

ADDENDUM NO. 1**Question and Answer Addendum****REQUEST FOR PROPOSALS FOR A SOLAR ENERGY POWER PURCHASE AGREEMENT TO PROVIDE SOLAR GENERATED ELECTRICITY FOR ORANGE PUBLIC SCHOOL DISTRICT FACILITIES**

This Addendum NO. 1 is issued on October 25, 2024; in order to provide answers and clarifications to the vendor's questions.

Question: Regarding separate PVWatts analysis per separate array, do they mean each system type (ballasted or mechanically attached) or each subarray?

Answer: To provide accurate production estimation; the request is to use a separate PV Watts analysis for each area that has a difference in tilt or azimuth. Arrays that have homogeneous design factors can be analyzed as one array.

Question: There seems to be a discrepancy in the re-roofing plan timeline in the RFP. In one place it says March '25, but it says August '25 elsewhere. Which is correct?

Answer: The re-roofing timeline is for completion by August 2025.

Question: Could you clarify that the Alternate 1 bid is for the High School & Prep Academy, but similar to the Base Bid restrictions, will only allow solar on the High School portion of the building?

Answer: Only the roof on the High School building can be used for Alternate 1 as well. This restriction is the same for both the Base bid and the Alternate due to the age of the roof on the Prep Academy building.

Question: Are bidders allowed to submit other alternate bids besides "Alternate Bid 1"?

Answer: Bidders should not submit alternate bids that have not been requested. A professional review of the options was undertaken prior to the release of the RFP. Many considerations go into designing the bidding strategy. All bidders must be given a level playing field to provide their best designs and pricing, but also are entitled to a consistent and transparent evaluation of each of their proposals.

Question: Can you confirm when the re-roofing work will be completed? In Part 7 and Exhibit A, there are conflicting dates about when the re-roofing work is scheduled to be completed.

Answer: See above.

Question: Can you provide roof warranty documents for all sites?

Answer: No. The roofing information provided in Exhibit A is what is available at this time.

Question: Who is the BOE's designated architect?

Answer: The architect has not been selected yet. Honeywell Building Solutions is the ESIP manager and will be coordinating with the BOE for the Solar PPA.

Question: Can you confirm the locations of the electrical rooms and preferred interconnection points at each site?

Answer: As the RFP states, the preferred interconnection points are as close to the electric meter as possible. However, there are always other considerations such as wire runs, available areas in the existing electrical room, etc. The awarded bidder will be expected to make the best recommendations for locations once they have done extensive site studies and finalized their review of existing site conditions. Vendors were taken to the electrical rooms during the site visit.

Question: Are there specific areas to avoid and areas available for staging equipment at each site?

Answer: The awarded bidder will be expected to work with the BOE representatives to determine the best areas for staging so as to not impact the operations of the school. There are no specific areas identified at this time.

Question: What are the preferences for references regarding NJ Public School case studies? We have ones for NYC schools and other PPAs in NJ.

Answer: The vendor can decide what references to put. The list of complete projects should be inclusive of all types of projects. Experience is an important part of the evaluation process. The BOE would like to see a vendor's past experience with schools, public works as well as commercial experience, with a preference for New Jersey public schools.

Question: The RFP requests designs to take into consideration demand loads and load profiles to maximize its savings. However, only solar is contemplated and this is not possible without the addition of BESS.

Answer: Bidders should not include battery systems in their proposals at this time. Many design considerations for solar energy systems can impact demand and specific usage patterns. For example, a design may use an azimuth that produces more power during times of peak energy usage.

Question: Is the required web-based monitoring system intended to be available to the public with the need for login credentials?

Answer: The extent to which the general public can view data is subject to the discretion of the BOE and its representatives. It is expected that the provided monitoring system would have a "public-friendly" viewing page that could be available to the public.

Question: Are there any building structural plans that will be shared to provide appropriate attachment details and drawings specific to each site?

Answer: There are no structural drawings available at this time. The awarded vendor is expected to provide a third-party structural analysis for each building that corresponds with their solar energy design plan.

Question: Is there a summer school schedule/ program at the sites or will we have access to the site during the AM shift all summer?

Answer: As stated in the RFP “All work to be performed on this project during summer recess and other breaks shall be done at the following hours: 7:00 AM – 3:30 PM Monday through Friday, or other such times as may be designated by the BOE and local ordinances.”

Question: If we are certified with the OEM for each respective building, do we have the option to perform any roof repairs at our sole expense?

Answer: The awarded bidder may offer to do additional work as may be approved by the BOE representatives, however any additional costs, including an increase in the PPA rate, would be subject to competitive bidding requirements and all pricing and qualification factors for such work.

Question: The proposal requests the use of PV Watts for production guarantee, we find that other Aurora or pvsyst have better shading engines and more accurate production profiles to be used for production guarantees. Why is PV Watts the requirement?

Answer: The vendor can use any design software that it chooses to design the system, only production analysis using PV Watts needs to be consistent for all bidders. The request in the RFP is to use PV Watts to provide a production estimation using a set of consistent assumptions with variance only for that vendor's specific design choices, for example, one vendor may choose to use a 5-degree tilt, while another may use a 10-degree tilt. There are many different software choices, PV Watts is universally available, contains the most up-to-date meteorological data, and has been consistently accurate as a solar electricity estimating tool for longer than both Aurora and PV Syst. Again, the consideration here is to have a fair and transparent way to evaluate all of the proposals based on consistent metrics.

Question: The PPA base term of 15 years is understood, will the BOE consider options to extend at BOE discretion and mutual consent upon expiration of the term? What is the BOE's intended course of action at the end of the PPA term, decommission and removal, sale of the system at FMV to BOE?

Answer: Please see Part 9 of the RFP which sets requirements for the end-of-term options, as well as Article 6 of the form of the PPA contract which also sets forth the end-of-term options in more detail. The BOE, at its option, may continue to purchase the electricity, or purchase the system at fair market value (FMV), or have the system removed.

Question: We were provided the estimated building loads pre- and post-ESIP improvements, can you also provide an avoided cost of energy analysis detailing supply cost, delivery cost, demand capacity charges, etc. by the building?

Answer: No. The post-ESIP usage plan has not been finalized and is subject to the Solar Energy System project design and savings. The BPU has specific requirements in the determination of savings analysis that have been used in the development of the RFP materials. The awarded bidder will be provided with updated information on electricity usage as may be required.

Question: On-site we saw only 1 meter per building, how many meters are there at each of the buildings that aggregate to the totals?

Answer: There is only one electric meter per building at the other schools. However, the High School has two meters, and the Prep Academy has its own meter as well.

School	Account #	Meter #
Orange High School (2 meters)	7339149902	345001641
	4260350218	9221489

Question: Can conduit risers be run externally on the building facade?

Answer: In general conduit risers are acceptable as an option. However, all final design considerations are subject to the BOE approval process.

Question: Please confirm all roofs that are having re-roofing done will be warranted for the full life of the PPA.

Answer: Yes. All of the included facilities in this RFP will have a warranted roof life that extends throughout the entire 15 years of the PPA term.

Question: Please provide warranty expiration information for the High School roof for the sections available for solar.

Answer: The High School roof was completed in 2022 and has a 20-year warranty.

Question: Could you clarify that the Alternate 1 bid is for the High School & Prep Academy, but similar to the Base Bid restrictions, will only allow solar on the High School portion of the building?

Answer: That is correct the same restrictions apply, see above.

Question: Are bidders allowed to submit other alternate bids besides "Alternate Bid 1"?

Answer: See above.