



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. 3

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

October 30, 2019

ATTENTION PROPOSERS:

An **Addendum No.3** 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
- Updates to the Request for Information (RFIs)

It is important that you sign and date this page acknowledging receipt of this Addendum #3 besides Addendum #1 & Addendum #2, and submit these signed pages 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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Updates to Responses to Request for Information (RFIs):

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. **Refer updates to Alexander Hamilton, Gunning Rec Center roofs – both are out of warranty, as well as the New Kennel.**

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: Most likely 1981.

Gunning Rec Center: Most likely within the past 20 years.

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

New Kennel: SIPS Panel roofs including the garages. 2018-2019 construction period.

Roof-top mounted solar is NOT an option anymore at the New Kennel facility. Available space is also limited for ground-mounted solar. Refer Item #4 of this Addendum for details.

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 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.

Dropbox links:

[RFP ON-SITE SOLAR PV CITY OF CLEVELAND EXHIBITS](#)

DROPBOX LINK ALSO ACCESSIBLE HERE: <https://tinyurl.com/y4dvhgrp>



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Additional drawings have been made available for Michael Zone, Alexander Hamilton and Sterling Rec Centers, in the Dropbox sub-folder:

RELEVANT TECHNICAL INFORMATION FOLDER \ ROOF ASSESSMENTS PLANS DRAWINGS

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.

3. 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.

The Excel Workbook - "Solar RFP_Facility Account & Meter Detail.xls" has been updated with additional meter level consumption information for applicable facilities, with associated notes.

Refer the following Dropbox sub-folder: 'UTILITY BILLS TARIFFS & ENERGY MGMT REPORTS'

In addition, detailed meter level bills and consumption information sheets have been uploaded to the relevant facility folders.



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4. 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.

Response:

Note the following important updates for the New Kennel Facility:

The free standing PEMB (Pre-Engineering Metal Building) garage and the attached PEMB Sally Port are not designed to carry any extra loads for solar panels – either weight or uplift, and neither is the main Kennel building roof.

Hence, rooftop solar is NOT an option at the New Kennel.

In addition, on the south side of the facility where the conduits were put in place to make the site solar ready for ground mounted solar, that space/mound is being prioritized for a dog walking path/dog park.

Hence, space will be limited for a ground mounted solar facility, also depending on how it could be made compatible with the evolving use of this open space. The mound was also not compacted in lifts or designed for foundations or footings for structures, though that would depend on the size and type of structure.

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.

5. **The Facilities Summary Sheet has been updated with the following:**
 - a. **Site summary information that was since made available, or clarified through the RFI Addendum #2, for the following facilities (marked as 'UPDATE:'):**
 - i. Garrett Morgan Water Treatment Plant
 - ii. Harvard Yards
 - iii. New East Side Maintenance Facility
 - iv. New Fire Station 36
 - v. Public Auditorium and Music Hall
 - b. **2018 Annual Building Load (kWh):**
 - i. *Crown Water Treatment Plant: Updated from 25,059,544 to 24,810,256*

REFER: "Facilities Summary Solar RFP City of Cleveland UPD 10.30.19.pdf" in the Relevant Technical Information sub-folder in Dropbox.