



# ALBANY USD SOLAR PV RFP

*May 28, 2024 – Board Meeting*

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# AGENDA

- Feasibility Findings
- Updated Financials
- Updated Solar Layouts
- Next Steps

# FEASIBILITY STUDY FINDINGS - CONSUMPTION



Site No.	Site	SAID	Meter Number	March 2022-23 Gross Consumption (kWh)	Annual Energy Savings from Lighting Retrofit <sup>1</sup> (kWh)	Annual Energy Design Consumption (kWh)
1	Albany HS	5822709185	1010078634	1,182,700	170,300	1,012,400
2	Albany MS	7737511667	1010283867	472,600	121,200	351,400
3	Childcare Center	5637156202	1007303985	63,000	4,200	58,800
		9572668063	1009330484	1,000	100	900
		5637156269	1010473363	8,400	600	7,900
4	Cornell ES	5637156402	1009539569	143,800	30,900	112,900
		0289088147	1007054618	21,800	4,700	17,100
		9945928515	1009724351	11,700	2,500	9,200
		5864388810	1005712694	10,500	2,300	8,300
		5637156748	1005715454	14,700	3,200	11,500
5	Marin ES <sup>2</sup>	5639321541	1010128022	N/A	0	205,600
6	Ocean View ES	5637156346	1009482408	363,300	0	363,300
<b>Total</b>		--	--	<b>2,294,000</b>	<b>340,000</b>	<b>2,159,000</b>

<sup>1</sup> Willdan Energy Solutions quotes (10/27/2022); for sites with multiple meters, savings assumed to be proportional to current consumption per meter.

<sup>2</sup> Due to substantial rebuild at Marin ES, Design Consumption is based on estimates from the architect rather than historical consumption.

# FEASIBILITY STUDY FINDINGS - CONSUMPTION

Site No.	Site	Usage Offset, PV (%)	Bill Offset, PV (%)	Year-1 Savings (\$)
1	Albany HS	78%	62%	\$194,700
2	Albany MS	95%	73%	\$83,600
3	Child Care Center	95%	91%	\$22,300
4	Cornell ES	89%	89%	\$50,500
5	Marin ES	101%	64%	\$48,500
6	Ocean View ES	89%	49%	\$64,000
	Total	87%	65%	\$464,000

# FEASIBILITY STUDY FINDINGS – PPA FINANCING



Metric	Value
Number of Sites	6
Solar PV Size, Portfolio	1.26 MW
Estimated Power Purchase Agreement Price (\$/kWh)	\$0.28
PPA Annual Escalator (Pct.)	0%
NPV Returns, 2% DR, 25 year lifetime	\$1,666,000

## 1. Net Energy Metering (NEM) 2.0 ended April 2023

- NEM 3.0 (NBT) will negatively impact solar PV financial performance
- PG&E interconnection applications have been submitted to allow grandfathering of NEM 2.0 for the project
- COD **Deadline April 2026** to keep NEM 2.0 grandfathering

## 2. BESS systems produce negligible savings

- BESS could be used in conjunction with solar PV systems to provide resiliency to electrical grid outages
- Resiliency requires critical load analysis/isolation and adds significant project costs

# PROCUREMENT PROCESS

- Ran Procurement under Gov Code 4217.10
- Asked for PPA financing options
- project completion by **April 14, 2026** to retain advantageous NEM 2.0
- Vendor redesign to optimize savings under NEM 2.0

# PRELIMINARY PROJECT TIMELINE

Milestone	Timeline at Completion of Feasibility Study	Current Timeline
Investment Grade Feasibility Study	Complete	Complete
RFP Preparation & Management	November 2023 – February 2024	Complete
Proposal Evaluation and Vendor Selection	February 2024 – March 2024	February 2024 – May 2024
Contract Negotiations	March 2024 – May 2024	May 2024 – June 2024
Design Phase (Proposal going to the Board)	May 2024 – November 2024	June 2024 – December 2024
Construction Phase (Proposal going to the Board)	December 2024 – June 2025*	January 2025 – December 2025

\* Summer 2025 is the last “summer” before April 2026 NEM 2 deadline

# ALBANY HIGH SCHOOL ORIGINAL LAYOUT

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Maximize offset



# ALBANY HIGH SCHOOL REDESIGN I

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Revise to align with land ownership



