

REQUEST FOR LEGISLATIVE ACTION

Completed by County Counselor's Office:

Res/~~Ord~~ No.: 18554

Sponsor(s): Theresa Garza Ruiz

Date: June 23, 2014

SUBJECT	<p>Action Requested <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance</p> <p>Project/Title: <u>Awarding a Contract and Authorizing a Lease for the furnishing of Solar Panels for the Jackson County Courthouse to Brightergy of Kansas City, Missouri under the terms and conditions of Request for Proposal No. 46-14.</u></p>																
<p>BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i></p>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="padding: 2px;">Amount authorized by this legislation this fiscal year:</td> <td style="text-align: right; padding: 2px;">\$600.00</td> </tr> <tr> <td style="padding: 2px;">Amount previously authorized this fiscal year:</td> <td style="padding: 2px;"></td> </tr> <tr> <td style="padding: 2px;">Total amount authorized after this legislative action:</td> <td style="text-align: right; padding: 2px;">\$600.00</td> </tr> <tr> <td style="padding: 2px;">Amount budgeted for this item * (including transfers):</td> <td style="text-align: right; padding: 2px;">\$600.00</td> </tr> <tr> <td style="padding: 2px;">Source of funding (name of fund) and account code number: 001-5101-56790 – General Fund, Non-Departmental, Other Contractual Services</td> <td style="text-align: right; padding: 2px;">\$600.00</td> </tr> </table> <p>* If account includes additional funds for other expenses, total budgeted in the account is: \$</p> <p>OTHER FINANCIAL INFORMATION:</p> <p><input type="checkbox"/> No budget impact (no fiscal note required) <input type="checkbox"/> Term and Supply Contract (funds approved in the annual budget); estimated value and use of contract: Department: _____ Estimated Use: \$ _____</p> <p>The \$600.00 is for 2014, Solar Panel installation should be complete in October; lease payments are \$200.00 per month for the first year. This will be for a 20 year Lease, attached is a spreadsheet with annual payments and savings for each year.</p> <p>Prior Year Budget (if applicable): _____ Prior Year Actual Amount Spent (if applicable): _____</p>	Amount authorized by this legislation this fiscal year:	\$600.00	Amount previously authorized this fiscal year:		Total amount authorized after this legislative action:	\$600.00	Amount budgeted for this item * (including transfers):	\$600.00	Source of funding (name of fund) and account code number: 001-5101-56790 – General Fund, Non-Departmental, Other Contractual Services	\$600.00						
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PRIOR LEGISLATION	<p>Prior ordinances and (date): _____ Prior resolutions and (date): _____</p>																
CONTACT INFORMATION	<p>RLA drafted by (name, title, & phone): Barbara Casamento, Purchasing Supervisor, 881-3253</p>																
REQUEST SUMMARY	<p>Jackson County, Missouri would like to encourage the use of solar technology and reduce its carbon foot print by installing Solar Panels on the roof of the downtown Jackson County Courthouse. The Purchasing Department issued Request for Proposal No. 46-14 in response to those requirements.</p> <p>A total of fifty-nine notifications were distributed and three responses were received and evaluated as follows:</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="padding: 2px;">Description</th> <th style="padding: 2px;">Brightergy, KCMO</th> <th style="padding: 2px;">Great Plains, KCMO</th> <th style="padding: 2px;">Monolith, KCMO</th> </tr> </thead> <tbody> <tr> <td style="padding: 2px;">Points Awarded</td> <td style="text-align: center; padding: 2px;">94</td> <td style="text-align: center; padding: 2px;">73.33</td> <td style="text-align: center; padding: 2px;">83.5</td> </tr> <tr> <td style="padding: 2px;">Upfront Costs</td> <td style="text-align: center; padding: 2px;">0</td> <td style="text-align: center; padding: 2px;">\$12,500.00</td> <td style="text-align: center; padding: 2px;">0</td> </tr> <tr> <td style="padding: 2px;">1st Annual Lease Payment</td> <td style="text-align: center; padding: 2px;">\$2,400.00</td> <td style="text-align: center; padding: 2px;">\$1,160.00</td> <td style="text-align: center; padding: 2px;">\$2,337.50</td> </tr> </tbody> </table> <p>Evaluation points were based on the following criteria: Responsiveness to general conditions and provisions; Experience and Ability; Past Performance and References; and Pricing.</p> <p>Pursuant to 1054.6 of the Jackson County Code, the Director of Finance and Purchasing recommends the award of a Contract and Authorization of a Lease for the furnishing of Solar Panels to Brightergy of Kansas City, Missouri as the best proposal received in response to Request for Proposal No. 46-14.</p>	Description	Brightergy, KCMO	Great Plains, KCMO	Monolith, KCMO	Points Awarded	94	73.33	83.5	Upfront Costs	0	\$12,500.00	0	1 st Annual Lease Payment	\$2,400.00	\$1,160.00	\$2,337.50
Description	Brightergy, KCMO	Great Plains, KCMO	Monolith, KCMO														
Points Awarded	94	73.33	83.5														
Upfront Costs	0	\$12,500.00	0														
1 st Annual Lease Payment	\$2,400.00	\$1,160.00	\$2,337.50														

