

**REQUEST FOR PROPOSALS
FOR
SOLAR ELECTRICITY PROJECT
with New Spray
Polyurethane Foam Roof
Application**

Issued by: San Joaquin Valley Air Pollution Control District

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RFP Issued: September 26, 2022

Responses Due: November 10, 2022

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1. OVERVIEW

1.1. Introduction

The purpose of this Request for Proposals (RFP) is to find a highly qualified and cost-effective solar project company for a solar photovoltaic (PV) system and apply new spray polyurethane foam roof on San Joaquin Valley Air Pollution Control District's ("District") property at 1990 E. Gettysburg Avenue, Fresno, CA 93726.

Interested solar project companies/contractors ("Company/Contractor") are requested to provide a full proposal for the development of a solar PV system with a complete new spray polyurethane foam roof. Proposals received from this RFP will assist District in making decisions to pursue clean energy solutions and engage in contract discussions with Companies/ Contractors.

1.2. About San Joaquin Valley Air Pollution Control District

The District is a public health agency whose mission is to improve the health and quality of life for all Valley residents through efficient, effective, and entrepreneurial air quality management strategies. The District is a special district serving the eight counties of California's Central Valley: San Joaquin, Stanislaus, Merced, Madera, Fresno, Kings, Tulare, and the San Joaquin Valley Air Basin portion of Kern. More information is available at: www.valleyair.org.

This RFP is not a contract offer and should not be construed as intent, commitment, or promise to acquire products or services presented by any Company.

1.3. RFP Timeline

Below is a list of major milestone dates for this RFP process. The District maintains the right to adjust the schedule at its discretion.

Event	Target Dates
RFP Issued	September 26, 2022
Question and Answer Session/Walk Through	October 11, 2022 at 10:00-11:00am
Proposals Due On or Before	November 10, 2022 at 5:00pm

2 SCOPE

2.1. Solar PV Project and Spray Polyurethane Foam Roof

The District is seeking an experienced and reputable Company/Contractor for a solar PV project and application of a new spray polyurethane foam roof at 1990 E. Gettysburg Avenue, Fresno, CA 93726. The focus for project development is designing, engineering, permitting, installing, and operating on-site solar PV systems to reduce District's operating costs while increasing the use of clean renewable energy.

Proposals will be considered only from companies who can demonstrate the following minimum qualifications and construction requirements:

1. Company/Contractor is a licensed contractor to practice in the State of California, and is able to effectively provide the required professional services.
2. The qualified individual(s) who will be assigned the responsibility to project shall have significant experience in solar design and installation within the last five years in the State of California.
3. Company/Contractor and staff shall be knowledgeable of all applicable building codes, American with Disabilities Act / Facilities and Public Works Projects (Prevailing Wage)
4. Firms shall be able to meet the schedule set by the San Joaquin Valley Air Pollution Control District
5. Offset Usage -90%-100%
6. Placement of System - Roof and Northwest Parking Lot (Parking Structure, If Needed)
7. Purchase Options – Each proposal to include a Cash and Lease to Own Option
8. Construction Management of Entire Project
9. Itemized Bid
10. Labor – hourly rate per staff position
11. Panel Specifications - brand, model, size/output, and etc.
12. Number of Panels
13. Engineering Costs, Permit and Fees Included
14. Company must provide bid that meets the minimum requirements but may also submit another bid which includes your professional ideas and/or suggestions.
15. Software access must be possible from mobile device platforms (Apple IOS & Android), and desktop / laptop Windows-based systems through native applications or browser-based functionality.

2.2. Additional Project Information

Company/Contractor is expected to include proof of all required business and contractor certifications/licenses and be in compliance with the equipment, construction, and insurance requirements included in Attachments B and C to this RFP. All paperwork for project permitting, construction, and interconnection agreements shall be managed by the Company/Contractor in compliance with all applicable laws, regulations, ordinances, and industry best practices.

3. RESPONDING TO THIS RFP

Interested Company/Contractor(s) are encouraged to respond to this RFP with the requested information and documentation in accordance with the response deadline specified in Section 1.3. Prior to submitting the RFP response, companies have the opportunity to submit questions. After collecting responses to this RFP, the District evaluation team will review the responses as described below.

