

Questions Received in Response to RFP 01FY18		Responses
Site Visit/Walkthrough Questions		
Q2	will there be other times for facilities walk-thru other than the end of next week?	There will be one site visit offered. It is scheduled for Monday, February 19, 2018.
Q7	I will continue to monitor the site, and look for the confirmation and details for the proposed walkthroughs next Friday, January 26.	
Q36	Can we schedule a window of time for a site visit in order to properly examine the sites for our proposal?	
Q53	will there only be one opportunity on the 26 th for a walk-thru of the facilities?	
Q12	We would like to request approval to bring a 3 rd person from the team to ensure all components of the structure and proposed system are properly evaluated	We must limit each team to 2 people.
Procurement/Legal Questions		
Q8	Typically, the Offer is the Financier of the project and does not hold a Contractor's License, but will utilize the Major Subcontractor's license who is building the project. In this standard arrangement the Offer and Major Subcontractor do not form a formal/legal Joint Venture, but are identified in the proposal as the Project Team. Please confirm that it is acceptable for the Offer to not submit as a Joint Venture and use a Virginia based electrical subcontractor the who does have a current Virginia Contractors license, which will be provided in the proposal.	The contractor licensing requirement may be satisfied only by one of the alternatives set forth in the RFP, Page Five, Virginia Contractor's License: Mandatory Requirement.
Q34	Based on our project experience, only the EPC contractor is required to have a VA Contractor's License. If we bid with an EPC contractor that is licensed in VA, not through a JV, will our bid be considered responsive?	
Q21	In a scenario where more than one entity teams up to execute the project, mainly with the In state- Foreign entity clause, would you expect the structure to be as a Contractor-Subcontractor relationship/ partner, or strictly a JV that needs to be defined?	
Q37	Will the attendance sign-in sheet from the pre-bid meeting be available for viewing?	The mandatory pre-Proposal Attendance Record was provided under the Information Item dated January 22, 2018. A copy is provided here - https://www.apsva.us/wp-content/uploads/2018/01/RFP-01FY18.-Pre-Proposal-Conference-Attendance-Record.pdf .
Q51	Could you provide a copy of the attendance sheet from the mandatory pre-proposal conference last week? Our company may want to reach out these developers to form a joint venture.	
Q46	Is there a bid bond required for this project?	A bid bond is not required for this project
Q47	Will there be a sales tax exemption available for this project?	There will not be a sales tax exemption for this project.
Q54	Is it ACPS's expectation that bidders will provide buy-out pricing for every year of the proposed contract term when completing page 42 of the RFP? Will bidders be penalized for providing only two buyout options (e.g. years 7 and 15)?	Two buyout options instead of every year of the proposed contract term is acceptable. Please see Addendum #2 for the update.
Q55	As background, more than two buyout options within the term of the contract is typically considered a tax risk for tax-equity investors. Frequent and fixed price buyout options can cause the contract to be categorized by the IRS as a delayed purchase and prompt recapture of 30% investment tax credit.	
Q64	Can you alert all bidders to the section of the RFP requiring the cost of moving panels if roof repairs or replacements are necessary?	It is not the policy of APS to highlight any specific provision of an RFP which is not already emphasized in the published RFP. Each potential Offeror is responsible for reading the RFP and preparing any Proposal accordingly

