



# Rescue Union School District

Educating for the Future, Together

## REQUEST FOR SOLAR PPA PROPOSALS

*January 26, 2023*

### **RFP Schedule**

Request for Proposals Issued	January 27, 2023
Conference / Site Walk	February 3, 2023 @ 9:00 am
Final Questions	February 10, 2023
Proposals Due	February 28, 2023 @ 5:00 pm
Interviews, if necessary	March 7-8, 2023
Selection	March 10, 2023
Board Approval	March 21, 2023

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**Overview**

The District is seeking proposals from solar energy companies (each a “Proposer”) that have demonstrated qualifications, resources, expertise, and experience sufficient to undertake and complete the Project on a timely and cost-efficient basis. A solar energy company selected by the District will be fully responsible for: (i) securing any and all necessary permits and utility agreements; and (ii) planning, designing, scheduling, constructing, installing, and commissioning the systems; and (iii) financing through a 20 or 25 year Power Purchase Agreement.

**A PPA CONTRACT MUST ENSURE THAT THE RESCUE UNION SCHOOL DISTRICT PV SYSTEM WILL QUALIFY FOR NEM 2 BY SUBMITTING AN INTERCONNECTION APPLICATION AND GAINING APPROVAL BY APRIL 14<sup>TH</sup>, 2023**

The purpose of this document is to provide RUSD’s potential solar proposers with key parameters to submit proposals. Each proposer will bid on seven (7) RUSD school sites in the PG&E territory. Proposals must include all details outlined in this document for RUSD’s Board to execute a contract in a transparent manner in accordance with the California Government Code 4217.

<b>Rescue Union School District</b>		
<b>School</b>	<b>Annual kWh use</b>	<b>Target kW size</b>
<b>Green Valley ES</b>	<b>295,000</b>	<b>175</b>
<b>Jackson ES</b>	<b>301,000</b>	<b>179</b>
<b>Lake Forest ES</b>	<b>288,000</b>	<b>171</b>
<b>Lakeview ES</b>	<b>324,000</b>	<b>192</b>
<b>Rescue ES</b>	<b>298,000</b>	<b>177</b>
<b>Marina Village MS</b>	<b>424,000</b>	<b>252</b>
<b>Pleasant Grove MS</b>	<b>872,000</b>	<b>518</b>
<b>Total</b>		<b>1,665</b>

RUSD is planning energy efficiency improvements and the target size is based on achieving a 90% solar offset. Proposers are encouraged to seek designs to meet the target kW size.

## SCOPE OF WORK

The majority of PV systems will be in the form of Parking Lot Carports – often called “Solarports” and Solar Shade Structures, which are placed in other areas of school property

One school, Lakeview Elementary School, is a naturally occurring asbestos site and roof mounted solar on standing seam metal roofs is preferred.

The District requires the use of Division of State Architect (DSA) pre-check designs for solarports, and shade structures and adherence to DSA requirements.

The selected company will be responsible for all design and permitting, all facets of construction and commissioning, as well as utility applications and successful interconnection. Because the Project sites include operating schools, the selected Proposer shall be required to coordinate on-site activities with the District in order to avoid unreasonable interference with school operations.

### Parking Lot Carports

- At the base of each carport column, and to protect against vehicular damage, the structure will be shrouded in a concrete base extending to a height of 30 inches above grade and at least 24 inches in diameter at its base.
- Existing parking lot light poles shall be removed as needed at the selected Proposer’s expense, protected, and provided to the District at the location of its choice. Electrical lighting circuits may be reused or repurposed to support future Electric Vehicle (EV) charging.
- Each solar carport will have LED lighting under the canopy to be controlled by the District.
- Carport structures in parking lots should be made EV Charging ready by providing spare conduit.

