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November 14, 2013

TO: ALL BIDDERS

RE: **UNIVERSITY OF CALIFORNIA, REQUEST FOR PROPOSAL # UCM1065DG**

Addendum "2" is hereby expressly incorporated and made part of the University of California, RFP# UCM1065DG dated October 11, 2013.

ADDENDUM 2

This Addendum 2 provides additions and changes to the RFP document and addresses questions submitted by bidders. Please review the following information carefully for consideration when preparing your proposal.

Addition:

Paragraph 4.9, Price Proposal – a fourth bullet has been added which states:

- System(s) Buyout: Please incorporate optional system buyout at the end of the 20 year term of the PPA. This buyout should not exceed \$1.00 per system.

Addition:

Attachment E, Price Proposal Form – see the revised Attachment E which is attached to this Addendum to which Item 5 has been added. It reads:

5. System(s) Buyout

Please indicate if you are offering a \$1.00 system buyout at the end of the 20 year PPA term for each installed system.

Addition:

A second and FINAL round of questions is being added to the RFP to ensure that we have provided enough information to ensure that all proposals are concise and meet the requirements of the University.

All questions for the final round must be submitted via the Bidder Inquiry Form no later than Noon on Wednesday, November 20, 2013. No further questions will be accepted after this date and time.

Change:

The due date for the RFP has been extended to 4pm on December 11, 2013.

Change:

The PPA term for the Academic Office Annex will be effective for 10 years. Paragraph 3.1, Solar Projects, of the RFP document has been changed to include the following statement:

“The Academic Office Annex is a modular building and the PPA term for this building will be ten (10) years.”

Change:

Attachment D has is no longer protected. An unprotected copy is attached to this Addendum.

Bidder Questions and University Answers: Please note that several questions were repeated questions so they have been combined into one question where appropriate.

1. What is the roof structure and type? Who owns the warranties?

Answer: As-built drawings can be found at:

<https://ucmerced.box.com/s/7ueg3pde2appops9yy97>

Warranty information can be found at:

<https://ucmerced.box.com/s/fgv3ajf5xce26wcvkijv>

2. Will standing seam roofs need replacement within 20 years? Should we calculate the cost in?
Answer: The roof should not require replacement as long as the installation does not impact the integrity of the roof during the 20 year period. Bidder may include the cost as an alternate. Please refer to the RFP document Section 3, SCOPE AND SPECIFICATIONS, specifically paragraphs 3.2.7, 3.2.8, 3.4.3, 3.4.5.5.
3. Are single plies glued or screwed down? Which ones aren't?
Answer: Please refer to the drawings for roof details.
4. Identify each building that has a pathway in place
Answer: The Housing 3 (H3) building has a pathway from the roof to the Electrical Room for solar only. Housing 4 (H4) has a pathway from the roof to the Electrical Room, and a structure to receive the PV panels. Social Sciences & Management building (SSM) has a pathway from the roof to the Electrical Room, and a platform on the roof for equipment (invertors disconnect etc).
5. Who is responsible for insurance for systems? During construction/installation? After installation?
Answer: The solar equipment and apparatus will be owned by the selected supplier who will also be responsible for providing insurance during construction and installation and for the entire 20 year term of the PPA.
6. Can the interval data file be unlocked?
Answer: Please click on the links below for the unlocked excel file in XLXL and XLS format.

http://cem.ucmerced.edu/sites/cem.ucmerced.edu/files/page/documents/rfp_campus_kw_kwh_2012.xlsx

http://cem.ucmerced.edu/sites/cem.ucmerced.edu/files/page/documents/rfp_campus_kw_kwh_2012.xls

7. Can you provide drawings of the racks on Housing 4?

Answer: Drawings can be found at:

<https://ucmerced.box.com/s/7ueg3pde2appops9yy97>

8. Will there be a work area provided for the project manager?

Answer: Yes, depending on work schedule and space availability. It may be possible to secure space for an office trailer.

