

ADDENDUM No. 1

RFP No. 21-05

Solar Installations for City Facilities

Due: March 25, 2021 by 2:00 P.M. (local time)

The information contained herein shall take precedence over the original documents and all previous addenda (if any) and is appended thereto. **This Addendum includes ten (10) pages.**

The offeror is to acknowledge receipt of this Addendum No. 1, including all attachments in its Proposal by so indicating in the proposal that the addendum has been received. Proposals submitted without acknowledgement of receipt of this addendum may be considered non-conforming.

I. QUESTIONS AND ANSWERS

The following Questions have been received by the City. Responses are being provided in accordance with the terms of the RFP. Respondents are directed to take note in its review of the documents of the following questions and City responses as they affect work or details in other areas not specifically referenced here.

General Questions

Q. What timeframe should we be looking at for construction?

A. The City does not have a pre-determined timeline but instead, is requesting that all interested bidders propose a work plan with associated timeline for installation as part of their bid. Ideally, the City hopes to have at least some installations complete in 2021.

DATA Questions

Q. Can you resend the link for the data and include interval data

A. The available interval data from DTE is now uploaded to the shared file which can be found here: <https://www.a2gov.org/departments/sustainability/Carbon-Neutrality/Projects/Pages/Solar-RFP.aspx>

Q. I know it was mentioned on the call, but can you please provide interval data?

A. The available interval data from DTE is now uploaded to the shared file which can be found here: <https://www.a2gov.org/departments/sustainability/Carbon-Neutrality/Projects/Pages/Solar-RFP.aspx>

Q. Q. Please provide DTE Meter interval data for all sites. Preferably 2019 data (pre-COVID).

A. The available interval data from DTE is now uploaded to the shared file which can be found here: <https://www.a2gov.org/departments/sustainability/Carbon-Neutrality/Projects/Pages/Solar-RFP.aspx>

Q. Can you get drone footage of the sites

A. Drone footage is now available for select sites. This information can be accessed here: <https://www.a2gov.org/departments/sustainability/Carbon-Neutrality/Projects/Pages/Solar-RFP.aspx>

Q. What is the voltage for each of the buildings?

A. Voltage information for each site has been put into a document, which can be accessed here: <https://www.a2gov.org/departments/sustainability/Carbon-Neutrality/Projects/Pages/Solar-RFP.aspx>

Q. Can you provide a list of the electrical service for each building (i.e. 3 phase or single phase; 480V, 208V, or 240V)

A. Voltage information for each site has been put into a document, which can be accessed here: <https://www.a2gov.org/departments/sustainability/Carbon-Neutrality/Projects/Pages/Solar-RFP.aspx>

Q. Where are the location of the meters (connected panels)? Can we get pictures of the panels?

A. We have attached maps with the location of the meters to the shared website (accessible here: <https://www.a2gov.org/departments/sustainability/Carbon-Neutrality/Projects/Pages/Solar-RFP.aspx>). The larger sites with larger voltage are more complicated. As such, we do not have a map for the locations. Please note, however, that due to the COVID pandemic and City building closures, we are currently unable to provide information about panels in the required time frame. We will work with the chosen installer to ensure access to each location.

Q. Where are the electrical rooms located/where should we assume we will interconnect the solar PV at?

A. We have attached maps with the location of the meters to the shared website (accessible here: <https://www.a2gov.org/departments/sustainability/Carbon-Neutrality/Projects/Pages/Solar-RFP.aspx>)

Q. Do you have information on the roofs (condition, structural drawings, date of last roof inspection, ect). Has the City done structural analysis of the roofs proposed?

A. All buildings chosen for this RFP had their roofs assessed to assure they were in a good enough condition and had enough life left to support solar. As such, roofing should not be an issues for these sites, but, once a vendor is selected, we will share more detailed roofing information as needed.

Q. Are you able to provide electrical drawings for the sites?

A. We are not able to provide electrical drawings for each site at this time. We will certainly share this information with the chosen installer to ensure they have what they need to understand the electrical systems on site.

Q. Please upload data for Leslie Science Center and Gallup Canoe Livery

A. We have requested the missing information from DTE and will upload as soon as the site information is made available. In the meantime, please refer to the RFP for annual estimates for these two sites.

Q. Are you able to provide pictures of the distribution panels at each site to get an understanding of the electrical bus ratings? (Electrical drawings would also be sufficient to devise a plan for interconnection)

A. All available data can be found at: <https://www.a2gov.org/departments/sustainability/Carbon-Neutrality/Projects/Pages/Solar-RFP.aspx>.

