

BOARD REPORT NO. 14-6-100B

TO: Members of the Board of Trustees

FROM: Ron Galatolo, Chancellor

PREPARED BY: Josè D. Nuñez, Vice Chancellor of Facilities Planning, Maintenance and Operations, 358-6836

APPROVAL OF CONTRACT AWARD FOR THE CAÑADA COLLEGE AND COLLEGE OF SAN MATEO ROADWAY AND PARKING LOT FIXTURE LED RETROFIT PROJECT

This Design-Build Project will retrofit approximately 270 existing roadway and parking lot fixtures with LED luminaires and will integrate these fixtures with the existing Building Management System (BMS). The new lighting system will send and receive critical data that will enable the District Facilities staff to better control a more efficient lighting system on the Cañada College and CSM Campuses, resulting in operational and security improvements in addition to long term energy savings.

Government Code Sections 4217.10 through 4217.18 authorize the District’s Governing Board, without advertising for bids, to enter into one or more energy service contracts with any person or entity, pursuant to which that person or entity will provide electrical or thermal energy or conservation services from an energy conservation facility to the District, if the anticipated cost to the District for said electrical energy provided by the energy conservation facility provided under the contract will be less than the anticipated marginal cost to the District of electrical energy that would have been consumed by the District in the absence of those energy service contracts. This project meets these criteria. Additionally, given the significant energy savings this project will facilitate, funding and incentives through Proposition 39 and the California Community College Investor Owned Utility (CCC/IOU) rebate and incentive programs have been allocated to support this installation. District staff worked with the consultant firm Newcomb Anderson McCormick (NAM) to assess and verify eligibility for Proposition 39 funding and PG&E / CCIU Program incentives.

The District sought competitive proposals for the design and construction of a Fixture LED Retrofit solution which meets technical criteria developed by NAM and American Consulting Electrical Engineers, Inc. (ACEE) through a Request for Proposal (RFP) issued March 18, 2014. Eleven different pre-qualified Bay Area Design-Build Entities were sent the RFP and invited to submit proposals. Four of these Design-Build Entities attended the mandatory pre-proposal conference held on March 26, 2014. On April 15, 2014, the District received written proposals from two Design-Build Entities as follows:

Design-Build Entity	Total Proposal
InterMountain Electric Company	\$ 965,500.00
Atlas-Pellizzari Electric Inc.	\$1,290,705.00

District staff has reviewed the proposal from InterMountain Electric Company with NAM, ACEE and Swinerton Management & Consulting, and has determined it to be a responsive and responsible proposal representing best value for the District. NAM conducted an analysis based on utility information obtained from the District and on the proposed LED luminaires and determined that the Fixture LED Retrofit solution reflected in the InterMountain Electric Company proposal would exceed the requirements for project benefit to cost ratios required by Proposition 39. In addition to \$157,000 of Proposition 39 funding, this project will qualify for nearly \$50,000 in CCIU incentives and achieve approximately \$25,000 in annual energy savings over the life of the installation, approximately 25 years. These energy savings, together with estimated maintenance and operations savings of nearly \$44,000 annually, brings the simple payback period for this project to 11 years.

Staff finds it is in the best interest of the District to procure the energy conservation facility system reflected in the proposal at a cost not-to-exceed \$965,500 as an energy service contract pursuant to Government Code sections 4217.10 through 4217.18. Pursuant to the code, public notice has been given in a local newspaper publication two weeks prior to this regularly scheduled board meeting regarding the intent to take this action to establish an energy services contract.

This project will be funded by the District's Energy Efficiency Fund and will leverage \$157,000 of California Proposition 39 funds.

RECOMMENDATION

It is recommended that the Board of Trustees authorize the Executive Vice Chancellor to execute a contract with InterMountain Electric Company for the Cañada College and College of San Mateo Roadway and Parking Lot Fixture LED Retrofit Project in an amount not-to-exceed \$965,500 as an energy service contract pursuant to Government Code sections 4217.10 through 4217.18.