# ALBANY HIGH SCHOOL REDESIGN II

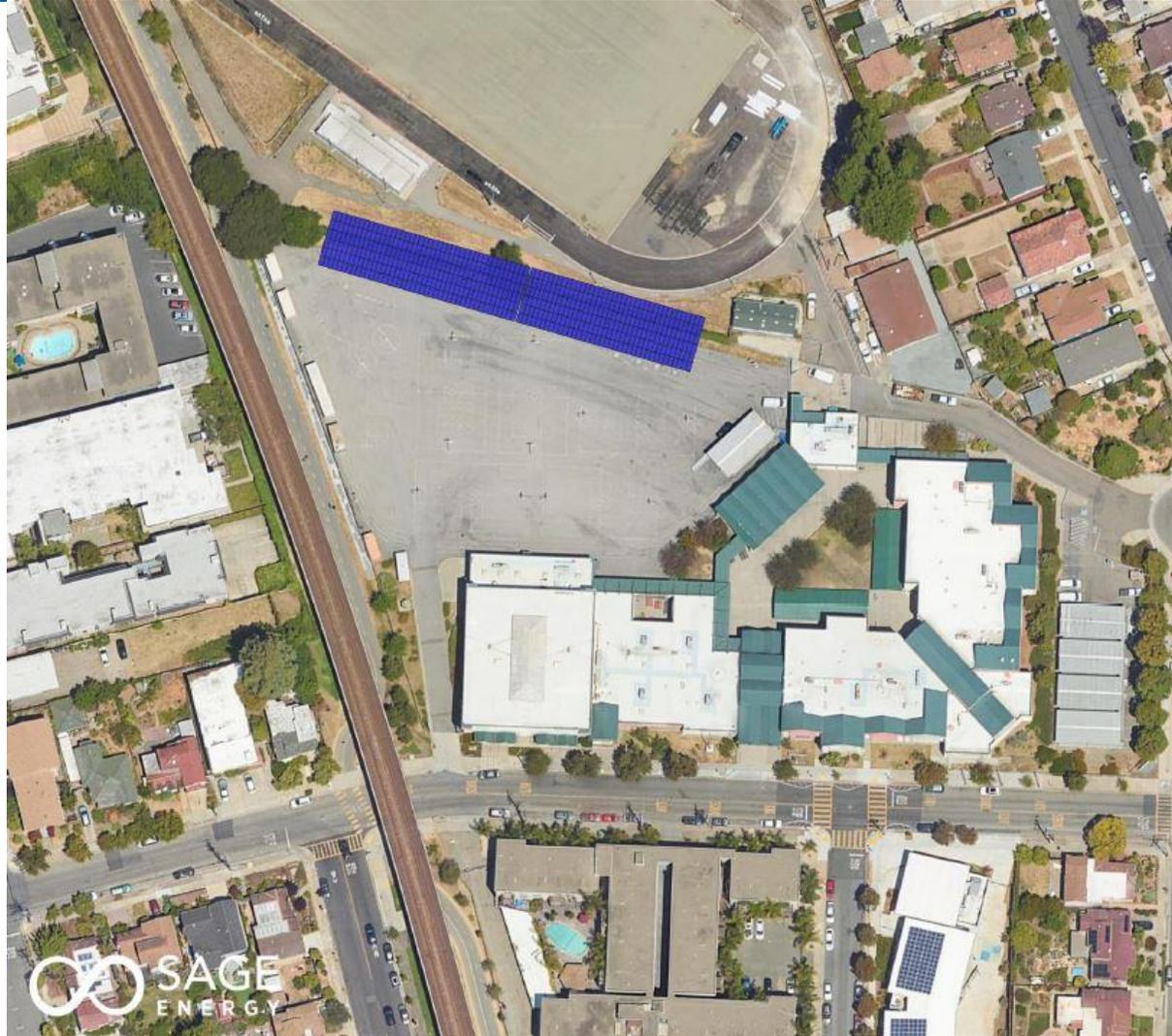
Revise to  
optimize NBT



# ALBANY MIDDLE SCHOOL ORIGINAL LAYOUT

N|V|5

Maximize  
offset



# ALBANY MIDDLE SCHOOL REDESIGN

N|V|5

Revise to  
achieve NEM  
2



# MARIN ELEMENTARY SCHOOL ORIGINAL LAYOUT

N|V|5

Aligned to architect's plan



# MARIN ELEMENTARY SCHOOL REDESIGN

N|V|5

Revise to  
achieve NEM  
2



# CURRENT PPA LIFETIME NOMINAL SAVINGS



Site	Baseline Proposal	Updated Layouts	Updated Layouts and Tariffs	Updated Layouts, Updated Tariffs, Cancel CCC
Albany HS	-\$998,000	-\$302,000	\$220,000	\$220,000
Albany MS	-\$495,000	\$358,000	\$924,000	\$924,000
Ocean View ES	-\$95,000	-\$95,000	\$453,000	\$453,000
Marin ES	-\$806,000	-\$569,000	-\$255,000	-\$255,000
Cornell ES	\$261,000	\$261,000	\$769,000	\$769,000
Child Care Center	-\$332,000	-\$332,000	-\$105,000	NA
<b>ALL</b>	<b>-\$2,467,000</b>	<b>-\$680,000</b>	<b>\$2,005,000</b>	<b>\$2,111,000</b>

# CURRENT PPA LIFETIME NPV SAVINGS

Site	Baseline Proposal	Updated Layouts	Updated Layouts and Tariffs	Updated Layouts, Updated Tariffs, Cancel CCC
Albany HS	-\$855,000	-\$293,000	\$72,000	\$72,000
Albany MS	-\$420,000	\$238,000	\$660,000	\$660,000
Ocean View ES	-\$119,000	-\$119,000	\$290,000	\$290,000
Marin ES	-\$653,000	-\$473,000	-\$242,000	-\$242,000
Cornell ES	\$177,000	\$177,000	\$564,000	\$564,000
Child Care Center	-\$274,000	-\$274,000	-\$102,000	NA
<b>ALL</b>	<b>-\$2,144,000</b>	<b>-\$744,000</b>	<b>\$1,242,000</b>	<b>\$1,344,000</b>

# FEASIBILITY STUDY FINDINGS – PPA FINANCING

N|V|5

Metric	Feasibility
Number of Sites	6
Solar PV Size, Portfolio	1.26 MW
Estimated Power Purchase Agreement Price (\$/kWh)	\$0.28
PPA Annual Escalator (Pct.)	0%
NPV Returns, 2% DR, 25 year lifetime	\$1,666,000

# NEXT STEPS

- Begin contract negotiations with Jua Capital
- Prepare to contract under Gov Code 4217.10
- Hire NV5 to manage the project after contract

A low-angle photograph of a skyscraper under construction. The building's facade is a grid of glass windows, reflecting the sky. Two yellow tower cranes are visible on the left side of the frame. The sky is a clear, bright blue. A dark blue horizontal band is overlaid across the bottom third of the image, containing white text.

THANK YOU

*Mike Borger, Associate Principal*

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