



PUBLIC WORKS DEPARTMENT

CITY HALL
10300 TORRE AVENUE • CUPERTINO, CA 95014-3255
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**SUSTAINABILITY COMMISSION STAFF REPORT
DESK ITEM**

Meeting: October 17, 2024

Agenda Item #2

Subject

Capital Improvement Program Photovoltaic Systems Design and Installation project.

Recommended Action

Recommend that City Council approve the Capital Improvement Program Photovoltaic Systems Design and Installation project's conceptual design for five City facilities: Cupertino Library, Community Hall, Cupertino Sports Center, Blackberry Farm, and Quinlan Community Center.

Background:

Staff added financial information to the staff report. Attachments include the redlined and clean versions of the staff report, as well as an additional table in Attachment D.

Attachments Provided with Original Staff Report:

- A. – FY 24-25 CIP Project Narratives Excerpt

Additional Attachments Provided with Desk Item:

- B. Redlined Staff Report with Changes
- C. Clean Staff Report with Changes
- D. PV Project Cost Savings



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Recommended Action

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Executive Summary

This report provides scope and fiscal information on each proposed site of the Photovoltaic Systems Design and Installation (PV) Capital Improvement Program (CIP) project.

Background Information

The PV project was approved by the City Council as part of the Fiscal Year (FY) 24-25 annual budget. The PV project description included in the budget adoption and meeting details is attached (Attachment A).

The Net Energy Metering (NEM) program is administered by the California Public Utilities Commission and provides credits to a building's utility bill for producing excess on-site clean energy over a 20-year period. In 2023 PG&E announced a rate decrease for electricity generated by photovoltaic (PV) systems (NEM 3) but provided a window to allow grandfathering the more economically attractive NEM 2.0 rates if interconnection applications were successfully submitted and corresponding systems operational by 2026.

Reasons for Recommendation

NEM 2.0 Interconnection Applications were successfully submitted to PG&E for five Cupertino facilities: Blackberry Farm Recreation and Pool facility, Community Hall, Cupertino Library, Quinlan Community Center, and Cupertino Sports Center. This Project aims to design and build PV systems at all five locations.

NEM 2.0 projects must be completed by April 15, 2026 to receive the incentive. Otherwise, the NEM 3.0 program, that offers reduced incentives/savings, would need to be pursued. NEM 2.0 provides 75 - 80% greater compensation than NEM 3 rates for electricity that is fed back into the electrical system. The savings in utility costs are projected to be \$500,000 annually, and ~~\$17.8~~ **26.5 million** over a 30yr lifespan. **For more detail, please see attachment B.**

The City CIP staff is compiling a Conceptual Design Report that includes technical and cost analysis data for each site. The following narratives from that report **depict the proposed layouts and projected cost savings at each site.**

Cupertino Library

A number of options were considered for this site. The Library roof locations have an advantageous size, but only one of the large roofs is well-oriented to the west or south. Standing seam rooftops (supporting the two largest rooftop arrays) are ideal for supporting solar, as racking can be clamped to the standing seams as opposed to penetrating the roof surface. Long trenching/boring routes will be required to consolidate generation at point of interconnection. While the proposed carport locations took the trees into consideration, some smaller trees will need to be removed or significantly trimmed to support the installation.

The electrical bill at the Library would be reduced from ~\$325K annually to ~\$120K annually, with projected lifecycle savings of \$11.7 million. The City's costs for design and construction of \$2.6 million could be recouped in approximately 11 years.

The complication for the Library site is that the tenant, the Santa Clara County Library District (SCCLD), pays the electrical bill. The fiscal benefit of the cost savings from the photovoltaic installation would go to the SCCLD for the next twenty years. The payback period for the project would be extended accordingly.



