

REQUEST FOR PROPOSALS
CITY OF CORONA, DEPARTMENT OF WATER AND POWER
SOLAR POWER PROJECT

Section 1: Objective and Site Description

The City of Corona, Department of Water and Power (“DWP”), a municipally owned utility, seeks proposals from qualified firms to design, fabricate, deliver, install, operate, and maintain a solar photovoltaic (“PV”) generating system under a Power Purchase Agreement (“PPA”) at the site currently designated as the Clearwater Sports Field located at 2205 Railroad Street, Corona, CA 92880 (“Site”) and leased by the DWP from the Army Corps. Of Engineers (“Project”). The DWP desires to maximize the use of the Site to generate the maximum amount of electricity at the Site and, therefore, seeks creative solutions to utilizing the Site to mount PV System(s). Proposers shall submit a proposal at a competitive per-kWh PPA price which provides the DWP with options and creative solutions to reduce the DWP’s energy costs.

The objective of this Request for Proposal (“RFP”) is to identify and select the most qualified turnkey PV system supplier/contractor (“Power Provider”) for the design, installation, operation, maintenance, and ownership of grid-connected PV system at the Site. Upon selection of the most qualified proposer, the DWP intends to enter into a twenty (20) year PPA negotiated between the DWP and the Power Provider.

The DWP is a municipally owned public utility. If the Project is eligible for rebate funds under the California Solar Initiative (“CSI”) program, Power Provider shall apply for such CSI rebate funds. As such, there is no guarantee of any CSI incentive funding for this Project.

Section 2: Solicitation Process

Each respondent to this RFP should demonstrate that it satisfies the minimum requirements described in this RFP in order to be selected as an eligible Power Provider. Responses to this RFP must be submitted in writing and signed by an authorized officer of the respondent. The DWP must receive three (3) hard copies of the respondent's Proposal package no later than 4:00 p.m. on **March 10, 2010**. Responses submitted after this date cannot be accepted, and responses that are incomplete or do not conform to the requirements of this RFP will not be considered.

Proposals shall be submitted to:

Sophie Akins
Best Best & Krieger LLP, City Attorney
City of Corona
655 West Broadway, 15th Floor
San Diego, CA 92101
Facsimile: (619) 233-6118
Email: sophie.akers@bbklaw.com

Proposals shall clearly identify the name of the Power Provider and the City of Corona on the exterior of the proposals and shall include the “Non-Collusion Affidavit” attached hereto as “Exhibit ‘B’.”

All questions related to this RFP shall be directed in writing by either letter, fax or e-mail, no later than 4:00 p.m. on **Friday, February 26, 2010**, to the above address.

Power Providers shall bear their own costs and expenses in preparing their Proposals. In addition to the information provided by the Power Provider in this RFP, it is recommended that the proposers attend the scheduled Site Walk to the proposed solar facility location, so that proposers can assess the specific Site. The City shall not schedule other Site Walks beyond that which is set forth in the table below. It is the Proposers’ sole responsibility and cost to attend the scheduled Site Walk. It is the Proposer's sole responsibility to validate the feasibility of the proposed Project and the available area for the facility based on the information provided and the Site visit.

Key action dates are anticipated as follows:

Milestone/Action Item	Date
Request for Proposal (RFP) released	February 3, 2010
Site Walk	1 pm, February 24, 2010
RFP written questions submitted	February 26, 2010
Answers to proposers’ questions	March 2, 2010
Proposals due	March 10, 2010
Review by the DWP / Interviews (if any)	March 10-18, 2010
Contract negotiation phase completed	March 2009
Contract awarded	April Council Meeting

The DWP reserves the right to interview any or all respondents to this RFP, or to ask for additional information or clarifications. The DWP reserves the right, at its sole discretion, to accept a response that does not satisfy all requirements but which, in the DWP's sole judgment, sufficiently demonstrates the ability to produce, deliver, design, permit, install, operate, and maintain a turnkey grid-connected PV project and to satisfy the major requirements set forth in this RFP. The DWP expects to complete its evaluation process to select a qualified Power Provider, but reserves the right to change key dates and action as the need arises.

