

[Authorizing Agreements - Purchase of Electricity and Related Products and Services for CleanPowerSF - Public Utilities Commission]

**Ordinance delegating authority under Charter, Section 9.118, to the General Manager of the Public Utilities Commission to enter into agreements with terms in excess of ten years or requiring expenditures of \$10,000,000 or more for power and related products and services required to supply San Francisco’s community choice aggregation program, CleanPowerSF, subject to specified conditions, as defined herein; and authorizing deviations from certain otherwise applicable contract requirements in the Administrative Code and the Environment Code.**

NOTE: **Unchanged Code text and uncodified text** are in plain Arial font. **Additions to Codes** are in *single-underline italics Times New Roman font*. **Deletions to Codes** are in *strikethrough italics Times New Roman font*. **Board amendment additions** are in double-underlined Arial font. **Board amendment deletions** are in ~~strikethrough Arial font~~. **Asterisks (\* \* \* \*)** indicate the omission of unchanged Code subsections or parts of tables.

Be it ordained by the People of the City and County of San Francisco:

**Section 1. Background.**

(a) State law allows cities and counties to develop Community Choice Aggregation (CCA) programs, through which local governments supply electricity to serve the needs of participating customers within their jurisdictions while the existing utility continues to provide services such as customer billing, transmission, and distribution.

(b) The City elected to implement a CCA program to provide San Francisco residents and businesses the option to receive cleaner, more sustainable electricity at rates comparable to PG&E’s rates. See Ordinance Nos. 86-04, 147-07, 232-09, 45-10, 200-12 and 78-14; and Resolution Nos. 348-12, 331-13 and 75-15.

1 (c) In May 2016, the San Francisco Public Utilities Commission (PUC) launched  
2 San Francisco's CCA program, CleanPowerSF, with initial service to almost 8,000 accounts.  
3 In November 2016, PUC expanded its service and CleanPowerSF now serves about 80,000  
4 accounts. As required by State law for all CCAs, customers are given several opportunities to  
5 opt out of CleanPowerSF service.

6 (d) CleanPowerSF currently offers two levels of supply service: Green, the default  
7 service taken by most customers, which contains 40% renewable energy; and SuperGreen, a  
8 premium option selected by 3.94% of customers, which offers 100% renewable energy.

9 (e) The goals of CleanPowerSF are to provide affordable and reliable electricity  
10 services, cleaner energy alternatives advancing the City's Greenhouse Gas reduction goals,  
11 investment in local renewable energy projects and jobs, and long-term rate and financial  
12 stability.

13 (f) Public and private utilities and energy suppliers use industry-standard pro forma  
14 contracts to ensure the availability of essential services in a timely and cost-effective manner.  
15 Using these agreements can help facilitate negotiations by focusing the parties on the  
16 elements that are most likely to differ from one transaction to another: price, quantity, location,  
17 and duration. These contracts provide standard terms and conditions that address common  
18 issues, but allow parties to determine which provisions to include in a particular contract.

19 (g) City law requires standard contract provisions to protect the City's interests,  
20 ensure accountability, and promote important social values. For the initial phase of  
21 CleanPowerSF service, in Ordinance Nos. 75-15 and 223-15, the Board of Supervisors  
22 authorized the PUC to use certain pro forma contracts and deviate from certain otherwise  
23 applicable contracting requirements, subject to specified conditions. The Board also  
24 delegated authority to the PUC General Manager to enter agreements with terms in excess of  
25 ten years or requiring expenditures of \$10,000,000 or more, subject to specified conditions.