Q. Please provide photos and details of the following:

- o **Meters at each building.**
- o **Electric breaker panels size/capacity at each building**
- o **Utility space electric breaker is located and size of space at each building**
 - **Indicate on the figure/drawings in the RFP the location of the electrical room (place an orange dot for ground level electrical room, place a red dot for an electrical room that is below ground level)**

A. Please see <https://www.a2gov.org/departments/sustainability/Carbon-Neutrality/Projects/Pages/Solar-RFP.aspx> for some of these details. Not all information is available at this time due to safety concerns but more detailed information will be shared with the selected contractor.

Cost-Related Questions

Q. Are there any pre-established funding sources. Does Ann Arbor have a mechanism to realize the 26% ITC?

Per the RFP, the City is expecting the bidders to create two proposals for costs: direct purchase and a PPA. Bidders are welcome to propose other approaches to funding as well. Please see page 15 of RFP 21-05 for specifics.

Q. Does Ann Arbor have a mechanism to realize the 26% ITC, or are you already tax exempt as a municipality?

A. As a municipality, Ann Arbor is tax exempt. We are looking for bidders to propose PPAs to help lower the City's ownership costs.

Q. Does the PPA have to be 7 years or can the length vary? Is the City ready to pay higher than the energy offset or credits received for outflow of energy from the system?

A. Per the RFP, interested bidders need to provide a 7-year and a 20-year PPA, along with direct purchase. Please see page 15 of RFP 21-05 for more details. Bidders are welcome to propose alternative models as the City is open to different ideas as long as the terms are clearly laid out and bidders recognize the City is looking for the best value model.

Q. Under a typical PPA proposal the systems will not be offered for purchase until after year 6, this allows for the realization of the ITC by the financier.

A. The RFP requests a 7-year and a 20-year PPA proposal be included.

Q. In the situation that the City chooses to purchase the solar systems (either individually or as a whole) have you sought any funding opportunities? If so, would these funding opportunities be available to help cover any of the cost of system installation, and would this be known in advance of the proposal due date?

A. The City has been exploring a number of funding sources, including potential stimulus resources, to directly purchase the solar systems. If bidders have additional suggestions the City should pursue, they are welcome to include those in the bid. It is unlikely that the City will have defined its complete funding sources prior to proposal due dates.

Q. In Section F.b. There is a statement asking for a 7 year PPA Term, is this asking for a PPA with a year 7 buyout price or a 7 year PPA where the system is paid off entirely and spread over the 7 years?

A. This was referring to a 7-year PPA with a buyout price. Bidders are welcome to propose other models in addition to this.

Q. Would you consider a 25 year (or longer) PPA? We will be able to offer a better PPA rate per kWh with the longer term.

A. Yes. The City would entertain other PPA and funding models. However, all bidders, at a minimum, must propose a 7-year and 20-year PPA.

Q. Can we provide a 25 year PPA pricing option?

A. Yes. The City would entertain other PPA and funding models. However, all bidders, at a minimum, must propose a 7-year and 20-year PPA.

Q. Is Ann Arbor prepared to pay a PPA rate that is higher than the energy offset or credits received for outflow of energy from the system?

A. Ann Arbor is looking for the best financial mechanism to meet its climate and resilience goals. As such, bidders are invited to present alternative approaches to make this project as cost effective and sustainable as possible.

Q. Is it an all in buyout or each individual system?

A. We anticipated an all in buyout but are not opposed to alternative models.

Solar Systems

Q. Is the City open to other locations for the solar? Can we include a solar canopy?

A. Yes, the City is open to other locations including rooftop solar, solar canopies, solar carports, ground mounted solar, etc. Attachments B and C are merely potential locations for solar. The City will rely heavily on the chosen solar installer to vet existing drawings and/or propose new solar system layouts onsite. The solar installer should thus feel at liberty to propose alternative designs.

Q. Are we able to exclude a site from our proposal if we feel it is unfeasible? Can we cut down trees to decrease shading?

A. We would strongly recommend proposing solar for each site. However, if the bidder would like to propose an alternative City site for consideration, that would be considered. Bidders

should note that proposed systems include alternative types of solar outside of rooftop, including things such as solar canopies, carports, or ground mounted solar. The City along with the chosen solar installer will review these recommendations on a case by case basis. Overall, bidders should try to minimize damage to natural systems.

