



Paragould Light Water & Cable

Paragould, Arkansas

Solar Request for Proposals (“RFP”)

Frequently Asked Questions

General

1. Does PLWC have a CP demand charge structure that would make a battery system interesting for them?
 - *Answer:* No, PLWC does not have a CP demand structure and is only interested in solar.
2. Is there a specific peak time that PLWC is looking to maximize capacity during?
 - *Answer:* No, there is not a specific peak time that PLWC is looking to maximize capacity during, however, they would prefer to see both fixed-tilt and single-axis tracking designs proposed if feasible.
3. Confirm whether PLWC is a part of MISO or SPP.
 - *Answer:* PLWC is a part of SPP.
4. Would PLWC be opposed to the project coming online sooner than anticipated (i.e. Q1 2021)?
 - *Answer:* PLWC does not feel this is possible given the current RFP timeline.
5. Are unaudited financials acceptable for the financial capability section?
 - *Answer:* Yes.
6. What is PLWC’s required method for respondents to demonstrate “Sound Financial Condition”?
 - *Answer:* Bidders can submit unaudited financials.

7. Can PLWC provide/identify the relevant AHJ's that the developer would need to work with to secure proper zoning, building, or other permits?
 - *Answer:* No, PLWC will not provide the names and numbers of those authorities, but developers are free to reach out and ask questions.
8. Will the Owner or the Project Company be responsible for obtaining all necessary Development Scope Objectives for the project (i.e. Conditional Use Permit, SWPP, USACE "No Waters Letter", Cultural/Historical Reports, Ecological Studies, Wetlands Delineation and any others)?
 - *Answer:* The Project Company will be responsible for obtaining all necessary Development Scope Objectives for the project.
9. Do you have any preferred vendors for modules, inverters, trackers?
 - *Answer:* Tier 1 vendors are preferred.
10. What are your insurance and security requirements?
 - *Answer:* Please refer to the attached Insurance Document.
11. When does PLWC foresee issuing a Notice To Proceed (NTP)?
 - *Answer:* PLWC will plan on issuing a Notice to Proceed after a final bidder has been announced, likely to be October or November 2020.
12. Is permitting required with the county, the municipality or both?
 - *Answer:* Permitting is required with the City of Paragould.
13. Do you anticipate that a land disturbance permit will be required?
 - *Answer:* PLWC has reached out to their inspector and are waiting on a follow-up response on whether a land disturbance permit is required.
14. Are there labor requirements?
 - *Answer:* There are no labor requirements other than the insurance and worker compensation certification requirements.
15. Has an environmental/wetland assessment been completed?
 - *Answer:* An environmental/wetland assessment is currently in process and will be provided once it is completed.

Turnkey / Ownership Questions

16. Do you already have a project finance strategy for the project?

- *Answer:* PLWC is looking for turnkey ownership pricing for a build/transfer sale with optional 3- or 5- year O&M services agreement. There will be no financing because the project capital is coming from a city grant.
17. Would like to confirm that this is a build-transfer cash sale along with O&M?
- *Answer:* Yes. This is a build-transfer cash sale with an optional 3- or 5-year O&M services agreement.
18. Curious as to why Paragould would not consider a PPA with buy-out option as a way to maximize value?
- *Answer:* PLWC received \$1.6 million from the city's Economic Development Fund to support a local solar project. Because the project will be tied to the Economic Development funding, PLWC is not seeking a separate, long-term purchase agreement with a future buyout option.
19. Is the \$1.6M budget only applicable to CapEx? Or is that PLWC's total CapEx+OpEx budget?
- *Answer:* The \$1.6 million budget is only applicable to the CapEx required at closing and does not include OpEx.
20. Does the maximum capital expenditure of \$1.6 million include the Owner's scope and, if so, what are the items and corresponding dollar values that Bidders should assume for Owner's scope?
- *Answer:* No. The \$1.6 million does not include the Owner's scope.
21. Do we need to price the secondary site as well as the primary site?
- *Answer:* Yes, please price out both sites.
22. Is 1.0 MW AC to 1.5 MW AC the maximum size that will be permitted?
- *Answer:* Because PLWC has a fixed budget of \$1.6 million, the expectation is 1.0 to 1.5 MW AC will be the maximum size due to cost and not due to permitting or other constraints. If more than 1.5 MW AC is feasible given the budget constraint, it will be considered.

Interconnection

23. Does Paragould plan to provide their own transformer at the solar facility and build their own distribution to the substation?

- *Answer:* Yes, PLWC will supply the transformer with a 480 V connection for the solar plant to tie into. PLWC will be responsible for any distribution required to the substation. PLWC prefers the developer to set the pad.
24. Will PLWC provide transformers to the site? If transformers will be provided, what are the technical specifications?
- *Answer:* Yes, PLWC will provide the transformers for the site. The technical specifications of the transformer depend on the kVA connection. The transformers will be close to standard pad-mount transformers.
25. What protective equipment is expected on the developer's side of the POI?
- *Answer:* PLWC will design and install the primary side protection.
26. Will PLWC or developer be responsible for the MV/interconnection design and specifications?
- *Answer:* PLWC will be responsible for the interconnection design as they want the developer to worry about everything up to the interconnection point.
27. What is the voltage at the point of interconnection?
- *Answer:* 480 V on the low side of the transformer.
28. What metering is required?
- *Answer:* Metering will be on the secondary side of the transformer.
29. Are there SCADA requirements?
- *Answer:* PLWC would like the capability of remote monitoring through PLWC's SCADA system. A fiber connection will be available at the site.