1           **Section 2. Expansion of CleanPowerSF Service to San Francisco Customers.**

2           State law requires cities that offer CCA service to offer service to all residential  
3 customers; many CCA programs, including CleanPowerSF, have added customers in phases  
4 to mitigate financial and operational risk. The CleanPowerSF Phasing Policy (adopted in the  
5 CleanPowerSF Business Practice Policies on December 8, 2015, by PUC Resolution 15-  
6 0267) provides that service will be offered to additional customers throughout San Francisco  
7 in a manner that is financially prudent and operationally feasible. The PUC expects additional  
8 phases of service to meet the following conditions: program rates are sufficient to cover  
9 program costs and rates are projected to be at or below PG&E rates at the launch of each  
10 phase; supply commitments are sufficient to meet new projected customer demand; staffing  
11 and systems and/or qualified third party service providers can handle additional transactions  
12 and customer account volumes; sufficient and reasonably priced credit, collateral and working  
13 capital support is available; and required approvals have been obtained.

14           In May 2017 the PUC completed a study of the options for expanding CleanPowerSF  
15 to offer service to all customers in San Francisco. On May 9, 2017, the PUC Commission  
16 adopted in a public meeting the goal of completing City-wide enrollment into CleanPowerSF  
17 by July 2019. The CleanPowerSF Growth Plan, Final Report, is on file with the Clerk of the  
18 Board of Supervisors in File No. 171172.

19           The PUC anticipates launching a large program expansion in 2018, with further  
20 expansion to all customers in the City in 2019, although exact expansion dates will depend on  
21 available power supply and program costs. To meet these aggressive implementation date  
22 targets and secure the best possible prices and terms, PUC will need to negotiate a mix of  
23 electricity contracts with multiple suppliers simultaneously in an expedited time frame.  
24  
25

1           **Section 3. Contracts Needed for CleanPowerSF Expansion.**

2           (a)     The electricity supplies needed to expand CleanPowerSF service throughout the  
3 City will be obtained through a mix of long-term (10 to 25 years) and shorter term contracts.  
4 To acquire the electricity products necessary to supply this program expansion and meet the  
5 program’s portfolio content goals and regulatory obligations, the PUC issued two Requests for  
6 Offers (“RFO”), one in June 2017 (described in subsection (1) below) and one in September  
7 2017 (described in subsection (2) below). To ensure it had adequate credit support for these  
8 purchases and other program requirements, the PUC also issued an RFP for a bank credit  
9 facility in July 2017 (described in subsection (3) below).

10           (1)     On June 22, 2017, the PUC issued an RFO seeking bids for energy,  
11 environmental attributes, and capacity from new or existing eligible renewable resources, for  
12 contracts of up to 25 years in duration. A copy of the renewable energy RFO is on file with  
13 the Clerk of the Board of Supervisors in File No. 171172, and is incorporated herein by  
14 reference as though fully set forth. The PUC received more than 300 bids from 32 different  
15 companies, for supplies from more than 70 different projects, 83% of which are located in  
16 California. Over 90% of the bids offered energy from new renewable resources. After the  
17 evaluation team reviewed the bids to determine compliance with minimum qualifications and  
18 criteria specified in the RFO, the PUC shortlisted two subsets of bidders for further  
19 consideration and possible negotiations. For projects with initial contract delivery dates in  
20 2018 or 2019, the selected bidders are 8minutenergy Renewable LLC; Avangrid Renewables  
21 LLC; Calpine Energy Services L.P.; E.ON Climate & Renewables North America LLC; First  
22 Solar; Frontier Renewable; FTP Power LLC, dba Sustainable Power Group (sPower); Morgan  
23 Stanley Capital Group Inc.; NextEra Energy Resources Acquisitions LLC; Shell Energy North  
24 America (US) L.P.; SunPower Corporation Systems; Terra-Gen LLC; Wadham Energy L.P.;  
25 and Wind Wall Development LLC. For projects with initial contract delivery dates in 2020 or



1 2021, the selected bidders are 8minutenergy Renewable LLC; E.ON Climate & Renewables  
2 North America, LLC; EDF Renewable Development, LLC; EDP Renewables North America  
3 LLC; First Solar; Lendlease Energy Development LLC; NextEra Energy Resources  
4 Acquisitions, LLC; NRG Renew, LLC; Sempra Renewables, LLC; and SunPower Corporation,  
5 Systems.