9. Can you provide photographs and/or measurements of any rooftop structures?

Answer: Drawings can be found at:

<https://ucmerced.box.com/s/7ueg3pde2appops9yy97>

Photos can be found at:

<http://cem.ucmerced.edu/projects>

10. Will you provide information about the roofs that are built with rooftop solar capabilities?

Answer: Housing 4 (H4) is the only building with a structure to accept solar. Please see the as-built drawings for that building at https://ucmerced.app.box.com/files/0/f/1285955863/As_Built_Drawings.

11. Can we have a one line drawing of the electrical feeder system?

Answer: All one line diagrams can be found at

<https://www.dropbox.com/sh/etf8et6s7iyvb79/AizD42NSdS> or

<https://ucmerced.box.com/s/7ueg3pde2appops9yy97>.

12. What is the roofing material for the Facilities Management Building? What is the slope of that roof?

Answer: 20 gauge metal roof deck with 4.8 degrees slope

13. Aerial images of the Social Sciences and Management Building indicate that there are a number of anchor posts on the roof that are likely intended as support posts for window washing. Providing clearance from these anchors will eliminate most if not all of the available roof space. Please provide guidance on how to address this issue and/or the desired clearance on all sides of these anchors.

Answer: Please use the available area as indicated in the RFP document in order to have same base line for all bidders. Provide creative solutions if possible. Please refer to 3.2.4, 3.4.5.

UC Merced will work with the supplier who is awarded the contract to evaluate options for PV installation.

The building can be removed from the PPA should it become clear that it is not a viable option.

14. List of requested photos for each building:

- a. Photo that can be used to identify the roofing type
- b. Photos of roof obstructions with a focus on vents and mechanical equipment in the middle of open areas as well as tall awnings or parapets, dormers, mechanical wells, and penthouses.
- c. Photos of the main electrical distribution panel at each location. These photos should include:
 - i. Overview photo showing the entire piece of gear (if possible).
 - ii. Panel tag that indicates the voltage and amps of the panel
 - iii. Main panel disconnect. Photo should include the rating of the disconnect.

Online line diagrams

Answer: Photos can be found at <http://cem.ucmerced.edu/projects>.

Architectural and structural detail of all roofs can be found at:
https://ucmerced.app.box.com/files/0/f/1285955863/As_Built_Drawings

The as-built drawings include all information required such as voltage, spare breaker, etc. The supplier who is awarded the contract will physically verify this information.

15. In Section 3.3.11 on Page 12 of the RFP, it mentions that the project design will be reviewed by a campus design committee, and that any costs associated with the reviews will be the responsibility of the proposer. Can you indicate the cost “allowance” to be used for these reviews so that all Bidders may include them?

Answer: Please estimate \$150/hour allowance for design review with an estimated 90 minutes per sheet. UC Merced reserves the right to require peer review at the same cost allowance.

16. In Section 4.12 on Page 23 of the RFP, bulleted item #5 in reference to the submittals to be provided with the proposal states, “A summary of all anticipated approvals that will be required for the proposed project, incorporated into an”. What is the missing text?

Answer: It should read: “A summary of all anticipated approvals that will be required for the proposed project.”

17. The RFP refers throughout to the “proposed system” (singular). Similarly, Attachment F, Solar Power Purchase Agreement, along with its exhibits, particularly Exhibit 1 and Exhibit 5, appears to contemplate a single PPA price. However, Attachment E, Price Proposal Form specifies “This form prepared for BUILDING (See RFP Section 3.1 for Building Names)_____,” thereby implying that a separate pricing and production schedule must be submitted for each building. Is it the University’s intention to enter a PPA with separate pricing, guaranteed production, and termination schedules for each building, rather than one that covers the entire project with single sets of values?

Answer: There will be one PPA for the entire project; however, the actual project may not include all buildings. Therefore individual pricing and schedules are needed for each building so that cost and schedule are known for the buildings selected for the project.