### Solar Shade Structures

- At the base of each shade structure column, in the campus interior, a protective foam wrap will be placed to a height of 6 ft.
- Each solar shade structure will have LED lighting under the canopy to be controlled by the District

### Solar System Guidelines:

- All structures to be precheck approved by the DSA

- Carports to have a minimum clearance of 12', are to be painted in one color, and have emergency vehicle clearance on the higher side if required.
- Proposers to specify proposed PV modules, inverters, steel structure manufacturer, and revenue grade solar monitoring
- All PV will serve one meter per site
- Proposers to include a one-time energy curriculum for educational aspects on the systems

### **RUSD Financial Considerations:**

Proposers to calculate costs for Power Purchase Agreement (PPA) for a 20-year period and a 25 year period

- Assume "turnkey" project to include permitting, installation, and commissioning
- Model utility rates specified for each building (all PG&E B-10)
- Utility escalation rate – assume 4% annually
- Indicate specific PV degradation rate (must match Performance Guarantee projections)
- Prevailing wages are required for this project

### **RUSD PPA Considerations:**

- RUSD to own all rights to Renewable Energy Certificates
- List termination agreements and buyout options
- Provide a sample of the PPA agreement template
- Include a Performance Guarantee of at least 90% and true-up mechanism

### **Additional Work:**

- Proposers to be responsible for removal of pole lights and trees (if applicable)
- Proposers to be responsible to restripe parking lots for ADA compliance (if applicable)
- Proposers to be responsible for rerouting irrigation (if applicable)
- Proposers to be responsible for restorative relandscaping (if applicable)

### **Construction Timeline:**

- State the anticipated construction completion date (assuming selection on February 28, 2023)
- Identify contractor and/or subcontractor to complete work, and list relevant projects completed with these contractors
- Observe any District requirements regarding school site access. RUSD expects the sites will be available year-round for construction

## Information Requests:

- All questions in response to this proposal are to be submitted to EcoMotion to [mware@ecomotion.us](mailto:mware@ecomotion.us). Proposers are not to contact RUSD directly unless otherwise stated.
- EcoMotion to provide interval data to Proposers

## Submission:

**Send electronic versions of your proposal by 2 PM, Tuesday, Feb 28<sup>th</sup>, 2023 to:**  
(if necessary, EcoMotion will provide a Google Folder link)

Michael Ware  
EcoMotion  
[mware@ecomotion.us](mailto:mware@ecomotion.us)

Jibade Sandiford  
EcoMotion  
[jsandiford@ecomotion.us](mailto:jsandiford@ecomotion.us)

Lisa Donaldson  
RUSD  
[ldonaldson@my.rescueusd.org](mailto:ldonaldson@my.rescueusd.org)