Library	
Last 12 months kWh usage	1,048,978
Last 12 months cost of electrical	\$322,517
Cost per kWh (ave.)	\$0.31
PV systems kWh generation	621477
PV systems annual savings*	\$202,501
PV systems annual electrical bill**	\$120,016
PV systems lifecycle savings***	\$11,701,727

Meter #1932850108	
Construction Cost - PV only	\$3,801,000
Construction Cost - EV only	\$300,000
Construction Cost - Total (PV+EV)	\$4,101,000
Direct Payback (IRA) funding (40%, PV only)	\$1,520,400
City Funding	\$2,580,600
Payback period (years, discounted cash flow)	10.65
ROI	453%

Blackberry Farm Recreation and Pool facility

A number of options were considered for this site. The building roof locations are too small for a simple installation, and the solar orientation is not ideal. The proposed layout is a single continuous system that requires fewer trenching/ boring paths to the electrical point of interconnection. The installation is far enough from trees that tree trimming will not be needed to ensure solar access, and existing netting system will protect array from golf balls. With system shading parking stalls, proportional shade coverage will need to

be provided on ADA parking stalls. The State and Cupertino green energy code for EV parking requirements are under review and may be substantial.

The electrical bill at Blackberry Farm would be reduced from costing ~\$33K annually to generating a revenue of almost \$6K annually (because the PV system would generate slightly more than the demand, and thus selling power back to PG&E). The lifecycle savings are projected to be \$1.6 million. The City's costs for design and construction of \$675K could be recouped in approximately 14 years.



Blackberry Farm	
Last 12 months kWh usage	110,428
Last 12 months cost of electrical	\$32,539
Cost per kWh (ave.)	\$0.29
PV systems kWh generation	110,948
PV systems annual savings*	\$38,253
PV systems annual electrical bill**	-\$5,714
PV systems lifecycle savings***	\$1,587,032

Meter #114315284	
Construction Cost - PV only	\$955,500
Construction Cost - EV only	\$100,000
Construction Cost - Total (PV+EV)	\$1,055,500
Direct Payback (IRA) funding (40%, PV only)	\$382,200
City Funding	\$673,300
Payback period (years, discounted cash flow)	13.99
ROI	236%

Quinlan Community Center

A number of options were considered for this site. Preserving significant trees and working within the aesthetics of the park were high priorities. This layout provides maximal shaded parking and significantly shaded picnic area. Utilizes existing roof areas, mitigating overall costs of the system. Northern carport will require some tree trimming (overall tree health will not be compromised, however) to maintain solar access and may require shade be provided for some existing ADA stalls. The picnic area

structure will be designed to respond architecturally to the layout of the picnic area (rather than one large single shed roof as shown in the illustration).

The electrical bill at Quinlan would be reduced from costing ~\$122K annually to generating a revenue of almost \$33K annually (because the PV system would generate slightly more than the demand, and thus selling power back to PG&E). The lifecycle savings are projected to be \$7.4 million. The City's costs for design and construction of \$1.6 million could be recouped in approximately 9 years.



Quinlan Center	
Last 12 months kWh usage	383,109
Last 12 months cost of electrical	\$121,336
Cost per kWh (ave.)	\$0.32
PV systems kWh generation	453795
PV systems annual savings*	\$154,217
PV systems annual electrical bill**	-\$32,881
PV systems lifecycle savings***	\$7,398,086

Meter #0116367009 - 116367840	
Construction Cost - PV only	\$2,341,500
Construction Cost - EV only	\$150,000
Construction Cost - Total (PV+EV)	\$2,491,500
Direct Payback (IRA) funding (40%, PV only)	\$936,600
City Funding	\$1,554,900
Payback period (years, discounted cash flow)	8.85
ROI	476%

Cupertino Sports Center

This system is well-aligned to the west and south-facing solar access. The northern array is split around north-south site access path to allow for any traffic which could interfere with the carport array. The tree in the corner between the two arrays would ideally be slightly trimmed to ensure maximum solar access, and trees under the northern arrays would need to be removed.

The electrical bill at the Sports Center would be reduced from ~\$108K annually to ~\$15K annually, with projected lifecycle savings of \$4.5 million. The City's costs for design and construction of \$1.3 million could be recouped in approximately 11 years.