6 The RFO invited Respondents to submit proposals for community benefits to be  
7 invested in San Francisco County and/or the county in which the renewable project is or will  
8 be located. Community Benefits are firm commitments on the part of the bidder to be  
9 delivered to the community during the term of the contract in accordance with the SFPUC's  
10 2011 Community Benefits Policy and 2009 Environmental Justice Policy, which directs the  
11 SFPUC and its partner firms to be a good neighbor to all who are directly impacted by its  
12 activities and investments. Community benefits must support non-profit or charitable activities  
13 and may not go to, nor benefit, any employee of the SFPUC. The contractor may provide  
14 community benefits in the form of a direct financial contribution, volunteer hours, in-kind  
15 contributions, or a combination thereof. Community benefits are a "zero-dollar task," meaning  
16 no hours or dollars are allocated in the selected contractor's costs under the contract.

17 (2) On September 12, 2017, the PUC issued an RFO seeking bids for  
18 shaped energy, renewable energy, carbon-free energy, and capacity for contracts of up to  
19 three years in length, with start dates as early as 2018 and as late as 2021. A copy of the  
20 shaped energy RFO is on file with the Clerk of the Board of Supervisors in File No. 171172,  
21 and is incorporated herein by reference as though fully set forth. These bids are not for  
22 electricity produced by pre-specified projects; instead, the bidder provides a portfolio of  
23 electricity supply from a variety of available sources responsive to the need the PUC  
24 identified. The RFO excluded bids containing power purchased from coal or nuclear plants.  
25 PUC received bids from five companies. After the evaluation team reviewed the bids to

1 determine compliance with minimum qualifications and criteria specified in the RFO, the PUC  
2 shortlisted five bidders for further consideration and possible negotiations. The selected  
3 bidders are Calpine Energy Services L.P.; Constellation; Direct Energy Business Marketing  
4 LLC; Morgan Stanley Capital Group Inc.; and Shell Energy North America (U.S.) L.P.

5 (3) On July 18, 2017, the PUC issued an RFP for a bank credit facility. A  
6 copy of the bank RFO is on file with the Clerk of the Board of Supervisors in File No. 171172,  
7 and is incorporated herein by reference as though fully set forth. After evaluating the  
8 responses, PUC selected JPMorgan Chase Bank, N.A. (JPMorgan) for further discussions  
9 and negotiations. PUC anticipates negotiating a credit agreement to provide liquidity support,  
10 as needed, for power purchases, regulatory requirements, and other financial obligations of  
11 the program through letters of credit or loans. The credit agreement will have a maximum  
12 term of six years and a maximum credit commitment of \$150 million.

13 (b) Negotiation and Execution of Contracts. PUC expects to negotiate contracts  
14 with one or more bidders for power and to make purchases under one or more of the  
15 contracts after approvals and after final pricing. PUC anticipates that some purchases will be  
16 made in early 2018, and additional purchases will be made over the next few years, through  
17 2021. ~~The PUC Commission in public meetings will consider authorizing one or more of these~~  
18 ~~contracts. PUC expects the Commission to review and consider approvals related to the~~  
19 ~~RFOs for power supply in its regular Commission meeting on November 14, 2017. PUC also~~  
20 ~~expects to successfully conclude negotiations with JPMorgan for the bank credit facility, which~~  
21 ~~will is expected to be considered by the PUC Commission in a public meeting in January 2018~~  
22 ~~2017.~~ The General Manager will not execute any contracts unless conditions specified by the  
23 PUC Commission have been satisfied, including requirements for program rates. Final  
24 program rates will provide for program cost recovery including energy procurement and  
25 administrative and financial costs of program implementation.