## SCHOOL SITES, RECOMMENDED LOCATIONS, AND PV SIZES

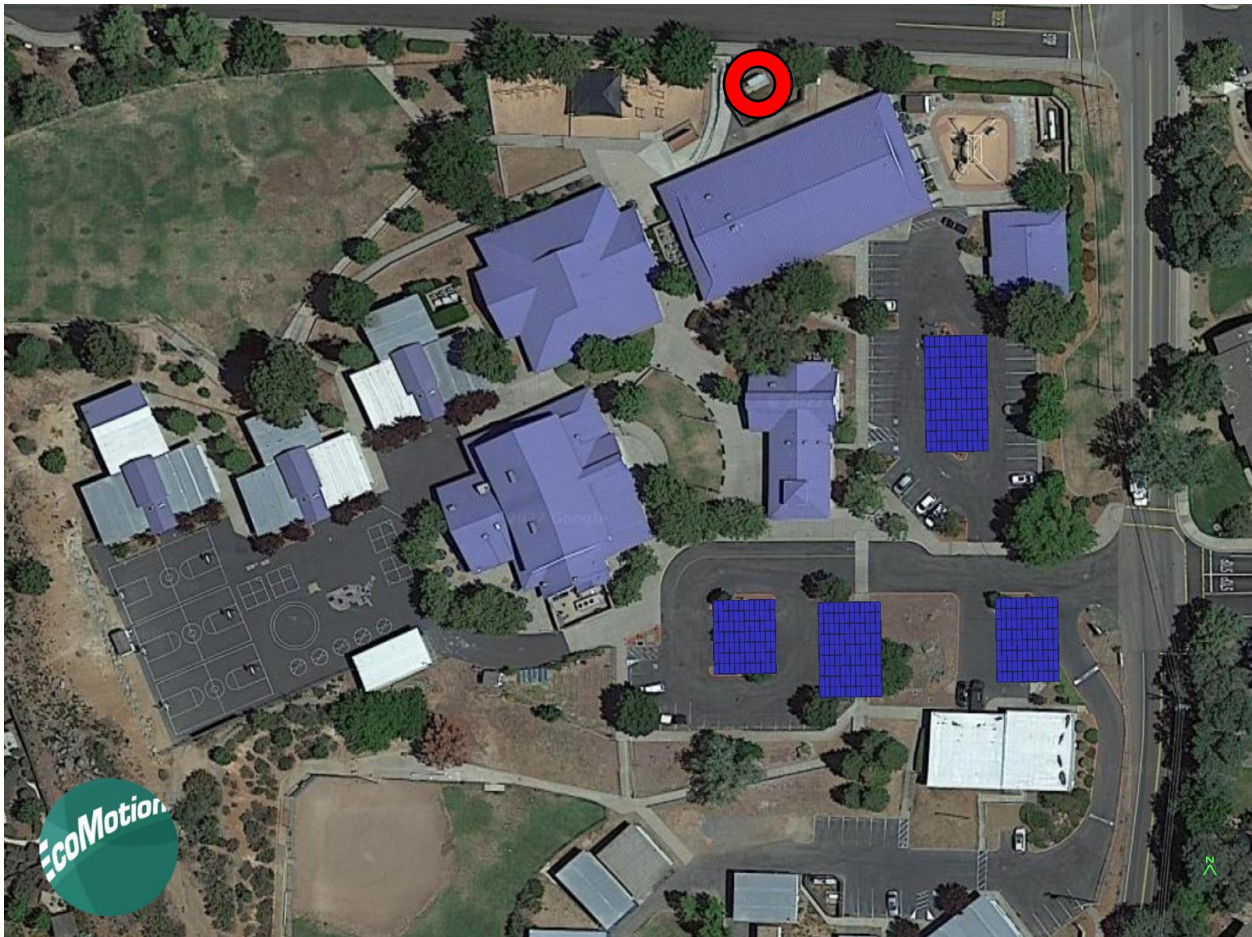
### Green Valley ES | SOLAR PROFILE

2380 Bass Lake Road  
Rescue, CA 95672

Design Parameters: DSA Precheck Solar Carport

Max PV Target Size (kW)	Annual kWh use	Utility Rate	Utility	Account	Meter
175	219,280	B-10	PG&E	7293441021	1010076365

