




MEMORANDUM

Date: February 8, 2024

To: Honorable Mayor and Commissioners

Via: Albert P. Childress
City Manager 

From: Katie P. Halloran
Planning Director

Subject: **24-5314 Frederick Douglass Community Center – Adding Solar to the Project**

Introduction

This resolution will approve a Change Order for Keystar Inc. to add Solar to the new Frederick Douglass Community Center, in the amount of \$181,614.68, with an expected 30% refund, and to authorize the City Manager to execute the contract and provide any necessary budget transfers/amendments.

Background

The Frederick Douglass Community Center project was bid with an “Add Alternate for Design-Build Solar Design”, to reflect an existing City Commission directive to review solar power installation options for City projects. Keystar Inc. and SALT Energy worked with the city to determine the best solutions to add a solar energy system to the Community Center project. The current proposal outlines using the high roof of the Main Hall and includes upgrades to the roof membrane to work with the solar panel mounting system to limit the amount of roof penetrations. The system will be 28.2 KW with a 25-year warranty and will supply power to two meters that power the majority of the building. The cost for the solar system is (\$159,120 – 30% government incentive = \$111,384). With annual projected electric bill savings of \$7,400, the City would enjoy a full return on initial investment at 15.05 years. The upgraded roof would be required as an integral part to the solar array mounting system and will carry an additional 10-year warranty for a total 30-year roof warranty. The roof upgrade would cost \$15,746 after the 30% government incentive, to be reimbursed to the city.

SALT Energy will work with the city to monitor the system remotely and provide assistance per the included agreement. The City Facilities Maintenance team can also hire/ train the staff that are needed to

maintain the system and to work with SALT Energy to keep the system running at peak performance. A recommended annual cost of \$800 to \$1,300 should be budgeted each year for labor not covered under warranty.

A 300KW Diesel Generator will be installed and the proposed solar energy system would work with the generator to allow it to run at a lower capacity during a power outage, adding to the resiliency of the building.

The project timeline for resolutions related to solar are as follows:

Resolution 19-328: Solar Panel report for major development of City Buildings.

Resolution 20-028: K2M Amendment 1

Resolution 20-160: K2M Amendment 2

Resolution 22-092 Solar evaluation for the Fredrick Douglass Community Center

Resolution 23-193 Keystar, Inc. Construction Award for \$7,985,927.86

Procurement

Funding for this change order will be transferred from Bahama Village TIF Fund reserve account 601-5502-555-9800 in the amount of \$181,614.68 to Bahama Village TIF Fund account 601-5502-555-6200, Project Number BV55021701, bringing the total contract amount to \$8,167,542.54.

Recommendation

This resolution will approve a Change Order for Keystar Inc. to add Solar to the New Frederick Douglass Community Center, in the amount of \$181,614.68, and to authorize the City Manager to execute the contract and provide any necessary budget transfers/amendments.