Section 3: Scope of Services

3.1 General

The scope of services provided by the Power Provider shall also include all tasks required to design, fabricate, deliver, install, operate, and maintain the solar photovoltaic electric generating system for the DWP. The scope of services shall also include, but not be limited to, securing all clearances, permits, and approvals from governing agencies, all labor, taxes, services, and equipment necessary to produce a fully operational PV System.

3.2 Design, Engineering, and Permitting

The Power Provider shall design/engineer the PV System to maximize the solar energy resources, proposed installation sites, available solar resources, existing site conditions, proposed future site improvements, and other relevant factors.

The Power Provider shall provide design documents that provide the following minimum information for each location:

- System description
- Equipment details and description
- Layout of installation
- Layout of equipment
- Selection of key equipment
- Specifications for equipment procurement and installation
- All engineering associated with structural and mounting details
- Performance of equipment components, and subsystems
- Integration of PV System with other power sources
- Electrical grid interconnection requirements
- Controls, monitors, and instrumentation
- System performance monitoring

The Power Provider shall submit design documents to the DWP for review and approval prior to fabrication or delivery. All underground conduits may be either hot-dipped, galvanized steel conduit, bichromate-coated inside and out after galvanizing or may be rigid nonmetallic Schedule 40 PVC conduit, as may be deemed appropriate by the Power Provider.

The Power Provider shall identify an appropriate location for the solar PV inverter equipment and its related components and environmental control systems that will meet the following criteria:

- Ease of maintenance and monitoring
- Efficient operation
- Low operating losses
- Secured location and hardware
- Compatibility with existing facilities
- Avoidance of flood-prone areas
- Avoidance of educational and recreational areas

The Power Provider shall secure from governing agencies and the utility company all required rights, clearances, permits, approvals, and interconnection agreements at no additional cost to the DWP. The DWP will become the signatory on clearances, applications, permits, and utility agreements only where necessary. The Power Provider shall complete and submit in a timely manner all documentation required to qualify for available rebates and incentives.

3.3 Installation

The Power Provider shall supply all equipment, materials, and labor necessary to install the PV Systems and integrate them with other power sources.

3.4 Electrical Interconnections

The Power Provider shall supply and install all equipment required to interconnect the PV Systems to the utility-distribution system. The Power Provider shall fulfill all application, studies, and testing procedures to complete the interconnection process. All costs associated with utility interconnection shall be borne by the Power Provider.

3.5 Commissioning and Acceptance Testing

During the start-up, the DWP, and/or its independent engineer, shall observe and verify each system performance. Required commissioning and acceptance test services include:

- Starting up the PV Systems until it achieves the performance requirements
- Conducting the performance testing over a consecutive twenty-four (24) hour period
- Conducting the successful delivery of power within thirty (30) days following completion of the system.

3.6 Operation and Maintenance Manuals and As-Built Drawings

The Power Provider shall provide one (1) hard copy set of operation, maintenance, and parts manuals for the PV System and shall also provide such manuals to the City in pdf / electronic format. The manual shall cover all components, options, and accessories supplied. It shall include maintenance, trouble-shooting, and safety precautions specific to the supplied equipment. The Power Provider shall also provide three (3) sets of as-built drawings and shall also provide the as-built drawings in an electronic format acceptable to the City. These requirements shall be delivered prior to acceptance of the PV System.

3.7 Monitoring

Monitoring of system performance and providing public education and outreach is a required element of the RFP. The Power Provider shall provide a turnkey data acquisition and display system that allows the DWP to monitor, analyze, and display historical and live solar electricity generation data. The regularly collected data should reflect, but not be limited to, the following:

- System performance
- System availability
- Average and accumulated output
- Capacity factor
- Degradation

The data acquisition system shall be designed for turnkey, remote operation. Data shall be transmitted via Internet or telephone from the site to a server managed by the Power Provider. Data storage, management, and display will be the responsibility of the Power Provider. The data acquisition system must not require a dedicated or always-on personal computer.