18. The RFP discusses Performance Bonds in several sections, and we would like to ask for clarification, since it appears that the University is requesting three separate Performance Bonds
- (1) For the installation of the system, based on a contract sum (Exhibit 3);
 - (2) For the restoration of the Facility(ies) to their pre-installation condition if the installation is not completed (Attachment G, Section 6.5); and
 - (3) For the removal and restoration of the facility(ies) at the end of the Term, based on our agreement with the University as to the cost for the removal and restoration work (Attachment G, Section 9.2).

Please confirm that three separate Performance Bonds as described above are required for this project.

Additional questions regarding these Performance Bonds include:

- a. Exhibit 3 - Performance Bond indicates that the penal sum of the Performance Bond is equal to the contract sum. *Since this is a PPA, and offered according to the sale of*

over a 20-year period, rather than a contracted sum, what is the University's expectation in terms of the amount to be used for the contract sum? When does this bond release (would it be at the completion of construction, or some other timeframe)? Is this in fact the bond for restoration of the Facilities if installation is not completed rather than a bond for completion of construction?

b. Attachment G, Solar License Agreement, Section 6.5 – Performance Bond refers to a performance bond “in an amount adequate to restore the Facility(ies) to its (their) preinstallation condition” in the event the installation is not completed. *How will the penal sum of this bond be determined, and when does this bond release?*

Answer: Instances (1) and (2) may be included in one performance bond. Instance (3) is for work that will be done in 20 years (10 years for the Academic Office Annex) and will require a separate performance bond to be issued at that time should the University choose to have the systems removed.

Section 9.2 of the Solar License agreement says that the value of the removal will be determined 3 years before the end of the agreement. That, in turn, will determine the amount of the performance bond.

19. Can you indicate the location of the PG&E service entrance?

Answer: PG&E 12.4 KV is connected to the UC Merced Central Plant and then distributed to the various campus buildings.

20. The utility data provided (Attachment D) is locked and cannot be edited or copied without a password. Please provide utility data in a non-protected format.

Answer: The unprotected Attachment D document is attached to this addendum.

21. Please clarify the breakdown of points assigned to the various evaluation criteria on pages 28-29 of the RFP. In particular, please clarify the relative importance of the quantity of kWh produced to the pricing/savings realized by the University.

Answer: The points for evaluation are assigned to the different evaluation categories in order of importance to the University. These points are not shared with anyone outside of the evaluation team prior to the award of the contract.

Both the quantity of kWh produced and the pricing are very important to the University.

22. Please provide a copy of the presentation that was shared at the pre-bid conference.

Answer: A copy of the PowerPoint presentation can be found at <http://cem.ucmerced.edu/projects>.

23. It looks like the ASCE 7-05 3-second gust wind speed for this site should be 85 MPH. Is there a reason why 95 MPH was specified in the RFP (p. 14, Section 3.4.5.1)?

Answer: This is a UC Merced requirement.

24. The utility data provided (Attachment D) is locked and cannot be edited or copied without a password. Please provide utility data in a non-protected format.

Answer: Please see the changes stated at the top of this document.

25. On the SSB building it was indicated that there will be a structure (canopy) for PV on the roof. Will the construction of this be completed by UC Merced or is it expected that both the cost and installation of this structure will be borne by the winning provider?

Answer: Per Addendum 1, this building is no longer included in this RFP.

26. Will you be open to an alternate bid for a more cost-effective ground mount array?

Answer: UC Merced will not consider alternate technologies for this project.

27. Is there any requirement for standardization of estimating production numbers across bidders? For example, using PVSyst or SAM?

Answer: There is no requirement for this. UC Merced, however, reserves the right to request the records for review.

28. Please confirm that the main proposal must include PV on all buildings indicated in the RFP and addenda, even if in our judgment, one or more of those buildings is not a suitable site for solar. We may then submit alternate proposal(s) to select only the most efficient and cost effective buildings. Is this correct?

Answer: Individual pricing and schedules are needed for each building listed. If you would like to also submit an alternate proposal that includes only the buildings that are believed to be most viable, please do so.

