Legislation Text

File #: 19-1496, **Version:** 2

Resolution Approving a Contract with Harvest Solar, LLC to Purchase and Oversee Installation of Solar Panels on Fire Station 6 ($73,710.00)
As part of City Council's goal of powering all of municipal operations with 100% clean and renewable energy by 2035, while also ensuring the short and long-term resilience of our emergency services, the City is looking to install solar energy on Fire Station 6. The solar unit being proposed will offset nearly 100% of the standard energy usage for Fire Station 6, making this our first close to net zero energy facility in the City. Moreover, this site will be wired for battery storage, meaning that, in the future, we will be able to attach batteries to the system to ensure that the station can operate even when the electrical grid goes down.

In addition to ensuring the long-term resiliency of Fire Station 6, the City is also using this project to leverage our community's deep desire to support solar installations. In particular, we will be leveraging volunteers throughout the community to support the physical installation of the panels. This process mirrors one currently being done in the City of Ypsilanti and provides a tangible way that members of our community can help the City meets its climate and sustainability goals. A side benefit of leveraging volunteer support is that is significantly lowers the cost of the installation.

Volunteers will help physically unpack panels, place them on the roof - using the proper equipment - and assist with other physical installation tasks as necessary. However, all electrical work will be performed by a certified electrician, in tandem with a licensed and certified solar energy installation firm. Given that the roof on Fire Station 6 is relatively flat, it is an ideal location for piloting volunteer solar installations.

To support this installation, the Office of Sustainability and Innovations ("OSI") has worked with the Safety Unit to purchase and hire a firm to install all the proper safety equipment. We have worked with Fire to size the unit and ensure it aligns with the long-term vision for the station. We have worked with facilities and engineering to ensure the roof is eligible for hosting a ballasted solar system. We have worked with legal on a volunteer liability waiver form which all volunteers will be required to sign. And we have completed a best source process to purchase the panels and hire a solar firm and electrical engineer to physically oversee and connect the installation.

Once installed, the system will save the City money on its yearly energy bill, while also helping advance the City's greenhouse gas reduction goals. On an annual basis, the solar system on Fire Station 6 will save around $7,500 in annual electrical costs and will produce roughly 64,000 kwh of onsite generation. It will also reduce the City's greenhouse gas emissions by 43.8 Metric tons of carbon dioxide.

To support this project, OSI reached out to a number of solar installers to get quotes for purchasing the requisite solar panels, providing all needed expertise, and helping oversee the volunteer labor. Of the quotes, Harvest Solar, LLC came in at the lowest, with a cost of $1.40/watt installed. To put the quote into context, a usual install for a solar system of this size would be around $2.50/watt. The next

closest quotes came in at around $2.20/watt when they considered volunteer labor. Overall, this process was considered a best source procurement process given the unique nature of the project (i.e., using volunteer labor). Given the quotes received and the expertise of the firms evaluated, we recommend moving forward with Harvest Solar, LLC.

Budget/Fiscal Impact: Funding for this project is available in the FY2020 Office of Sustainability and Innovations budget.
Prepared by: Missy Stults, Sustainability and Innovations Manager
Reviewed by: Mike Kennedy, Fire Chief
Approved by: Howard S. Lazarus, City Administrator
Whereas, By adopting the Climate Action Plan (CAP) in 2012, the Ann Arbor City Council ("City Council") committed to an ambitious, multi-strategy vision to address climate change by reducing community-wide greenhouse emissions (8% by 2015, 25% by 2025, and 90% by 2050 relative to year 2000 baseline carbon dioxide equivalent (CO2e) emissions levels);

Whereas, City Council passed a goal of powering all city operations with 100% clean and renewable energy by the year 2035, or before;

Whereas, City Council unanimously reaffirmed its commitment to climate action in adopting Resolution R-17-238 ("Resolution Committing the City of Ann Arbor to Adopt, Honor and Uphold Paris Climate Agreement Goals");

Whereas, The City Council passed a Resolution Authorizing a Commitment to Making the City of Ann Arbor a Solar Ready Community with the goal of supporting 24 MW of new solar installations by 2025 at a rate of 2.4 MW/year;

Whereas, Mayor Christopher Taylor has endorsed and signed onto the Global Covenant of Mayors for Climate & Energy and U.S. Climate Mayors initiatives;

Whereas, The Office of Sustainability and Innovations ("OSI") was created in FY19 in order to actualize the goals created and reaffirmed by City Council;

Whereas, City Council realizes that climate change has direct and pressing impacts on all aspects of public health, safety, and general welfare;

Whereas, Great community interests exists to support the City's efforts to advance climate action and sustainability initiatives;

Whereas, Ensuring the resilience of our first responders before, during, and after a disaster is of paramount importance to the City and its residents;

Whereas, Funding for this project is available in the FY2020 Office of Sustainability and Innovations budget;

Whereas, Fire Station 6 was identified as an ideal candidate for a solar installation that leveraged the use of volunteers;

Whereas, Because of the unique nature of the work and combination of skills needed for the project, including the use of volunteers, a “best source” procurement process was identified as the most appropriate path to completing this project;

Whereas, Competitive quotes were received for the installation of solar on Fire Station 6 and Harvest Solar, LLC provided the lowest responsible quote with a submitted quote of $73,710.00;

Whereas, It is now necessary to enter into a contract with Harvest Solar, LLC for this solar installation project; and

Whereas, Harvest Solar, LLC complies with the requirements of the City’s Non-Discrimination and Living Wage ordinances;

RESOLVED, That a contract in the amount of $73,710.00 be awarded to Harvest Solar, LLC for the purchase and installation of solar panels, including the electrical work and the management of volunteers, for the Fire Station 6 solar installation project;

RESOLVED, That a contingency amount of $7,400.00 be established within the project budget and that the City Administrator be authorized to approve change orders to the contract with Harvest Solar, LLC not to exceed that contingency amount, in order to satisfactorily complete this project;

RESOLVED, That the Mayor and City Clerk be authorized and directed to execute said contract after approval as to form by the City Attorney and approval as to substance by the City Administrator; and

RESOLVED, That the City Administrator be authorized to take the necessary administrative actions to implement this resolution to allow the work of the project to proceed without delay.

Sponsored by: Councilmembers Eaton, Nelson, Hayner, Griswold, Ackerman and Mayor Taylor