CLEARANCE	<input checked="" type="checkbox"/> Tax Clearance Completed (Purchasing & Department) <input type="checkbox"/> Business License Verified (Purchasing & Department) N/A <input checked="" type="checkbox"/> Chapter 6 Compliance - Affirmative Action/Prevailing Wage (County Auditor's Office)	
ATTACHMENTS	Bid Abstract, a Recommendation Memorandum from Ms. Lisa Honn of the County Executive's Office, the pertinent pages of Brightery's proposal documents and a Recap of annual lease payments	
REVIEW	Department Director: <i>[Signature]</i>	Date: 4/19/14
	Finance (Budget Approval): If applicable: <i>Deborah S Ball</i>	Date: 6-19-14
	Division Manager: <i>Calvin Williford by [Signature]</i>	Date: 6/19/14
	County Counselor's Office:	Date:

Fiscal Information (to be verified by Budget Office in Finance Department)

- This expenditure was included in the annual budget.
- Funds for this were encumbered from the _____ Fund in ____.
- There is a balance otherwise unencumbered to the credit of the appropriation to which the expenditure is chargeable and there is a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made each sufficient to provide for the obligation herein authorized.
- Funds sufficient for this expenditure will be/were appropriated by Ordinance # _____
- Funds sufficient for this appropriation are available from the source indicated below.

Account Number:	Account Title:	Amount Not to Exceed:

- This award is made on a need basis and does not obligate Jackson County to pay any specific amount. The availability of funds for specific purchases will, of necessity, be determined as each using agency places its order.
- This legislative action does not impact the County financially and does not require Finance/Budget approval.

Fiscal Note:

This expenditure was included in the Annual Budget.

PC# _____

Date: June 19, 2014

~~ORD~~ RES # 18554

Department / Division	Character/Description	Not to Exceed
001 - General Fund		
5101 - Non-departmental	56790 - Other Contractual Services	600
Total		600

Abraham S Ball 6-19-14
 Budgeting

Brightergy			
Brightergy	Annual Rent	Value energy produced .09	Annual Savings .09
1	\$ 2,400	\$ 3,060	\$ 660
2	\$ 2,448	\$ 3,200	\$ 752
3	\$ 2,497	\$ 3,347	\$ 850
4	\$ 2,547	\$ 3,500	\$ 953
5	\$ 2,598	\$ 3,660	\$ 1,062
6	\$ 2,650	\$ 3,828	\$ 1,178
7	\$ 2,703	\$ 4,003	\$ 1,300
8	\$ 2,757	\$ 4,187	\$ 1,430
9	\$ 2,812	\$ 4,378	\$ 1,566
10	\$ 2,868	\$ 4,579	\$ 1,711
11	\$ 2,926	\$ 4,789	\$ 1,863
12	\$ 2,984	\$ 5,007	\$ 2,023
13	\$ 3,044	\$ 5,236	\$ 2,192
14	\$ 3,105	\$ 5,477	\$ 2,372
15	\$ 3,167	\$ 5,728	\$ 2,561
16	\$ 3,230	\$ 5,990	\$ 2,760
17	\$ 3,295	\$ 6,266	\$ 2,971
18	\$ 3,361	\$ 6,552	\$ 3,191
19	\$ 3,428	\$ 6,852	\$ 3,424
20	\$ 3,496	\$ 7,165	\$ 3,669
Total	\$ 58,315	\$ 96,804	\$ 38,489

* used a more realistic utility cost at .09 to make estimates

ABSTRACT OF BIDS

NO	DESCRIPTION	UNIT	QTY	Monolith Solar		KCP&L Solar Inc.		Brightery Clean Energy Clear Choice		AMOUNT	
				AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT		

Request for Proposal

See Bid See Bid See Bid

BID NO: 46-14
 DATE: 06/17/14
 COMMODITY: Solar Panels

CERTIFICATION OF BID OPENING
 BIDS WERE PUBLICLY
 OPENED AND RECORDED

ON: 06.17.14 BY

[Signature]
 CLERK OF THE LEGISLATURE
[Signature]
 PURCHASING



OFFICE OF THE COUNTY EXECUTIVE

(816) 881-3333
Fax: (816) 881-3133

JACKSON COUNTY COURTHOUSE

415 EAST 12TH STREET
KANSAS CITY, MISSOURI 64106

To: Mike Sanders, County Executive
From: Lisa Honn, Senior Administrative Manager
Subject: RFP for Solar Photovoltaic Generating System for the Jackson County Courthouse
Date: 6/18/14

Re: Recommendation for Solar Photovoltaic Electric Generating System

RFP No. 46-14 was issued on May 22, 2014, seeking proposals from qualified respondents to design, fabricate, deliver, install, operate and maintain a rooftop solar photovoltaic electric generating system for the Jackson County, Missouri Courthouse located at 415 East 12th Street, Kansas City, Missouri 64106. The evaluation committee was comprised of Chris Kline, Graham Renz, and me. All proposals were responsive to the terms, conditions and scope of services as outlined in the RFP. Proposals were evaluated based upon responsiveness to conditions and provisions, firm experience, ability to perform, and prices.