Post-COD Security

30. Additionally, the RFP indicates that at Post COD security (LC or cash) is required and I am wondering if this is required if you might be seeking a PPA partner?
- *Answer:* The Post COD security is only required if PLWC chooses to move forward with an O&M services agreement
31. Is PLWC requiring a performance guarantee or would they entertain an availability guarantee?
- *Answer:* Although the performance guarantee is not required, it is strongly encouraged amidst a competitive process. We believe it's likely that we will receive this guarantee.

32. If a performance guarantee is required, industry standards are around the 85% performance guarantee but are usually inclusive of weather data, is that part negotiable?

- *Answer:* Everything that has been requested in the RFP is meant as a guide for potential bidders but is strongly encouraged amidst a competitive process. We believe it's likely that we will receive this request.

33. Does PLWC have a preference on the contract placement of the guarantee? The RFP seems to wrap this under EPC but is usually placed in O&M contracts.

- *Answer:* The performance guarantee is the developer's responsibility. If the developer successfully passes such a responsibility to the O&M provider, that is acceptable.

34. The RFP only mentions an LOC or cash, would a payment and performance bond or a warranty reserve suffice?

- *Answer:* A Letter of Credit or cash is preferred.

35. For either the LOC or bond, what is the amount and how long does it need to stay in effect?

- *Answer:* The Letter of Credit or bond amount needs to be stated in \$/MW for Post-COD assurance of the performance guarantee. This should stay in effect as long as the performance guarantee is in effect.

36. Does PLWC require the Bidders "*Specify a Letter of Credit or Cash Proposal that will support the Project LLC*" at the bid stage or if we are awarded the project?

- *Answer:* PLWC prefers bidders to specify a Letter of Credit or Cash Proposal that will support the Project LLC as part of their proposal that will be established upon award. An advanced posting of credit is not expected at the bid stage.

O&M

37. Is PLWC providing any type of scope around certain aspects of the RFP (i.e. testing and commissioning, O&M) or will that be at the discretion of the bidder

- *Answer:* On page 4 of the RFP document, Item 9a addresses the testing/commissioning guidelines (ASTM). Please refer to these ASTM standards for testing and commissioning of the facility. O&M scope should include, but not be limited to, preventative maintenance, corrective maintenance, monitoring

support, asset management services, and training of PLWC staff on O&M responsibilities prior to the end of the agreed upon O&M term.

38. Will PLWC store the extra equipment onsite or is that the responsibility of the O&M provider?

- *Answer:* Yes, PLWC will store the extra equipment.

39. How many Preventative Maintenance site visits does PLWC prefer over the course of each year?

- *Answer:* PLWC does not have a preference on the number of Preventative Maintenance site visits.

40. Does PLWC have a detailed scope of work document for the desired O&M services?

- *Answer:* O&M scope should include, but not be limited to, preventative maintenance, corrective maintenance, monitoring support, asset management services, and training of PLWC staff on O&M responsibilities prior to the end of the agreed upon O&M term.

Site

41. Will PLWC provide their distribution and substation location map (in GIS) or provide preferred locations for installation of solar?

- *Answer:* Please refer to pages 10 and 12 of the RFP document.

42. Will site visits be allowed prior to bid submittal? If so how can one be set up?

- *Answer:* No.

43. Is there a specific route in which PLWC would prefer for construction access (specifically to the preferred site)?

- *Answer:* No. Either site will have access from a state highway.

44. Is there a need for screening vegetation if Paragould is wanting the array visible from the road?

- *Answer:* No. The land is flat with minimal vegetation/trees.

45. Do you have topographical survey for the sites?

- *Answer:* No. The information provided in the RFP document is everything known about the sites.

46. Do you have geotechnical studies for the sites?

- *Answer:* No. The information provided in the RFP document is everything known about the sites.
47. Can you provide any other information or details about the sites like pictures, video, etc.?
- *Answer:* No. The information provided in the RFP document is everything known about the sites.
48. Is the preferred site next to the substation on one parcel or on multiple parcels?
- *Answer:* The preferred site is on one parcel.
49. Is the preferred site in a flood zone?
- *Answer:* No, the preferred site is not in a flood zone.
50. Is the preferred site free of any underground utilities?
- *Answer:* The preferred site does have a high-pressure gas line at the opposite side of the property, but not near the construction zone of the site.
51. Is there a specification for fencing, roads, ground cover, grading, grubbing, or SWPPP?
- *Answer:* There is no grading or grubbing required at the sites. PLWC prefers ground cover that only needs to be mowed a couple times per year. The developer will be responsible for run-off control and SWPPP during construction. Drainage will run-off to the East and South sides of the property when the project is completed.

PVSyst or Equivalent

52. What assumptions should be used for the loss profile?
- *Answer:* There are no preferred assumptions for the PVSyst loss profile. Please provide the detailed loss assumptions used in the PVSyst model.
53. Does PLWC currently have any particular weather files that could be shared for modeling purposes?
- *Answer:* No.
54. What deliverable files does PLWC prefer to see? (PRJ files, PAN files, OND files, etc.)?
- *Answer:* PLWC prefers to see the full PVSyst report in a PDF format. PLWC also expects to receive the expected hourly generation (8760) in an excel spreadsheet.
55. Is a specific weather dataset required for the PVSyst energy estimate?
- *Answer:* No.

