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12-039 - Revised

AWARD DEVELOPMENT OF ROCK CREEK SOLAR PROJECT TO SOLAR CITY CORPORATION; DELEGATE AUTHORITY TO DISTRICT PRESIDENT TO NEGOTIATE AGREEMENTS NECESSARY FOR SOLAR CITY CORPORATION TO DEVELOP A 500 KW GROUND MOUNT SOLAR FACILITY

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REPORT: The 2008 Bond Program is subject to ORS 279C.527, which requires a public agency to set aside 1.5 percent of the total cost of construction for qualifying projects to incorporate solar technology. In Fall 2010, the College contracted with BacGen Solar Group through an RFP process to analyze the College's solar project potential and recommend a path forward for the "1.5% for Solar" projects. After a thorough analysis of existing and planned buildings at each campus, BacGen recommended consolidating the College's "1.5% for Solar" investment into a ground mount array at the Rock Creek Campus.

As reviewed with the Board, this recommendation was due to several factors, including: ground mount arrays are less costly to install and have lower ongoing maintenance costs than roof mounted arrays, configuration of available land at Rock Creek provides optimal solar exposure, outside investment potential is increased for larger projects, and the project can be completed in time to benefit from additional tax incentives for investors. Subsequently (Board Resolution 12-006 of 14 July 2011), the College hired BacGen to provide consulting services to assist the College in developing a Request for Proposals (RFP) for a turn-key ground mount solar project.

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At the same time, the College was pursuing a dialog with the Oregon Department of Energy (ODOE) to receive permission to allow the recommended aggregated project to count towards meeting the College's overall "1.5% for Solar" obligation for the bond project. In August 2011, ODOE approved this approach.

An RFP for the potential solar project was issued and made available to all interested firms on August 16, 2011. The RFP sought "turn-key" development proposals which would include design, engineering, permitting, construction, financing, operational support, and maintenance services, plus potential for linkage to PCC's academic programs. The RFP was advertised in the Daily Journal of Commerce, State of Oregon ORPIN website, and on the PCC Solicitation website. A total of eighty (80) firms registered and downloaded a copy of the RFP document, including five (5) MWESB firms.

On September 15, 2011, a total of five (5) proposals were received in response to the RFP. Written proposals were reviewed and scored by an evaluation committee based on the following criteria: Proposal Offer and Terms, System Components, Proposal-Project Approach, Project Schedule, Aesthetics, and Proposal Viability.

Written proposal evaluation scores by the evaluation committee are as follows:

<u>Firm</u>	<u>Points</u>
Alion Incorporated	281
Oak Leaf Energy Partners	332.5
REC Solar	279
REDCO	279
Solar City Corporation	326.5

The committee selected the top two scoring proposers for the interview process. During the

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interview process, the proposers were also evaluated and scored based on their presentation and their approach in responding to each of the committee questions. The recommendation for award was given to the proposer who received the highest interview score. Below is a scoring for the interview.

<u>Firm</u>	<u>Points</u>
Oak Leaf Energy Partners	165
Solar City Corporation	177

The proposal selected provides 500 kW annually of solar generated electricity to the College over a twenty (20) year period at a significant discount compared to anticipated PGE utility rates over the same period. The Solar City proposal entails the least cost to the College over its term. The panels to be used are made by a local manufacturer. The College will have the option to purchase the system at the end of the term of the agreement. The Energy Trust of Oregon will contribute a minimum of \$374,000 towards the project.

The project will include the lease of approximately 3 acres of PCC-owned real property at Rock Creek for the placement of a ground mounted solar energy installation for twenty years through a ground lease with the successful proposer.

RECOMMENDATION: That the Board award the development of the Solar Ground Mount facility at the Rock Creek campus to Solar City Corporation; that the Board delegate authority to the District President or his designee to negotiate those agreements necessary for Solar City Corporation to develop a 500KW ground mount solar facility at the Rock Creek campus, subject to the prior concurrence of College Counsel.