



City of Cleveland

Frank G. Jackson, Mayor

Mayor's Office of Sustainability
Cleveland City Hall
601 Lakeside Avenue, Room 202
Cleveland, Ohio 44114
216/664-2455 Fax 216/420-7595
www.cleveland-oh.gov

ADDENDUM NO. 2

REQUEST FOR PROPOSALS FOR ON-SITE SOLAR PV INSTALLATION AT CITY OF CLEVELAND OWNED/OPERATED FACILITIES

October 22, 2019

ATTENTION PROPOSERS:

An **Addendum No.2** for the above-referenced Request for Proposals (RFP) is being issued to all intended proposers. The purpose of this addendum is to provide the following updates:

- Reminder - Proposal Due Dates
- Responses to Request for Information (RFIs) and associated updates to Request for Proposals (RFP) sections.

It is important that you sign and date this page acknowledging receipt of this Addendum #2 as well as Addendum #1, and submit this signed page with your proposals.

Signed

Dated

Name

Name of Firm/Organization/Team

Sincerely,

Anand Natarajan
Energy Manager, Mayor's Office of Sustainability, City of Cleveland

cc: Matthew Gray, Chief of Sustainability, City of Cleveland



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Please find attached herewith, important updates to the **Proposal schedule dates**. The rest of the schedule remains unchanged at this point in time.

Section IV Project and Proposal Schedule:

Proposals Due	November 11, 2019 5:00PM EST
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Title Page:

PROPOSALS DUE

DATE: November 11, 2019 5:00PM EST Local Time

Section IV C. Proposal Deadline:

Proposals must be received no later than **November 11, 2019 5:00PM EST**



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Responses to Request for Information (RFIs) and associated updates:

1. When was the last time the applicable roofs were replaced?

Response:

This is the best available information regarding roof replacements for the applicable facilities.

City Hall: 12 years ago.

Michael Zone Rec Center: Early 1990s.

Public Auditorium: Music Hall stage area/center section roof replacement was completed in 2019. Music Hall south section of roof is currently in design, for replacement in 2020.

Public Auditorium's sloped roofs are in poor condition and information is not available on when the sloped roofs may have been replaced. Public Auditorium was built in 1920.

Sterling Rec Center: Most likely 1950s or 1960s.

Alexander Hamilton and Gunning Rec Center: Information not currently available.

New Ward 1 Rec Center: New Design, expect construction in 2020.

New Kennel (potential for garage mounted rooftop solar option in addition to, or to replace the ground mounted solar option as was originally noted in the solar assessment and proposed site summary): SIPS Panel roofs including the garages. 2018-2019 construction period.

New East Side Maintenance Facility (ground mounted solar option, however): New facility opened in 2017; metal roof.

New Firestation #36 (ground mounted solar option, however): New Facility opened in 2017; TPO roof.

2. What's the schedule for the roof repair/replacements for the applicable facilities?

Response:

The following is the best available schedules for roof repair/replacements for the rooftop solar PV potential sites:

Alexander Hamilton, Michael Zone and Sterling Rec Centers: Spring 2020 start

City Hall: 2020

Public Auditorium: Music Hall – South area: Replacement work in 2020. Roof over Music Hall stage areas were replaced in 2019. No current plans for the sloped roof replacements.

Gunning Rec Center: 2020

Harvard Yards Complex: No schedule for replacements at this point.



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3. Please clarify the roof warranty requirements for the solar developers/proposers

Response:

Proposers and the Design-Build Firm (selected proposer) will **NOT** be required to provide roof warranties on each facility.

For roof systems with PPA durations within existing warranties, Design-Build Firm will continue to be required to submit written certification that the solar installation does not violate existing warranties.

Nonetheless, it is imperative that the Design-Build Firm coordinates roof-top solar installations with the City of Cleveland's roof repair/replacement schedules and associated warranty conditions.

4. Is the city willing to sign a single Power Purchase Agreement (PPA) for all 16 facilities?

Response:

Yes, the City is willing to sign a single PPA for all facilities, as long as this meets other criteria outlined in the RFP and associated exhibits.

5. Does the PPA proposals have to be broken up (i.e. 10-year with 10-year renewal), or is it one 25-year option?

Response:

The requested PPA terms are 10-year, 15 year and 25 year terms. Please provide proposals for as many (ideally all 3) of these requested terms as possible.

6. Can there be a qualifier in the proposal responses that the aggregated PPA rate is contingent on a minimum kW of the overall project? How bought in/guaranteed that each of the proposed site will move forward with the on-site solar development?

Response:

Yes, there can be a qualifier if proposing an aggregated PPA rate. At this point, all sites in the RFP are considered feasible, but we also encourage proposals that would include detailed information on why certain sites may not be technically or financially feasible.

As qualified in the RFP, it's also likely that some sites would get dropped from consideration during the design phase due to structural, financial or operational constraints.



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7. What structural assumptions should be used when proposing? Provide additional structural drawings, if available.

Response:

Please refer available roof and structural information documents and drawings that were provided through the Dropbox link in the RFP. Please review, and then state your assumptions in your proposals.