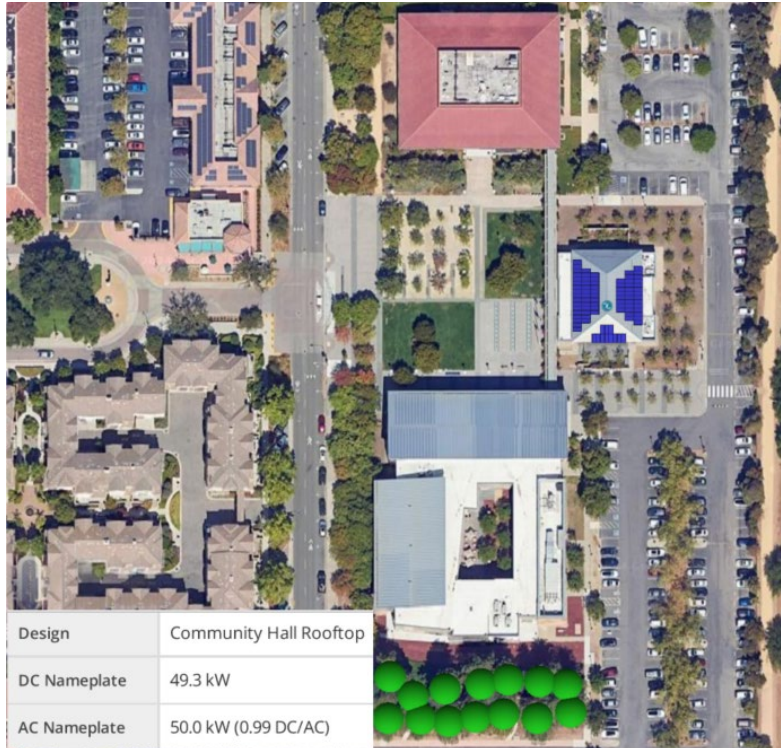
Sports Center	
Last 12 months kWh usage	329,369
Last 12 months cost of electrical	\$108,143
Cost per kWh (ave.)	\$0.33
PV systems kWh generation	322104
PV systems annual savings*	\$93,047
PV systems annual electrical bill**	\$15,096
PV systems lifecycle savings***	\$4,511,620

Meter #0116367009 - 116971849	
Construction Cost - PV only	\$1,812,300
Construction Cost - EV only	\$150,000
Construction Cost - Total (PV+EV)	\$1,962,300
Direct Payback (IRA) funding (40%, PV only)	\$724,920
City Funding	\$1,237,380
Payback period (years, discounted cash flow)	11.06
ROI	365%

Community Hall

This is an ideally oriented system with rooftop racking. Roof penetrations will not be required, as the system will be able to clamp to the existing standing seam roof profile.

The electrical bill at Community Hall would be reduced from ~\$40K annually to ~\$10K annually, with projected lifecycle savings of \$1.3 million. The City's costs for design and construction of \$1.3 million could be recouped in approximately 7 years.



Community Hall	
Last 12 months kWh usage	114,600
Last 12 months cost of electrical	\$39,810
Cost per kWh (ave.)	\$0.35
PV systems kWh generation	66784
PV systems annual savings*	\$29,441
PV systems annual electrical bill**	\$10,369
PV systems lifecycle savings***	\$1,336,267

Meter #0116367009 - 116367449	
Construction Cost - PV only	\$376,950
Construction Cost - EV only	\$0
Construction Cost - Total (PV+EV)	\$376,950
Direct Payback (IRA) funding (40%, PV only)	\$150,780
City Funding	\$226,170
Payback period (years, discounted cash flow)	7.13
ROI	591%

The next steps for the project, pending Council’s approval of the design-build project delivery method, are:

1. Review of the photovoltaic systems for the five City facilities with Parks and Recreation Commission (11/07/24), and the Community (10/29/24).
2. City Council meeting in December 2024 for approval of the design intent for each facility.

Sustainability Impact

Adding solar generation reduces demand on the electrical grid and provides a foundation to support future electrification of these facilities, which would be achieved by transitioning to electric appliances. Electrification of existing buildings is a goal under Measure BE-3 in the City’s Climate Action Plan 2.0.

Fiscal Impact

The Photovoltaic Systems Design and Installation (budget unit 420-99-274) was approved as part of the FY 2024-25 Budget at \$6,300,000. There are no recommended changes to the budget.

