

**Department of Materials Management
Procurement Unit
MONTGOMERY COUNTY PUBLIC SCHOOLS
45 W. Gude Drive, Suite 3100
Rockville, Maryland 20850**

October 5, 2021

NOTICE TO OFFERORS

**The following are questions and responses regarding
RFP No. 4361.3, Power Purchase Agreement for Electricity from Solar Photovoltaic Systems**

	QUESTION	ANSWER
1.	What is the overall annual electricity usage of all MCPS facilities (not only the eight sites identified for rooftop solar in this RFP) as measured in kilowatt hours?	255,008,859 kWh
2.	Does the BOE desire offerors to provide pricing for 1) the MD SRECs the arrays installed on the eight sites identified, 2) alternative, more cost-effective RECs or 3) both?	All information is welcome
3.	For each of the eight sites identified, what does the BOE currently pay for electricity per kilowatt hour?	Around 12 cents
4.	Are any of the sites on a competitive supply contract? If so, what is each applicable site's contract's length and rate and does it include any minimum purchase requirements?	No
5.	For each site, can the BOE please specify and provide the particular utility tariff rate class to which the site belongs?	Non-Residential-MGT-LV IIB
6.	How many kilowatt hours each year do the solar panels already in operation at Clarksburg High School generate?	FY20 - 314,742 kWh
7.	How many kilowatt hours each year do the solar panels already in operation at Clarksburg High School generate?	Repeat question

	QUESTION	ANSWER
8.	Can the BOE please provide more detail as to the aggregate capacity of the off-site ground mount arrays it requires (closer to 3 MW or closer to 8 MW)?	Would prefer as much KW as is possible
9.	Is the BOE open to considering battery storage systems to supplement the rooftop systems if an offeror concludes that such systems can produce greater savings? If so, can the BOE please provide load profile interval data for each site?	Not at this time
10.	Can MCPS provide the following information for each roof? <ul style="list-style-type: none"> a. Most recent "re-roofing" date b. Roof life expectation c. Contractor that conducted the re-roofing and/or original roof d. List of roof warranty providers and/or terms 	Yes, we will provide this information to the bid winner. All roofs for listed sites are only one or two years old with an expected life of 20 years
11.	The RFP requests "completion of four projects by May 30, 2024 and the remaining four by May 30, 2024." Is there meant to be a distinction between these dates?	The completion date for ALL locations is May 1, 2024. MCPS expects at least 4 sites to be completed by May 1, 2023. Erratum #1 will be issued to note the correction.
12.	Does "parking lot lighting pole mounted solar PV collectors" mean solar-powered parking lot lights?	Yes
13.	Is there a preference on the size and location of the parking lot canopy pilot project?	Will be discussed with bid winner. Looking for a smaller pilot project

	QUESTION	ANSWER
14.	MCPS Requirements obligate MCPS to purchase electricity for the term and value identified in the contract and pricing model but notes that the term may vary by facility. Are these terms defined at this time?	No
15.	Will MCPS authorize the removal of “non-specimen” trees where present or near future canopies cast shadows over the rooftop? (e.g., Shady Grove MS)	Will be discussed with bid winner. Not impossible but not preferable
16.	Are as-built drawings or drone mapping/similar of the roof tops to include elevations available?	Key roof plans will be made available at the site visits
17.	Will tours of the roofs at each site be made available during site visits? a. When does MCPS plan to schedule site visits?	Yes. A schedule and special Covid requirements will be shared at the pre-bid meeting
18.	Can MCPS provide a list of transformer capacity/voltage for each location?	No. Vendor needs to work with utility
20.	What project development milestones are required for MCPS consideration of off-site PPA facilities (e.g. site control, discretionary permits, conditional interconnection approval from utility, etc.)?	The primary milestone is when the power is available.
21.	For the purchase of electricity from within Maryland, the location of the MCPS facilities was not specified. What is the energy needed within each utility? (e.g., X MWh/yr in Pepco, Y MWh/yr BGE, Z MWh/yr Potomac Edison)	Total load is 255,008,859 kWh 85% Pepco 5% BGE 10% Potomac Edison