Additional structural drawings and information if available, will be uploaded to the same Dropbox folder locations, no later than October 25, 2019 COB, so please check back by this date.

The New Ward 1 Rec Center has been designed to structurally support rooftop Solar PV, and is expected to be constructed in 2020.

Please note that detailed structural analysis is required for all rooftop mounted facilities in the scope of services by the selected Design-Build Firm, but not at the proposals submissions phase.

8. Ground mounted solar installations will not be located on underground reservoirs at water facilities, correct?

Response:

That is correct. Ground mounted solar installations will not be located on underground active reservoirs at water facilities. The only reservoir at the Garrett Morgan Water treatment facility that's in scope for a potential ground mounted installation, is abandoned.

9. Has there been any assessments (geotechnical, etc.) for ground mounted solar sites?

Response:

No. Detailed assessments for the purpose of installing ground mounted solar systems at such sites have not been conducted, and are required as part of the detailed scope of services by the selected Design-Build Firm.

10. Can we clarify anticipated schedule/timeline for solar development at each facility, also considering the ongoing roof replacement projects?

Response:

Overall, ground mounted sites can be scheduled for installations, first. Beyond that, the Design-Build Firm would have to work in close coordination with the City of Cleveland and the roofing contractors, to schedule the rooftop solar installs. At this point, it is expected that all applicable roof replacements/repairs as well as the solar installations would be completed no later than June 2021, a majority of them being completed in 2020.



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11. Should developers assume that the electrical rooms have sufficient space for necessary equipment?

Response:

Yes, assume that the electrical rooms have sufficient space for necessary electrical equipment, for the purpose of proposals submission. However, assume that the electrical boards at the facilities, do not have any spares.

12. Whose responsibility is it to sign the Power Purchase Agreement (PPA) with the utility company assuming there is excess power generation/net-metering?

Response:

The City of Cleveland as the customer/owner would be the primary responsible entity for signing PPAs with the utility companies for netmetering/excess power generation scenarios. It is however expected that the Design-Build firm will assist the City in completing the necessary agreements and associated documentation.

13. Can the City combine utility electrical meters at a facility with multiple meters, to avoid potential multiple interconnections/systems? Can the City also provide meter level consumption breakdown?

Response:

Please submit proposals with the assumption that multiple meters could be combined by the utility, if necessary. Please estimate any additional costs that may have to be incurred and by who, for this meter consolidation. It may become necessary to resize the proposed solar systems during the design phase of the project, if combining the utility meters becomes technically and/or financially impractical.

Please find an excel workbook – “Solar RFP_Facility Account & Meter Detail.xls” that has been added with available meter level consumption breakdown with associated notes, to the ‘UTILITY BILLS TARIFFS & ENERGY MGMT REPORTS’ sub-folder in the Dropbox link.

Any relevant updates to this file will be uploaded to the same Dropbox folder locations, no later than October 25, 2019 COB, so please check back by this date.

14. Would a virtual solar/Virtual Power Purchase Agreement (VPPA) project be considered?

Response:

No, the City of Cleveland is not considering Virtual Solar/Virtual Power Purchase Agreement (VPPA) arrangements in this On-site Solar RFP.



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15. Can the proposal due dates be extended?

Response:

Yes, the proposal due date has been extended to **November 11, 2019 5PM EST**, and communicated earlier in Addendum #1 dated October 14, 2019.

16. How should the racking warranty be treated if it is shorter than the warranty for the rest of the project?

Response:

A 10-year limited warranty is required for racking. Please feel free to provide price and plans for racking warranties beyond 10 years, for proposals with project terms greater than 10 years.

17. How should solar plus storage (Battery Storage Systems) be priced?

Response:

Solar plus storage (Battery Storage Systems) should be priced as a separate Flat PPA rate (\$/KWh) if also proposing just Solar PPAs. Refer RFP and the Technical Submissions Workbook, for additional details.

18. Is there a provision to visit the proposed sites independently after the non-mandatory pre-proposal related site visits?

Response:

Yes. Proposers can either drive-by or visit ground mounted sites and facilities that are accessible, on their own. However, the City of Cleveland is not scheduling any further site visits or special access to the facilities, beyond the non-mandatory site visits that were organized on October 4, 2019.

19. Is there an interest in reviewing Energy Efficiency Options as part of this RFP?

Response:

No.

20. Note - For the New Kennel site facility, the garages could be a consideration for proposing on-site solar PV. Please provide roof/structural drawings if available. Also provide additional soil conditions or future use of the vacant land, if known.



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Response:

Roof and structural drawings for the New Kennel – especially the garages, will be uploaded to the Dropbox folder locations, no later than October 25, 2019 COB. So, please check back by this date.

The New Kennel was constructed on a 5.6 acre brownfield site that was previously an Aluminum products manufacturing facility. It is also likely that the south side of the facility with vacant land and ground mounted potential with conduits put in place, would have to accommodate a dog-walking path design, and may not be available for solar development.

Hence, please propose both a ground-mounted and a roof-top solar (garage roofs) for the New Kennel Facility.