Meter Location 



Sample PV Layout showing 168 kW

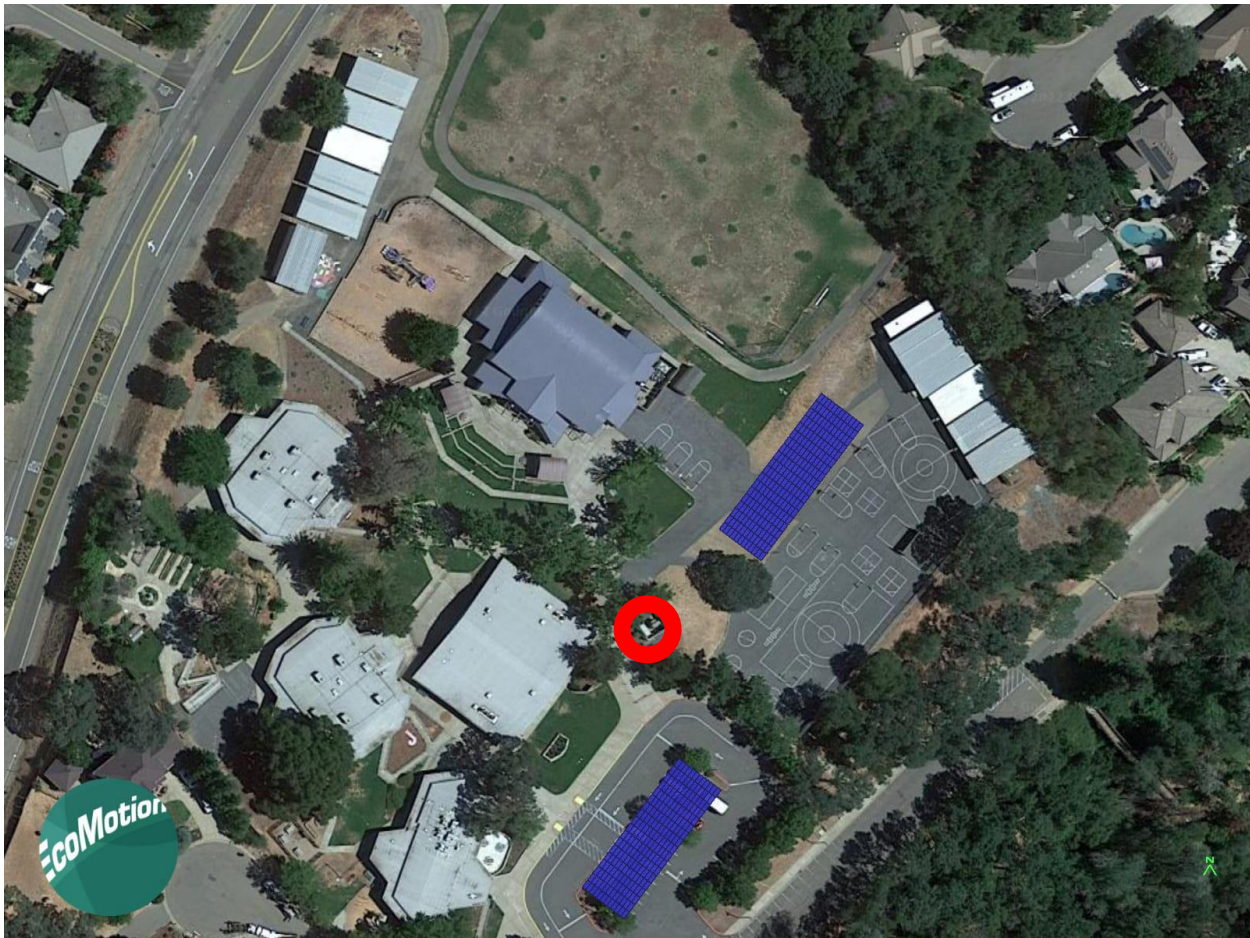
## Jackson ES | SOLAR PROFILE

**2561 Francisco Drive**  
**El Dorado Hills, CA 95762**

### Design Parameters:

Max PV Target Size (kW)	Annual kWh	Utility Rate	Utility	Account	Meter
179	301,000	B-10	PG&E	7293441777	5000047523

Meter Location: 



Sample PV Layout showing 177 kW

### Lake Forest ES | SOLAR PROFILE

**2240 Sailsbury Drive**  
**El Dorado Hills, CA 95762**

**Design Parameters: DSA Precheck Solar Carport**

Max PV Target Size (kW)	Annual kWh	Utility Rate	Utility	Account	Meter
171	288,000	B-10	PG&E	7299679896	1010259837

Meter Location 



Sample PV Layout showing 149 kW



**Lakeview ES | SOLAR PROFILE**

**3371 Brittany Way**  
**El Dorado Hills, CA 95762**

**Design Parameters: DSA Approved Rooftop Solar on Standing Seam Metal Roof**

Max PV Target Size (kW)	Annual kWh	Utility Rate	Utility	Account	Meter
192	324,000	B-10	PG&E	7291986762	1010259837

