

**ADDENDUM # 1**

**NO. PS-16-0980-02**

**REQUEST FOR PROPOSALS (RFPs) FOR  
DESIGN-BUILD SOLAR GENERATION SYSTEMS  
AT EIGHT SITES**

1. Q: General: Are eight electronic copies of submittal documents required for each school, i.e., 64 flash drives, as provided in section 7.3 of the RFP? In addition, are Proposers required to submit three (3) hard copies of all materials in three-ring binders for each site?  
A: No. Proposers must submit a total of eight USB flash drives. Each flash drive must contain folders for each site Proposer is submitting with all required materials in each folder. Proposer(s) must also submit two (2) hard copies of the required documentation in three-ring binders for each site selected by Proposer.
2. Q: General: Is it necessary for the D.3 Subcontractor Prequalification form to be submitted prior to the RFP response?  
A: No.
3. Q: General: Must subcontractors be qualified before the RFP response is due?  
A: No.
4. Q: General: Which subcontractors need to complete the form? All that might be used in the project or just prime subs (structural / electrical)?  
A: All that might be used in the project pursuant to the C categories listed in the RFP.
5. Q: General: Does the California Public Utilities Commission (CPUC) determination on Net Metering 2.0 affect the target production rates at any sites, and if so, will additional locations be allocated for arrays?  
A: Yes, the target production at Morse and Mira Mesa will be no longer be restricted to the Net Energy Metering (NEM) 1.0 one-megawatt (MW-CEC AC) cap. The target production at these two sites has been increased to the projected future annual usage of 1,658,000 kilowatt hour (kWh) for Morse and 2,039,000 kWh for Mira Mesa. See the revised Attachment C.1 Site Details Sheets for these two sites for the new target numbers, which supersedes the target numbers shown on Table 3-2 of the Main Body of the RFP. Proposers should use the canopy areas identified to meet the new targets. If additional footprint is needed beyond the areas provided, proposer should recommend additional canopy locations.
6. Q: General: Which areas at the sites can be blocked off for construction activities?  
A: DB Entities will be given the widest possible latitude for cordoning off construction areas during summer. During school sessions, construction areas and activities will be limited so as to allow for adequate access and parking.

7. Q: General: Given the uncertainty around CEQA and subsequent resulting schedule impacts, would the District consider requesting project schedules that assume normal working hours for both summer and in-school session? This would reduce the need to burden bids with additional schedule-related costs to achieve what may be a changing schedule.
- A: Preliminary CEQA information has been provided to the District. See attachment noted in item 61a at the end of this Addendum for Draft Mitigation Monitoring and Reporting Program. CEQA process is expected to be finalized, with adoption and filing of Mitigated Negative Declaration (MND) and/or Notice of Exemption (NOE) prior to June 22, 2016. Normal working hours should be assumed for summer work. If DB Entity proposes work while school is in-session, it must be scheduled so as not to disrupt normal operations at the school sites.
8. Q: General: Which schools will host summer schools, and what is to be their schedule?
- A: Penn Elementary, Mira Mesa and Morse High Schools will host summer schools during the summer of 2016. Hours are typically 7:30am to 1:30 pm between June 22 and August 19. Construction activities and utility shut-downs shall not interfere with the use of those portions of the campus used for summer school. Parking and access to and throughout the site will be coordinated with the District prior to construction.
9. Q: General: What will be the basis for determining Liquidated Damages?
- A: Liquidated damages will be based upon each calendar day of delay beyond the date of the “Designer/Builder Requests Permission to Operate Letter from Utility” specified in Exhibit “C” of the draft intended Design-Build contract for each site.
10. Q: General: What information is required for Section P1, Project Financing, of Attachment D of the RFP?
- A: Provide evidence or description of working capital to finance construction prior to receiving progress payments from the District. Also provide a sample schedule of values for progress payments.
11. Q: General: Does the District intend to utilize California Solar Initiative (CSI) funding for this project?
- A: Yes, but currently on waiting list.
12. Q: General: Is the Design-Build (DB) contractor responsible to pay any permitting fees including, but not limited to, Division of State Architect (DSA)?
- A: Yes. See Paragraph I.4 on Page 1 of Attachment A1.
13. Q: General: Is the District responsible for all Special Inspection and Testing costs?
- A: Yes. The District will also hire the Project Inspector (IOR).
14. Q: General: Will the sample DB contract as included in the RFP be awarded as-is?
- A: Most of the terms and conditions will remain the same. However, specific items will be negotiated.
15. Q: General: Does the District intend to award a contract limited to the current eight sites only or will the contract be negotiated to include future projects, and, if so, how?
- A: The District intends to contract with Proposer(s) for the initial eight sites, but, thereafter, will probably add additional sites as the need arises under a Master Contract.

