Maintenance Costs, for all Capital Costs associated with the Union Effluent Pump Station during the Term of the Agreement.”

**OLEPS/All – Portable Generator – \$150,000**

EBDA’s contract electrical engineer recommended that EBDA purchase a portable generator that can be used as an additional source of backup power at OLEPS, given that the OLEPS emergency generator is beyond its useful life. The portable generator can also be used at MDF and HEPS. At the recommendation of the MAC, EBDA will explore the possibility of purchasing a gently used portable generator.

**HEPS – Effluent Pump Replacement Completion – \$120,000**

This item provides additional funds to complete replacement of the four pumps at HEPS. \$730,000 had previously been allocated. Unanticipated findings from the structural engineer required that the old pump pads be demolished and replaced with new pump pads. This additional scope ate into the savings previously identified through value engineering.

**MDF – Sewage Pump Replacement Project – \$100,000**

Replacement of the two sewage pumps, valves, check valves, and piping in the MDF sewage sump pit.

**MDF – Flow Meter Upgrade – \$70,000**

At EBDA’s request, LAVWMA completed an Air Entrainment Study of the LAVWMA export pipeline to address issues air entrainment is causing with one of the flow meters at MDF. The proposed funds will be used to explore some of the recommendations from that study, namely upgrading components or potentially replacing the flow meter.

**All – SCADA Radio Network Security & Upgrade – \$50,000**

Replace older SCADA communication radios with new technology, equipped with a higher level of security.

**All – SCADA Firewall & Internet Security – \$20,000**

Woodard & Curran, EBDA’s contract cybersecurity consultant, recently completed a Security Vulnerability Re-assessment and recommended that EBDA upgrade its SCADA firewall to enhance internet security.

**OLEPS – Water System Upgrade – \$30,000**

Recently, using the FY 2024/2025 RRF Small Projects Fund, two of the valves and two check valves on the discharge side of the water pumps at OLEPS were replaced. This project will replace the remaining three valves and the 4-inch in-line manually self-cleaning water strainer.

**Small Projects Fund (formerly Contingency Fund) – \$100,000**

The purpose of the Small Projects Fund is to provide additional funding for unidentified projects and/or equipment that may need to be replaced or refurbished in FY 2025/2026. Much of the smaller ancillary equipment and components that the Authority owns are operated with the intent to 'run to failure.' This is a common practice at wastewater facilities with these types of assets, which include fans, valves, actuators, and small pumps and motors. While preventive maintenance is completed on a regular basis, forecasting an exact date of failure is not possible. The criteria for 'run to failure' are both that the equipment can be readily procured and that there is sufficient redundancy to meet system firm capacity. In some cases, staff will purchase critical items and have them on the shelf, reducing system equipment downtime.

## **ITEM NO. OM7 ORO LOMA SANITARY DISTRICT LEASE RENEWAL**

### **Recommendation**

For the Committee's information only; no action is required.

### **Strategic Plan Linkage**

4. **Sustained Organization:** Sustain a functional, productive, resilient organization to ensure EBDA can strive to achieve its Mission and Vision.
6. **Internal Collaboration:** Expand cooperation among EBDA Member Agencies to improve economies of scale, reduce duplication of effort, and enhance each Agency's capacity.

### **Background**

EBDA owns and operates an Operations Center, sometimes called an Administration Building, on land owned by Oro Loma Sanitary District (OLSD). On April 12, 1979, EBDA entered into a land lease agreement with OLSD to use the land on which the building sits. The lease agreement states, "Lessor (OLSD), by previous agreements with Lessee (EBDA), has allowed Lessee to build and occupy its own building on an undivided portion of Lessor's land pursuant to the terms of this Agreement." The agreement lays out an annual rent payment for the land, currently \$6450, as well as compensation for the use of OLSD's restrooms and Board room. It also includes insurance and indemnity provisions.

The agreement has been amended approximately every five years to extend the term and update the rental fees, most recently in 2020. The arrangement benefits both agencies.

### **Discussion**

Staff obtained information on current rental prices for similar unimproved vacant properties in the area and determined that a rate of \$3.60 per square foot annually is a representative comparable market rate. EBDA's Operations Center is approximately 2700 square feet, yielding an annual rounded lease payment of \$9700. Staff is proposing this rental rate for the next five years.

Staff is further proposing to extend the lease for the duration of the EBDA Joint Powers Agreement, through June 30, 2040. The rent would increase by 5% annually after the first 5 years. Consistent with past practice, the calculated rent from the 5<sup>th</sup> year would be applied to the prior 5 years.

The draft lease is attached, showing changes from the previously adopted version. OLSD will be reviewing the proposed lease at its May 21 Construction Committee Meeting and considering it for approval at its May 27 Board Meeting. Pending feedback from OLSD and this Committee, the lease will be considered for approval at the EBDA Commission's June 20 meeting.