Meter Location 



Sample PV Layout showing 182 kW

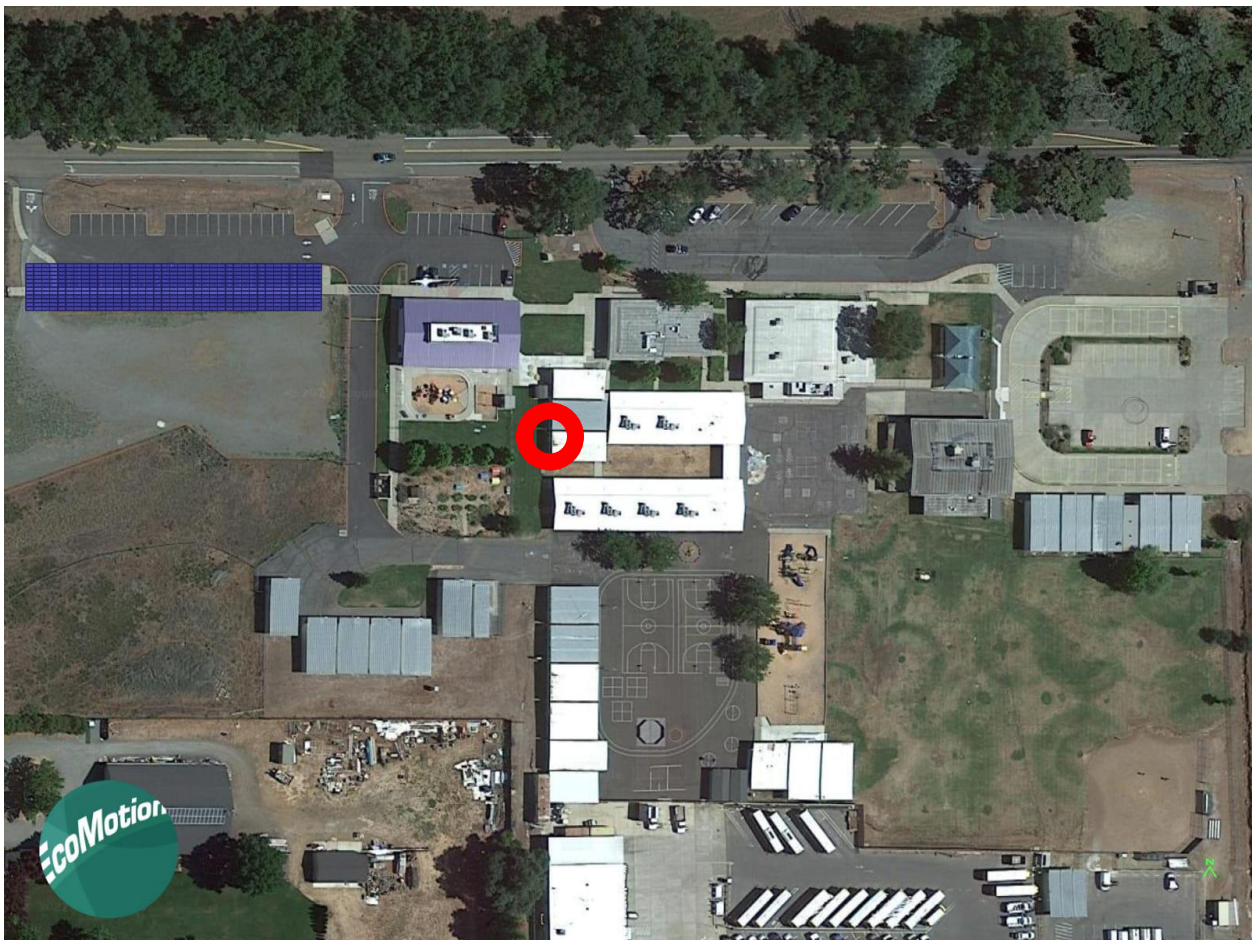
### Rescue ES | SOLAR PROFILE

3880 Green Valley Road  
Rescue, CA 95672

#### Design Parameters: DSA Precheck Solar Carport

Max PV Target Size (kW)	Annual kWh	Utility Rate	Utility	Account	Meter
177	298,000	B-10	PG&E	7293441305	101010044