16. Q: General: What is the expiration date of the District's Project Stabilization Agreement?  
A: None. The PSA is in effect for the duration of the applicable local bond program(s).
17. Q: General: Is 15-minute interval electrical consumption data available in Excel format?  
A: Yes. See Attachment C, Item 3 in each site folder for this information.
18. Q: General: Are Geotechnical Reports available?  
A: Yes. See Attachment C, Item 4 in each site folder for this information.
19. Q: General: What is the DB Entity's geotechnical scope?  
A: See Attachment B, Item 4, Spec Section 05 90 00 PV Mounting, Section 1.05 for this information.
20. Q: General: Is it permissible to propose the use of S2 Type structures over assembly areas?  
A: This answer will be determined by DSA in plan check. We recommend that you review this question with DSA prior to submitting your proposal.
21. Q: General: Are all completed project 'A' numbers closed and certified with DSA?  
A: No. Please note the following:
- **Morse.** 04-103528 includes Building 2000, Library Addition and miscellaneous modernization work throughout the campus.
  - **Mira Mesa.** 04-104116 and 04-113758 for the Culinary Arts project (Building 400) which is still under construction, and therefore is still open with DSA.
  - **Serra.** 04-104116 and 04-104217 include alterations to Culinary & Arts Building 400 (electrical MSB is located in this building).
  - **Tierrasanta.** 04-103595 includes alteration to the Classroom Buildings (the electrical MSB is outside and adjacent to the eastern classroom building).
22. Q: General: Is UL certification of boards required at the end of the project? If so, by whom?  
A: Yes. All proposers should assume that SDG&E will require UL re-certification of switchboards modified by line-side connections. The selection of a qualified certification firm shall be the Proposer's choice.
23. Q: General: Are any of the eight sites listed as Formerly Used Defense Sites, and if so what is the impact to construction activities?  
A: Yes. Two sites, Serra and Tierrasanta are listed and may contain Unexploded Ordinance (UXO). The District expects to file a Mitigated Negative Declaration (MND). See attachments noted in Items 61a and 61b at the end of this Addendum for additional information.
24. Q: General: What should the DB Entities assume for CEQA mitigation measures and at which sites?  
A: See attachments noted in Items 61a and 61b at the end of this Addendum for additional information.

25. Q: Morse: Is it permissible to provide required shading for accessible parking by shading existing accessible parking spaces?  
A: Yes. The DB Entity has the option to shade the existing spaces or create new spaces under the arrays. See Sheet A3-01, Attachment C, Item 2 Site Plans for more information.
26. Q: Morse: Will the shotput court be removed or maintained in its existing location?  
A: If C6 array construction or location conflicts with the use of the shot put, then the shot put area will need to be relocated. Otherwise, C6 may be truncated by 200' to mitigate disturbance of shot put use.
27. Q: Mira Mesa: When will the area currently being used as lay down yard be available for installation of arrays?  
A: Anticipated on September 1, 2016. Any earlier availability will be coordinated by the District's project manager.
28. Q: Mira Mesa: For home run route from C1 & C8, is an alternate route available?  
A: Yes. The DB Entity can propose an alternate route as part of their submittal for District review and approval.
29. Q: Mira Mesa: Are trees near C8 to be demolished?  
A: Some of the trees are identified to be removed in the RFP. See Sheet L2-01, Attachment C, Item 2 Site Plans for more information. However, it is up to the DB Entity to determine which trees need to be removed to maximize performance and meet their performance guarantee. Also see Attachment A2, Paragraph I.10, for more information.
30. Q: Mira Mesa: Can the existing field on the northeast side of the school be used for Photovoltaic (PV)?  
A: No. This field is used for many community activities and is not to be used for PV.
31. Q: Nye: Is the 100 amp breaker as shown on the electrical drawings correct or should it read 1000 amp?  
A: The circuit breaker for the PV system, Note 2, on Drawing Sheet E4-02, should read 1000 amps.
32. Q: Penn: Can the home run be routed differently than shown? Can it be run along the east side of the site?  
A: The DB Entity can propose to route the home run along the east side of the site or another route if desired
33. Q: Penn: Can the site be graded at the PV Array location or is it required to maintain the existing topography?  
A: The DB Entity can propose their own solutions for this area. Any planned grading will address and include costs for additional impacts to CEQA and other regulatory agencies and restoration of landscaping.
34. Q: EB Scripps: Are basketball courts under Array C5 and C6 to remain or do they need to be relocated? If so how many and where is an acceptable location?  
A: See notes on Sheet A1-01, Attachment C, Item 2 Site Plans, for scope of work.

