

South Bay Cities Council of Governments

May 22, 2025

TO: SBCCOG Board of Directors

FROM: SBCCOG Steering Committee

SUBJECT: Cool Roof Feasibility Study and Site Identification Analysis – Consultant Selection

BACKGROUND

In partnership with the Southern California Energy Network (SoCalREN), the South Bay Cities Council of Governments (SBCCOG) is conducting a cool roof feasibility study and site identification analysis to assess the viability of cool roof installation on municipal facilities in the South Bay sub-region. Funded by SoCalREN, the study will provide cities with tools to implement cool roofs which have the potential to simultaneously reduce energy consumption, lower utility bills, and improve overall working conditions for employees.

One of the most important co-benefits is that cool roofs possess a CO2-equivalence, meaning they reflect solar radiation back into space, thereby lowering the urban heat island effect, reducing greenhouse gases, and cooling the atmosphere. While these benefits are understood, there is limited information on the feasibility of installing cool roofs. This analysis will help guide agency decisions and identify sites that are best for projects.

Multiple cities in the South Bay have expressed interest in cool roofs, but these agencies do not have sufficient staff nor technical resources to conduct this work on their own. Therefore, the SBCCOG sought an expert consultant to assess sites based on potential energy savings, cost effectiveness, reductions in air pollution and greenhouse gas emissions, and mitigation of the heat island effect. Recommendations on installation will be developed for sites with the greatest feasibility (up to 15 sites).

ANALYSIS

Two (2) proposals were received and reviewed by the SBCCOG and its Cool Roof RFP review committee. The proposals were from: 1. Climate Resolve and Arup, 2. Alternative Energy Systems Consulting, Inc. (AESC).

The SBCCOG review process followed standard RFP selection protocol:

- A proposal review committee was formed. Serving on the committee were: Kim Fuentes, SBCCOG Deputy Executive Director; Eleanor Murphy, SBCCOG Project Coordinator;

Kevin Truong, SBCCOG Project Coordinator; Andres Gonzalez, City of Lomita Public Works Director; and Ashwini Bhide, City of Redondo Beach Associate Civil Engineer.

- **May 2-6:** Committee members were asked to review and score the proposals according to the firms' technical approach, consultant experience, project management, project cost, and schedule.
- **May 6th:** The committee met via Zoom to review scoring and determine which proposers would be invited to interview. Based on the proposals and experience of both firms, the committee decided to interview both proposers.
- **May 7th:** The interviews were held at the SBCCOG office. The proposers were given ten minutes to present their project proposal's scope of work and an additional 35 minutes for questions from the committee. A decision among the committee was made that day.

The selection committee unanimously felt that, from AESC's proposal and interview, the firm was the best choice for the project. Both firms had definite strengths, experience, and technical expertise working with public agencies and cool roof projects and were within the \$150,000 budget. AESC's proposal, however, was the most cost effective with 570 hours and \$120,056 budget and their scope included on-site visits to assess the existing building conditions. Climate Resolve and Arup's proposal of \$149,991, required an optional cost of an additional \$28,701 for on-site visits taking their proposal over budget (\$178,692) if the option was selected. The selection committee believed that on-site work is necessary to adequately assess existing conditions to develop site plans. AESC team is trained and experienced in emerging climate technologies including extensive experience in cool roofs at an engineering level. Their goal for the project is to provide a detailed and honest analysis of cool roof feasibility which meets the needs of the SBCCOG member cities. Their technical knowledge, experience, and detailed scope supported this goal.

RECOMMENDATION

That the SBCCOG Board of Directors approve the Cool Roof RFP review committee's choice of Alternative Energy Systems Consulting, Inc. (AESC) as the consultant in support of the Cool Roof Feasibility and Site Identification Analysis project at a not-to-exceed cost of \$120,056 funded by the SoCalREN, subject to SBCCOG legal counsel review.