Meter Location 



Sample PV Layout showing 177 kW

## Marina Village MS | SOLAR PROFILE

**1901 Francisco Drive**  
**El Dorado Hills, CA 95762**

### Design Parameters: DSA Precheck Solar Structure

Max PV Target Size (kW)	Annual kWh	Utility Rate	Utility	Account	Meter
252	424,000	B-10	PG&E	7295187393	TBD

Meter Location



Sample PV Layout showing 190 kW

### Pleasant Grove MS | SOLAR PROFILE

**2540 Green Valley Road**  
**Rescue, CA 95672**

Design Parameters: DSA Precheck Solar Carport

Max PV Target Size (kW)	Annual kWh	Utility Rate	Utility	Account	Meter
518	872,000	B-10	PG&E	7295187393	1010076358

Meter Location 



Sample PV Layout showing 516 kW

## PROPOSER REQUIREMENTS

- Proposers to comply with and provide the following:
  - Proof of applicable state licenses – e.g., Electrical (C-10), Solar Contractor (C-46), and General Building Contractor (B)
- Proposers to submit an organizational chart outlining project lead, consultants, and subcontractors (if applicable)
- Proposers are expected to be highly responsive to District questions and concerns throughout the Project’s permitting and construction process, and after the system is energized. The selected Proposer must be available during all business hours and must be responsive within two hours of a call for services
- Assume “turnkey” project from design, permitting, installation, commissioning , and financing
- Must demonstrate the financial durability to maintain a 20-25 year PPA

## ADDITIONAL PROJECT REQUIREMENTS

- State where wiring is aluminum in place of copper
- Proposer is responsible for removal of trees with District approval
- Proposer is responsible for removal of parking lot lights, as designated by or agreed on by the District. Parking lot lights, poles and/or standards must be removed in a manner that avoids damage and provides for their protection during storage and transportation. Proposer is responsible for providing this equipment to the District at a location of its choice
- Proposers responsible for restoring parking lots disrupted by trenching, boring, construction, and/or equipment (if applicable)
- Proposers responsible for restriping parking lots for American Disabilities Act (ADA) compliance
- Proposers responsible for rerouting irrigation (if applicable)
- Proposers responsible for restorative re-landscaping (if applicable)
- Proposers responsible for restoring any landscaping disrupted by trenching, boring, construction, and/or equipment (if applicable)

## PROPOSAL PROCESS

### Proposers Conference and Site Walk

A Proposers Conference and Site Walk will be offered on Feb 3rd, 2023 at 9 AM, and Proposers will be required to participate.

Rescue Union District Office  
2390 Bass Lake Rd.  
Rescue, CA 95672

### Information Requests

Questions regarding this RFP, or any related matters may be submitted to EcoMotion, which will make reasonable attempts to answer such questions with the District's input. Proposers are welcome to ask questions in writing by contacting Michael Ware at [mware@ecomotion.us](mailto:mware@ecomotion.us) ) or Jibade Sandiford ([jsandiford@ecomotion.us](mailto:jsandiford@ecomotion.us)) . All questions will be compiled and their answers will be sent to all registered Proposers.

Questions will be accepted and answered through Feb 10th, 2023. Note that a Proposer that contacts any District representatives directly, including, without limitation, any District officer or Board member, may be disqualified from consideration for the Project.

### Proposal Requirements

Elements to be included in each Proposal:

- 1) **Introduction (maximum of 2 pages):** Narrative summarizing the Proposer's interest in providing the PV Systems, work and services described in this RFP. Please include unique attributes and commitments to the District including but not limited to, responsiveness, warranties, partnerships, qualifications, DSA experience, pricing, monitoring system capabilities, maintenance, etc
- 2) **Proposer Contact Information (maximum of 1 page):** Specify: (i) the Proposer's full, legal company name; (ii) the address and telephone number of the Proposer's principal business offices
- 3) **Contractor Licenses (maximum of 1 page):** Specify the number and classification(s) of the contractor license issued to the Proposer by the California State Licensing Board (CSLB), together with any other licenses, registrations, and/or certifications held by the Proposer and relevant to the planning, design, construction, installation, or commissioning of the Project. In addition, specify the number(s) and respective classification(s) of any and all other CSLB contractor licenses: (i) previously held by the Proposer; and (ii) previously or currently held by any of the Proposer's principal owners and/or officers.

