

**MINUTES**  
**WAR MEMORIAL BOARD OF TRUSTEES**  
**BUILDING COMMITTEE/SPECIAL MEETING**

**Thursday, June 8, 2017**

The Building Committee of the Board of Trustees of the War Memorial of San Francisco met at 1:15 p.m. on Thursday, June 8, 2017, in the Trustees' Board Room, War Memorial Opera House, Chair Pelosi presiding.

**ROLL CALL**

Committee Members Present: Chair Pelosi, Trustee Levin, President Horn, Vice President Bechtle

Committee Members Absent: Trustee Shultz, Trustee Walker, Trustee Wilsey

Staff Present: Elizabeth Murray, Managing Director;  
Jennifer Norris, Assistant Managing Director

**Request from San Francisco Public Utilities Commission to install a solar photovoltaic system on the Opera House roof:**

Chair Pelosi stated that in advance of today's meeting, Committee members received the May 2 letter from the San Francisco Public Utilities Commission (SFPUC) requesting to install a solar photovoltaic system on the eastern roof of the Opera House; the project to include Opera House roof refurbishment for which SFPUC proposes the War Memorial contribute the lesser of \$50,000 or 1/3 of the refurbishment cost.

Chair Pelosi welcomed and asked Jamie Seidel, Manager of the Distributed Energy Resources Projects for the Power Enterprise division of the SFPUC, to address the Committee on the proposal.

Mr. Seidel discussed the SFPUC's solar electric projects at 23 sites located throughout the City, including Civic Center solar projects at Davies Symphony Hall and City Hall. Mr. Seidel noted that the Davies Symphony Hall system is 251kw and generates 320,000kwh/year. Mr. Seidel made a presentation about the proposed Opera House Solar Electric Project that will consist of two phases.

**PHASE 1: Opera House Flat Roof Refurbishment**

- July/August 2017 construction window
- Will utilize SFPUC Job Order Contract process
- Roof Refurbishment Cost Estimate -- \$310,000
- War Memorial Cost Share --\$50,000

**Roof Refurbishment Benefits**

- Extend roof life 10+ Years
- Roof hatch OSHA compliant
- No impact on the project to replace the mansard/sloped roof

**PHASE 2: Solar Electric Project Installation**

- Estimation annual generation 140,000 kwh/year
- Will utilize SFPUC installation crew
- January/February 2018 construction window

**Solar Electric Project Benefits**

- Ongoing commitment to renewable energy
- Onsite renewable generation

Mr. Seidel explained the reason for the roof refurbishments is to synch up the life of the roof with the life of the solar panels. In response to an inquiry from President Horn, Mr. Seidel stated that power generated from

the roof solar panels will support the power use of the Opera House, but only a small portion as annual Opera House power usage is considerable. In response to an additional inquiry as to whether the War Memorial's power bill will decrease due to the solar panels, SFPUC Infrastructure Manager, Lori Mitchell, stated the War Memorial would continue to pay for all electric use whether supported by Hetch Hetchy or solar. She noted the War Memorial already receives a discounted rate on power generated from Hetch Hetchy. She added that the generation of power from solar panels is more expensive for the SFPUC than other sources, but it is important for the City to diversify sources and to demonstrate an investment in renewable sources of energy. Ms. Mitchell stated the SFPUC is funding the full capital cost for the solar installation and for most of the roof refurbishment cost.

Ms. Murray stated that she and Superintendent Kevin Kelly have spent a good deal of time reviewing both phases of this proposed project. She said that while the War Memorial doesn't receive any financial benefit from the solar system, it allows us to support and participate in the City's sustainable and renewable energy goals. Ms. Murray said the War Memorial will receive the benefit of \$310,000 in roof refurbishment for a contribution of \$50,000, and the roof consulting report estimates this refurbishment will extend the life of the roof for an additional 10-20+ years. Ms. Murray stated that similar to the Davies Symphony Hall solar panel installation project, the War Memorial and SFPUC will enter into a memorandum of understanding setting forth the agreed-upon responsibilities of the parties as it relates to the roof refurbishment and solar installation and maintenance. The MOU will include reference to the War Memorial's plans to replace the Opera House sloped/mansard during the next three years and will require that SFPUC clear space on the flat roof for any project staging should it be necessary.

Following discussion, and on motion of Vice President Bechtle, seconded by Trustee Levin, the following recommendation was unanimously adopted:

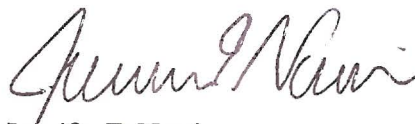
RECOMMENDED, By the Building Committee of the War Memorial Board of Trustees to approve the San Francisco Public Utilities Commission's request to install a solar photovoltaic system on the roof of the Opera House including War Memorial's contribution of up to \$50,000 towards pre-installation roof refurbishment subject to an MOU setting forth agreed-upon responsibilities of the parties and authorizing our Managing Director to execute the MOU on behalf of the War Memorial.

#### **Public Comment:**

Chair Pelosi called for public comment on items within the jurisdiction of the Building Committee of the Board of Trustees, but not on the agenda. There being no public comment, Chair Pelosi closed public comment.

#### **ADJOURNMENT**

There being no further business to come before the Building Committee, Chair Pelosi adjourned the meeting at 1:40 p.m.



Jennifer E. Norris  
Executive Secretary