29. Can you provide a summer electrical bill from both PG&E and your independent energy provider?

Answer: No, but you can find all of the usage information at: <http://cem.ucmerced.edu/projects>

30. What lessons were learned from the installation of the initial 1 MW groundmount system? What shortcomings from either a technical or contractual side were experienced?

Answer: These questions have no relevance to this RFP

31. Can we have pictures of interconnects, electrical rooms, switchgears, ratings of cabinets?

Answer: You may find information about these items on the as-built drawings. Access to all of this information and areas will be granted to the bidder to whom the contract is awarded.

32. Is there a DSA exemption for this project or will DSA be involved?

Answer: DSA will not be required.

33. Item 3.2.5 relates to CSI incentives, which are currently in wait-list status in PG&E territory. Should we assume that the decision to apply for CSI incentives is up to us and any subsequent CSI payments will be owned by the system owner?

Answer: Please refer to Attachment F, Page 10, Paragraph 7, REBATES AND OTHER INCENTIVES

34. As discussed at the pre-proposal conference, please provide the roofer and warranty holder for all roofs targeted for solar PV.

Answer: This information can be found at <https://ucmerced.app.box.com/files/0/f/1283880673/Warranties>.

35. Item 3.4.4.6 refers to locating PV production meters adjacent to the existing “billing meter”. Please confirm that the “billing meter” refers to internal meters located at each building for targeted solar. Could UC Merced please provide a map of all meters to be backfed and clearly identify any buildings that may not be individually metered?
Answer: All buildings are individually metered. Please refer to the building drawings for locations.
36. Please provide details of the UC Merced EMCS system mentioned in Section 3.9.4.2 with sufficient detail to spec equipment/software required to interface with UC Merced’s energy management system.
Answer: At a minimum, the system should be compatible with BACNET. See Paragraph 3.3.9 of the RFP.
37. Please provide a schedule of roof replacements for each of the facilities to receive solar such that all proposers are making the same assumptions with regard to timing for removal and replacement of systems. Note that building a cash reserve for this work will negatively impact PPA pricing. Additionally, removing and replacing panels can also impact the 25 year warranty required in the documents.
Answer: There is no known schedule for roof replacements.
38. Will standing seam roofs need replacement within 20 years? Should we calculate the cost in?
Answer: The roof should not require replacement as long as the installation does not impact the integrity of the roof during the 20 year period. Bidder has the option to include the cost as an alternative. Please refer to the RFP document 3.2 GENERAL SCOPE AND SPECIFICATIONS, specifically 3.2.7, 3.2.8, 3.4.3, 3.4.5.
39. Can the Proposer submit a proposal for carports in the parking lots to the southwest of the campus?
Answer: No
40. Can the Proposer submit a proposal for a ground-mounted system on undeveloped land owned by the University? If so, what land is available for development?
Answer: No
41. The maximum allowable system size for a net metered system is 1MW per meter in PG&E territory. Since UCM already has a 1MW system installed (presumably connected to the EI-Cap meter), do they plan on using the Wilson meter? If so, does the University realize it will significantly overproduce the amount of energy used on an annual basis? If not, does the University realize it will not be net metered? Either way, project economics will be significantly impacted.
Answer: Currently UC Merced does not have net-metering. The Proposer need not assume net-metering for the new installations.
42. Presumably, the proposed solar system will significantly decrease the amount of energy purchased through the “independent electricity supplier” as detailed in section 3.3.6 of the RFP.
- Will the decrease in energy purchased impact the flat rate charged by the supplier?
 - Does the supplier following net metering standards similar to PG&E?

Answer: UC Merced is a direct access customer. Proposer should consider the cost of the kWh provided by the rooftop solar.

43. Why did UCM choose to add demand to solar? Typically an on-site generating source would reduce the total demand.

Answer: Demand is not added. We want to know what the system capability is. See Section 4.1.

44. “Bidder”, “Proposer”, and “Licensee” seem to be used interchangeably in this RFP. Does UCM intend any different meanings?

Answer: No, these terms are used interchangeably.

