



**BEFORE THE GOVERNING BOARD
OF THE PLEASANTON UNIFIED SCHOOL DISTRICT
ALAMEDA COUNTY, CALIFORNIA**

RESOLUTION NO. 2018-2019.09

**RESOLUTION MAKING FINDINGS ON ENERGY SAVINGS
AND DETERMINING OTHER MATTERS IN CONNECTION WITH
ENERGY EFFICIENCY PROJECT**

WHEREAS, it is the policy of the State of California and the intent of the State Legislature to promote all feasible means of energy conservation and all feasible uses of alternative energy supply sources; and

WHEREAS, Pleasanton Unified School District ("District") desires to reduce the steadily rising costs of meeting the energy needs at its facilities; and

WHEREAS, TerraVerde Renewable Partners, LLC ("TerraVerde"), has provided the District with analysis showing the benefits of implementing certain energy conservation measures, and TerraVerde's analysis ("Analysis") is attached hereto as Exhibit A and made part hereof by this reference; and

WHEREAS, the District proposes to enter into an energy services agreement and related contract documents ("Energy Services Agreement") with Indoor Environmental Services ("Contractor"), pursuant to which Contractor will install and implement on District property certain energy saving improvements, including upgrades and modifications to HVAC and lighting systems and other energy conservation and efficiency measures which will result in greater energy efficiency and cost savings for the District sites on which such improvements and measures are located ("Project"); and

WHEREAS, the sites where such energy saving improvements will be located are: Pleasanton Middle School; and

WHEREAS, the Analysis includes data showing that the anticipated cost to the District for the conservation services provided by the Project will be less than the anticipated marginal cost to the District of electrical energy that would have been consumed by the District in the absence of those purchases; and

WHEREAS, the Governing Board ("Board") proposes to enter into the Energy Efficiency Agreement substantially in the form presented at this meeting, subject to such changes, insertions or omissions as the Superintendent or other designee reasonably deems necessary following the Board's adoption of this Resolution; and

WHEREAS, pursuant to Government Code section 4217.12, the Board has held a public hearing, public notice of which was given at least two weeks in advance, to receive public comment; and

WHEREAS, the District's proposed approval of the Energy Efficiency Agreement is a project for purposes of the California Environmental Quality Act ("CEQA"); and

WHEREAS, the Guidelines for CEQA, California Code of Regulations Title 14, Chapter 13 ("State CEQA Guidelines"), exempt certain projects from further CEQA evaluation, including the following: (1) projects consisting of the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of existing use ("Class 1 Exemption"; Cal. Code Regs., tit. 14, § 15301); (2) projects consisting of replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced ("Class 2 Exemption"; Cal. Code Regs., tit. 14, § 15302); (3) projects consisting of the new construction or conversion of small structures ("Class 3 Exemption"; Cal. Code Regs., tit. 14, § 15303); (4) projects consisting of the construction or placement of minor accessory structures to existing facilities ("Class 11 Exemption"; Cal. Code Regs., tit. 14, § 15311); and (5) projects consisting of minor additions to existing schools ("Class 14 Exemption"; Cal. Code Regs., tit. 14, § 15314), and the Project is categorically exempt under one or more of such exemptions; and

WHEREAS, the Project does not involve any of the following and so is eligible for a categorical exemption as described above under State CEQA Guidelines section 15300.2:

- (a) the cumulative impact of successive projects of the same type in the same place, which over time are significant;
- (b) an activity where there is a reasonable possibility that the activity will have a significant effect on the environment due to unusual circumstances;
- (c) a project which may result in damage to scenic resources, including but not limited to, trees, historic buildings, rock outcroppings, or similar resources, within a highway officially designated as a state scenic highway;
- (d) a hazardous waste site which is included on any list compiled pursuant to Section 65962.5 of the Government Code; and
- (e) a project which may cause a substantial adverse change in the significance of a historical resource; and

* * * * *

NOW, THEREFORE, based upon the above-referenced recitals, the Board hereby finds, determines and orders as follows:

1. The Board finds that terms of the Energy Efficiency Agreement in the form presented at this meeting are in the best interests of the District.