3.8 Warranties and Guarantees

The Power Provider shall identify the warranties to be transferred to the DWP, *if the DWP purchases the PV system*. The Power Provider shall also identify any warranty required to qualify a system for available rebates or incentives, including qualification for Renewable Energy Credits.

3.9 Operation and Maintenance

The Power Provider shall provide a price for operating and maintaining the PV system on the DWP's behalf for a twenty (20) year service term. The Power Provider shall perform all required maintenance activities, including warranty repair work and equipment replacement including, but not limited to, inverter replacement.

3.10 PV System Removal

The Power Provider shall bear the sole responsibility of removing the PV system at the end of the twenty (20) year service term should the DWP, in its sole discretion, opt not to purchase the PV system.

Section 4: Project Requirements

4.1 Site Examination

The Power Provider shall visit the site and determine the local conditions which may in any way affect the performance of the work; familiarize itself with all federal, state and local laws, ordinances, rules, regulations, and codes affecting the performance of the work, including the cost of clearances, permits, and licenses required for the work; make such surveys and investigations, including investigation of subsurface or latent physical conditions at the site or where work is to be performed, as it may deem necessary for performance of the work at its proposal price within the terms of the Contract Documents; determine the character, quality, and quantities of the work to be performed and the materials and equipment to be provided; and correlate its observations, investigations, and determinations with the requirements of the Contract Documents.

4.2 Power Provider's License

The DWP requires that: (a) the Power Provider installing and maintaining the PV system be properly licensed in the State of California, (b) the contractor license appear clearly on the Power Provider's Proposal, and (c) the license expiration date appear on the Power Provider's Proposal.

4.3 Power Provider's Insurance

The Power Provider shall not commence the work pursuant to the Contract Documents until it has obtained all insurance required hereinafter by the Contract Documents, and obtained DWP approval of such required insurance as to form, amount, and carrier. The Power Provider shall not allow any subcontractor to commence work on its subcontract until any such subcontractor has obtained the same insurance coverage required of the Power Provider under the Contract Documents and until the DWP has approved such subcontractor insurance policies.

4.4 Design Survey

The Power Provider shall perform all design survey to a level of accuracy appropriate to provide sufficient ground truth for all facilities. The plans shall show all the existing property lines, public right-of-way, easements, and utilities. It will be the Power Provider's responsibility to

contact and coordinate all public utilities (e.g. Southern California Edison, Verizon, etc.) to determine the location of their utilities within the project area.

4.5 Geotechnical Investigation

If applicable and required, the Power Provider shall provide a geotechnical investigation as an integral part of the design of all proposed facilities. The Power Provider shall evaluate subsurface conditions which will influence bearing capacities, expansiveness, and settlement potential. The level of effort involved shall be sufficient to enable the Power Provider to ascertain significant over-excavation, backfill compaction, corrosion protection, seismic, and other special requirements, and provide design criteria for recommended for the project design. The Power Provider shall provide a soils report to the DWP for the project describing test methods, results, and conclusions.

4.6 Underground Facility Verification

The use of ground-penetrating radar, normal utility locating methods and nondestructive potholing to determine existing utilities that may be in conflict with this design will be required. The Power Provider shall utilize ground-penetrating radar, normal utility locating methods and nondestructive potholing in the areas needed to prepare the design. The Power Provider shall provide the surveying and coordination with utility companies to have the utilities marked out prior to any excavations. The Power Provider shall also be responsible for obtaining necessary encroachment permits from the applicable cities or other local agencies. The Power Provider shall prepare all traffic control plans required in conjunction with encroachment permits. The Power Provider will be held responsible to repair or replace any marked utility disturbed by their digging.

4.7 CEQA

DWP will prepare all necessary California Environmental Quality Act (CEQA) documentation. The DWP will act as the lead agency in approval of the CEQA documentation.

