



ADDENDUM #2 – Job Walk Questions and Answers

REQUEST FOR PROPOSAL

FOR

MUNICIPAL PHOTOVOLTAIC SOLAR POWER PURCHASE AGREEMENT

**CITY ADMINISTRATION
CITY OF HUNTINGTON BEACH**

**RFP Released on JULY 8, 2010
Addendum Released on JULY 21, 2010**

**MUNICIPAL PHOTOVOLTAIC SOLAR POWER PURCHASE AGREEMENT
REQUEST FOR PROPOSAL (“RFP”)
ADDENDUM #1**

ADDENDUM #2

GENERAL QUESTIONS

- Q: Could you add an addendum on the PPA, CSI Rebate, Energy Credits and Insurance of the project system working over the life of the term of the system?
A: Assume CSI Step 7, pending PUC updates and/or clarification. Renewable energy credits (RECs) are HB's per the RFP and proposers shall assume the insurance responsibility for the solar facilities during the term of the PPA.

- Q: What kind of insurance is required?
A: The link provides the city's minimum insurance requirements – http://www.huntingtonbeachca.gov/files/users/admin_services/HB%20Insurance%20Matrix%20as%20of%20Resolution%202008-63.pdf

- Q: Please add an addendum for the operation phase?
A: See RFP for responsibilities break down during the operation phase.

- Q: Was shading analysis done at all sites?
A: Yes, will be provided to registered bidders through the FTP site.

- Q: Table 1.1, the maximum KWh usage, is that the maximum minimum or the maximum you would buy?
A: It is the maximum HB will commit to buy in any year. This number is the result of raw energy consumption that has been adjusted for energy efficiency and operational changes. Excess production is the risk of the project owner and operator. If the project's outputs exceed the maximum and if HB can effectively use the energy in its normal operations, then HB will buy such excess.

- Q: Will the systems be tying into one interconnection for each site?
A: See concept drawings or FTP site backup docs.

- Q: When is the entire project to be completed by?
A: Water Yard April 2011 – May 2011 staff move in; The balance of the Solar PPA is up to proposer within the limits described in the RFP.

- Q: Can we arrange meetings to inspect the electrical systems later?
A: Yes, one additional meeting can be scheduled.

- Q: How do we get the answers to the structural calculations for the project? What are the PSF maximum loads of the rooftops?
A: A structural feasibility analysis of each of the existing buildings being considered for roof top photovoltaic system installation as shown in the concept Bid documents has been performed. The following are our findings:

- i. Light framed roof buildings (City Yard Buildings 'B' and 'D', Central Library, Peck Reservoir and Water Yard Warehouse) : Photovoltaic thin film system application was selected at these locations to limit the increase in the seismic mass to less than five percent of the original seismic design mass to avoid the potential for triggering seismic upgrades. The only exception is the City Yard Building 'C' where the photovoltaic module rack system was selected due to the higher roof seismic mass increase allowance.
- ii. Concrete roof buildings (Police Corporation Yard, Police Corporation Yard Detention Center and Edwards Reservoir): Photovoltaic module rack system application was selected due higher roof seismic mass increase allowance.

The above findings are conceptual in nature. The contractor's structural engineer shall be responsible for confirming and defining the magnitude and location of additional loads that may be imposed on the existing building without compromising the building's structural integrity. Refer to structural specification Section 6 for additional requirements.

Q: Can we arrange roof access to all locations at a later time?

A: Yes, one additional job walk will be scheduled. Photos and shading analysis will be provided.

- Q: Is the project a prevailing wage project?
A: Yes
- Q: Would the city entertain the option to extend the agreement by five years before required removal of equipment?
A: If no bidders are able to meet the maximum allowable price on a 20 year PPA, the city will consider extending the term to 25 years in an amendment to the RFP.
- Q: What collateral is pledged to back the RZFB's and what collateral is left for the other lenders to the project?
A: The security for the project financing includes the physical assets owned by the Developer, the Developer's interest in contracts including the PPA with HB, and whatever other security provided by the project's Developer and Owner. HB will not provide any security beyond its obligations set forth in the site lease (or license) and the PPA. We expect that the RZFB will have a first lien on the security as long as the bonds are outstanding.
- Q: Do we need to consult the Coastal Commission for the sites?
A: None of the sites are in the coastal zone.
- Q: Do all trees have to be replaced at a 2-for-1 ratio?
A: Yes, this is a city ordinance. See the conditions of approval letters on the FTP site emailed to all registered bidders.

- Q: Are these all designed at NEC 2008 and CEC 2009?
A: Designs submitted to plan check after January 1, 2011 will need to comply with CEC 2010.
- Q: Does all of the incentive money go back to the city?
A: All utility incentives (CSI and efficiency) should be included in the solar project. The city is in a local government energy efficiency partnership and for lighting measures expects 11 cents per avoided KWh incentives for lighting projects. Developer is to receive all CSI and energy efficiency payments and reflect the benefit of those payments through a lower PPA price.
- Q: Is the cost of the architect carried by the bidder?
A: Yes
- Q: What is the liability of tearing up the landscape?
A: Conditions of approval stipulate the landscape requirements that the projects must meet. The FTP site for registered bidders will contain the conditions of approval letters. The concept drawings and conditions of approval are the basis of design and entitlements for these projects.
- Q: Are there methane membranes at any of the sites?
A: Sports complex has an active methane mitigation system (oxidization) the as built documents will be provided on an FTP site to all registered bidders. The Library has passive methane ventilation system and methane detection.
- Q: Plan check and inspection is through the city of Huntington Beach?
A: Yes
- Q: Did Jai Agaram from Digital Energy look at the structural drawings of the buildings?
A: Yes, see backup docs at FTP site for registered bidders.
- Q: The currently proposed plan is to minimize loss of parking?
A: The developer is encouraged to innovate as much as possible, however anything beyond minor deviation goes back through the entitlements process. See CEQA MND to be issued on 7/26/10.
- Q: Where are the staging sites?
A: The bidder needs to develop staging plan per requirement in RFP in their proposal.
- Q: How high are the carports?
A: 13feet 6 inches
- Q: Will an inspector be inspecting regularly?
A: Yes, from the city of Huntington Beach