2. In accordance with Government Code section 4217.12, and based on data provided by the Analysis, the Board finds that the anticipated cost to the District for the conservation services provided by the Project will be less than the anticipated marginal cost to the District of electrical energy that would have been consumed by the District in the absence of those purchases.

3. The Board hereby approves the Energy Efficiency Agreement, which shall be subject to such changes, insertions or omissions as the District's Superintendent or designee reasonably deems necessary.

4. The District's Superintendent or designee is hereby authorized and directed to negotiate any further changes, insertions and omissions to the Energy Efficiency Agreement as are reasonably deemed necessary, and thereafter to execute and deliver the Energy Efficiency Agreement following the Board's adoption of this Resolution. The District's Superintendent or designee is further authorized and directed to execute and deliver any and all papers, instruments, opinions, certificates, affidavits and other documents and to do or cause to be done any and all other acts and things necessary or proper for carrying out this Resolution and said agreements.

5. The Project is hereby found to be exempt from the requirements of CEQA pursuant to the Class 1, Class 2, Class 3, Class 11 and Class 14 Exemptions, as described above.

6. District staff are hereby authorized and directed to file and process a Notice of CEQA Exemption for the Project in accordance with CEQA and the State CEQA Guidelines, and the findings set forth in this resolution.

The foregoing Resolution was adopted at a meeting of the Board of Education of the energy saving improvements on October 23, 2018, by the following vote:

	AYES	NOES	ABSENT	ABSTAIN
Arkin	_____	_____	_____	_____
Hintzke	_____	_____	_____	_____
Laursen	_____	_____	_____	_____
Maher	_____	_____	_____	_____
Miller	_____	_____	_____	_____

Mark Miller
President, Board of Trustees
Pleasanton Unified School District

Valerie Arkin
Vice President, Board of Trustees
Pleasanton Unified School District

CERTIFIED TO BE A TRUE
AND CORRECT COPY:

EXHIBIT A
ANALYSIS OF BENEFITS

[Attached]

Pleasanton Unified School District

Pleasanton Unified School District



Prop 39 Energy Conservation Project

Exhibit A to 4217 Resolution

October 23rd, 2018

Scenarios Included in this Pro Forma:

Prop 39 / District Funds

Project Qualification Model
Summary of Results



Pleasanton Unified School District Prop 39 Energy Conservation Project

Financing Structure		Net Operating Benefit Years 1 - 15
District Funds Prop 39		\$1,277,538

Site Name	Replace Heat Pumps
Pleasanton Middle School	Y

Disclaimer & Assumptions:

- 1) Material counts and cost estimates are preliminary. Final material count and project cost will be determined by contractor as part of the Energy Services Agreement
- 2) Projections are based on 2014-2015 billing data and usage profile. Variation in electricity usage and utility costs will result in variation in savings.
- 3) Projections are subject to electricity rate structure availability and structure over the life of the installations.
- 4) Projections are based on TerraVerde and California Energy Commission ("CEC") calculators to achieve savings to investment ratio ("SIR") of at least 1.01 per CEC guidelines.
- 5) No additional maintenance costs are included in projections. Maintenance activities will be self performed by District staff.