- 4) **Department of Industrial Relations Registration:** Provide printout(s) of the page(s) from the California Department of Industrial Relations (“DIR”) website evidencing that the Proposer and each of any subcontractors that the Proposer may, but is not required to, designate in its Proposal are currently registered with the DIR pursuant to Labor Code Section 1725.5 and/or 1771.1.
- 5) **Key Personnel (maximum of 2 pages):** Identify all “key” management and superintending employees whom the Proposer intends to assign to the Project, specifying their respective qualifications and experience completing projects similar to the Project. Include individual resumes or profiles for such key personnel as attachments to the Proposal (maximum 1 page each).
- 6) **System Proposed:** Proposer must provide the District with a complete description of all solar components proposed, notably the Steel Structures, PV modules, inverters, balance of system, wiring, disconnects, optimizers and any other relevant components, including, without limitation, datasheets with images of the structures and other major components.
- 7) **PV Monitoring System:** Proposer must provide a revenue-grade monitoring system at each site capable of certifying MWh counts for Western Renewable Energy Generation Information System (WREGIS). The monitoring system shall be internet accessible by the District and have a suitable online public facing dashboard. This must be included for 20 -25years.
- 8) **Line Drawings:** Proposer must provide the District with line drawings of the proposed systems and aerial overlays.
- 9) **System Performance:** Proposer must present projections of each site’s combined annual system performance (kWh) and must state expected annual degradation and offer a minimum 90% Performance Guarantee.
- 10) **Construction Schedule:** Proposer must present a proposed critical path construction schedule setting forth anticipated milestones and periods from the time of contract award to completion, and must, without limitation, allocate appropriate amounts of time for DSA permitting and approvals, and gaining PG&E Permission to Operate. The schedule must specify milestones for the timing of the Project as a whole, phasing of the Project as a whole (i.e., coordination and timing of the work to occur at all of the various sites), and scheduling on a site-by-site basis. The schedule must, at a minimum, include the following site-by-site milestones:
  - a. Contract Award Date
  - b. Interconnection Application
  - c. Detailed construction period
  - d. Substantial Completion

- e. Final Completion
- f. Permission to Operate

- 11) **Project Management Commitment (maximum of 1 page):** Proposer must present its Project Management approach. The District expects a senior project manager to be available for in person bi-weekly meetings before construction and weekly meetings during construction. Weekly reports must include images from site locations and tracking of the progress at each site. Describe the means, methods, and/or processes the Proposer will implement to determine and fulfill the District's requirements and expectations for the Project.
- 12) **Experience (maximum of 2 pages):** Proposer must describe its experience installing photovoltaic preferably for school districts in Northern California. Overall experience in solar installations and project management should be reflected.
- 13) **References:** Proposer must provide a list of 3 clients for which it has performed services that were the same or similar to those specified in this RFP, preferably in the greater Northern California area. The list should include the date of installation, contact person and information, address, and a summary of the work performed.
- 14) **Organizational Structure (maximum of 1 page):** Proposer must disclose joint venture relationships and/or subcontracted service providers that will be needed to carry out the objectives of the scope of work in this RFP.
- 15) **Financial Statement:** Proposer must provide in a separate and well-marked envelope, its financial profit and loss statements for the past three years, plus a letter of financial responsibility from an officer of the Proposer, or equivalent documentation. The District will not disclose any Proposer's financial information to any other Proposers and otherwise will endeavor to maintain the confidentiality of such financial information, but the District shall not be responsible for any inadvertent or other disclosure of the information.
- 16) **Insurance Certificates (maximum of 3 pages):** Each Proposal must include: (i) a letter from the Proposer's insurer that certifies the ability of the Proposer to obtain from the insurer all of the general liability, automotive (vehicle) liability, professional liability, worker compensation, and other insurance as described in, and with the coverage amounts specified in, this RFP and the Installation Agreement; and (ii) a list of the insurance coverage/policies to which such certification applies.