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Q68	In Section 27.1, it says the Contractor will provide a bond on the form in the Contract Documents. Could you provide the form so we can run it by our surety? Also when is the bond placed? From construction start to the commercial operation date?	A copy of the Performance Bond will be provided as a part of Addendum #2. A separate Performance Bond in compliance with Article 27 of the Form Interim Agreement or the Form Comprehensive Agreement, as applicable, shall be provided for each Facility and shall be submitted to APS within ten (10) days following the date of issuance of the Notice to Proceed for that Facility and before any Work is commenced on the Facility. The Performance Bond shall remain in effect for that Facility until completion of all SPRS Commissioning at that Facility.
Q69	I am reaching out on behalf of my company, HESP Solar, to see if any addenda have been issued for this bid since the original RFP has been issued	Addendum 1 was issued January 4, 2018 and an information item was issued January 22, 2018. Information can be found on the eVA or APS websites.
<u>Minimum Qualification Requirement</u>		
Q17	Would you consider a combination of Roof Top and Ground Mount installation experience as a part of your MQR of 'no less than 5'?	Yes. Guidance will be given in Addendum #2.
Q18	Would you consider a combination of Roof Top and Ground Mount O/M experience as a part of your MQR of 'no less than 5'?	
Q56	As we review the Minimum qualification section of the proposal, we would like to know if the minimum qualification/ experience is restricted to 'No less than 5 SPRS', or would you also consider a Ground based/mount solar installation along with Roof top installed projects – for a total of 5 or more projects, to demonstrate as a part of the minimum qualifications?	
Q19	Would you consider Solar PPA examples from other states within the PJM region and Northeast States?	Yes. Guidance will be given in Addendum #2.
Q20	Will each facility be awarded as 1 package, thus not separate PPAs?	There will be one Interim Agreement or Comprehensive Agreement awarded, with a separate Notice to Proceed under that Interim Agreement or Comprehensive Agreement for each Facility. See Article 1 of the Form Interim Agreement and Article 1 of the Form Comprehensive Agreement.
Q40	Is this project to be bid with prevailing wage rates?	This project is not subject to prevailing wage rates.
Q65	I'm writing to respectfully suggest you re-visit the above-referenced RFP terms and conditions, as it risks costing Arlington more than 2X what you may intend. A lease contract with a non-profit or public entity is ineligible for the federal Investment Tax Credit (ITC) or rapid depreciation benefits. At the very least, equating the words "lease" with "power purchase agreement" in your RFP and in the Comprehensive Agreement creates confusion, and at worst may deter tax equity investors in your project.	The comment is noted.
Q66	There are several other foot-faults with respect to ITC eligibility, including the provision for termination for convenience, which makes it an open-ended purchase option, and also fixing the purchase price in advance vs fair market value, as required for ITC eligibility. In addition, in accordance with GASB accounting rules, having the customer treat this as a construction project by controlling the design and/or requiring performance bonding may also void its qualification as a service agreement.	

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Q67	We are currently co-authoring legislation with Senator Edwards for this session to clarify the VA Procurement Act so that solar PPAs are not deemed as professional services or as construction contracts. We are working with the VA Association of Governmental Procurement (VAGP) on this initiative. We respectfully suggest you consider delaying your RFP until after this legislation becomes law in July, so that you could re-issue it with a solar PPA service agreement after this legislation becomes law.	No delay for this RFP.
Design Details		
Q24	Can you share CAD drawings of all the facilities, including details of roof top systems currently installed (HVAC and others)	CAD drawings are not available.
Electrical Details		
Q11	Please confirm that the PPA rate is based on kWh and not KW.	PPA rate is based on kWh.
Q22	Can you share Rate Schedules for each site?	<p>APS uses VEPGA's rate schedule found at http://vepga.org/wp-content/uploads/2017/05/Attachment-B-Rate-Schedules-Riders-1.pdf.</p> <p>Fleet Elementary: Rate Schedule 110 Jefferson Middle School: RS 132 Kenmore Middle School: RS 100 Washington-Lee HS: RS 130 Tuckahoe ES: RS 100</p>
Q33	Could you please confirm the exact rate schedule each school is on?	
Q57	Your RFP titled, "Solar Photovoltaic Rooftop System Installation and Sale of Generated Electricity" came across my desk today and I have a quick question regarding each of the APS school's rate class. I see that there is a link to VEPGA website but I cannot see which specific rate schedule your schools fall under. If you could let me know at your earliest convenience it would be greatly appreciated. Thank you for your help.	
Q70	I have a quick question regarding each of the APS school's rate class. I see that there is a link to VEPGA website but I cannot see which specific rate schedule your schools fall under	
Q23	Can you share Consumption profiles for each site?	<p>Historical usage for schools are found under energy report cards. Kenmore and Jefferson - https://www.apsva.us/aps-goes-green/energy-conservation/energy-site-intensity-middle-schools/ Tuckahoe - https://www.apsva.us/aps-goes-green/energy-conservation/energy-site-intensity-elementary-school/ Washington-Lee HS - https://www.apsva.us/aps-goes-green/energy-conservation/energy-site-intensity-high-schools/</p>
Q50	Could you provide the three years of historic electrical usage for Kenmore, Tuckahoe, Washington-Lee, and Jefferson?	
Q52	I thought that you mentioned a website that we could log-in using a user/password that you would provide for us to gain access to the utility data, is that correct?	
Q62	Can you send us the electricity rates for each of the schools, including a 12 month summary for each school?	