- Q: Insurance of the solar systems will need to be provided for years 1-20?
A: Solar provider shall insure the solar facilities for the term of the PPA.
- Q: Solar path will be provided?
A: Shading analysis from solar pathfinder will be provided by FTP to registered bidder.
- Q: Specific reference to PV designed around specific panels or inverters?
A: The city will accept panels and inverters that meet the performance specs in RFP.
- Q: What is the grid parity cutoff?
A: Per RFP, 14 cents/Kwh in Year One.

1. CIVIC CENTER

- Q: What is the type/size of the needed signage for the police department for any carports?
A: As shown in concept drawings.
- Q: Do we have to find out/account for the oil well right-of-ways and what they cover as granted usage?
A: Locating and maintaining 4' avoidance is required of all proposers.
- Q: Is the location and avoidance of the oil pipeline the cost of the developer?
A: Yes
- Q: What is the size of the bus at the Civic Center?
A: Bus in main distribution switch board "MSA" located in the Civic Center basement is rated at 4000 amps.
- Q: Is there existing passage to the outside from the electrical room at the Civic Center?
A: No, SCE meter vault is locked by SCE.
- Q: What is the size of the transformer at the Civic Center?
A: Unknown, it is on SCE's side of meter.
- Q: Is there fusible skylight for the City Jail roof?
A: No, this is not a requirement at this site.

2. CENTRAL LIBRARY

- Q: The two transformers are not tied together at the Library?
A: The existing 4160V outdoor substation west of the library building supplies power to both the adjacent children's library transformer T13A and the old library transformer located north of the old library building.

3. SPORTS COMPLEX (PHASE 2)

This site was not visited during the walk however; questions that came up about the sports complex at the central library are answered here.

- Q: What type of closed landfill is at the Sports Complex?
A: Municipal solid waste. If a \$500K capital contribution would make to project economic, city will work with bidder to find incremental funding.
- Q: How many feet to the tie in?
A: 400 feet
- Q: Any acceptable carport systems or do you have to use the provided drawings for system requirements?
A: Minor deviations from concept are okay; anything beyond staff approval authority would have to be re-submitted through the entitlement process.
- Q: What is the known loss of spaces and what is the tolerance on that?
A: See CEQA MND document to be published on 7/26/10.
- Q: How deep is the cap at the Sports Complex?
A: 5 feet

4. CITY YARD

5. EDWARDS RESERVOIR

- Q: Should we assume 480 or 240 at this site?
A: 480V
- Q: At the Edwards Reservoir does the contractor run the conduit in the bushes?
A: Yes
- Q: Where is the point of connection for the Edwards reservoir site?
A: North side of reservoir. 480V power from existing pad mount transformer secondary. Contractor to replace existing meter /main breaker section located on the north side of the pump station with new switchboard at the same location.
- Q: At the Edwards Reservoir can the contractor run conduit under the propane pipe under the parking area?
A: Yes, see the underground utility avoidance language in the RFP.

6. PECK & SPRINGDALE RESERVOIR

- Q: Is the electrical being done under the city's budget for the Peck and Springdale location?
A: No. The replacement of the existing 240V main meter/breaker panel with a new main meter and switchboard is included in the scope. Upgrade of utility SCE service to 480V, 3phase will be coordinated with SCE and the client.

- Q: Do you need to account for the cost of the wall to be constructed?
A: Yes
- Q: Can we change the interconnect location at this site?
A: Bidders should utilize the interconnect location identified in the concept drawings at this site. The other possible location, outside of wall next to Peck reservoir in nook of fence was studied but significant underground utilities make that location more risky, costly and difficult. Contractor may provide alternate proposal for consideration in addition to base proposal.
- Q: Should all bidders include the cost of a one line at Peck/Springdale?
A: Yes
- Q: Peck/Springdale plans for roof replacement and what is the age?
A: The city doesn't have any near term plans on re-roofing Peck/Springdale reservoirs. Peck Reservoir – Roofing done in 1998.
-
- Q: Who is the manufacturer of the EPDM membrane for Peck/Springdale?
A: BondCote

7. WATER YARD

- Q: Where is the point of utility for the water yard?
A: Point of Connection Main Distribution Panel (MSB) is being added during current on-site construction. Panel is sized to accommodate the addition of PV on the load side in accordance with CEC690.63(B)
- Q: Are spare conduits available being provided for by existing or new construction to the new transformer at the water yard?
A: Inverter to main panel
- Q: Is there electrical one line at the Water Yard?
A: Water Yard 1-line sent to Digital Energy July, 16, 2010 for inclusion in the FTP backup documents
- Q: The panels on the car port at the Water Yard can be Crystalline?
A: The bidder can propose either system, but the weight limit must comply with structural codes and be approved by the city.
- Q: At the Water Yard, are the solar panels parallel to the roof?
A: The precise location and/or orientation of the panels on rooftops is more flexible due to the lack of a visual impact. However, Angles above 5 degrees will require additional reviews.
- Q: Are there skylights on the material storage at the Water Yard location?
A: Yes
- Q: Will conduit be available at the Water Yard?

A: From the main panel to the inverter location.

- Q: Are the steel structures at the Water Yard the tallest of the site?
A: Yes

8. MURDY CENTER (PHASE 2)

This site was not visited.