3.1. Prior to Submission

Company/Contractor(s) may obtain additional information as follows:

- **RFP Questions.** Questions about this RFP shall be submitted to the e-mail address on the cover of this RFP with a subject line that reads: "San Joaquin Valley Air District SOLAR Project RFP." Questions will be promptly answered via email.
- **Question and Answer Session/Walk Through.** There will be a Question and Answer session for interested companies. Companies can attend in person at the Fresno Office. Meeting will be held on the date and time specified in Section 1.3. Attendance is not required, but attendance is encouraged and questions will be answered during the session.

3.2. Proposal Submittal Date, Format, and Method

Full responses to this RFP must be received no later than response deadline specified in Section 1.3.

All responses may be submitted electronically in PDF format as an attachment to an e-mail and sent to the email address shown above or by hardcopy via mail. The subject line of the e-mail should be: "San Joaquin Valley Air District SOLAR Project RFP Response". It is required that attachments with file sizes exceeding 8MB be compressed (i.e., zipped) and/or divided into multiple PDFs and e-mails with individual files labeled Volume I, Volume II, etc. to ensure message delivery. A confirmation of receipt will be provided within one (1) business day. If this receipt is NOT received, please send a separate email to request confirmation or address issues with file delivery.

All official notifications and communications will be made via e-mail or phone.

All costs associated with responding to this RFP will be borne by the Company/Contractor.

3.3. Evaluation of Responses

Review of responses submitted to this RFP will be managed by District's evaluation team. Responses will be reviewed based on a variety of factors, including:

- **Organizational Capabilities.** District is interested in companies that have strong organizational capabilities and an experienced team to provide innovative solutions and services over the long term.
- **Experience with Government Agencies.** District is interested in

Company/Contractor(s) who have demonstrated experience working with the government agency sector on solar project installations.

- **Solar Project Development Approach.** District is looking for a strategic approach to developing solar projects, with hands-on experience driving results quickly within a phased work plan. The overall quality, reasonableness, and efficiency of development plans for the District property are important.
- **Realized Energy Cost Savings.** Proposed technologies that are the most cost-effective (not necessarily the lowest capital cost) with the greatest potential to reduce long-term operating costs will be given highest priority.
- **Technical Viability and Quality.** District is focused on solar systems and components that have a demonstrated track record of performance with robust warranties; meet the needs and requirements of its facilities; and provide reliable, safe, and high quality construction methods.
- **Contracting Processes.** District is interested in favorable, standardized contract terms with a streamlined contracting process.
- **Additional Benefits.** Company/Contractor(s) with a Green Procurement Policy will be given additional consideration, as an optional enhancement to the response.

At the discretion of the evaluation team, companies responding to this RFP may be invited to provide additional information and/or make a presentation to the evaluation committee to further refine their proposals for evaluation.

3.4. RFP Terms and Conditions

This RFP is not a contract offer and should not be construed as intent, commitment, or promise to acquire products or services presented by any Respondent.

Information received from responses to this RFP will be used in the evaluation of potential solar energy project developers. District reserves the right to discontinue or modify the RFP process at any time and makes no commitments, implied or otherwise, that this process will result in a business transaction or negotiation with one or more Companies.

District will not pay for any information herein requested, nor be liable for any costs incurred by Company/Contractor.

Based on Company/Contractor responses, meetings may be scheduled between Company/Contractor and District in person and/or remotely to expedite the review, evaluation, and potential contract discussions.

Exclusive or concurrent negotiations may be conducted with responsible Company/Contractor(s) for the purpose of altering or otherwise changing the conditions, terms, and price of the proposed development agreement.

4. INFORMATION TO SUBMIT IN THE PROPOSAL

Company/Contractor(s) interested in this RFP should provide proposals with straightforward information that clearly communicates the information requested below.

The proposal shall describe products and/or services being offered by Company/Contractor in order to meet the goals and areas of interest stated in this RFP. Each Company/Contractor must clearly demonstrate how its products and/or services meet relevant industry standards and requirements by providing detailed product specification materials and installation methods that are in

compliance with federal, state, local, and utility regulations as well as industry best practices.

All Company/Contractor information will only be shared with the District evaluation committee and NOT shared publicly until the District has selected a Company/Contractor(s).