Project Qualification Model
Prop 39 Energy Conservation Project
Prop 39 / District Funds



Electricity Assumptions				Savings & Revenue				M&V		NOB		Net Savings		Cash	
Year	Annual Electricity Usage (kWh)	Annual Electricity Cost	Annual Electricity Savings (kWh)	Annual Cost Savings	Prop 39 Payments Available	Subtotal: Annual Gross Benefits	Measurement & Verification Expenses	Annual Operating Expenses	Net Operating Benefits	Net Operating Benefits	Net Operating Benefits	Net Operating Benefits	Cumulative Net Benefits	Cumulative Cash Position	
1	1,057,390	\$199,143	163,705	\$30,777	\$723,727	\$754,504	(\$1,000)	(\$1,000)	\$753,504	\$753,504	\$753,504	\$753,504	\$753,504	\$ (34,560)	
2	1,073,251	\$205,118	166,161	\$31,700	\$0	\$31,700	(\$1,030)	(\$1,030)	\$30,670	\$30,670	\$30,670	\$30,670	\$30,670	\$ (3,891)	
3	1,089,350	\$211,271	168,653	\$32,651	\$0	\$32,651	(\$1,061)	(\$1,061)	\$31,590	\$31,590	\$31,590	\$31,590	\$31,590	\$27,699	
4	1,105,690	\$217,609	171,183	\$33,630	\$0	\$33,630	(\$1,093)	(\$1,093)	\$30,538	\$30,538	\$30,538	\$30,538	\$30,538	\$60,237	
5	1,122,275	\$224,138	173,751	\$34,639	\$0	\$34,639	(\$1,126)	(\$1,126)	\$33,514	\$33,514	\$33,514	\$33,514	\$33,514	\$93,751	
6	1,139,109	\$230,862	176,357	\$35,678	\$0	\$35,678	(\$1,159)	(\$1,159)	\$34,519	\$34,519	\$34,519	\$34,519	\$34,519	\$128,270	
7	1,156,196	\$237,788	179,002	\$36,749	\$0	\$36,749	(\$1,194)	(\$1,194)	\$35,555	\$35,555	\$35,555	\$35,555	\$35,555	\$163,825	
8	1,173,539	\$244,921	181,687	\$37,851	\$0	\$37,851	(\$1,230)	(\$1,230)	\$36,621	\$36,621	\$36,621	\$36,621	\$36,621	\$200,446	
9	1,191,142	\$252,269	184,412	\$38,987	\$0	\$38,987	(\$1,267)	(\$1,267)	\$37,720	\$37,720	\$37,720	\$37,720	\$37,720	\$238,166	
10	1,209,009	\$259,837	187,179	\$40,156	\$0	\$40,156	(\$1,305)	(\$1,305)	\$38,852	\$38,852	\$38,852	\$38,852	\$38,852	\$277,018	
11	1,227,144	\$267,632	189,986	\$41,361	\$0	\$41,361	(\$1,344)	(\$1,344)	\$40,017	\$40,017	\$40,017	\$40,017	\$40,017	\$317,035	
12	1,245,551	\$275,661	192,836	\$42,602	\$0	\$42,602	(\$1,384)	(\$1,384)	\$41,218	\$41,218	\$41,218	\$41,218	\$41,218	\$358,253	
13	1,264,235	\$283,931	195,729	\$43,880	\$0	\$43,880	(\$1,426)	(\$1,426)	\$42,454	\$42,454	\$42,454	\$42,454	\$42,454	\$400,707	
14	1,283,198	\$292,449	198,665	\$45,196	\$0	\$45,196	(\$1,469)	(\$1,469)	\$43,728	\$43,728	\$43,728	\$43,728	\$43,728	\$444,435	
15	1,302,446	\$301,222	201,645	\$46,552	\$0	\$46,552	(\$1,513)	(\$1,513)	\$45,040	\$45,040	\$45,040	\$45,040	\$45,040	\$489,474	
Totals	17,639,526	\$3,703,853	2,730,949	\$572,410	\$723,727	\$1,296,137	(\$18,599)	(\$18,599)	\$1,277,538	\$1,277,538	\$1,277,538	\$1,277,538	\$1,277,538	\$489,474	

Key Project Assumptions

Estimated Electricity Cost Escalator (%)	3.00%
Estimated Annual Electricity Usage Increase (%)	1.50%
Number of Schools	1
Total Project Cost	\$788,064