4.8 Codes, Standards, and Methodologies

All products and components outlined herein must conform to the following codes, standards, and rating methodologies:

1. If the Project is receiving CSI funds, PV modules specified in the RFP must be certified by the CEC's Emerging Technologies Buydown Program and be listed on the following web site: <http://gosolarcalifornia.org/builders/equipment.html>.
2. Proposed PV modules may not utilize hazardous materials (i.e. Cadmium or other hazardous materials).
3. Rated PV system capacity – must be specified in direct current (DC) kilowatts peak STC, PTC, and SO (system output).

The STC rating, or standard test conditions rating, assumes direct current, standard test conditions. (kWdc-stc). It is also referred to as kilowatts peak, or kWp. Specific PV module manufacturer maximum and minimum power data must be specified for this rating.

The PTC rating, or PV USA Test Conditions rating, is based on 1000 Watts/square meter solar irradiance, 20 degree Celsius ambient temperature and 1 meter/second wind speed.

4. The mathematical method for specifying PV system output in kWh must be typical system alternating current (AC) power rating of the proposed PV system using the National Renewable Energy Laboratories' (NREL) methodology.
 - a. Calculate the annual kWh for the system, using NREL's PVWatts web-based performance calculator, found at:
<http://rredc.nrel.gov/solar/calculators/PVWATTS/version1/>
- Specify annual degradation expected over 25 years (in percentage degradation per year).
5. UL certification.
6. National Electrical Code - 2008.
7. PV module efficiency and how calculated.
8. Must comply with wind uplift requirements per the American Society of Civil Engineers Standard for Minimum Design Loads for Buildings and Other Structures (ASCE 7), and must be able to withstand design wind speeds of at least 85 mph (3-second gusts).
9. All outdoor enclosures should be at minimum rated NEMA 3R.
10. All Occupational Health and Safety Administration (OSHA) directives.
11. All applicable laws and regulations governing the Project and DWP as a municipally owned utility, including but not limited to, the California Solar Initiative rebate terms and conditions, as may be applicable.

4.9 Operation and Maintenance Requirements

All respondents must offer a comprehensive onsite operation and maintenance service program for the PV system operations, safety, and maintenance activities.

The Power Provider's operation and maintenance service program should provide the following minimum requirements:

- a. Annual on-site system inspection, including:
System testing (operating current of each electrical string)
Routine preventive maintenance
- b. Repair and/or replacement of defective parts (including equipment and labor)
- c. System performance monitoring and historical data access for customer via secure website. Data should include:
System energy and power production
Ambient temperature
Windspeed
Insolation
- d. Daily system monitoring by vendor, including:
Reporting of problems to customer
Dispatch of resources for expeditious resolution of problems

Section 5: Proposal Requirements

Proposals submitted in response to this RFP must be as specific as possible concerning each of the areas identified herein. Each respondent must provide sufficient information to enable the DWP to understand the overall proposal, the materials and services to be provided, and any potential adverse impacts of the proposal. The DWP reserves the right to deem any proposal as non-responsive and to give it no further consideration. The DWP also reserves the right to request clarification and/or additional information from any respondent.

5.1 Binding Transmittal Letter

Each Proposal shall include a binding transmittal letter signed by a party authorized to obligate the Power Provider (and respective team members) to perform the commitments included in the Proposal and to sign binding agreements for the project as described by this RFP. If a team of firms is submitting the Proposal, then the Proposal must clearly identify the lead or prime member of the team. The binding transmittal letter must also identify the contact person for future communications and the person responsible for future negotiations with the DWP, if selected. The binding transmittal letter shall clearly indicate that the Power Provider has carefully read all the provisions in the RFP. The binding transmittal letter must state a 120-day validity period for the Proposal.

5.2 Detailed Scope of Work

The proposal shall contain a detailed explanation of the complete proposed Project and a delineation of all work tasks to be performed by the Power Provider.

5.3 Power Provider Qualifications

- a. Please provide the following information:
Status (private/publicly-held)
Number of employees
States and countries in which you do business
Target customers (residential, commercial, industrial, government, etc.) Green E certification status
- b. Project team profile, including:

Resumes of personnel to be directly involved with the development of the proposed systems.

