

CITY COUNCIL AGENDA ITEM

TO: Mayor & City Council

DATE: July 8, 2010

FROM: John McDonough, City Manager

AGENDA ITEM: American Recovery and Reinvestment Act - Energy Efficiency and Conservation Block Grant (EECBG)  
Installation of Solar Photovoltaic and Solar Water Heating Systems

MEETING DATE: For Submission onto the July 13, 2010, City Council Regular Meeting Agenda

BACKGROUND INFORMATION: (Attach additional pages if necessary)

See attached:

Memorandum  
ITB 10-558G

APPROVAL BY CITY MANAGER:

JM

APPROVED

NOT APPROVED

PLACED ON AGENDA FOR:

7/13/10

CITY ATTORNEY APPROVAL REQUIRED:

(  ) YES

(  ) NO

CITY ATTORNEY APPROVAL:

[Signature]

REMARKS:



TO: John McDonough, City Manager

FROM: Blake Dettwiler, Assistant Director, Community Development Department

DATE: June 28, 2010 for Submission onto the Agenda of the July 13, 2010, City Council Meeting Agenda

ITEM: American Recovery and Reinvestment Act  
Energy Efficiency and Conservation Block Grant (EECBG)  
Installation of Solar Photovoltaic and Solar Water Heating Systems

***City Manager's Office Recommendation:***

Staff recommends the award of a contract to Morgan Constructors LLC, for the Grant Project American Recovery and Reinvestment Act, Energy Efficiency and Conservation Block Grant (EECBG) Installation of Solar Photovoltaic and Solar Water Heating Systems.

***Background:***

On March 11, 2010 the Invitation for Bid 11-558G Installation of Solar Photovoltaic and Solar Water Heating Systems was released and became due on April 13, 2010. The following bids were received:

QT Contracting	\$264,809.00	One Path Systems	\$406,950.00
Sun State	\$415,000.00	Morgan Constructors	\$270,000.00
JM Wilkerson	\$421,000.00		

The committee requested all participants to submit their best and final offer for the energy assessment and evaluation of the City of Sandy Springs Fire Stations #1 and #2 to determine efficiency needs. The committee received three (3) submittals.

One Path Systems	\$376,950.00
JM Wilkerson	\$421,000.00
Morgan Construction	\$280,000.00

The Committee recommends the award for the Installation of Solar Photovoltaic and Solar Water Heating System to Morgan Construction, LLC.

***Discussion:***

During the course of bid development and evaluation, it was discovered that the current roofs on Fire Stations #1 and #2 are in poor condition and would need to be replaced in order to install solar photovoltaic and solar water heating systems. At that time, plans were made to cover this expense (\$140,000) from City funds. Should Morgan Constructors be awarded the contract to proceed with the installation of solar photovoltaic and solar water heating systems at Fire Stations #1 and #2, \$141,900 will remain from the initial grant award for this project.

Staff recommends that the City seek approval of no-cost budget adjustment and change of scope under the EECBG program to install a TPO Cool White Membrane Roof on each station. Early estimates place the cost for installing the roofing material at approximately \$120,000.

***Financial Impact:***

Award of the project to Morgan Constructors will result in \$141,900 remaining from the initial grant award for this project that can be used to install TPO Cool Membrane roofs on each station, further increasing the energy efficiency of each structure and reducing capital costs to the city.

***Attachment:***

ITB 10-558G BAFO – Morgan Constructors, LLC



**American Recovery & Reinvestment Act**

**City of Sandy Springs**

**Energy Efficiency and Conservation Block Grant**

Installation of Solar Photovoltaic & Solar Water Heating Systems

**ITB 10-558G**

**REQUEST FOR BEST AND FINAL OFFER**

**Best and Final Offer (BAFO) Due Date & Time: June 7, 2010 – 2:00 p.m. EST**

**Return to: City of Sandy Springs  
Purchasing Office  
7840 Roswell Road Suite 500  
Sandy Springs, Georgia 30350  
Email: [tyra@fearlessdata.com](mailto:tyra@fearlessdata.com)**

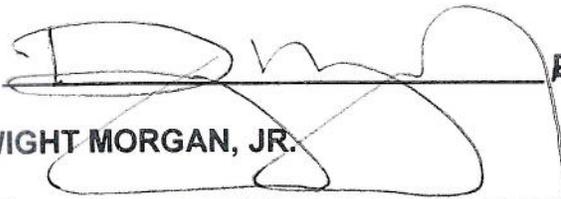
**Dear Sir/Madam:**

**This Request for Best and Final Offer is for your company to propose a Flat Total Cost for all services listed in the Invitation to Bid 10-558G and the additional requested information listed below:**

*Pricing should include proposal for addressing overall energy conservation at fire stations #1 and #2 to include upgrading of existing MEP systems (HVAC, electrical, plumbing) to high-efficiency systems, as well as the installation of a photovoltaic (PV) grid to generate renewable energy to be used at the project sites/resold to GA Power, for an overall energy savings of 60% over current rates.*

**Best and Final Offer: \$ 280,000 (Total Cost)**

**Authorized Signature**



**Date JUNE 7, 2010**

**Print/Type Name: DWIGHT MORGAN, JR.**

**Print/Type Company Name Here: MORGAN CONSTRUCTORS, LLC**

**Bids are due on June 7, 2010 at 2pm EST. Please review the bid document, which shows the current bid pricing of all participants.**

**Bids must be submitted in a sealed envelope with your company name and bid title.**



City of Sandy Springs  
Purchasing Office  
7840 Roswell Road Suite 500  
Sandy Springs, GA 30350

RE: ITB 10-558G (BAFO)

Attn: Ms. Tyra Little

Dear Ms. Little:

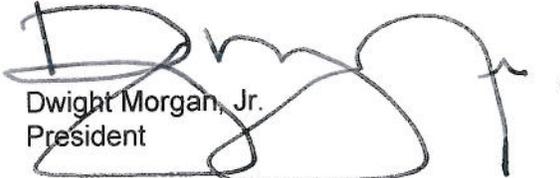
We are pleased to submit our proposal for **\$280,000** in accordance with the above referenced ITB and the additional requested information outlined on the BAFO Proposal Form.

We are providing the below in an effort to achieve your goal of an overall energy savings of 60% over current rates:

- Fee for an energy audit
- Provide 8 ea. total solar thermal collectors that will produce 400 gallons of hot water per day and approximately 40,880,000 BTU's annually.
- Provide 20 ea. total PV panels that will produce 4.7 KW and 6,174 KWH annually.
- Remove existing gas split HVAC systems and replace with 15 SEER rated systems – 1 ea. 7.5 ton (JF) and 1 ea. 7.5 ton and 1 ea. 5 ton (SD). 10 ton unit at (JF) does not need replacing.
- Replace caulk where needed
- Insulate above ceiling where design indicates
- New weather stripping at all exterior doors
- Solar film to exterior windows
- Energy efficient refrigerator and washer
- Energy efficient light fixtures where design indicates
- Motion sensor switches to control lights

We appreciate the opportunity to provide this Best and Final Offer and we look forward to discussing our proposal with you at your convenience. Please call with me if you have any questions.

Best Regards,  
Morgan Constructors, LLC

  
Dwight Morgan, Jr.  
President