The proposal must have a complete package of information, strictly organized in the format and the order of information described below. Proposals with a different organization may be rejected.

The following information must be submitted in the proposal in the order shown.

COVER PAGE

Each proposal must include a cover page that includes “San Joaquin Valley Air Pollution Control District SOLAR Project RFP Proposal”, business name, primary address, contact person, contact information, and table of contents using the section numbers shown below.

SECTION I: Company Background and Qualifications

Company/Contractor(s) should provide a summary of background information about its company in this section. RFP responses shall include:

- Description of Company/Contractor(s) capabilities in providing its products and/or services.
- Organizational background and experience in providing solar projects in states, and/or specific utility markets, represented in District's portfolio.
- Brief bios of the key team members who would work on individual projects and/or broader development agreements executed under this RFP and identification of the project manager.
- Three (3) examples of similar projects with references and contact information.
- Description of experience with government agencies
- List and brief description of planned sub-contractors and/or partners, along with description of how Company/Contractor has worked with the sub-contractors and partners in the past.
- Brief description of any bankruptcies or legal proceedings against the Company/Contractor or its planned sub-contractors or partners with relation to solar projects in the past three (3) years.
- Company/Contractor(s) with a Green Procurement Policy will be given additional consideration, as an optional enhancement to the response.

SECTION II: Solar PV Project and New Spray Polyurethane Foam Roof Development Approach

Company/Contractor must describe its overall strategy and approach to being a proactive partner to support deployment of solar PV system and new spray polyurethane foam roof application at the District’s Fresno office.

Company/Contractor should include any prior or current experience as a development partner in the government sector along with results achieved.

Company/Contractor should describe the ongoing support, management, and resources that will be provided to District throughout the development agreement contract period, including any unique value-add services that it wishes to highlight.

This section should be no more than five (5) pages.

SECTION III: Proposed Solar PV System and New Spray Polyurethane Foam Roof Description

- A detailed technical description of the proposed solar PV system and new spray polyurethane foam roof including basic location diagrams, system designs, and all components.
- Supporting information that includes technical specifications for major equipment components including PV panels and inverters, warranties, and production guarantees.
- Description and specifications of the mounting equipment and installation techniques including how roof warranties will be maintained (for rooftop solar systems) and how any parking and ground-mounted solar arrays will be maintained with respect to District's property requirements.
- System electricity output schedule on a monthly basis for the first year of system operation and supporting information directly from a recognized software modeling tool (e.g., Helioscope or PVSyst outputs must be included).
- Projected annual system performance degradation.
- Sample construction and commissioning schedule.
- Major inclusions and exclusions in bid.

SECTION IV: Solar PV and New Spray Polyurethane Foam Roof Cost Proposal

Cost proposals should be made based on estimates using the requirements defined in this RFP and must be consistent with the responses in Section III above and the requirements in the Attachments.

Company/Contractor(s) pricing for Direct Purchase (Cash or Lease Options) shall be all-inclusive of system costs, installation, monitoring, inverter replacement at the conclusion of the inverter warranty period, and with annual costs for operations & maintenance.

Company/Contractor(s) must provide two pricing offers, if different: one assuming that District keeps all the Renewable Energy Credits (RECs) and other environmental attributes in the cost proposal and one assuming the Company retains the RECs and other environmental attributes.

Since the District is a State of California Special District, Company/Contractor must provide complete bid which also includes Prevailing Wage Pricing. CONTRACTOR shall comply with state prevailing wage law, Chapter 1 of Part 7 of Division 2 of the Labor Code, commencing with Section 1720; and Title 8, California Code of Regulations, Chapter 8, Subchapter 3, commencing with Section 16000, for all construction, alteration, demolition, installation, repair or maintenance work over \$1,000 performed under the Contract. CONTRACTOR 's obligations under prevailing

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wage laws include without limitation: pay at least the applicable prevailing wage for public works activities performed on the Contract; comply with overtime and working hour requirements; comply with apprenticeship obligations; comply with payroll recordkeeping requirements; and comply with other obligations as required by law.

