

Madison College Solar Project 2020
SPECIFICATION NO. RFP20-011
Answers to Questions
Thursday April 30, 2019

Q1: Is a site visit to the Fort Atkinson/Reedsburg campuses available to view electrical and other site considerations for purposes or responding to this RFP.

A1: Due to the COVID-19 epidemic *both campus facilities are locked down, and we cannot provide access to the buildings.*

If parties are interested in seeing the outdoor locations for ground mount solar arrays, you can visit the campuses and walk the property outdoors. You do not need an escort for this activity, but should exercise social distancing if you encounter any others at the location.

If you have questions about the indoor electrical equipment at the campus, the interconnection points, or any other information about the building interior, *those questions must be submitted electronically to purchasing@madisoncollege.edu*

College staff will attempt to answer all questions, and will provide site plans, drawings, and/or photos of the interior spaces and equipment as requested. These answers will be posted to DemandStar.com

Q2: Given the current restrictions around distancing, travel, site visits, etc, is there any additional information that can be shared by Madison College regarding the existing conditions of the service & metering equipment and locations so we can most accurately and effectively price out our services?

A2: The college will prepare an additional forthcoming addendum with this information for each of the two campuses. Please also refer to Q1 above regarding specific questions about each site.

Q3. Does Madison College expect bids for the kW sizes specified in the RFP as a base bid for all Offerors, or is the objective more so to identify the system sizes which present the best financial return at each site?

A3. The base bid for the Fort Atkinson site should be for a 150kW ground mounted array. The base bid for the Reedsburg site should be for a 100 kW ground mounted array. Both base bids should be for systems installed with simple grass ground cover beneath the arrays similar to what is currently at both sites.

Alternate bids may be included in the proposal that examine different system sizes, if the contractor feels that these should be considered by the college as offering a better match for the college's electric load and/or better economic value.

Alternate bids may also be included that incorporate the use of different ground surfaces to enhance energy production and/or environmental benefits (e.g. white rock to improve backside production of bifacial panels or pollinator friendly vegetation and landscaping).

Q4: Is the base bid for a 150kW DC system, or is the intent to interconnect an array capable, in the opinion of the offerors, of bringing the campus to ‘near net-zero electricity’ or a full annual kWh offset.

A4: The base bid for the Fort Atkinson site should be for a 150kW ground mounted array. The college has conducted preliminary site assessments that suggest this should be roughly sufficient to offset the annual electric consumption at this campus (i.e. to achieve net zero electricity). If in the contractor’s analysis they are of the opinion that that the college should also consider other system sizes, these can be included as alternate bids.

The base bid for the Reedsburg site should be for a 100 kW ground mounted array. The college has conducted preliminary site assessments that suggest this should be roughly sufficient to offset 50% of the annual electric consumption at this campus. If in the contractor’s analysis they are of the opinion that that the college should also consider other system sizes, these can be included as alternate bids.

Q5. These arrays will sell back periodically throughout the year at the wholesale or avoided cost rate. Is Madison College understanding of this and in agreement with this approach?

A5: The college has undertaken these projects with an interest both in the annual cash flow of the project, as well as the long term return on investment. Likewise, the college aims to provide both economic and environmental benefits to the school and community. It is recognized that there are tradeoffs associated with these goals, and that it is not possible to maximize all of these parameters in a given system. Thus, the college is seeking a balanced approach that considers each of these factors.

The college is aware of the customer owned generation rate structures for each of the campuses, and is also familiar with the seasonal nature of solar production. For this reason, we are interested in seeing proposals from parties both for the base cases (150 kW for Fort Atkinson and 100 kW for Reedsburg), as well as any alternative proposals that contractor’s might feel offer better value to the college.

The two campuses included in this proposal have different electric service providers, and accordingly have different rate structures. Contractors should be sure to familiarize themselves with this data when modeling the economic value of their proposed systems. Proposals should estimate the amount of electricity that will be exported back to the grid, and account for that value accordingly.

Q6: Is vegetative cover expected to be included in the base bid for ‘ acceptable surface cover material’?

A6: Both base bids should be for systems installed with simple grass ground cover beneath the arrays similar to what is currently at both sites. Alternate bids may also be included that incorporate the use of different ground surfaces to enhance energy production and/or environmental benefits (e.g. white rock to improve backside production of bifacial panels or pollinator friendly vegetation and landscaping).