Q. Are we able to cut any trees down to reduce shading? If so, which sites?

A. Overall, bidders should try to minimize damage to natural systems but if necessary, the City will review suggested tree removal with the bidder.

Q. Are solar thermal roof top units going to be removed?

A. Many of the solar thermal roof top units are no longer functional. The City is willing to consider their removal if it increases the photovoltaic potential of the site.

Q. Can you identify the buildings in which the existing solar hot water systems will be removed? The HelioScope designs in the RFP are drawn over the solar hot water, and we want to propose a realistic system size. Likewise, there appears to be solar on the Farmer's Market. Will this be removed? Or are we adding to it?

A. The proposals should propose replacing hot water heaters with photovoltaics. Once the City has chosen an installer, the City will work with the installer to access replacing hot water heaters with photovoltaics based on location. Please propose an alternative system at the farmers market that is in addition to and replaces existing solar. Be aware the roof at the farmers market is metal.

Q. The call mentioned roofs that have already been evaluated for solar. The RFP calls for ground mounts on some sites (sites 2,4, 5, and 6). With the exception of site 6, these appear very close to roads, sidewalks, and even a body of water. Do you have any supporting information pertaining to if this complies with permitting/zoning/etc.?

A. Ground mounts are optional at any site within the RFP. It is up to bidders to propose the type of system as discussed on page 20 of the RFP.

Q. There are some sites with solar thermal on them already (City Hall, Fire Station). Are you interested in removing that for solar PV? If so, which sites?

A. Many of the solar thermal roof top units are no longer functional. The City is willing to consider their removal if it increases the photovoltaic potential of the site.

Technical Specifications

Q. How were the technical specifications derived? Especially as it pertains the 6 inch spacing requirements? Do all inverters need to be on a concrete pad, or only those that service ground mounts or carports?

A. The technical specifications were derived with input from a national solar expert. In terms of the 6 inch spacing requirement between the roof and panel, bidders are invited to propose alternative designs. And only inverters serving ground mounts or carports must be on a concrete pad. Bidders are welcome to propose alternative approaches for other systems.

Q. Which National Electrical Code will be enforced (if 2020 then rapid shutdown will be required)

A. At a minimum, bidders must comply with the 2017 National Electrical Code.

Q. Why is an architect needed for installing solar?

A. The RFP does not require an architect be on a team but instead asks bidders to put together the right team to perform the work being proposed. Whatever team structure is proposed, bidders must pay close attention to the evaluation criteria, including the requirements around professional qualifications (page 13)

Q. How would 150 kW system be considered based on rider 18

A. Bidders are open to propose any sized systems, especially for the larger sites. If a 150kw or larger system is proposed, bidders will need to prepare a financial model that looks at LMP versus Inflow-Outflow rates. Battery storage may also be proposed at such sites if the bidder thinks it valuable.

Q. One of DTE's requirements is that the solar PV production does not exceed the consumption of the facility. However, renewable energy systems over 150 kW do not fall under the definition of distributed generation according to Rider 18 under the utility company, DTE. Do you know what the process will look like for building systems larger than 150 kW?

A. Bidders are open to propose any sized systems, especially for the larger sites. If a 150kw or larger system is proposed, bidders will need to prepare a financial model that looks at LMP versus Inflow-Outflow rates. Battery storage may also be proposed at such sites if the bidder thinks it valuable. Also, we have alerted DTE to the potential to exceed the 150kW size at a handful of sites so they should be prepared to work with the City and the selected contractor as needed.

Q. Should we plan to have inverters inside/outside?

A. The City has a preference for inverters to be put indoors where possible, with an understanding that it might not be possible at all of the sites.

Q. Is there a shading cut off requirement?

A. Solar installers are expected to find a balance between capacity and price when it comes to panels and shading.

Q. For ground mounted solar can you specify permitting/zoning/etc requirements?

A. The City expects the bidders to know and be compliant with all State and local laws.

Q. Has the City conducted structural analysis of the roofs proposed for solar?

A. All buildings chosen for this RFP had their roofs assessed to assure they were in a good enough condition and had enough life left to support solar. As such, roofing should not be an issues for these sites, but, once a vendor is selected, we will share more detailed roofing information as needed.

Q. Roof top solar require min 6” off roof surface. Most solar arrays are much closer than that. Is this a required or will panel mounting to be allowed closer?