California Environmental Quality Act

The Project is Categorically Exempt as Class 1, Existing Facilities Under the California Environmental Quality Act (CEQA) Guidelines Section 15301 and on a Separate and Independent Basis is Exempt as Class 3, Construction of Small Structures, Under CEQA Guidelines Section 15301.

Prepared by: Susan Michael, Capital Improvement Program Manager

Reviewed by: Chad Mosley, Director of Public Works

Attachments:

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Executive Summary

This report provides scope and fiscal information on each proposed site of the Photovoltaic Systems Design and Installation (PV) Capital Improvement Program (CIP) project.

Background Information

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The electrical bill at the Library would be reduced from ~\$325K annually to ~\$120K annually, with projected lifecycle savings of \$11.7 million. The City's costs for design and construction of \$2.6 million could be recouped in just approximately 11 years.

The complication for the Library site is that the tenant, the Santa Clara County Library District (SCCLD), pays the electrical bill. The fiscal benefit of the cost savings from the photovoltaic installation would go to the SCCLD for the next twenty years. The payback period for the project would be extended accordingly.



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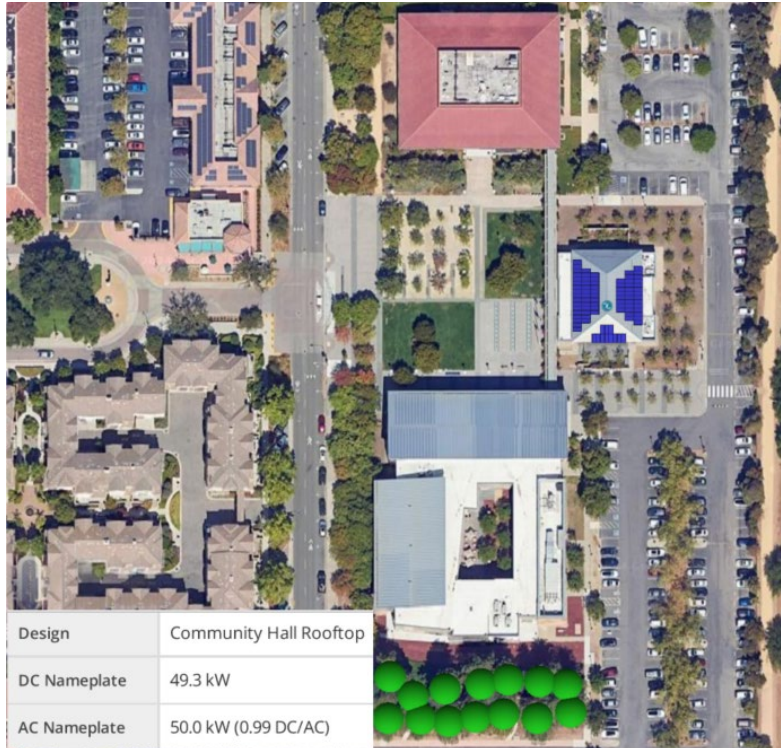
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Prepared by: Susan Michael, Capital Improvement Program Manager

Reviewed by: Chad Mosley, Director of Public Works

Attachments:

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B - Redlined Staff Report with Changes