Q7: The RFP states that, “The System will use Philadelphia Solar PS-M72 bifacial solar modules, provided by the Solar on Schools module donation grant”. Has the grant already been applied for? If applied and awarded, how many modules were awarded?

A7: The modules required for this project will be independently acquired by Madison College through the Solar on Schools program and will be delivered to the work site. It is not necessary for the solar contractor to take any action to acquire these modules. *The cost of these modules and the cost of their shipment to the work site(s) should not be included in the bid amount for the proposal.*

The Solar on Schools program will provide up to 150 kW of panels for the Fort Atkinson site and up to 100 kW of panels for the Reedsburg site. The modules will be 370 Watt Philadelphia Solar PS-M72 bifacial modules. A spec sheet for the modules is available here: <https://speedsolar.net/pub/media/pdfs/Speed-Solar-Bi-Facial-PS-M72-datasheet%203-2-20.pdf>

Q8: The RFP General Terms, Conditions and Instructions states, “Wisconsin statutes establish authority to allow Wisconsin municipalities to participate in cooperative purchasing when the contractors agree to extend their terms to them. Participating in the service gives vendors opportunities for additional sales without additional bidding.” Would the selected contractor be able to offer its services at the price structure offered under this RFP to Madison College and/or other entities participating in the Cooperative Purchasing Program?

A8: Yes, the selected contractor would be able to offer its services at the price structure offered under this RFP to other entities in the Cooperative Purchasing Program without additional bidding.

Q9: Attachment A4 - section 2.3 - regarding costs for ‘Customary utility interconnection studies’ Are there any known, expected or customary Reedsburg/WE Energies utility study costs aside from the utilities’ initial interconnection application fee? If not, how do we include these costs in our proposal.? Typically the required studies and associated costs are determined by the utility after submission of the initial interconnection application?

A9: The electric service providers at both locations will have an interconnection process that includes an interconnection fee. Upon receipt and review of the interconnection application, the

utility may also require an additional engineering review and/or distribution study. Contractors should include in their proposal any known costs related to the utility interconnection, and include a provision in their proposal for treatment of additional costs that might result from additional utility requirements.

Q10: Under Section A.1 subsection i (project offeror requirements). Item C requires the project offeror to have a master electrician on staff. Requesting clarification of qualification of wording "staff". If a Project Offeror has a working relationship with an electrical contractor in which the electrical contractor with masters license is a regular partner/subcontractor of the project offeror does this relationship qualify as having a master electrician on staff assuming the electrical contractor is listed as a subcontractor for purposes of this RFP?

A10: Having a relationship with a master electrician who is listed as a subcontractor in the proposal is acceptable.

Q11: RFP Section V. B.5 Supporting Data states, " Offeror shall submit a completed form found in Attachment B, indicating the proposed quantity and model of modules, inverters, and mounting components for each site in each Project being proposed. Offerors shall also submit annual estimated production data by utilizing NREL's PVWatts™ Calculator (<http://pvwatts.nrel.gov/>) or other tools such as PVsyst. Is Energy Toolbase and Helioscope acceptable tools for solar development?

A11: Yes Energy Toolbase and Helioscope are acceptable modeling tools.

Q12: Is Attachment F, Proposal Bond, required to be submitted with proposal responses?

A12: The Bid Bond must be submitted with the proposal. The Performance, Labor, and Materials Bond would be executed after the contract is signed.

Q13: If our company does not have a corporate seal, should we still provide a signature on one of those lines?

A13: An authorized signature from your company's representative is sufficient.

Q4: Is 15 minute interval (kW) demand data available for both campuses for the past two years?

A14. The college's electric service providers have indicated that this data is not available. The only demand data available is the monthly maximum demand data that was contained in the original RFP.

Q15: Does Madison College have surveys of the properties where the anticipated location(s) of the ground arrays? Showing property easements, utility lines/easements and other pertinent information?

A15: We do not have property surveys available to share.

Q16: Does Madison College have a topographical survey of the two proposed sites?

A16: We do not have topographical surveys to share.

Q17: Does Madison College have any geotechnical information on the two proposed sites?

A17: We do not have any geotechnical data to share.

Q18. Q: Has a pile drive or pull test been performed on either site already?

A18: These type of tests have not been performed.