The evaluation committee is recommending the Brightergy proposal as the best respondent to RFP No. 46-14. Brightergy has extensive experience in the area of solar photovoltaic generating systems as evidenced by their previous solar experience with seventeen Missouri schools districts and three additional metro area schools. Brightergy's twenty-five year power performance warranty demonstrates their confidence in their systems ability to perform over the entire lease term. Their proposed pricing indicates that entering into the lease will be at no cost to the County and will actually equate in a net savings on the County's annual energy bills, as there is no upfront costs and the annual lease payments will be lower than the annual energy bill savings. For these reasons we believe Brightergy to be the best recommendation for RFP No. 46-14.

Sincerely,



Lisa Honn
Senior Administrative Manager
Office of the County Executive
Jackson County Missouri






CLEAN ENERGY CLEAR CHOICE.
 Boston | Kansas City | St. Louis

Jackson County Courthouse

Year	Yr-1	Yr-2	Yr-3	Yr-4	Yr-5	Yr-6	Yr-7	Yr-8	Yr-9	Yr-10
Annual Energy Output	34,000	33,864	33,729	33,594	33,459	33,325	33,192	33,059	32,927	32,795
Utility Rate	0.0900	0.0945	0.0992	0.1042	0.1094	0.1149	0.1206	0.1266	0.1330	0.1396
Value of Solar Electricity	\$ 3,060	\$ 3,200	\$ 3,347	\$ 3,500	\$ 3,660	\$ 3,828	\$ 4,003	\$ 4,187	\$ 4,378	\$ 4,579
Lease Payments	\$ (2,400)	\$ (2,448)	\$ (2,497)	\$ (2,547)	\$ (2,598)	\$ (2,650)	\$ (2,703)	\$ (2,757)	\$ (2,812)	\$ (2,868)
Savings	\$ 660	\$ 752	\$ 850	\$ 953	\$ 1,062	\$ 1,178	\$ 1,300	\$ 1,430	\$ 1,566	\$ 1,711
Cumulative Savings	\$ 660	\$ 1,412	\$ 2,262	\$ 3,215	\$ 4,277	\$ 5,456	\$ 6,756	\$ 8,186	\$ 9,752	\$ 11,463

	Yr-11	Yr-12	Yr-13	Yr-14	Yr-15	Yr-16	Yr-17	Yr-18	Yr-19	Yr-20
Annual Energy Output	32,664	32,534	32,403	32,274	32,145	32,016	31,888	31,761	31,633	31,507
Utility Rate	0.1466	0.1539	0.1616	0.1697	0.1782	0.1871	0.1965	0.2063	0.2166	0.2274
Value of Solar Electricity	\$ 4,789	\$ 5,008	\$ 5,237	\$ 5,477	\$ 5,728	\$ 5,990	\$ 6,265	\$ 6,552	\$ 6,852	\$ 7,165
Lease Payments	\$ (2,926)	\$ (2,984)	\$ (3,044)	\$ (3,105)	\$ (3,167)	\$ (3,230)	\$ (3,295)	\$ (3,361)	\$ (3,428)	\$ (3,496)
Savings	\$ 1,863	\$ 2,024	\$ 2,193	\$ 2,372	\$ 2,561	\$ 2,760	\$ 2,970	\$ 3,191	\$ 3,424	\$ 3,669
Cumulative Savings	\$ 13,326	\$ 15,350	\$ 17,543	\$ 19,916	\$ 22,477	\$ 25,237	\$ 28,207	\$ 31,398	\$ 34,822	\$ 38,491

Total kW	25
Monthly lease Payment	\$ 200.00
Utility Rate	\$0.0900
Utility Escalator	5.0%
Lease Escalator	2.0%
Annual Utility Savings (Year 1)	\$ 660.00
Annual System kWh (Year 1)	34,000
Current Total Annual kWh Usage	200,000
System Electrical Offset (Year 1)	17,000%
Annual Degradation (Year 1)	0.4%

Total 20 year savings	\$ 66,805
Utility Costs over 20 years	\$ (58,314)
Brightergy Lease Cost over 20 years	\$ 38,491

Anticipated System Electrical Offset will be approximately: 17%
 ** This is an estimate based on annual kWh usage of 200,000

The Annual Energy Output is lowered by 0.4% each year to account for panel degradation. This degradation rate falls within the maximum allowed under panel manufacturers 25-year Production Warranty.