



# County of Monterey

Board of Supervisors  
Chambers  
168 W. Alisal St., 1st Floor  
Salinas, CA 93901

## Legislation Details (With Board Report)

**File #:** 22-926 **Name:** 10.11.2022 Arc/Central coast Community Energy  
**Type:** General Agenda Item **Status:** Passed  
**File created:** 9/28/2022 **In control:** Board of Supervisors  
**On agenda:** 10/11/2022 **Final action:** 10/11/2022  
**Title:** a. Recommend that the Board of Supervisors enter into a Standard Agreement with Arc Alternatives as a sole-source vendor to implement the Central Coast Community Energy Member Agency Planning, Implementation, and Innovation Grant Program in accordance with the Grant Agreement; and  
b. Authorize the County Administrative Officer or his designee to incur expenses to complete this project using the Fiscal Year 2022-23 County Administrative Office Adopted Budget 001-1050-CAO004-8054 in an amount not to exceed \$160,000.

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Board Report, 2. Arc Standard Agreement, 3. Arc Alternatives Sole-Source, 4. Arc Cost\_Estimate, 5. Exhibit A Arc Alternatives 3CE Scope of Work, 6. Completed Board Order No. 32

Date	Ver.	Action By	Action	Result
10/11/2022	1	Board of Supervisors		

a. Recommend that the Board of Supervisors enter into a Standard Agreement with Arc Alternatives as a sole-source vendor to implement the Central Coast Community Energy Member Agency Planning, Implementation, and Innovation Grant Program in accordance with the Grant Agreement; and  
b. Authorize the County Administrative Officer or his designee to incur expenses to complete this project using the Fiscal Year 2022-23 County Administrative Office Adopted Budget 001-1050-CAO004-8054 in an amount not to exceed \$160,000.

### RECOMMENDATION:

It is recommended that the Board of Supervisors:

- Recommend that the Board of Supervisors enter into a Standard Agreement with Arc Alternatives as a sole-source vendor to implement the Central Coast Community Energy Member Agency Planning, Implementation, and Innovation Grant Program in accordance with the Grant Agreement; and
- Authorize the County Administrative Officer or his designee to incur expenses to complete this project using the Fiscal Year 2022-23 County Administrative Office Adopted Budget 001-1050-CAO004-8054 in an amount not to exceed \$160,000.

### SUMMARY:

Staff is recommending that the County move forward with this Standard Agreement and 4217 Sole-Source Agreement to contract with Arc Alternatives in the amount of \$160,000 as the engineering partner needed to implement the Central Coast Community Energy Member Agency Planning, Implementation, and Innovation Grant Program grant award that the Board accepted on 7/12/2022. A Sole-Source Agreement is justified because Arc Alternatives partnered with the County to submit the grant application and has proprietary knowledge that is critical to the project's success. The Arc Standard Agreement and Arc Sole-Source Agreement are attached to this report.

This grant project is titled Strategic Planning to Overcome Barriers to Deep Decarbonization and will leverage Arc

Alternative's expertise to accomplish the following goals:

- 1) Develop a County-Wide Decarbonization Framework for our County facilities
- 2) Conduct an Infrastructure Inventory to prioritize decarbonization of our building assets
- 3) Develop a ready-to-bid plan for full-electrification of select County facilities

#### DISCUSSION:

Central Coast Community Energy (3CE) issued an application guide for the Planning, Implementation, and Innovation Grant Program available to Member Agencies on December 7, 2021. Monterey County is a founding Member Agency of 3CE, and the Monterey County Sustainability Program works with 3CE to accomplish shared sustainability objectives. The Sustainability Program submitted a complete application on February 7, 2022 for a proposal titled "Strategic Planning to Overcome Barriers to Deep Decarbonization", and was awarded a grant amount of \$150,000 on April 29, 2022. County Counsel conducted a preliminary review of the Grant Agreement language and approved the Grant Agreement on May 18, 2022. On July 12, 2022, the Board of Supervisors accepted the grant funding and authorized staff to execute the Grant Agreement.

In order to implement this project, staff recommends that the Board of Supervisors execute the attached Arc Standard Agreement and Arc Alternatives Sole-Source Agreement to secure the County's partnership with Arc Alternatives. This item requires Board Approval because the agreement is over \$100,000. The Sole-Source agreement to select Arc Alternatives as the vendor for the project is justified because Arc Alternatives participated in the grant application and has proprietary information used to develop a similar decarbonization framework for the California State University system, which is being adapted to meet the decarbonization goals of the County. This Strategic Planning to Overcome Barriers to Deep Decarbonization project will accomplish three goals:

- 1) Develop a County-Wide Decarbonization Framework for our County facilities
- 2) Conduct an Infrastructure Inventory to prioritize decarbonization of our building assets
- 3) Develop a ready-to-bid plan for full-electrification of select County facilities

The first goal will establish a framework for portfolio-wide decarbonization of County facilities. This framework will allow the County to educate both staff and community members, as well as structure capital improvement processes in a manner that supports electrification throughout our wide service area. In addition to the organizational benefits to the County, this document will provide the local builder community with an educational document that demonstrates the County's electrification trajectory. The second goal bridges the gap from electrification planning to implementation by strategically prioritizing capital improvement projects based on an Infrastructure Inventory of County facilities and equipment. This technical roadmap will allow the County to plot the most cost-effective path to reaching our 2035 Carbon Neutral Buildings goal and institutionalize large-scale GHG reductions. The third objective of this grant is to develop a ready-to-bid plan for the full electrification of a group of County facilities that result in immediate GHG reductions and provides crucial proof-of-concept for rapid decarbonization.

These three deliverables will cost an estimated \$150,000 funded by the 3CE Planning, Implementation, and Innovation Grant Program. A fourth deliverable that will cost an estimated \$10,000 is included in this agreement to review the engineering and power-purchase agreement of the Zero Net Carbon Resiliency project that intersects with this effort. This fourth deliverable will be paid out of the County Administrative Office Adopted Budget 001-1050-CAO004-8054. Arc Alternatives has reviewed this project in earlier phases, and their expertise is required again to verify that the County is optimally benefitting from the project. These costs can be viewed in further detail on the attached Exhibit A Arc Alternatives 3CE Scope of Work and Arc Cost-Estimate documents.

#### OTHER AGENCY INVOLVEMENT:

3CE, PWWP. This application was prepared in coordination with Arc Alternatives and Central California Energy Watch.

#### FINANCING:

The total cost of this agreement is \$160,000 to fulfill the 3 deliverables of the grant agreement, (\$150,000), and review the ongoing Zero Net Carbon Resiliency project, (\$10,000). The Planning, Implementation, and Innovation Grant Program through Central Coast Community Energy, accepted by the Board on July 12, 2022, will fund \$150,000 of this cost. The remaining \$10,000 will be funded by the County Administrative Office

Adopted Budget 001-1050-CAO004-8054.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

☒ Economic Development  
☒ Administration  
☒ Health & Human Services  
☒ Infrastructure  
Public Safety

Prepared by: Cora Panturad, Sustainable Infrastructure Analyst

Approved by: Nicholas E. Chiulos, Assistant County Administrative Officer x5145

Attachments:

Arc Standard Agreement

Arc Alternatives Sole-Source Justification

Arc Cost-Estimate

Exhibit A Arc Alternatives 3CE Scope of Work