Q19: Is there a specification on the fire access roads – width, turnaround, etc.?

A19: Base bids should not include construction of access roads. Since the expected location of the ground mounted arrays are in the grassy areas directly adjacent to existing roads and parking lots, we do not foresee the need for additional fire access roads to be constructed. If the contractor is proposing an alternate design or is of the opinion that a road is necessary, they should indicate that rationale in their proposal and include this cost under an alternate bid.

Q20: What are the roof ages of the two buildings? Is there a roof survey completed?

A20: For this RFP, the college is only interested in ground mounted solar proposals. Thus, the details of the roof construction should not be relevant for this RFP.

Q21. Can the Madison College student apprenticeship or renewable energy programs support work with the design engineering and construction project management group as opposed to physical field labor?

A21: Madison College students that are currently enrolled in school would not typically be qualified to perform design engineering or construction project management, unless they had other work experience acquired outside of their regular academic program. It may be possible that a recent Madison College graduate might have the necessary qualifications, but this would

need to be evaluated on a case by case basis, and would be at the discretion of the selected contractor and/or their subcontractors. Proposals should not make any assumptions about Madison College students being able to contribute in this way.

The college has prior experience designing and constructing solar systems with the twin goals of generating energy and serving as instructional laboratories for teaching students. Faculty from the renewable energy program and from the college facilities staff will be available to consult with the selected contractor on design considerations related to making the installation accessible for instruction of students in the college academic programs.

Q22: Is there a requested or required term for the separate Operations & Maintenance Agreement which we are to propose?

A22: The college would prefer O&M contracts with terms no shorter than 24 months. With the agreement of both parties, a mutual option to renew upon successful conclusion of the initial contract is also desirable.

Q23: Some of the images are not displaying in the electronic file.

A23: The file is an adobe PDF and all of the images should be viewable. If you are viewing the file from within an Internet Web Browser, it may be necessary to update your browser plug-in or to try using a different browser. Alternatively, you may need to download the most recent version of the Adobe Reader PDF viewer and use this application to open and view the file.

Q24: Is an extension possible to provide additional time to respond to the RFP?

A24: In light of the COVID-19 epidemic and the limitations on campus walkthroughs, an addendum has been added that revises the original due dates for additional questions and for submission of responses for this RFP (Please see addendum #2).

Q25: The RFP states that, “Additional reports shall be made available to Madison College to assist Madison College in reconciling system output with utility bills and any production guarantee under the PPA.” There is no other mention of this being a PPA. Please clarify ownership structure.

A25: The reference to a PPA (power purchase agreement) is a drafting error in the original RFP. *The college is not seeking proposals for a PPA.* This section of the RFP should read as follows: “Additional reports shall be made available to Madison College as needed to assist Madison College in reconciling system output with utility bills ~~and any production guarantee under the PPA.~~”

Q26: Attachment B2 refers to “Guaranteed” production, but there is no information on how this guarantee is treated. Is the offerer supposed to pay the difference in actual vs. guaranteed production? For how many years? For all kWh not achieved or only a portion of them (say guaranteed 90%)?

A26: The Attachment B2 with the Guaranteed Production column in the table represents a drafting error in the original RFP. A revised Attachment B2 is included with this addendum that removes that column from the table.

ATTACHMENT B.2 Site Production Estimates (kWh/Year):

Offers shall provide Madison College with information sufficient to independently verify the site production estimates submitted in Attachment B.2 – Site Production Estimates (kWh/Year).

Site Production Estimate Assumptions

At minimum, Madison College seeks the following project assumptions used to model the Site Production Estimates (kWh/Year) summarized below:

- System Location:
- System Size (kW):
- System Losses (%):
- Tilt (degree):
- Azimuth (degree):
- Panel Degradation Rate (%):
- Monthly Solar Insolation (kWh/m2/day):
- Monthly AC Energy (kWh):

Proposal offeror:	Site Name
	Estimated
	Annual kWh
Year 1	
Year 2	
Year 3	
Year 4	
Year 5	
Year 6	
Year 7	
Year 7	
Year 8	
Year 9	
Year 10	
Year 11	
Year 12	
Year 13	
Year 14	
Year 15	
Year 16	
Year 17	
Year 18	
Year 19	
Year 20	
Year21	
Year22	
Year23	
Year24	
Year 25	

END OF SECTION