

# ADDENDUM No. 1

## RFP No. 23-15

### Solar and Energy Storage Installations for City Sites

**Updated Due: April 14, 2023 at 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 five (5) pages.**

**The Proposer 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.**

**The following forms provided within the RFP Document should be included in submitted proposal:**

- **Attachment D - Non-Discrimination Declaration of Compliance**
- **Attachment E - Living Wage Declaration of Compliance**
- **Attachment F - Vendor Conflict of Interest Disclosure Form**

**Proposals that fail to provide these completed forms listed above upon proposal opening may be rejected as non-responsive and may not be considered for award.**

#### **I. CORRECTIONS/ADDITIONS/DELETIONS**

Changes to the RFP documents which are outlined below are referenced to a page or Section in which they appear conspicuously. Offerors are to take note in its review of the documents and include these changes as they may affect work or details in other areas not specifically referenced here.

All mentions                      As provided in RFP No. 23-15 Document:  
Proposal Due Date: March 31, 2023 at 2:00 p.m.

As updated herein:  
Proposal Due Date: April 14, 2023 at 2:00 p.m.

#### **II. 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.

1. Do you need to be invited in order to bid on this RFP?
  - No invitation is necessary to submit a bid.
2. Are you aware of any curtailment issues that would prevent the export & billing credit of solar energy in the event the solar system is making more energy that can be used at a given site in a given month or year?
  - Information regarding DTE constraints on system size and system categorization can be found on [DTE's website](#).
3. Can you provide the location of electric rooms for each site? On the sites where there are no buildings where would we be connecting the solar PV systems?
  - The City is currently pulling this information together and will post it as part of an addendum to the RFP shortly. In addition, the City will extend the deadline to respond to April 14, 2023 at 2 PM (local time), to provide more time to integrate this information into designs.
4. Will all solar carports power the EV chargers or only the ones specified in the Attachment A table?
  - The carports should be designed to power the EV chargers noted in Attachment A.
5. Mary Beth Doyle Park is mentioned in Attachment A, but not on the list in the Section 2 - Scope of Services in the RFP document. So, is Mary Beth Doyle Park part of the RFP?
  - Mary Beth Doyle is no longer being considered for solar. Please remove from consideration.
6. Is tree clearing allowed on the sites?
  - No. If your firm believes a site isn't suitable for solar, please indicate that in your application.
7. The Ann Arbor Justice Center does not mention an approximate size for solar PV and seems to already have some type of solar installed on the roof of the building. Is there a specific area where we can install solar PV on this roof?
  - There is a dated passive solar system on the roof of City Hall, that could be removed and replaced with solar PV. There is also a green roof that could hold solar panels, and a parking lot east of the building which could be the location of a solar carport. The City Hall/Justice Center share an electrical service/meter.
8. The Ann Arbor Fire Station 3 mentions potential for a ground mount solar PV system. Is this a typo, as there seems to be no space for a ground mount system. Was this site for a rooftop solar PV system instead?
  - Solar at Fire Station 3 could be rooftop, ground mount, or a combination. Interested firms should propose whatever solution they think is best.

9. The Bryant Community Center seems to already have some type of solar installed on the roof of the building. Is the RFP asking for expanding the existing solar on the roof?
  - Yes, this RFP is asking to expand the solar on the existing roof and add solar to the roof of the new shed.
10. Any specific requirements for the EV chargers?
  - Level 2 EV chargers supported by 40 amp circuits per port. Exact hardware selection is not required, but system design should be conducted such that installation of at least one dual port EV charger per carport can be easily installed at a later date.
11. The interval data links (for all locations) provided in the pdf document do not seem to work. Can you please confirm or send in another format?
  - The data links didn't transfer correctly. These will be released in a separate supplemental addendum very shortly. To allow for time to integrate this information into responses, the City will be extended the deadline to respond to this RFP to April 14, 2023 at 2:00 PM (local time).
12. Is there a scenario where the City can award the ESCO for the design phase and decide to use this design to hire another entity to install the solar system or is this entirely a design-build award approach?
  - Yes, but this is not the desired approach. The ideal is that the City hires a design firm that can also construct the final designs. However, the City will entertain just firms able to design solar systems at this point of the project.
13. Will a comprehensive monitoring system tracking and analyzing of production, battery status, and system alarms be desired as part of the project?
  - The ability to monitor the status of the PV systems is important to the City. Further information regarding reporting is available in Attachment B of the RFP, "Minimum Technical Specifications".
14. Will space within the structures be available for battery location or should it be assumed that all batteries be located outside of the structure with new structure being provided.
  - It can be assumed that there is space available inside for battery storage.
15. Will technology that allows for the storage to be dispatchable load (for future grid functions) be a desirable functionality?
  - Firms are welcome to propose whatever battery technology they believe will most benefit the City. When doing this, we strongly encourage firms to indicate what benefits they believe their chosen technologies provide so that the full impact can be evaluated.

16. Will administration and compliance with local, state and federal grants, tax incentives, and rebates be required as part of the project?
- The successful firm will be required to work with the City to ensure that all tax incentives and rebates are received.
17. Will additional evaluation points be given for inclusion of made in America, low embodied carbon construction materials, and workforce development initiatives.
- No. Proposals will be judged based on the criteria laid out in Section III of the RFP, "Minimum Information Required". However, if a bidder can demonstrate that their designs would save the City additional resources (for example, by qualifying for higher rebates by using American-Made components), that should be clearly identified as it relates to the cost evaluation criteria.
18. Will public facing dashboards or other public electronic displays of solar production/consumption be required as part of the project
- Nothing beyond what is required in Attachment B of the RFP, "Minimum Technical Specifications".
19. We have read the RFP with great interest. Can you confirm the City will not entertain options for Power Purchase Agreements (PPA); only a construction contract(s) for these sixteen sites? That is different from the University; and as result; will likely garner less bids and interest from the industry.
- The City will entertain a PPA but there is a strong preference for direct purchase.
20. Do you have a Wage schedule for the electrical workers that is required in the City of Ann Arbor? For instance, do you have a locally published prevailing wage rate?
- Wage determinations for this project are [available on SAM.gov](#). For the purposes of this RFP, the construction type of Building will apply.
21. Would you be so kind to share electrical bills for each of the sixteen (16) sites? For sites that have Battery Storage listed; we encourage customers to share detailed meter (interval) data).
- Electrical bills will be shared once a firm is selected. Interval data will be reshared in a separate addendum which will be posted shortly. To allow firms time to integrate this information into the bids, the City will extend the deadline to respond to April 14, 2023 at 2 PM local time.
22. The RFP states "U-M and the City are collaborating in the release our respective RFPs in the hope that firms will bid on both projects and simultaneously help both institutions significantly increase the amount of onsite renewable energy while also leveraging economies of scale." Does this mean that the award selection will take into account both bids during the evaluation process?
- No, the City will score bids based on the criteria laid out in Section III of the RFP, "Minimum Information Required". The University will use its own scoring criteria. However, the University and City are in

correspondence regarding these projects with the hopes of collaboration.

23. Is the goal to have all sites operational by 2025? What is the ideal completion date?

- The City didn't specify a deadline but as soon as possible is desired.

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