A. The technical specifications were derived with input from a national solar expert. In terms of the 6 inch spacing requirement between the roof and panel, bidders are invited to propose alternative designs.

Q. Do you have information about the roof type, condition, structural drawings, date of last roof inspection, roof warranty info, etc.? Additionally if there is information about roof structural support capability and loading that will help.

A. All buildings chosen for this RFP had their roofs assessed to assure they were in a good enough condition and had enough life left to support solar. As such, roofing should not be an issues for these sites, but, once a vendor is selected, we will share more detailed roofing information as needed.

Q. Have there been structural analyses performed on each of the roofs? Do you have a target max PSF we can design around for ballast systems?

A. All buildings chosen for this RFP had their roofs assessed to assure they were in a good enough condition and had enough life left to support solar. As such, roofing should not be an issues for these sites, but, once a vendor is selected, we will share more detailed roofing information as needed. Furthermore, the City will work with the chosen installer to ensure that the system complies within the roofs psf. With that said, proposals should focus on optimizing solar capacity onsite.

Q. Do you have info on the roof types (what type of membrane) for each site?

A. The City will work with the chosen installer to provide information on the type of membrane at each site. With that said, proposals should focus on optimizing solar capacity onsite.

Q. Are there specific setback distances from the edges of the roofs you would like us to enable in our designs?

A. Bidders should be in compliance with City of Ann Arbor requirements for commercial solar developments. The City expects the bidders to know and be compliant with all State and local laws. The RFP lays out 3 foot setbacks per the fire code in attachment D.

Battery Storage

Q. Is there a focus on offsetting all energy onsite with battery storage?

A. All sites should be battery ready with a focus on islanding for 72 hours.

Q. Should we price battery ready inverters at all sites to make them battery ready?

A. The City would like all sites to be battery ready. As such, please include any required upgrades in your plans to allow for future battery storage connections.

Q. Do any of the current locations have existing backup generation?

A. Some sites such as the Fire station has back up generation. Electrical drawings and more detailed information will be provided to the chosen solar installer.

Q. Please provide back-up generator system sizes for all sites including photos if possible.

A. Some sites such as the Fire station has back up generation. Electrical drawings and more detailed information will be provided to the chosen solar installer.

Q. Regarding the battery energy storage system and desire for 72 hour islanded operation, do any sites have existing or planned backup generation and/or segmentation of critical load?

A. Some sites such as the Fire station has back up generation. Electrical drawings and more detailed information will be provided to the chosen solar installer.

Q. Will proposals that include storage sufficient to self-consume most, if not all, energy from the solar be scored differently as it will then offset full retail rate as opposed to DTE's DG tariff amount?

A. Yes. Proposals that present projects that help manage load effectively and balance pricing would likely be scored highly in the preliminary site design section.

Q. The Objective section states that systems should be battery ready. The Tech Specs don't say they *have* to be, but that contractor *may* include BSS. Being "battery ready" requires a different kind of inverter, which typically costs at a higher cost. Do you recommend we spec these higher cost, battery ready inverters on each site? Or, do we propose the baseline inverter without battery ready capabilities, and instead we can propose working in good faith with the City upon contract award to design a system that is most appropriate for each site?

A. Bidders should transparently disclose what type of inverters they are proposing – be that baseline inverters or those that can support battery infrastructure. While the City has a goal of having all sites be battery ready, we recognize not all sites may be appropriate for immediate transition.

Q. Fire Station: Existing equipment (RTUs, exhaust vents, etc.) on rooftop will cause quite a bit of shading which will prevent us from reaching the desired size. Is there a maximum module shade cutoff percentage you would like us to use? Will that shade cutoff percentage be consistent among the rest of the sites as well?

A. Solar installers are expected to find a balance between capacity and price when it comes to panels and shading based on the shading and conditions of the particular site in question.

Other

Q. Please provide the list of attendees at the pre-bid meeting

A. Please see list posted here: <https://www.a2gov.org/departments/sustainability/Carbon-Neutrality/Projects/Pages/Solar-RFP.aspx>

Q. Will site visits be arranged?

A. Due to COVID-19, we will not be organizing site visits. Data has been provided on this website (<https://www.a2gov.org/departments/sustainability/Carbon-Neutrality/Projects/Pages/Solar-RFP.aspx>) to help bidders prepare their packages.

