

**PERALTA COMMUNITY COLLEGE DISTRICT
Board of Trustees Agenda Report
For the Trustee Meeting Date of July 17, 2012**

ITEM TITLE:

Consider Approval to Negotiate an Agreement with Cupertino Electric, Inc. to Provide Design-Build Project Services for the Rooftop Solar Photovoltaic Project at Laney College and Berkeley City College

SPECIFIC BOARD ACTION REQUESTED:

Approval is requested for the Chancellor or his designee to negotiate an agreement with Cupertino Electric, Inc. to provide design-build project services to reroof Buildings C and G at Laney College and to install roof mounted solar photovoltaic systems at Laney College and Berkeley City College, at a not-to-exceed cost of \$4,325,000.

ITEM SUMMARY:

Under this project, rooftop solar photovoltaic systems will be installed on Buildings B, C, D, E, F, G, Forum, Gym and Theater at Laney College and on the roof of Berkeley City College. The roofs on Buildings C and G at Laney College have been assessed to have reached the end of their serviceable lives, so they will be replaced as part of this project prior to installing the rooftop solar photovoltaic systems.

The District issued a Request for Proposals (RFP 11-12/5) on May 18, 2012. Although six potential bidders attended the mandatory pre-bid conference and bid walk, Cupertino Electric, Inc. submitted the only response. This vendor is recommended based on review of the proposal, which included experience and favorable references. To save the District time and to protect the District's eligibility for up to \$1.5 million in rebates through the California Solar Initiative Program, it is important for the Board to approve negotiation of the agreement with Cupertino Electric, Inc. at this meeting.

SOURCE OF FUNDS (AND FISCAL/BUDGETARY IMPACT):

Measure A, as approved by the voters in Peralta's constituency and authorized under Resolution 05/06-45, District-Wide Projects, "Solar energy system installation and the retrofitting of existing energy systems," and Merritt College, "Classroom and facilities repairs and grounds improvements."

When this project is completed, the benefits to the District will include:

1. Projected energy cost savings for Laney College:	\$90,000/year
Projected energy cost savings for Berkeley City College*:	<u>\$ 4,800/year</u>
Total:	\$94,800/year

*The Berkeley City College building has limited roof space and can only accommodate a very small photovoltaic system. The facility is a LEED Silver certified building and is already more energy efficient than conventionally constructed buildings. Additionally, the District purchases renewable energy for this building.

2. Estimated California Solar Initiative Program Rebate: \$1,500,000

3. Carbon dioxide emission reduction is estimated to be 1,355,124 lbs/year
4. Total alternative energy generated is estimated to be 973,000 kWh/year

BACKGROUND/ANALYSIS:

Assessments have determined that the roofs on Buildings C&G are at the end of their serviceable lives, so they are being replaced prior to installing the solar photovoltaic systems. Solar panels are typically guaranteed to last for 25 years, and in some cases projected to last for 40 years. It is, therefore, proper and more cost effective to replace these roofs prior to installing solar panels. To replace the roofs later would incur greater costs to the District. The panels would either have to be removed and replaced, or roofers would have to work around the panels. Either approach would be costlier than replacing the roofs before the photovoltaic panels are installed.

Cupertino Electric, Inc. will deliver the project using a design-build format. Under the design-build format, the District only has to interact with one general contractor. If an issue needs to be resolved, the District simply goes to the general contractor, who will address his or her subcontractors as appropriate. Seeing that this project has several major components, two photovoltaic systems and two new roofs—essentially three projects combined as one—a design-bid-build format would tend to add needless complexity, additional cost and time. Using the design-build format is advisable. It gives the District one point of contact and a clear accountable party.

DELIVERABLES/SCOPE OF WORK

- Reroof Buildings C & G, Laney College campus
- Rooftop solar photovoltaic system, Berkeley City College
- Roof patching at core locations
- Roof evaluation to ensure load-bearing capacity
- Protection of District's roofing warranties
- Design for solar photovoltaic systems
- Compliance with California Solar Initiative rebate requirements
- Rooftop solar photovoltaic systems at Laney College on Buildings B, C, D, E, F, G, Forum, Gym, and Theater
- System commissioning
- System maintenance
- Kiosk to monitor, report, and archive electricity generation
- Grid connection of solar photovoltaic systems

ANTICIPATED COMPLETION DATE:

August 2013

ALTERNATIVES/OPTIONS:

Not applicable.

EVALUATION AND RECOMMENDED ACTION:

Approval is recommended for the Chancellor or his designee to negotiate an agreement with Cupertino Electric, Inc. to provide design-build project services to reroof Buildings C and G at Laney College and to install roof mounted solar photovoltaic systems at Laney College and Berkeley City College, at a not-to-exceed cost of \$4,325,000.

OTHER DEPARTMENTS IMPACTED BY THIS ACTION (E.G. INFORMATION TECHNOLOGY):

YES _____ NO X

COMMENTS:

No additional comments.

WHO WILL BE PRESENTING THIS ITEM AT THE BOARD MEETING? (VICE CHANCELLOR)

Vice Chancellor Ikhara

(****Board contract approval is subject to negotiation and execution by the Chancellor.)

DOCUMENT PREPARED BY:

Prepared by: Dr. Sadiq B. Ikharo Date: July 5, 2012
Vice Chancellor for General Services

DOCUMENT PRESENTED AND APPROVED BY:

Presented and approved by: Dr. Sadiq B. Ikharo Date: July 5, 2012
Vice Chancellor for General Services

FINANCE DEPARTMENT REVIEW

Finance review required Finance review *not* required

If Finance review is required, determination is: Approved Not Approved

If not approved, please give reason: _____

Signature: Ronald Gerhard Date: 7-12-12
Ronald Gerhard, Vice Chancellor of Finance

GENERAL COUNSEL (Legality and Format/adherence to Education Codes):

Legal review required Legal review *not* required

If Legal review is required, determination is: Approved Not Approved

Signature: Thuy Thi Nguyen Date: 7-12-12
General Counsel

CHANCELLOR'S OFFICE APPROVAL

Approved, and Place on Agenda Not Approved, but Place on Agenda

Signature: José M. Ortiz Date: 7-10-12
José M. Ortiz, Chancellor