1           (c) In a public meeting on November 14, 2017, the PUC Commission approved the  
2 pool of qualified bidders for energy supply contracts and authorized the General Manager to  
3 negotiate energy supply contracts with one or more of those bidders, and to execute one or  
4 more contracts, subject to the following conditions:

5           (1) the total cost of the executed contracts is consistent with the rate setting  
6 methodology adopted by the Commission in Resolution 15-0112;

7           (2) the renewable energy supplied is from resources eligible to be counted as  
8 California Renewables Portfolio Standard Portfolio Content Category 1 or Portfolio Content  
9 Category 2 resources;

10           (3) the counterparties to any contract must be creditworthy;

11           (4) the total combined volume of power procured under contracts from the  
12 two competitive solicitations shall not exceed 435 MW per year;

13           (5) the duration of any contract under the renewable energy RFO shall not  
14 exceed 25 years, and the duration of any contract under the shaped energy RFO shall not  
15 exceed three years;

16           (6) the total quantity of Resource Adequacy Capacity procured shall not  
17 exceed the expected quantity established by state law and regulation for load of 435 MW per  
18 year; and

19           (7) the total cost of all energy supply contracts shall not exceed \$175 million  
20 per year.

21           The Commission further determined it would review the expected costs of CCA service  
22 and consider authorizing the General Manager to finalize the schedule of rates and charges  
23 for the next expansion to additional customers; the contracts would not be effective until the  
24 PUC has reviewed the CleanPowerSF risk assessment for the proposed portfolio of contracts  
25 to be executed; and the General Manager would report to the SFPUC on the final schedule of

1 rates and charges prior to commencement of the opt-out process. See Resolution No. 17-  
2 0226, which is on file with the Clerk of the Board of Supervisors in File No. 171172, and is  
3 incorporated herein by reference as though fully set forth.  
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5 **Section 4. Grant of Authority to Use Standard Power Contracts.**

6 As approved in Ordinances 75-15 and 223-15, and for the reasons stated there in  
7 addition to the reasons stated above, for purchases of power and related products and  
8 services necessary to provide CleanPowerSF service, the Board of Supervisors authorizes  
9 the use of the following standardized contracts that deviate from the City's contract forms.

10 (a) Western System Power Pool ("WSPP") Agreement. The WSPP is a group of  
11 more than 300 publicly-owned and private utilities, including Alameda Municipal Power, the  
12 City of Palo Alto, the City of Roseville, the Sacramento Municipal Utility District, and Silicon  
13 Valley Power, all of which operate publicly-owned utilities. The City, through PUC, is a  
14 member of the WSPP. The WSPP has developed an agreement that sets forth standard  
15 terms and conditions for the purchase and sale of power and related products and services.  
16 A copy of the current WSPP agreement is on file with the Clerk of the Board of Supervisors in  
17 File No.171172, and is incorporated herein by reference as though fully set forth. The WSPP  
18 agreement has been approved by the Federal Energy Regulatory Commission ("FERC").  
19 The WSPP agreement is periodically updated and modified subject to the approval of FERC.  
20 The Board of Supervisors authorized the use of the WSPP agreement for CleanPowerSF  
21 purchases in Ordinance No. 75-15.

22 (b) The Edison Electric Institute (EEI) Master Agreement. The EEI, in collaboration  
23 with more than 80 member utilities, power marketers, power generators, and customer  
24 representatives, developed an agreement that sets forth standard terms and conditions for the  
25 purchase and sale of power and related products and services. The EEI agreement is



1 updated as needed to reflect market changes. A copy of the current EEI agreement is on file  
2 with the Clerk of the Board of Supervisors in File No. 171172 and is incorporated herein by  
3 reference as though fully set forth. The Board of Supervisors authorized the use of the EEI  
4 agreement for CleanPowerSF purchases in Ordinance No. 75-15.