35. Q: EB Scripps: Are record documents and building cross sections available for the corridor and structure adjacent to the electrical room on the north side of the building where the PV is to tie into?  
A: Yes. See Attachment C, Item 5, in EB Scripps folder.
36. Q: Serra: Should PV Array C1 and C3 tie into the main electrical gear as shown?  
A: The District has no preference. Proposer shall provide optimal configuration/connection design.
37. Q: Serra: Can the existing jobsite trailer be relocated and, if so, who will relocate?  
A: Yes. If required, the District will arrange for relocation of trailer.
38. Q: Serra: Can PV Panel arrays encroach into the existing Bio Swale adjacent to the location of Array C2 and C4?  
A: All columns must be located outside of the bio swale.
39. Q: Serra: Can ground mounted PV be installed in the dirt lot near the Data Center?  
A: Yes. Ground mounted PV may be proposed in the dirt lot north of the Data Center at the discretion of the Proposer.
40. Q: Serra: Is the DB Entity limited to utilizing the proposed termination points as shown on the bridging documents, or can they propose their own electrical tie-in solution?  
A: The DB Entity can propose their own solutions.
41. Q: Serra: Will we be able to shut down the Data Center to tie-in the PV System?  
A: No. The Data Center is a 24/7 mission-critical facility. Any and all connections must be coordinated and scheduled at least two weeks in advance with the District and must maintain full operability of the facility. Onsite generation and storage may be utilized (in close coordination with the District) to maintain operation.
42. Q: Serra: What is the correct bus size?  
A: The correct bus size for the Serra Data Center existing main switchboard "MSB" shown on sheet E6-03 should be 2000A.
43. Q: Serra: Which canopies can be connected to the Data Center electrical gear and which can go to the main electrical service?  
A: The District has no preference. Proposer shall provide optimal configuration/connection design to meet production targets and minimize homerun lengths.
44. Q: Serra: Is the C5 array location viable, or should it be avoided?  
A: The C5 array should be avoided, i.e., it is the least preferred array location. All other array locations should be utilized first before C5.
45. Q: Serra: Are record documents of existing electrical gear at the tie-in point available?  
A: No record drawings are available for main campus switchboard. See attachment C.5 as noted in 61e of this Addendum for record shop drawings of the Data Center main switchboard "MSB."
46. Q: Tierrasanta: Can the existing storage container be relocated and, if so, who will relocate?  
A: The storage container may be able to be temporarily relocated for ease of

construction and then returned to its current location. The DB Entity is responsible for the relocation and the return of the container and safe transfer of all contents.