	QUESTION	ANSWER
22.	Will the structural calculations related to Load Analysis be made available prior to the submission deadline? If not, should we assume that each roof will be able to manage the additional structural load for the solar PV array?	The vendor will need to calculate and certify the load analysis.
23.	Will MCPS accept a bid that assumes no costs for structural or other roof upgrades, which includes a PPA rate adder based on if these upgrade costs are determined to be required and the amount thereof?	MCPS does not expect any costs for structural or roof upgrades so there should be no adder necessary
24.	Regarding the relocation of the system due to roof life, can we include a maximum length of time for the system to be removed / offline due to roof replacement?	These sites have roofs that are only 1 -2 years old with a 20-year life
25.	Is the Project subject to prevailing wage rates?	MCPS is not requiring this, however, respondents should confirm requirements of any incentives/rebates/or other partnerships they may use.
26.	Section 1.0 of the RFP references splitting the completion of the eight MCPS facilities in two phases of 4 however both phases show the same completion date of May 30, 2024. Please confirm the completion dates for the MCPS facilities.	See response to question 11 above.
27.	Please provide a list of the MCPS owned facilities and addresses referenced in Section 3.0 of the RFP.	Included in site visit information
28.	Provide remaining roof life for each of the eight MCPS facilities.	18 – 20 years
29.	Provide the DC and AC system size of the existing solar array installed in 2008 at the Clarksburg HS facility listed in Table A.	315 kW DC and 250kW AC
30.	Provide the anticipated completion/occupancy date for both Tilden MS and Maryvale ES listed in Table A.	Complete

	QUESTION	ANSWER
31.	The RFP states "with completion of four projects by May 30, 2024 and the remaining four by May 30, 2024.". Please clarify desired completion dates and if MCPS has certain schools they want completed with the first group.	See response to question 11 above.
32.	Does MCPS have land available to lease to the developer for the off-site, ground-mounted system? Is there a specific location MCPS would like to use for the ground-mounted system?	No
33.	Does MCPS require Prevailing Wage or Davis Bacon requirements for this project?	MCPS is not requiring this, however, respondents should confirm requirements of any incentives/rebates/or other partnerships they may use.
34.	Please provide the locations of the desired point of interconnection at each site. Are SLD's or pictures of point of interconnection gear available?	No pictures. Will be seen during site visit.
35.	Please provide the main electrical switchgear ratings at each site.	See question 34
36.	Please provide the roofer and roof warranty holder for each site. What type of roof material is used at each site?	See question 10
37	Which sites will have other projects/contractors going on at the time of desired PV install?	Nothing else is planned at this time.
38.	Are there any design requirements specific to schools (state, local government solar design requirements) that the District would like us to abide by?	All MCPS requirements are in the RFP. It is the vendor's responsibility to confirm state and local requirements.
39.	Please confirm if MCPS or AHJ will be issuing permits?	Montgomery County will issue the permits
40.	Section 1.0 states that the completion schedule will be broken up into (2) groups of (4) schools, however, the same completion date for each group is listed: May 30, 2021. Please verify schedule assumptions for the RFP.	See response to question 11 above.

	QUESTION	ANSWER
41.	Is roof warranty documentation available for review for each site? Specifically, warranty end dates would be beneficial to determine on a per-site basis if the warranted roof life will be less than the normal service life of the solar system.	See question 10
42.	Are rooftop drawings for Tilden MS and Maryvale ES available for review? Drawings that also indicate the location of rooftop equipment and/or restricted areas that are not to be utilized for solar would help improve the accuracy of the solar layouts that will be included in the RFP response.	See question 10
43.	It appears there is an existing system at Clarksburg HS. Who is the system owner? Do you anticipate that system to be absorbed into the new array, or continue to operate as-is?	Operate as is. This site was installed in 2008/2009
44.	If the existing Clarksburg array stays put, is there another meter on site that the new array can tie into?	Will determine at site visit
45.	For the alternate solution section regarding offsite solar, can you provide a breakdown of your available annual load in PEPCO and BGE territories?	Total load is 255,008,859 kWh 85% Pepco 5% BGE 10% Potomac Edison
46.	For the alternate solution section regarding offsite solar, can you provide a breakdown of your available annual load in PEPCO and BGE territories?	Repeat question
47.	Section 3.2 states that one of the options at end of term is to transfer ownership of the PV system and all associated equipment to MCPS (at MCPS' discretion). In our existing PPAs with MCPS, this is an option, but the transfer is a result of the purchase @ fair market value. Are we to assume the same applies here?	Yes

	QUESTION	ANSWER
48.	Section 3.2 states that one of the options at end of term is to transfer ownership of the PV system and all associated equipment to MCPS (at MCPS' discretion). In our existing PPAs with MCPS, this is an option, but the transfer is a result of the purchase @ fair market value. Are we to assume the same applies here?	yes
49.	According to MCPS's 2018 Energy Sustainability Management Plan, the district implements a Peak Load Management (PLM) program. Could the district release what HVAC controls and mechanical upgrades (If any) it has made at the selected sites as they relate to demand management? This question will help bidders determine what premium items may increase the ROI of this project and reduce future operating costs.	MCPS does not have a contract for PLM program. We turn off mechanical equipment for one hour to reduce the demand.
50.	Could you identify whether or not the usage data listed in the proposal was taken during a period where schools were shut down for the pandemic? If this is the case, could MCPS also release pre-shutdown usage data to give bidders a better understanding of typical usage?	This data was from 2019 before the pandemic.
51.	How did the pandemic affect school activities and for what time period were the buildings shut down or operating at reduced capacity?	Schools were shut down from March 2020 to March 2021
52.	Section 20.0 of the RFP stipulates a separate \$100,000 security bond will be required to complete the project. Are there any other bonding requirements for this project?	No additional bonding requirements
53.	Does not being a Minority Business Enterprise hurt a bidder's chances of being awarded this proposal?	Minority businesses are encouraged to respond. MCPS has minority participation goals, special considerations are not part of this RFP.