5 (c) City Pro forma Agreements. In connection with the recent RFOs for power  
6 supplies, the PUC has developed its own standardized contract forms for three different types  
7 of energy supply, combining standard industry terms with key City requirements. Ordinance  
8 No. 75-15 authorized the use of form agreements developed by PUC for CleanPowerSF  
9 purchases. Each of these form agreements is on file with the Clerk of the Board of  
10 Supervisors in File No. 171172 and is incorporated herein by reference as though fully set  
11 forth:

- 12 (1) Renewable Power Purchase Agreement (New Facility);
- 13 (2) Renewable Power Purchase Agreement (Existing Facility); and
- 14 (3) Power Purchase and Sale Agreement.

15 (d) The Board of Supervisors authorizes the use of the WSPP agreement and the  
16 EEI agreement for the PUC's purchase of power and related products and services,  
17 notwithstanding that the terms of those agreements may deviate from the City's standard  
18 contract terms; the Board of Supervisors authorizes modifications to the form agreements so  
19 long as such modifications, in the judgment of the General Manager and the City Attorney, do  
20 not materially decrease the City's rights or materially increase its liabilities.

21 (e) The Board of Supervisors approves the pro forma contracts developed by PUC  
22 for the purchase of power and related products and services, notwithstanding that the terms of  
23 those agreements may deviate from the City's standard contract terms; the Board of  
24 Supervisors authorizes modifications to the form agreements so long as such modifications, in  
25

1 the judgment of the General Manager and the City Attorney, do not materially decrease the  
2 City's rights or materially increase its liabilities.

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4 **Section 5. Agreement for a Bank Credit Facility.**

5 The Board of Supervisors authorizes the General Manager, subject to the conditions in  
6 Section 7, to enter an agreement for liquidity support with JPMorgan, or with another entity if  
7 negotiations with JPMorgan do not result in an acceptable agreement. The General Manager  
8 may utilize the waivers in Section 6 below and may make modifications to the standard City  
9 agreements so long as such modifications, in the judgment of the General Manager and the  
10 City Attorney, do not materially decrease the City's rights or materially increase its liabilities.

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12 **Section 6. Waiver of Certain Contract-Related Requirements in the**  
13 **Administrative Code and the Environment Code.**

14 (a) Where the General Manager finds and documents in writing both that the  
15 transaction represents the best opportunity available to the City to obtain essential services  
16 and products in a manner beneficial to the City, and that it is not feasible to add all standard  
17 City contract provisions to the agreement, the Board of Supervisors hereby grants waivers of  
18 the following standard contract provisions to the extent found necessary by the General  
19 Manager, and finds such waivers to be reasonable and in the public interest:

- 20 (1) Implementing the MacBride Principles (Admin. Code Chapter 12F);
- 21 (2) Increased participation by small and micro local businesses in City  
22 contracts (Admin. Code Chapter 14B);
- 23 (3) The competitive bidding requirement (Admin. Code Section 21.1);
- 24 (4) First source hiring requirements (Admin. Code Chapter 83); and



1 (5) The tropical hardwood and virgin redwood ban (Environ. Code  
2 Chapter 8).

3 (b) Where the General Manager finds and documents in writing both that the  
4 agreement represents the best opportunity available to the City to obtain essential services  
5 and products in a manner beneficial to the City, and that it is not feasible to add all standard  
6 City contract provisions to the agreement, the Board of Supervisors waives the requirement to  
7 include in the agreement references to the following City Code provisions to the extent found  
8 necessary by the General Manager, and finds such waivers to be reasonable and in the public  
9 interest:

10 (1) Public access to meeting and records of non-profit organizations (Admin.  
11 Code Section 12L);

12 (2) Sweatfree Contracting (Admin. Code Section 12U.4);

13 (3) Food service waste reduction (Environ. Code Section 1605).

14 (c) The waivers specified in this Section 6 shall apply only to contracts which  
15 include language requiring compliance with all applicable federal, state, and local laws.  
16

17 **Section 7. Conditions on Contract Authority Granted in this Ordinance.**

18 (a) The City's payment obligations under these contracts for CleanPowerSF power  
19 supply and bank credit facility to support CleanPowerSF expansion to offer service throughout  
20 San Francisco shall be special limited obligations of the City payable solely from the revenues  
21 of CleanPowerSF.

