



## ADDENDUM NO. 3 to RFP NO. 178 - SMART SOLAR PV PROGRAM

January 12, 2016

This Addendum No. 3 shall be included as a part of RFP No. 178 and all related documents. The following information is hereby incorporated into Project Documents for the Smart Solar PV Program RFP; all other conditions shall remain the same.

Item 1:

- Responses and Clarifications:

1. I would like to request a construction cost estimate or budget range for the subject RFP due January 11.

A cost estimate/budget range is not available.

2. Is there utility rate data available for the sites listed in RFP #178: Solar PPA Phase I at San Bernardino City Unified School District?

Please see the file SBCUSD Utility Interval Data RFP 178.zip for the utility interval data for all ten sites in this RFP.

3. We also request that the proposal deadline be extended to Jan 25 (2 weeks). With the current short turnaround time, especially over the holidays, proposers will not have sufficient time to put together the quality proposals that a project of this magnitude deserves. With the recent extension of the Investment Tax Credit, the pressure to rush construction is significantly lower, and we feel the project will benefit from a short extension.

An extension was published with Addendum #2.

4. A. Where can I find more information on the aforementioned bid?

A. All pertinent RFP documents are located here under "Facilities Department" as well as on [sbcusdfacilities.com](http://www.sbcusdfacilities.com) under "Procurements":

<http://www.sbcusd.com/Bids.aspx>

- B. What license(s) is required to bid? What are the required qualifications?

B. No license is required to bid the project, just the qualifications as specified in Section 3.5 Qualifications and Experience Review Criteria of the RFP. In addition, refer to Section 5.0 Respondent Proposal Requirements for more information.



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4B. Continued: Licenses are required for all engineers, sub-contractors, and consultants that would be involved in the construction. Refer to Attachment 4, Proposal Form 1 – Sub Contractor Documentation.

5. In 12-18-2015 an RFP came out for a Solar Power Purchase Agreement Phase I for the San Bernardino City Unified School District for third party owned solar photovoltaic systems at 10 District campuses. RFP #178. Do you know if phase two will go to RFP in 2016 for further campuses?

There is a possibility of a second phase however there is not a timeline established as of yet.

6. Will the sign-in sheet for the bid walk be made available?

See attached site walk sign-in sheet.

7. Would it be possible to provide either interval data or a production target for each of the sites?

Please see the file SBCUSD Utility Interval Data RFP 178.zip for the utility interval data for all ten sites in this RFP.

8. A. Are you taking bids for racking only?

A. No.

- B. Can you supply us with a bidders list?

B. See attached site walk sign-in sheet.

- C. Can we be notified of the bid winner?

C. When the award is approved by the Board of Education the Certification of Minutes will be published on the Facilities Website at [sbcusdfacilities.com](http://sbcusdfacilities.com).

- D. Do you broad cast the reading of the bids?

D. There is no reading of the bids.

- E. What's the time/date of bid reading?

E. There is no reading of the bids.

9. Section 1.2, Project scope: The RFP provides the target of 4.6 MWdc; is there a production target associated with this value, or should we simply hit the DC size target?

Each school site has a preliminary layout provided in Attachment 3 of the RFP. Some sites have optional layouts and alternative areas available for canopies. The system sizes provided in the RFP are based on a percentage of the usage for each specific site. The objective of the District is to offset as much utility kilowatt-hours as possible.



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9. Continued: Proposer shall provide optimized designs that will provide the best PPA pricing. The preliminary designs in the RFP were developed based on parking spots available for canopy structures, existing ADA parking spots, and PV system sizes determined based on current electrical usage at each site.
10. Section 1.6, Transaction Cost Payments: We are instructed to carry \$20,000 per site for District costs. Please clarify if the District will be paying for the following items (whether in the Transaction Cost Payments or other means):
- DSA Inspector of Record and Testing Lab costs  
Yes, this covered by the District.
  - ADA upgrades associated with the project  
No, this is not covered by the District. It will be the successful bidders responsibility.
  - Tree removal  
No, this is not covered by the District. It will be the successful bidders responsibility.
  - Relocation/installation of security cameras  
No, this is not covered by the District. It will be the successful bidders responsibility.
11. Section 1.4, 2.1, Project Ownership: The RFP requires identification of the member of the team who will retain ownership of the system. Most developers have relationships with multiple financing partners, who will become the long-term owner of the project. The specific financier for a project is typically not known at the proposal stage due to many factors. We would request and recommend that proposers instead be required to show the ability and successful history of financing solar projects and/or a letter of interest from a financier.  
The District will require a firm commitment of financing of the project to be provided at the time the bid is submitted. It is up to the proposer to provide evidence of a firm commitment of financing.
12. Section 2.3, Layouts and Array Locations: Please clarify the statement that says responses "...should follow the layout and equipment included in the Preliminary designs in Attachment 3..."
- Please confirm that proposers are allowed to modify these designs slightly to account for differences in canopy designs, module wattages, etc.  
Proposer shall provide optimized designs that will provide the best PPA pricing. The preliminary designs in the RFP were developed based on parking spots available for canopy structures, existing ADA parking spots, and PV system sizes determined based on current electrical usage at each site.



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- B. Some of the sites include very small canopies over ADA parking spaces to satisfy ADA requirements. Small canopies are very expensive to build; are we allowed to propose alternate methods for ADA compliance that are less expensive (i.e., creating new ADA stalls under larger canopies)? If the existing ADA stalls must be covered, are we allowed to provide non-solar DSA canopies over these stalls?