Team leader identification for the entire Proposal, including full contact information.

Identification of each entity, sub-contractor, person or firm involved in the Proposal and their role/responsibility, e.g. design, installation, permitting, equipment supply by component, operations and maintenance.

Identification of the lead person responsible for each of the entities or firms described in above.

5.4 Power Provider Experience and References

Please provide the following information:

- a. Overview of the firm(s) commercial grid-connected PV experience (do not include residential PV experience)

Commercial MWp of grid-connected PV installed to date by your company.

Breakdown by application (roof mounted, vs. ground mounted) installed by your company.

Average commercial grid-connected PV system size installed by your company during the last three years.

Total commercial MWp of grid-connected PV systems installed by your company in the State of California.

- b. Experience/References: List 5 or more commercial grid-connected PV projects installed in the United States over the last five years that exceed 350-kWp by the Power Provider or lead/prime firm if a team proposal. Include for each project:

Exact role(s) your organization performed for the project (e.g. material supplier, lead contractor, electrical subcontractor, design, consulting, etc.).

Location.

Application description.

Product name/type.

Customer name and contact information.

Date installed.

Project cost.

PV module used.

KWp rating.

Cumulative kWh produced since system installation.

Current operational status of system.

Has your firm(s) or any of the executive officers of your firm been a party to a lawsuit involving the performance of any equipment it has installed? If so, please include a summary of the issues and the status of the lawsuit.

Proposals shall provide evidence of development of at least three (3) Power Purchase Agreement projects in California in the last three (3) years, either in conjunction with a 3rd Party investor, or solely.

Proposals shall demonstrate a proven, robust data acquisition system that includes tracking of site-specific actual kWh production and actual meteorological data including tracking of solar irradiance, ambient temperature, and module temperature, with data available remotely.

Proposals shall provide evidence that the proposed technology and equipment would meet or exceed all currently applicable and proposed safety and interconnection standards. All equipment components must be UL certified, and meet existing facility structural and fire safety requirements.

Proposals shall provide evidence that the proposed technology and equipment would meet or exceed all currently applicable and proposed environmental standards.

5.5 PV Supply and Project Implementation Schedule

Please provide the following:

Provide evidence of PV supply through PV supply contracts or public press releases, showing expected availability of the minimum requirements to fulfill this RFP of UL-listed high efficiency PV modules for delivery and installation in California in 2009.

Submit a detailed implementation schedule for the described PV system design/build project indicating the expected milestones and timing, with each task referenced from the notice to proceed.

5.6 Pricing

Provide pricing for a turnkey (design/build) PV system as indicated in the pricing tables in Exhibit "A."

Pricing should include: \$/kWh for twenty years with and without an annual escalator.

Pricing shall be in the format set forth in Exhibit A attached hereto and incorporated herein.

5.7 Technical Approach and Product/Technology Description

- a. Respondents shall either a) state that their systems will comply with all of the requirements of the RFP, or b) list the items that would not comply and provide reason(s) why.
- b. Describe the technology (or technologies) that your company proposes for ground mounted applications, including at least the following information:
Photovoltaic module description, brand(s) and model numbers.
Inverter type and brand(s) and efficiency (in %).
Balance of system components including tracker drive and control systems.
Civil engineering and foundations.
Technology patents held by your company for the proposed system.
- c. For each technology described above, please describe any other benefits your system provides that other system might not provide, but only if such benefits can be readily measured and agreed to by an independent engineer.
- d. For each technology described above, define the maximum wind speed that the technology has been tested for, and the testing authority.
- e. For each technology described above, provide AutoCAD drawings showing the proposed PV system layout on available open land at the proposed site.