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Q27	Is there an Interconnect timeline that has been established?	<p>- Installer must follow Dominion Energy's net metering guidelines and the SCC's Renewable Energy Pilot Program guidelines. Information on the Renewable Energy Pilot Program guidelines may be found on Dominion Energy's site at https://www.dominionenergy.com/large-business/renewable-energy-programs/renewable-energy-pilot-program/renewable-energy-pilot-program-faqs and on SCC's site at http://www.scc.virginia.gov/pur/pilot.aspx.</p> <p>- Solar PV owner must notify the SCC 30 days prior to signing the PPA agreement. It is advisable for the installer to schedule an onsite meeting with Dominion Energy after contract award to cover interconnection questions and timeline. Net metering information may be found here - https://www.dominionenergy.com/netmetering.</p>
Q28	Is there a standard Interconnect cost that all bidders should consider?	<p>There is no fee for residential or commercial interconnections that are net metered. For any connected distribution over 500 kW (AC), Dominion Energy will need additional equipment to protect the distribution system. This additional equipment shall be installed by Dominion but will be paid for by the Solar PV owner. Estimated cost is \$32,000.</p>
Q38	Are there any interconnection guidelines that we should be aware of?	<p>Dominion's Net Metering/Interconnection Guidelines may be found here - https://www.dominionenergy.com/netmetering and the Solar PPA Pilot Program information may be found here https://www.dominionenergy.com/large-business/renewable-energy-programs/renewable-energy-pilot-program/renewable-energy-pilot-program-faqs.</p>
Q45	What version of the National Electric Code(NEC) will apply to this project?	<p>National Electric Code/2011 Please See Arlington County's website for all relevant codes https://arlingtonva.s3.amazonaws.com/wp-content/uploads/sites/38/2016/08/Referenced-Codes-and-Standards-April-2015-1.pdf</p>

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Q58	Can you please address why the Washington Lee High School is listed as one project on page 3 and later listed as two separate projects on page 16?	Washington-Lee HS is one project. The school has two electrical services (two meters) fed by a single transformer. Washington-Lee HS may have one Power Purchase Agreement but will need 2 interconnection agreements with Dominion Energy because of the two separate services.
Q61	Does the County have an agreement with Dominion Energy to proceed with these solar projects without fear of a lawsuit restraining the County from proceeding?	Arlington Public Schools follows Dominion Energy's net metering guidelines and the SCC's Renewable Power Purchase Pilot Program guidelines. There is capacity in this pilot program.
Energy Dashboard		
Q1	What is the current energy management platform that the school district has chosen to standardize around?	Discovery's Energy Dashboard - http://158.59.255.83/
Q48	Can you provide the metering and dashboard information that is currently being used at Discovery elementary.	
Q10	Inverter and meter data is collected in a solar datalogger which is owned and operated by the System Owner. Data can be shared with APS either via remote web portal or direct CAT6 connection to APS system. Is remote web portal an acceptable alternative to CAT6 connection?	APS would like a CAT6 connection.
Fleet Elementary Specific Questions		
Q3	Fleet School - We see the roof plan, but would like to design based on more detailed drawings. More info on the roof heights, potential rooftop equipment, etc. would be very useful. Is there a whole construction drawing set that you can share?	You may obtain Fleet Elementary's drawings on the Owner's representative FTP site. Please contact Cathy Lin at cathy.lin@apsva.us if you need login credentials.
Q59	Is there a plan document identifying expected roof plane pitches (slopes) for Fleet Elementary. If not, can these please be provided?	
Q16	Does APS plan to integrate installation of the Fleet school system with construction of the school? Has APS selected a contractor for the work on the school yet?	APS would like to integrate solar PV installation with Fleet's construction. The contractor for Fleet ES is Whiting-Turner.
Ground Mounted Systems Consideration		
Q5	Will APS consider ground-mount systems if there is useable land? We would include this as an alternative bid to the PPA for the 5 roof-mounted systems.	APS is not considering ground mounted systems at this time due to space limitations and permitting requirements.
Q35	Will you consider the inclusion of solar carports to maximize capacity at each site?	
Project Execution		
Q29	Can you share the Access-Egress limitations to be followed during construction?	Site visit will allow offerors opportunity to see access/egress limitations. Access/egress dependent upon installation schedule (during school hours or after school hours).
Q30	Is there any special requirements for workers during the project execution?	Please see Article 9 in the RFP.