Q. Were any preliminary structural analyses conducted on buildings identified for future roof solar arrays?

A. Yes, preliminary structural analyses and roof condition assessments were conducted on the identified sites.

Q. Is the City open to alternative locations at the identified sites (e.g., ground mount solar at site 12) and/or are there reasons why portions of any sites are not candidates?

A. Yes, the City is open to alternative locations should a site not prove viable.

Q. In terms of timeline, our pricing will assume some forward pricing on key costs. What should we assume for City Council process, as well as any City approvals on final design? i.e., is this likely a Q3 or Q4 start of construction?

A. As indicated in the timeline on page 9 of the RFP, the City anticipates going to City Council for contract awarding in summer 2021. This would mean that the earliest projects are likely to begin in Q3 of 2021.

Q. Are we able to exclude a site from our proposal if we feel it is unfeasible for solar?

A. Yes, bidders can remove a site from consideration if they feel it is unfeasible for solar. But bidders must include a detailed explanation as to why. Additionally, the City would expect some proposed alternative locations that the bidders believe would be viable alternatives.

Q. Cobblestone: Are you aware of any setback requirements from Packard St.?

A. Not for rooftop solar. If ground mounted systems were being pursued this would need to be done in close coordination with the Parks department, historic commission, and surrounding neighborhood.

Q. Fuller Park: The ground mount array would be located in a 500 year floodplain. Do you have any requirements for a front edge module height? I assume none of the grass to East is an option for solar (looks like existing soccer fields there)? Would there be interest in a canopy for the site to increase the size of the PV system for the site?

A. The City has not established any requirement for front edge module height should a ground mounted system be proposed at Fuller. Bidders should include their recommendations. And grass to the east should be avoided, as should other areas that are recreational space, to the fullest extent possible when preparing bids. Finally, the City would welcome seeing a canopy on this site, as well as others, if the bidder believes it is possible and economical.

Q. Buhr Park: Would you be interested in ground mounts for any land at this site? (I know park space is valuable, but there is potential to go larger from usage). The roof looks to be standing seam based on images on google maps. Do you have images/details showing the profile of the seam/roof?

A. To the fullest extent possible, we would like to minimize impacts on park lands. However, bidders are welcome to propose alternative structures to help maximize onsite generation. And more details about the roof can be found in the materials provided at <https://www.a2gov.org/departments/sustainability/Carbon-Neutrality/Projects/Pages/Solar-RFP.aspx>.

Q. Veterans Memorial Park: The roof looks to be standing seam based on images on google maps. Do you have images/details showing the profile of the seam/roof? Is there any interest in a canopy at this site to add capacity?

A. More details on the roof can be found at <https://www.a2gov.org/departments/sustainability/Carbon-Neutrality/Projects/Pages/Solar-RFP.aspx>. And yes, there is interest in bidders providing alternative designs, including canopies, at a variety of sites, including Veterans Memorial Park.

Q. Water Treatment Plant: Do you view the black pitched roof that is directly above the ballasted section as a potential area for solar? If so, what type of roof is that?

A. Attachments B and C are merely potential locations for solar. The City will rely heavily on the chosen solar installer to vet existing drawings and/or propose new solar system layouts onsite including adding solar at the proposed location. The solar installer is welcome to propose alternative designs. The City will work with the chosen solar installer to provide them with information on rooftop material.

Q. Waste water Treatment Plant: Are any of the other rooftops (white square shaped roof in middle, large roof furthest West) that would be potential options for solar PV? We could look at a system larger than 150 kW if those would be options.

A. Attachments B and C are merely potential locations for solar. The City will rely heavily on the chosen solar installer to vet existing drawings and/or propose new solar system layouts onsite including adding solar at the proposed location. The solar installer should feel free to propose alternative designs. Bidders are open to propose any sized systems, especially for the larger sites. If a 150kw or larger system is proposed, bidders will need to prepare a financial model that looks at LMP versus Inflow-Outflow rates. Battery storage may also be proposed at such sites if the bidder thinks it valuable. Also, we have alerted DTE to the potential to exceed the 150kW size at a handful of sites so they should be prepared to work with the City and the selected contractor as needed.

Q. Identify and describe access to roof space (e.g., stairwells, freight elevator) at each building

A. The City will work with the chosen installer to ensure that there is access to each roof space

Q. For the Water Plants, please provide a site drawing showing the buried utilities corridors

A. The City will work with the chosen installer to ensure that they have all of the needed electrical information for each site.

Offerors are responsible for any conclusions that they may draw from the information contained in the Addendum.