5.8 Operation and Maintenance Service Information

- a. Provide an overview of your proposed system output performance verification methodology. Is it remote? Is it web-based? Describe the end-user interface.
- b. Provide an overview of your firm's on-site operation and maintenance service program for the PV system

6.0 Proposal Evaluation

The DWP reserves the right to interview any or all respondents to this RFP, or to ask for additional information or clarifications. the DWP reserves the right, at its sole discretion, to accept a response that does not satisfy all requirements but which, in the DWP's sole judgment, sufficiently demonstrates the ability to produce, deliver, design, permit, install, operate, and maintain a turnkey grid-connected PV project and to satisfy the major requirements set forth in this RFP.

Exhibit A

Power Purchase Agreement - Pricing Tables

System Size in DC kW: _____

Expected total cumulative kWh output over 20 years: _____

PRICING IF RECS OWNED BY DWP:

PPA price (\$/kWh) 20-year term fixed, <i>without</i> annual escalator (RECS owned by DWP)	PPA price (\$/kWh) 20-year term with annual escalator (RECs owned by DWP)	Annual Escalator
		_____%

PRICING IF RECS OWNED BY POWER PROVIDER:

PPA price (\$/kWh) 20-year term fixed, <i>without</i> annual escalator (RECS owned by Power Provider)	PPA price (\$/kWh) 20-year term with annual escalator (RECs owned by Power Provider)	Annual Escalator
		_____%

Exhibit B

This Non-collusion Affidavit shall be executed by the Power Provider and shall be submitted with its Proposal.

NONCOLLUSION AFFIDAVIT FORM

I, _____, being first duly sworn, deposes and says that he or she is _____ of _____ the party making the attached bid; that the bid is not made in the interest of, or on behalf of, any undisclosed person, partnership, company, association, organization, or corporation; that the bid is genuine and not collusive or sham; that the bidder has not directly or indirectly induced or solicited any other bidder to put in a false or sham bid, and has not directly or indirectly colluded, conspired, connived, or agreed with any bidder or anyone else to put in a sham bid, or that anyone shall refrain from bidding; that the bidder has not in any manner, directly or indirectly, sought by agreement, communication, or conference with anyone to fix the bid price of the bidder or any other bidder, or to fix any overhead, profit, or cost element of the bid price, or of that of any other bidder, or to secure any advantage against the public body awarding the contract of anyone interested in the proposed contract; that all statements contained in the bid are true; and, further, that the bidder has not, directly or indirectly, submitted his or her bid price or any breakdown thereof, or the contents thereof, or divulged information or data relative thereto, or paid, and will not pay, any fee to any corporation, partnership, company association, organization, bid depository, or to any member or agent thereof to effectuate a collusive or sham bid.

I certify (or declare) under penalty of perjury under the laws of the State of California that the foregoing is true and correct.

Name of Power Provider _____

Signature _____

Name _____

Title _____

Dated _____

ADDENDUM NO. 1

REQUEST FOR PROPOSALS

PROJECT TITLE: **CITY OF CORONA, DEPARTMENT OF WATER AND POWER
SOLAR POWER PROJECT**

DUE DATE/TIME: **4:00 p.m. on March 10, 2010 (no change)**

The following clarification shall become part of the Request for Proposals ("RFP"):

