

SPRWS Solar RFP Update

December 11, 2018

Background

During the Oct. 9th meeting of the Board of Water Commissioners, SPRWS staff sought Board direction regarding a potential solar development on Board properties. At that time, the Board directed staff to issue a Request for Proposals, which would allow staff to evaluate the potential for solar development on up to five SPRWS properties. SPRWS staff issued that Request for Proposals on Oct. 22, 2018.

Two vendors responded to the RFP, and the city's RFP scoring process was used to determine which proposal provided the best combination of experience, preliminary design, and ability to meet city priorities. After staff review of the proposed developments, Cooperative Energy Futures (CEF) was deemed to have submitted the superior proposal.

Proposal Features

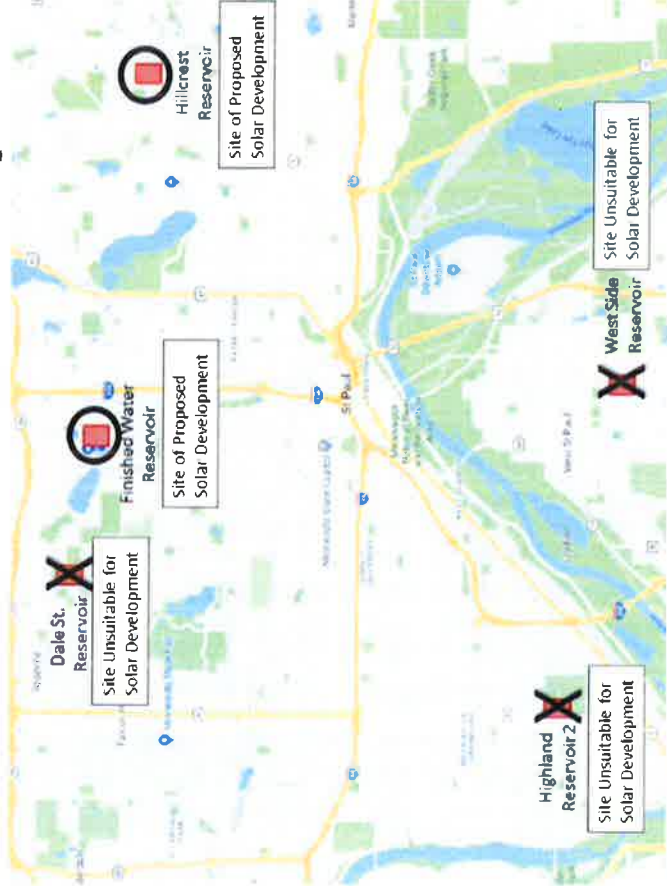
- Development of two Board-owned properties w/ solar panels. The developer noted that the other three properties included in the RFP are not suitable for solar development.
- CEF would pay a lease price to SPRWS ranging from \$10k-\$16k/year over the 25-year period
- CEF has developed 8 Community Solar Gardens under the Xcel Energy Program
- Solar arrays will be ballasted to decrease potential impact on SPRWS reservoirs
- CEF expects to produce enough electricity to supply approximately 220 average homes
- 70-80% of the power generated would be available to Saint Paul/Maplewood residents. An average subscriber could expect to save approximately 7% on their Xcel bills through bill credits.
- Solar subscriptions will be available to low-income residents as part of this project.
- Over the 25-year life of the project, SPRWS expects revenues of over \$500k from Xcel bill credits and land lease payments

Staff Recommendations

Staff would recommend that we begin negotiations with CEF. Entering into negotiations with the selected developer would not lock the Board or the utility into any form of agreement, and negotiations could be cancelled at any time without repercussions.

If SPRWS staff and the SPRWS Attorney are able to negotiate terms of a lease arrangement that we believe to be favorable to the Board, a Land Lease Agreement (or similar document) would be brought before the Board at a future meeting. Any potential agreement would be presented as an Action Item, and the Board would have sole authority to accept or decline the proposed agreement.

Sites of Proposed Solar Development



Hillcrest Reservoir

- Solar proposed on reservoir and open space
- 1.3 MW solar array
- Approx. 3.6 acres



Finished Water Reservoir

- Solar proposed on reservoir
- 1.2 MW solar array
- Approx. 3.1 acres

Example Arrays

The developer has proposed ballasted solar panels (left) to be used atop the water reservoirs. An array of this type would be slightly less efficient but would minimize loads on the reservoir structure. Traditional ground mounted solar panels (right) were proposed for the open space at the Hillcrest Reservoir.