22 (b) The total cost of the power supply contracts authorized by this ordinance, with  
23 terms from one to twenty-five years, shall not exceed \$175 million per year.

24 (c) The total credit commitment under the bank credit facility agreement shall not  
25 exceed \$150 million over the term of the agreement, which shall not exceed six years.

1 (d) The contracts shall be approved by the PUC acting through its Commission in a  
2 public meeting. The Commission may delegate approval authority to the General Manager,  
3 subject to conditions specified by the Commission in a public meeting.

4 (e) All conditions established by the PUC shall be met, including but not limited to  
5 requirements regarding program rates, program expansion, and electricity portfolio content.

6 (f) The PUC shall submit annual reports to the Board of Supervisors that include  
7 annual program costs, the rates charged by the PUC to CleanPowerSF customers to recover  
8 costs, and a comparison of CleanPowerSF rates to PG&E rates.

9  
10 **Section 8. Community Benefits in Renewable Power RFO.**

11 The Board of Supervisors finds that the community benefits component of the RFO for  
12 renewable energy supplies is reasonable and beneficial to the City and authorizes its inclusion  
13 in contracts, where the General Manager deems feasible and appropriate, so long as the PUC  
14 Commission finds, in a public meeting, that the community benefits component is reasonable  
15 and serves a utility purpose.

16  
17 **Section 9. Delegation of Authority Under Charter Section 9.118 to the PUC**  
18 **General Manager.**

19 Pursuant to its authority under Charter Section 9.118, the Board of Supervisors  
20 delegates to the PUC General Manager authority to purchase renewable and shaped energy  
21 supplies and credit support for CleanPowerSF from bidders selected by competitive  
22 solicitation as described above in Section 3 of this ordinance, using contracts with terms in  
23 excess of ten years or requiring expenditures of ten million dollars or more including  
24 amendments to such agreements with an impact of greater than \$500,000, so long as the  
25







City and County of San Francisco

City Hall  
1 Dr. Carlton B. Goodlett Place  
San Francisco, CA 94102-4689

Tails  
Ordinance

File Number: 171172

Date Passed: January 23, 2018

Ordinance delegating authority under Charter, Section 9.118, to the General Manager of the Public Utilities Commission to enter into agreements with terms in excess of ten years or requiring expenditures of \$10,000,000 or more for power and related products and services required to supply San Francisco's community choice aggregation program, CleanPowerSF, subject to specified conditions, as defined herein; and authorizing deviations from certain otherwise applicable contract requirements in the Administrative Code and the Environment Code.

December 13, 2017 Budget and Finance Committee - AMENDED, AN AMENDMENT OF THE WHOLE BEARING SAME TITLE

December 13, 2017 Budget and Finance Committee - RECOMMENDED AS AMENDED

January 09, 2018 Board of Supervisors - PASSED ON FIRST READING


Ayes: 11 - Breed, Cohen, Farrell, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Tang and Yee

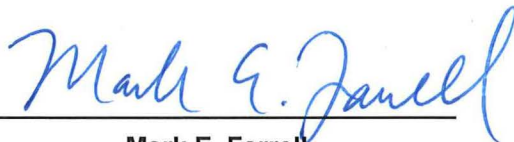
January 23, 2018 Board of Supervisors - FINALLY PASSED

Ayes: 11 - Breed, Cohen, Farrell, Fewer, Kim, Peskin, Ronen, Safai, Sheehy, Tang and Yee

File No. 171172

I hereby certify that the foregoing Ordinance was FINALLY PASSED on 1/23/2018 by the Board of Supervisors of the City and County of San Francisco.

  
Angela Calvillo  
Clerk of the Board

  
Mark E. Farrell  
Mayor

1/25/18  
Date Approved