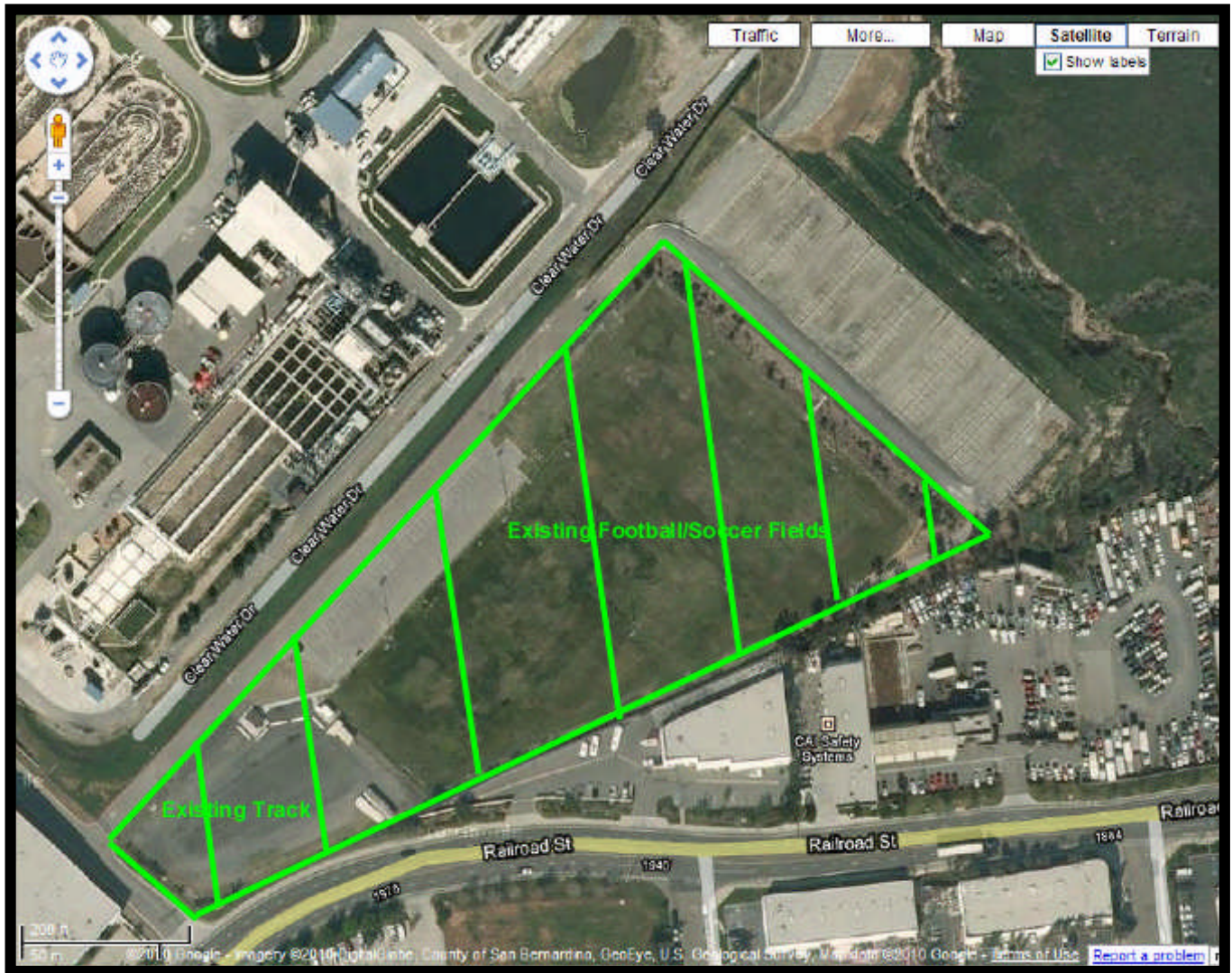
1. The Clearwater Sports Field is an approximately 5.7 acre Site upon which Proposers are encouraged to propose a solar project which will maximize the use of the Site to generate the optimal amount of electricity, in a cost-effective manner, such as, but not limited to, tracking systems, if appropriate. The Site is currently used as a sports field (soccer fields); an image is attached hereto as Exhibit "A." The City of Corona, Department of Water and Power is not specifying a minimum or maximum size solar project for this RFP.

Proposers are not required to sign and return Addenda or a form acknowledging the Addenda. It is the Proposer's sole responsibility to ensure that it receives the Addenda for this Project. In submitting a Proposal, Proposers certify that they are submitting the Proposal as may be modified by any and all Addenda.

Unless specifically modified herein, all instructions and provisions of the RFP remain unchanged.

ADDENDUM NO. 1

EXHIBIT "A"



Disclaimer: The highlighted portion of Exhibit "A" is an approximation and meant only as a visual aid. The actual size and boundaries of the "Clearwater Sports Field" shall be memorialized by the City in the negotiated Power Purchase Agreement."

END OF ADDENDUM NO. 1