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Q31	Can you share the standard procedure for electrical shutdown that should be followed during the project execution?	It is anticipated that the contractor be required to shut down the facilities power from the service entrance switchgear to perform necessary work. Prior to contractor shutting down electrical power to the facility to make necessary modifications, alterations and additions to accommodate new PV array and necessary appurtenances the contractor shall receive written consent from the Arlington Public Schools(APS). A request for shutdown shall be submitted a minimum of two weeks prior to the requested shutdown. Time for shutdown shall occur during evening or weekend hours only unless expressly approved otherwise by APS. Contractor shall provide a detailed proposed sequence of operation narrating procedure from shutdown to returning to normal operations with submitted request. The contractor shall provide necessary temporary power via generator or other reliable source to assure that all life safety, communications and fire protection systems remain active and operable during shutdown. It is anticipated that the shutdown and return to normal procedure may vary from facility to facility and it is expected for the contractor to submit separate requests and sequences for each respective facility.
Q32	Is there any consideration of the APS taking up responsibility of the decommissioning of the plant at the end of the agreement/ project?	APS does not want to take responsibility for decommissioning the system at end of project.
Q43	Are there any restrictions to the construction schedule? Does this need to be a summer only build?	Projects do not need to be a summer build though this is preferable. Restrictions dependent upon when school is in-session versus out of session.
Q44	Do these sites need to be build in sequence? Or can we build our project schedule to construct multiple sites in parallel?	Project may include multiple sites in parallel.
Roof/Structural Questions		
Q4	Please confirm that roof areas identified in the Ehlert Bryan structural analysis are the only roof areas to be used for the Solar PV design?	The roof areas identified in the Ehlert Bryan analysis identify roof areas with extra loading capacity. Other areas not identified in the analysis may be suitable for solar installation with added reinforcements.
Q63	Can your engineer clarify which portions of each roof are identified as suitable for solar installation?	
Q13	Could you please provide Roof Warranty Information?	1. Jefferson MS : Roof is 29 years old. 4-ply felts with ballast/stone, BUR. No warranty left. 2. Kenmore MS : Roof installed in 2005 consisting of new insulation, membrane, no energy star coatings. 7 years warranty remaining.
Q25	What is the warranty for each of the roofs? When does it expire?	

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Q41	What are the approximate ages of the roofs for each of the sites?	3. Tuckahoe ES: New roof installed in 2012 consisting of new insulation, membrane, and two energy star coatings. 14 years warranty remaining. 4. Washington-Lee HS: New roof installed in 2009. 11 years warranty remaining.
Q60	Can roof history (including re-roof and repair) be provided for each building?	
Q42	Who holds the warranty for the existing roofs?	APS holds the warranty on all APS roofs.
Q14	Could you provide the structural review conclusion of the rooftop studies done by APS Engineers?	Ehlert Bryan's structural analysis may be found on our ftp site. Please email Cathy Lin at cathy.lin@apsva.us for the log-in credentials.
Q15	Systems typically require 3-5 lbs. per sq. ft. of additional loading. The structural analysis provided shows 10-15 lbs. per sq. ft. Could you provide the remaining dead load available (after snow loading) so we can evaluate whether we can use a greater portion of the roof?	
Q26	Have any loading and structural calculations been completed, which confirm the buildings ability to take the additional weight and load of the modules?	
Q49	Do you have elevation and section drawings to provide for all five schools (Kenmore, Tuckahoe, Washington-Lee, Jefferson, and Fleet)? I would like to study the roof heights for shading.	No shading at any school except for Tuckahoe Elementary.
Tree Trimming and Removal Questions		
Q6	Would APS consider cutting trees that would otherwise shade the PV system? The PV production of at least one roof would be shaded significantly due to existing trees.	APS will not consider tree removal.
Q9	Is tree trimming or removal permitted where deemed necessary to mitigate shading impacts?	
Q39	Is tree removal allowed or required at Tuckahoe Elementary? There are quite a few trees surrounding the school that are much higher than the roof height that will cause shading on the solar array. This will affect performance of the system.	