- 17) **Bonding Capacity (maximum of 1 page):** Each Proposal must include a letter from the Proposer's surety insurer that certifies the ability of the Proposer to obtain from the surety both a performance bond and a payment bond.
- 18) **Include a sample of the Power Purchase Agreement the District will be asked to sign.**
- 19) **Additional Information (maximum of 2 pages):** A Proposer may, if desired, provide any additional information that the Proposer believes is relevant or that it could not otherwise fit within the number of pages permitted for the information to be provided pursuant to the foregoing Sections 1 through 20, inclusive. Please note, however, that general marketing materials (i.e., information not specifically relevant to performances of services for or in connection with the Project) are neither necessary nor desired.

### **Proposal Submission**

Send electronic versions of your Proposal by 5PM on November 20, 2020 to all three individuals below:

Lisa Donaldson, Assistant Superintendent Business, RUSD  
[ldonaldson@my.rescueusd.org](mailto:ldonaldson@my.rescueusd.org)

Michael Ware, Senior Solar Specialist  
EcoMotion, [mware@ecomotion.us](mailto:mware@ecomotion.us)

Jibade Sandiford, Solar Specialist  
EcoMotion, [jsandiford@ecomotion.us](mailto:jsandiford@ecomotion.us)

The District in its sole discretion may reject any Proposals received after the submittal deadline.

### **Interviews**

The District and EcoMotion will evaluate the Proposals submitted in accordance with this RFP and, in their sole discretion, select the finalists based on the criteria set forth in this RFP. The District and EcoMotion will conduct informational interviews with the finalists. The District and EcoMotion intend to qualify references.

### **Notice of Selection**

The District anticipates that it will make a final selection to recommend to the Board for approval by March 10, 2020. It will then work with the select Proposer on PPA contract details and work toward a mutually agreed upon contract to present to the Board.

## PROPOSAL SELECTION CRITERIA

The District, acting in its sole discretion, will select a Proposer in accordance with this RFP based, in no particular order, on: Pricing, Quality of PV system components, Experience, References, and Construction Schedule.

This RFP does not commit the District to award a contract for the Project to any Proposer(s). The District reserves the right to reject any or all Proposals.

### Insurance Coverage

Prior to commencing work, the selected Proposer shall procure and maintain at its own cost and expense, all insurance coverage required by this RFP. The cost of such insurance shall, in each case, be deemed to have been included in the pricing specified in a Proposal.

Such insurance policy must provide or be endorsed to provide that not less than \$2,000,000 of aggregate coverage. Such aggregate coverage may, in part, be provided through an umbrella or other excess liability policy, provided that the coverage strictly follows (adheres to) the form of the applicable underlying policy.

<b>Type of Coverage</b>	<b>Minimum Requirement</b>
<b>Commercial General Liability Insurance</b> , including Bodily Injury, Personal Injury, Property Damage, Advertising Injury, and Medical Payments  Each Occurrence  General Aggregate	  \$ 1,000,000  \$ 2,000,000
<b>Automobile Liability Insurance - Any Auto</b>  Each Occurrence  General Aggregate	  \$ 1,000,000  \$ 2,000,000
<b>Professional Liability (Per Occurrence)</b>	\$ 2,000,000
<b>Workers' Compensation</b>	Statutory Limits
<b>Employers' Liability</b>	\$ 1,000,000

### LINK TO GOOGLE DRIVE DOCUMENTS

The following documents are provided via Google Drive to interested parties:

<https://drive.google.com/drive/folders/1FINbBCQxZLgkaWCfyeM9X27S9Cyla1bb?usp=sharing>

- A. PG& Interval data for the 7 sites
- B. Plans and extra documents