45. Section 2.8 describes partnering bids and states the “Primary Bidder must execute ‘the contract’”. Can it be assumed that “the contract” means the Solar Power Purchase Agreement?

Answer: Yes.

46. Section 3.2.7 specifies that the “system installation activities shall not negate or invalidate any existing roof warranties” and holds the Proposer liable for new warranties. Can UCM provide the existing warranties prior to the bid submittal date so proposers can properly assess these factors?

Answer: Warranty information can be found at:
<https://ucmerced.box.com/s/fgv3ajf5xce26wcvkjyv>

47. Where are the two existing PG&E meters on campus?

Answer: Central Plant

48. Section 3.3.4 states that the “1MW solar array does not currently overproduce campus loads”. This may be true in aggregate over the year, but not on an instantaneous basis based on the data provided in Attachment D – thus the need for net metering. Has UCM taken this into account?

Answer: UCM does not have a net metering now and is not planning to have net metering for this RFP. Planned campus growth will outstrip the existing and planned solar installations

49. Section 3.3.6 and details an “average cost of electricity for the campus” of \$0.133/kWh and Section 7.3 uses that metric as the basis of the price evaluation for all proposals. However, given PG&E’s E-20 Time-of-Use format, an average cost is not an accurate way to properly calculate the best value to UCM, even given identical PPA rates. Is the University prepared to fully evaluate all proposals based on timing of energy produced?

Answer: The answer is yes but as an alternate. Based bid should use \$0.133/kWh.

50. Section 7.3 details how savings will be calculated. Does UCM prioritize total dollar savings or lowest PPA rate? Also, given the long-term nature of the contract and various PPA escalation rates that will be proposed, can it be assumed that the University will a net present value calculation to provide an apples-to-apples comparison? If so, what is the discount factor that will be used?

Answer: It is up to the proposer to use whatever discount value they deem proper in their calculations. Please refer to the selection criteria attachment D.

51. Section 3.3.10 states that “Structure engineering analysis and documentation...shall be provided”. Does UCM expect this documentation in the bid, or after award? Same question for section 3.3.11.

Answer: See 3.2.4

UCM expects the proposer to exercise good judgment during the bid by providing preliminary design analysis to be included in the bid. Full analysis is required after award of the contract.

52. Section 3.8 requires approval “by the equipment manufacturer to install each component”. How does UCM expect to receive confirmation of this? Is this confirmation required upon bid submittal or after award?

Answer: Licenses and/or certificates should be included with proposals. The University will not allow unlicensed contractors or subcontractors to work on this project.

53. Section 4.1 asks for “Power capacity (DC kW) measured at the inverter(s) input”. This is atypical; typically DC wattage is measured by the STC wattage of each module multiplied by the number of modules in the system. Is it UCM’s intent to request the former measurement?

Answer: Section 4.1 is correct as stated.

See Appendix 3 - Performance Characterization Form – Specifies the measures that should be used.

54. Section 4.1 asks for “Annual expected minimum output AC kWh”. Is this the same number as the “annual estimated Electricity output” described in Section 2 of the Price Proposal Form? Or is it 90% of that number?

Answer: Proposals must guarantee a portion of the annual estimated electricity output at a minimum level of 90% of annual estimated electricity output.

See Attachment E.- Annual Electricity Output Schedule.

55. Section 4.1 requires “material samples”. Are these actual physical samples that should be included in the proposal? Can UCM please provide more detail on exactly what it is looking for?

Answer: Yes, examples of materials we’d like to see with proposals include panel material samples in various colors.

56. Does UCM have any timeline or deadlines it expects from the winner Proposer? Are there any times of the year that are better for construction (e.g. summer, when attendance is lower)?

Answer: The proposer should provide a plan of execution and work very closely with UCM PM to establish a timeline.

57. Section 4.11 asks for a “description of the capital finance structure”. This can be very complicated. How much detail is UCM looking for?

Answer: Bidder should include as much information they deem necessary and reasonable.

All other specifications remain unchanged.

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