C - Clean Staff Report with Changes

D – PV Project Cost Savings

ATTACHMENT D

17-Oct-24

PHOTOVOLTAIC PROJECT COST/SAVINGS

*Annual savings includes 5% utility escalation, Year 1

***Lifecycle Savings (30yrs) includes: 5% utility escalation, 0.4% module degradation, 30 years, NEM3 Included

**The costs (B) are offset by the kWh savings (E), resulting in lowered electrical bill (F)

****Discounted cashflow methodology includes: 5% utility escalation, 0.4% module degradation, 30 years, NEM3

Facility	A	B	C	D	E	F	G	H	I	J	K	L	M
	kWh	kWh Cost	cost per kWh (ave.)	PV systems kWh generation	PV systems annual savings*	PV systems annual electrical bill**	PV systems lifecycle savings***	Constrn Cost: PV only	Constrn Cost: EVCS only	Constrn. Cost (PV + EV)	IRA funding (40% of PV only)	City Funding	Payback Period (years) ****
<i>formula</i>			<i>A/B</i>			<i>B - E</i>				<i>H + I</i>	<i>H * 40%</i>	<i>J - K</i>	
Library (1932850108)	1,048,978	\$322,517	\$0.31	621,477	\$202,501	\$120,016	\$11,701,727	\$3,801,000	\$300,000	\$4,101,000	\$1,520,400	\$2,580,600	10.65
BBF (114315284)	110,428	\$32,539	\$0.29	110,948	\$38,253	-\$5,714	\$1,587,032	\$955,500	\$100,000	\$1,055,500	\$382,200	\$673,300	13.99
Quinlan Community Center (0116367009-116367840)	383,109	\$121,336	\$0.32	453,795	\$154,217	-\$32,881	\$7,398,086	\$2,341,500	\$150,000	\$2,491,500	\$936,600	\$1,554,900	8.85
Sports Center (0116367009-116971849)	329,369	\$108,143	\$0.33	322,104	\$93,047	\$15,096	\$4,511,620	\$1,812,300	\$150,000	\$1,962,300	\$724,920	\$1,237,380	11.06
Community Hall (0116367009-116367449)	114,600	\$39,810	\$0.35	66,784	\$29,441	\$10,369	\$1,336,267	\$376,950	\$0	\$376,950	\$150,780	\$226,170	7.13
		\$624,345			\$517,459	\$106,886	\$26,534,732	\$9,287,250	\$700,000	\$9,987,250	\$3,714,900	\$6,272,350	10.28

decreased by: 517,459

with 20% contingency \$11,984,700

Four sites, WITHOUT BBF

Library (1932850108)	1,048,978	\$322,517	\$0.31	621,477	\$202,501	\$120,016	\$11,701,727	\$3,801,000	\$300,000	\$4,101,000	\$1,520,400	\$2,580,600	10.65
Quinlan Community Center (0116367009-116367840)	383,109	\$121,336	\$0.32	453,795	\$154,217	-\$32,881	\$7,398,086	\$2,341,500	\$150,000	\$2,491,500	\$936,600	\$1,554,900	8.85
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		\$591,805			\$479,206	\$112,599	\$24,947,700	\$8,331,750	\$600,000	\$8,931,750	\$3,332,700	\$5,599,050	9.98

decreased by: 479,206

with 20% contingency \$10,718,100

Three sites, WITHOUT BBF and Library

Quinlan Community Center (0116367009-116367840)	383,109	\$121,336	\$0.32	453,795	\$154,217	-\$32,881	\$7,398,086	\$2,341,500	\$150,000	\$2,491,500	\$936,600	\$1,554,900	8.85
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		\$269,289			\$276,705	-\$7,416	\$13,245,973	\$4,530,750	\$300,000	\$4,830,750	\$1,812,300	\$3,018,450	9.46

decreased by: 276,705

with 20% contingency \$5,796,900

Four sites, WITHOUT LIBRARY

BBF (114315284)	110,428	\$32,539	\$0.29	110,948	\$38,253	-\$5,714	\$1,587,032	\$955,500	\$100,000	\$1,055,500	\$382,200	\$673,300	13.99
Quinlan Community Center (0116367009-116367840)	383,109	\$121,336	\$0.32	453,795	\$154,217	-\$32,881	\$7,398,086	\$2,341,500	\$150,000	\$2,491,500	\$936,600	\$1,554,900	8.85
Sports Center (0116367009-116971849)	329,369	\$108,143	\$0.33	322,104	\$93,047	\$15,096	\$4,511,620	\$1,812,300	\$150,000	\$1,962,300	\$724,920	\$1,237,380	11.06
Community Hall (0116367009-116367449)	114,600	\$39,810	\$0.35	66,784	\$29,441	\$10,369	\$1,336,267	\$376,950	\$0	\$376,950	\$150,780	\$226,170	7.13
		\$301,828			\$314,958	-\$13,130	\$14,833,005	\$5,486,250	\$400,000	\$5,886,250	\$2,194,500	\$3,691,750	10.28

decreased by: 314,958

with 20% contingency \$7,063,500