47. Q: Tierrasanta: Can the driveway between C3 and C4 be narrowed or does a minimum clearance need to be maintained?  
A: The driveway/area between C3 and C4 is to remain at the current width as depicted in the RFP documents.
48. Q: Tierrasanta: It was mentioned during the pre-proposal site walk that structure C4 was intended to provide shade to the adjacent existing play structure. Are there any clearance and/or proximity limits to this play structure which must be maintained?  
A: Yes. Columns are to be placed outside of the existing play surface area and the vertical clearance above the play structure must meet CBC requirements.
49. Q: Tierrasanta: Can the footprint of structure C4 be extended to allow elimination of structures C5 and C6? If so, would removal of the existing grass mound east of the current footprint be allowed to maintain a level structure with 12' clearance beneath? If this mound is graded down, what surface improvements would be required?  
A: The DB Entity can propose their own solutions for this area. 12' minimum clearance shall be maintained. Alternate proposals will address and include costs for additional impacts to CEQA and other regulatory agencies and restoration of landscaping.
50. Q: Tierrasanta: Are there any other upcoming construction activities at this site which might impact this project?  
A: Yes. A shade structure over the existing play structure between location C3 and the main panel is scheduled to be installed in spring 2016.
51. Q: Tierrasanta: Is the C4 array a preferred location?  
A: Yes, the C4 and C1 array locations are the most desirable. C5 and C6 are the least desirable.
52. Q: Tierrasanta: Is the existing fencing that will end up underneath Array C1 to remain?  
A: No. Remove the existing fence fabric and replace it with non-climb, high security fence fabric per District standards.
53. Q: General: Does the District want separate DSA applications for each site or can they be combined into one application with multiple sites?  
A: Provide separate DSA applications for each site.
54. Q: General: Can the District provide more detail around method of cost / savings analysis specifically number of years to be analyzed (i.e., 20/25 years), discount factor for NPV analysis, expected savings / kWh, expected utility escalation rate?  
A: Yes. The answers are as follows:
  - Term: 25 years
  - NPV Discount Rate: 3.5%
  - SDG&E annual inflation: 3.0%
  - Savings/kWh to be calculated based on proposals
55. Q: General: Do the individual site utility peak annual loads meet the SDG&E DGR tariff requirement of being equal to or less than 2 MW?  
A: Yes. Historical peak annual loads are under the 2 MW cap for all services.

56. Q: General: Would the District accept aluminum conductors?  
A: Please assume copper in your base proposal. Aluminum conductors and related savings may be identified as a value engineering suggestion in your Proposal.
57. Q: General: Would the District reduce the ten (10) year system warranty requirement to five (5) years since there are no CSI rebates?  
A: No. The District requires a CSI compliant 10-year warranty. The District is currently wait-listed for CSI incentives.
58. Q: General: Would the District accept both string and central inverter designs?  
A: The District has a preference for string inverters. Please assume string inverters for your base proposal. Central inverters and related savings may be identified as a value engineering suggestion in your Proposal.
59. Q: General: Do the entry gates at each site meet the accessibility requirements of the California Building Code (CBC)?  
A: No. See below for sites with non-complying entry gates.
  - **Morse.** Entry gates (at baseball field and stadium gates) exceed 5# force to operate and closing speed is faster than 5 sec minimum
  - **Mira Mesa.** All 4 entry double gates have non-compliant hardware, no kickplate and no signage.
  - **Nye.** The main entry double gate has non-compliant hardware, no kickplate and no signage. The Administrative office door has non-compliant clearances and signage.
  - **EB Scripps.** Both entry double gates exceed 5# force to operate and closing speed is faster than 5 sec minimum.
  - **Serra.** Both Southeast and Northwest entry double gates have non-compliant hardware, no kickplate and no signage.
  - **Tierrasanta.** Entry single gate has non-compliant clearances and hardware, no kickplate and no signage.
60. Q: General: Can the District please confirm which weather station(s) should be used in the performance modeling?  
A: For Zamorano, Penn, Nye, and Morse- SAN DIEGO, LINDBERGH FIELD  
TMY3  
  
For Tierrasanta and Serra -SAN DIEGO, MONTGOMERY FIELD  
TMY3  
  
For Scripps and Mira Mesa - SAN DIEGO, MIRAMAR NAS  
TMY3

61. ADDITIONS AND OTHER CHANGES TO THE RFP DOCUMENTS

(Note: Addendum documents available for download at [https://fpcprojects.sandi.net/sites/PSA/rfps/RFP Documents/PS-16-0980-02 Addendum No 1](https://fpcprojects.sandi.net/sites/PSA/rfps/RFP_Documents/PS-16-0980-02_Addendum_No_1) )

- a. Add: DRAFT Mitigation Monitoring and Reporting Program, 8 Solar Power Generation Systems Projects

- b. Add: Munitions Response Plan, SDUSD, Data Center and Serra High School IT Academy, dated 29 June 2012
- c. Attachment C.1: Revised Site Detail Sheets at the following sites
  - 1) Morse HS
  - 2) Mira Mesa HS
  - 3) Penn ES
  - 4) Serra HS
  - 5) Tierrasanta ES
- d. Attachment C.5 As-Built Site Drawings for E.B. Scripps: Add as-built plans and sections adjacent to electrical room
- e. Attachment C.5 As-Built Site Drawings for Serra Data Center: Add record shop drawings for main switchboard “MSB”
- f. Attachment Form D2. Revised D2 forms for Morse and Mira Mesa HS due to the new target numbers.