Proposer shall provide designs that will satisfy the requirements of the RFP and DSA, which may include ADA restriping, and or ADA shade structure canopy covering (solar or non-solar).

13. Section 2.5: Please clarify whether the District desires pricing options with and without an escalator.

The District desires two forms of pricing:

- i. A PPA price with an annual escalator and,
- ii. A PPA price without an annual escalator

14. Qualifications, II. Financial/Business Strength of Respondent:

- A. Similar to question 3 above, financiers will not commit to financing a project at this early stage. They will provide letters of interest, but will not commit so early in the process. Request this requirement be changed to letter of interest.

The District will require a firm commitment of financing of the project to be provided at the time the bid is submitted. It is up to the proposer to provide evidence of a firm commitment of financing.

- B. Our company is not currently rated by any of the major agencies. Request this requirement be changed to providing audited financial statements.

Proposer shall provide evidence of independent financial information.

15. Proposal Form 1: We work with many subcontractors on our projects, and select the best ones for each project depending on availability, scope, and other factors at the time of construction. We therefore will not know all of the subcontractors that will be used and request to complete this form after award as we contract with specific subcontractors. For the proposal we will describe our procedures for selecting contractors for the project.

Proposer shall provide evidence of subcontractors for this specific project.

16. Does the district want a separate PPA rate for each site or a combined rate for the entire project portfolio?

The District desires a single PPA rate for all sites as follows:

- i. A PPA price with an annual escalator and,
- ii. A PPA price without an annual escalator



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17. Would the district like to see a couple of scenarios? One for all 10 sites and another that focuses on the largest sites in the portfolio?

The District desires a single PPA rate for all sites as follows:

- i. A PPA price with an annual escalator and,
- ii. A PPA price without an annual escalator

18. Does the District intend to provide Interval Data for all applicable meters at the 10 sites?  
Please see the file SBCUSD Utility Interval Data RFP 178.zip for the utility interval data for all ten sites in this RFP.

19. What is the interconnection voltage for each site?  
Interconnection voltage varies depending on the site. As built drawings for most sites are available here:

<http://we.tl/VkZRH4EUhD>

20. If we propose a module with a different Max. Power (Pmax) rating than the 310W that is shown in the RFP, would SBCUSD prefer if we keep the module count the same (and increase the capacity) or reduce the module count to hit the original kW DC targets shown in the RFP layouts?

The module used in the preliminary layouts is only an example. Proposer shall provide optimized designs that will provide the best PPA pricing. The preliminary designs in the RFP were developed based on parking spots available for canopy structures, existing ADA parking spots, and PV system sizes determined based on current electrical usage at each site.

21. Is there a specific aesthetic look required for the carports?  
Proposer shall provide pre-check shade structure canopy designs that will satisfy the requirements of the RFP and DSA.

22. What is the minimum clear height that the District is anticipating? Is it anticipated that vehicles other than autos and standard pick-up trucks will be parking in the stalls (delivery trucks, etc.)?

Standard autos and trucks will be using the covered parking canopy structures. The standard clearance heights will be dictated by the pre-check DSA design proposed.



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23. Are there any known easements in the carport areas shown in Attachment 3 that will affect the current layouts?

Refer to the as built drawings for most sites:

<http://we.tl/VkZRH4EUhD>

There are no known easements; however, the successful bidder will be responsible for surveys and avoiding all existing easements and right of ways.

24. Can 12-months of utility bills and 15-minute interval data be made available for the sites?

Please see the file SBCUSD Utility Interval Data RFP 178.zip for the utility interval data for all ten sites in this RFP.

25. Can respondents propose that the systems be interconnected via a NEM agreement with SCE and not a non-exporting interconnection agreement? If the host facilities will consume all on-site generation, a NEM agreement makes more sense as it streamlines the interconnection process as well as reduces costs from not needing expensive reverse power relay or related equipment set-up. Was the interconnection designation of non-export in error (section 2.1 of RFP)?

The sites will be under a NEM agreement with SCE.

26. Can conduit runs from the array to the point of interconnection be run along the top of buildings?

Conduit runs maybe run on buildings provided:

- i. The District approves the method,
- ii. The proposer follows the technical and construction specifications in the RFP,
- iii. the structural engineering for both the building used and the attachment method is approved by DSA at the proposers expense,
- iv. otherwise, all runs shall be underground

27. Section 4.3 of the RFP states that the District has obtained the general prevailing wage rate for each craft, classification or type of work needed to execute the contract. Can the District provide the applicable wage rates to bidders?

Please visit the following site to view current prevailing wage rates:

<http://www.dir.ca.gov/OPRL/DPreWageDetermination.htm>



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28. Can the proposal due date be extended?

**No.**

29. Are BAA or TAA material requirements present?

**Assuming this is "Buy American," there is no Buy American requirement.**

30. Is performance and payment bonding required?

**Evidence of a performance and payment bond will be required of the installation sub-contractors.**

31. Are all sites currently up to code with ADA? Please identify which sites are or are not up-to date. If not up-to date or if ADA status is unknown, is it the responsibility of bidders to be responsible for all costs incurred for any site upgrades unrelated to the erection of the solar canopies that may surface as a result of this project and its construction activity?

**The sites in Attachment 3 do not have open "A" numbers with DSA. However, the successful bidder will be responsible for ensuring ADA compliance including any striping, access, and other issue required for the successful implementation of the solar canopy shade structures.**

END OF ADDENDUM No. 3