	QUESTION	ANSWER
54.	Would MCPS be interested in evaluating plans where additional solar is placed on buildings rooftops to compensate for facilities with less available roof space and achieve aggregate net metering?	At this time, the utility companies do not have a good method for off-site aggregate billing.
55.	<p>According to the RFP, MCPS allows bidders to include certain "premium items" in attachment A that are directly related to the installed photovoltaic system. Would MCPS allow bidders to include certain demand management solutions that are A.) Directly related to the installed photovoltaic system, and B.) in sync with MCPS's Environmental Sustainability Management Plan?</p> <p>The wording of the RFP indicates that MCPS would allow this, but Attachment A only has select "premium" options listed on it.</p>	At this time, MCPS is not looking for Demand Management solutions
56.	Please confirm if an additional question and answer period will be provided following the pre-bid meeting and site visit(s).	Yes
57.	Which contractor has MCPS utilized for its previous solar PV installations?	Various. Three different contractors.
58.	<p>Section 1.0 – “Develop 2MW or greater. Total yearly kWh for each site is specified in table A at eight MCPS sites through turn-key PV projects, within limitations of characteristics and quantities of PV modules available on the market, and with completion of four projects by May 30, 2024, and the remaining four by May 30, 2024.”</p> <p>The completion dates provided for all eight projects is the same date (May 30, 2024). Please clarify if the expected completion date should be different for the first or last four projects.</p>	Please see the response to question 11 above.

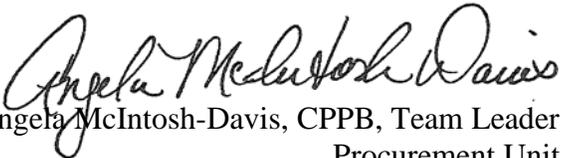
	QUESTION	ANSWER
59.	<p>Section 1.0 – “Develop an off-site ground-mounted, solar PV installation that supplies MCPS facilities with the electric output in the most economical fashion using net metering/aggregate metering.”</p> <p>Will the contractor be responsible for securing the off-site location for the ground-mount installation or will MCPS be responsible for this?</p>	Contractor responsibility
60.	<p>Section 1.0 – “Develop an off-site ground-mounted, solar PV installation that supplies MCPS facilities with the electric output in the most economical fashion using net metering/aggregate metering.”</p> <p>Will the contractor be responsible for securing the off-site location for the ground-mount installation or will MCPS be responsible for this?</p>	Contractor responsibility
61.	<p>Section 8.0 – “Point-by-Point Response to each section of the RFP.”</p> <p>Please clarify which sections of the RFP are to be included in the point-by-point response.</p>	All sections outside of the Scope of Services that requires specific details should be responded to if only to respond that you “understand and comply”.
62.	<p>Article 23 Section B - “The minimal limits of coverage listed above shall not be construed as the maximum as required by the Contract or as a limitation of any potential liability on the part of Contractor;” we’d prefer to strike this language and negotiate indemnity and limitation of liability language.</p>	Clarifications to language should be addressed in your response and will only be considered if awarded. Also, please note those contracting articles that are noted as non-negotiable.
63.	<p>Article 23 Sections C & D - both require additional insured status for the policies. We take exception for Workers’ Compensation and Professional Liability which is industry standard.</p>	See response to question 62.
64.	<p>Does the school district have a preferred location for the parking lot canopy?</p>	Not at this time

	QUESTION	ANSWER
65.	If the school district does have a preferred location for the parking lot canopy, is there a geotechnical report that bidders can reference to ensure accurate parking lot canopy designs?	No
66.	Does the school district want bidders to propose only one parking lot canopy system intended for the pilot demonstration? Can the bidder choose to propose more than one parking lot canopy system?	Yes
67.	Is there a minimum height requirement for the parking lot canopy system?	MCPS is open to considering various options.
68.	Is it required for the bidder to bid on each premium item as identified in Section 3.4 of the RFP? Can the bidder choose to bid on some or all of the premium items?	Bidders may choose
69.	Will the school district provide usage data for all schools available for net metering with the off-site ground mounted systems (premium item A in Section 3.4)?	Yes
70.	Can the bidder choose to bid more than one ground mounted system (premium item A in Section 3.4)?	Yes
71.	Will the school district provide exact locations of the existing light poles intended to be used for the pole mounted solar PV collectors (as identified in premium item C Section 3.4)?	No
72.	Can the bidder choose to bid more than one ground mounted system (premium item A in Section 3.4)?	Yes
73.	Will the school district provide exact locations of the existing light poles intended to be used for the pole mounted solar PV collectors (as identified in premium item C Section 3.4)?	No