21. Do subcontractors have to be CSB/MBE/FBE certified by the proposal submission date?

Response:

When the City of Cleveland's Office of Equal Opportunity (OEO) evaluates the proposals, certification has to be completed, or in process. It is also important for proposers to demonstrate good faith efforts when submitting the required OEO schedules.

OEO will work with the proposers and sub-contractors if there are any questions or clarifications. Please feel free to contact Michael Curry, Assistant Director, Office of Equal Opportunity, at MCurry@city.cleveland.oh.us ; Ph: 216-664-4156

22. Is the City able to connect contractors with CSB/MBE/FBE subcontractors?

Response:

Proposers can query for certified vendors and subcontractors through the following City of Cleveland's Office of Equal Opportunity (OEO) Link at <https://cleveland.diversitycompliance.com/>, or through a link on the Office of Equal Opportunity's (OEO) website at <http://city.cleveland.oh.us/oEO> and locate and connect with firms that would be of interest to them, for their proposal submission.

23. Can you provide any recommendations on how YellowLite (or any firm with a similar question) can best publicize its availability to act as a subcontractor for firms looking to comply with the RFP's CSB, MBE, and Fannie Lewis Cleveland residence participation goals?



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Response:

Yellow Lite (or any firm with a similar question) could reach out to the proposers who were included in the RFP's mailing list, as one option. In addition, if Yellow Lite (or any firm with a similar question) is registered with the City's Office of Equal Opportunity (OEO) as a certified CSB/MBE/FBE/LGBTBE or Section 3 Businesses, then proposers who query this certified list, would be able to find appropriate firm(s) that they may want to connect with.

24. How should bidders treat the City of Cleveland's Fannie M. Lewis Resident Employment Law requirements, after the recent Ohio Supreme Court decision?

Response:

Proposers would operate as if the Fannie M. Lewis Resident Employment Law requirements are still valid. However, proposers are requested to keep an eye out for any changes, which will be communicated by the City of Cleveland, as soon as possible.

25. Why are some of your buildings under different utilities? (Cleveland Public Power vs The Illuminating Company)

Response:

We have two different electrical utilities in the City of Cleveland - Cleveland Public Power and the Illuminating Company/First Energy serving different facilities and customers. Hence some of our facilities are served by either of these utilities. Facilities that are situated outside the City of Cleveland's boundary, but under City operations – such as the regional Cleveland Water pumping station facilities, are served by First Energy (Illuminating Co. or Ohio Edison).

26. Can we get specific property boundaries? Are there limitations as to where we can put solar panels within the property boundaries if we decide to do an array that differs from what the City provided in their Solar Assessments?

Response:

Please look up property/parcel boundaries using the Cuyahoga County database using the facility addresses that were provided. URL:
<https://myplace.cuyahogacounty.us/>

Yes, there are some limitations. For the water treatment facilities and pumping stations, it is highly recommended to retain the proposed locations at these sites. For the other ground mounted facilities, proposers may find different locations that are best suited and likewise for rooftop solar.



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27. Do you want us to propose solar & storage on any rec centers or are there certain rec centers that are preferred? Can batteries be located at other locations than just rec centers?

Response:

Please propose solar & storage for all recreation centers.

Yes, batteries can be proposed for other locations, which case please remember to specify the solar & storage price (Flat PPA rate with Battery Storage System – BSS).

28. Are we required to select a subcontractor prior to submitting our proposal? Are we allowed to change the subcontractor after selection?

Response:

Yes. It is also important to complete the Office of Equal Opportunity (OEO) schedules.

Yes, contractors can be changed after selection. Please refer Exhibit D – 'Subcontractor addition and Substitution Policy and Procedure' that was provided with the RFP.

29. Is there flexibility in pricing if after selection we discover something different on the property that affects cost much greater than anticipated? (I.e. subsurface conditions that require different type of support systems?)

Response:

Yes, within reason and subject to the finalized terms and conditions of the contract documents.

NOTE:

The following questions and comments originated from the non-mandatory site visits on October 4 2019, to five (5) of the proposed facilities. Responses to these questions and comments are provided herewith. Please do continue to reference the facilities summary and associated relevant technical information, when submitting your proposals.

30. Proposed Site conditions at Garret Morgan Water Treatment Facility

Response:

It was observed during the site visit that there's approximately just 2 to 3 ft. of soil over concrete that's atop the abandoned reservoir, which is the proposed ground-mounted site location at this facility. This reservoir was de-commissioned roughly 12



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-15 years ago. It was noted that at-most, pickup trucks could ride atop the abandoned reservoir.

Also, assume there are currently no spares available on the electrical panels at the Water treatment facility, for the Solar PV project.

31. Public Auditorium - Noted during site visit: There don't appear to be any lightning protection systems.

Are there drawings available for the room/space adjacent to the Public Auditorium facility's electrical room that would help to accommodate the additional electrical equipment for the Solar PV project?

Response:

Requested drawings for the specific Public Auditorium room space could not be located at this point. Please use best estimates when factoring in required space for the additional electrical equipment, in your proposals.