	QUESTION	ANSWER
74.	Can the school district provide roof structural reports for each building intended for rooftop PV systems?	No, vendor will verify
75.	Can the school district provide roof structural reports for each building intended for rooftop PV systems?	No, vendor will verify
76.	Can the school district extend the question deadline to 4pm October 7, one day following the pre-bid meeting?	No
77.	Can you supply 12 months of utility bills for all sites listed in Table A?	Yes
78.	In section 1.0, can you clarify the year you would like the second 4 projects to start? It currently reads like both waves will start on the same day.	Please see the response to question 11 above
79.	For the secondary goal of developing an off-site ground-mounted solar PV installation, does MCPS have a site or location in mind for developing the solar facility?	No, open to suggestions
80.	Concerning the RFP's pricing sheet, can you please define what MCPS means when asking for the "fixed rate for the entire term"?	Same flat rate without escalation for the term of the contract
81.	Are we allowed to use MCPS as a reference in our response? We are the PPA provider on your current arrays.	No
82.	The document refers to interest in potential off-site ground mount solar arrays between 2MWs and 5MWs. Would MCPS be interested in Net-Metering Credits from Rooftop arrays located in Montgomery County?	No. the utilities do not yet have transparent billing in place yet
83.	Please provide recent utility bills for each of the sites. If utility bills are not available, please clarify what the utility rate/avoided cost is for each site.	Will be provided to the bid winner

	QUESTION	ANSWER
84.	Please provide all roof warranty documentation for each of the sites. If this documentation is not available, please clarify the warranty term lengths of each roof plane.	See question 10
85.	Please provide the contact information for the roofing company of each site.	See question 10
86.	Does MCPS prefer a portfolio-wide PPA rate or a separate PPA rate for each site?	Prefer same rate for systems installed during the year
87.	Please indicate the location of the electrical rooms, the max demand values, and the panel configuration (voltage and amperage) of each site.	Will see on site visit
88.	Please provide structural drawings for each site so that we can assess the structural capacities for solar and where we should assume ballasted vs penetrated systems.	MCPS does not want penetrations in the roof. All 17 existing sites have ballasted systems
89.	Can respondents include tree trimming/removal in their designs?	See question 15
90.	Please clarify the timing of the Premium Items in the Alternative Bid. The RFP indicates that “the initial term of the proposed ‘Premium Items’ PV development relationship is anticipated to be four years from the initial date of the award of the contract.” However, respondents will not be able to accurately propose these items given unforeseeable changes in PV component prices and incentives that far out. Furthermore, there may be challenges associated adding additional PV capacity to the already-completed rooftop systems, such as permitting and interconnection.	Same time frame as rooftop solar
91.	Can the school provide electrical drawings for each school?	Can be provided to the bid winner
92.	Can the school provide structural drawings for each school?	Can be provided to the bid winner

	QUESTION	ANSWER
93.	Is tree trimming allowed at all sites? Any known restrictions? Any replacement requirement requirements?	See question 15
94.	Any known material lifting, staging or logistical restrictions at any of the sites?	All lift areas and times must be approved by MCPS
95.	What are the current warranty statuses for roofs? Can the warranty information be provided?	Yes, see question 10
96.	Who is the roof manufacturer?	See question 10
97.	Will work be allowed to take place during regular working hours (7 a.m. to 3 p.m. Monday through Friday) with the exception of lifts using cranes?	Yes, unless the noise level interferes. No lifts during school hours unless it is a no school day.
98.	<p>What are the ages of the roofs?</p> <p>a. Can they provide information on the which company is providing the roof warranty and the period the warranty covers for each roof/roof section being made available for solar?</p> <p>b. Can they clarify the construction dates? Build dates for 4 schools targeted by 5/30/2024 and the next 4 by 5/30/2024. I am guessing the second 5/30/2024 might be a typo and maybe it is 9/30/2024?</p>	<p>See question 10</p> <p>Response to b. – please see response to question 11 above.</p>
99.	Is roof work part of the scope of this RFP?	Should be no work need on the roofs


 Angela McIntosh-Davis, CPPB, Team Leader
 Procurement Unit

Please indicate your receipt of this notice by signing below and returning with your proposal or under a separate cover.

Accepted By: _____
(Name & Title)

Name of Company: _____