CONTRACTOR may not bid on this project unless registered with the Department of Industrial Relations pursuant to Labor Code section 1725.5. CONTRACTOR shall indemnify, defend and hold harmless the San Joaquin Valley Air Pollution Control District against any and all claims, demands, damages, defense costs or liabilities based on failure to adhere to the above referenced statutes. Company/Contractor can indicate the duration over which the proposed costs will be held constant, but that period should not be less than thirty (30) days.

Company/Contractor must also include forecasted savings calculations over a 20-year contract term with documented assumptions, calculations, and forecast methods.

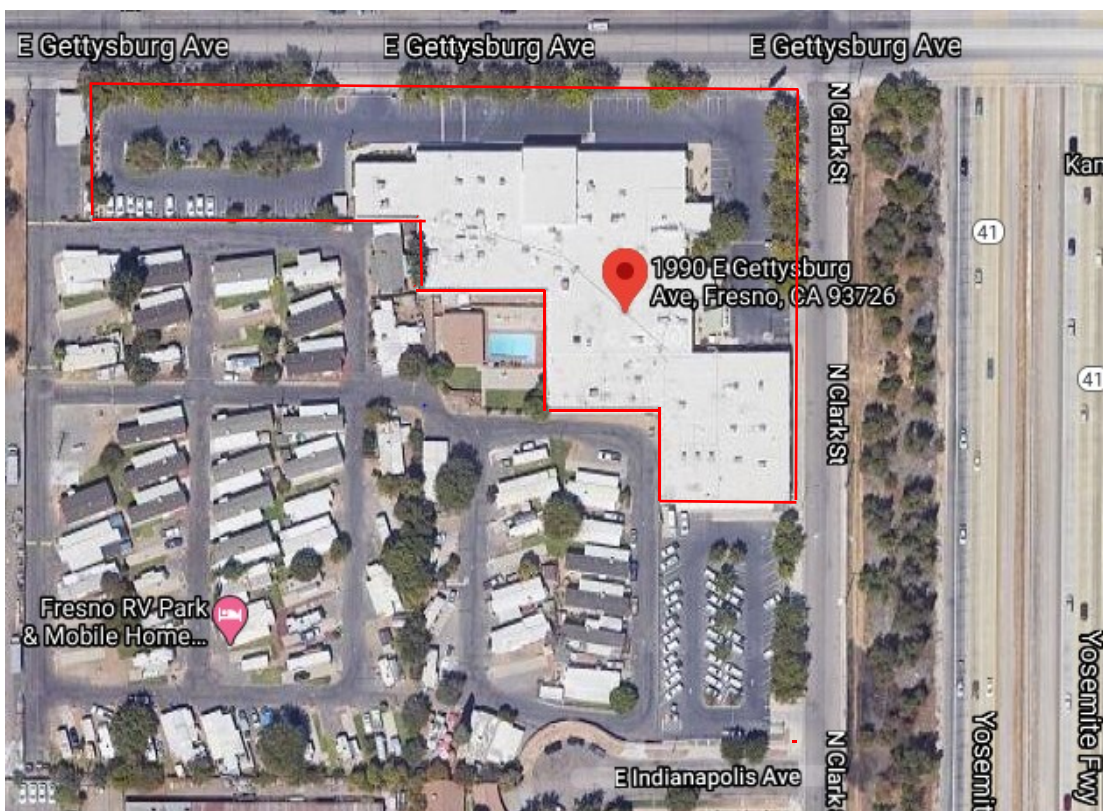
Cost information will only be shared with the District evaluation committee and NOT shared publicly or with other companies.

SECTION V: Project Contracts

Sample site license/real estate access, and/or other contract documents including all related schedules and addenda must be included in this section for review and evaluation. At the request of the District a direct purchase transaction or lease agreement sample contract must be included with warranty information and operations and maintenance agreements.

Attachment A: Listing of District Information

- District's Current Annual kWh Usage - 831,510 kWh
- District's Current Annual kWh Cost - \$241,535.00
- District's Current Average Cost per kWh - \$0.2905
- Google Map of District Office (highlighted in red)



**Attachment B:
Solar PV System and Spray Polyurethane Roof Minimum Equipment
and Construction Requirements**

General

- All power generation and transmission equipment must be UL listed for its designed use.
- Construction must comply with current adopted State Building Code, which encompasses:
 - 2015 International Building Code (or most recently adopted)
 - 2014 National Electric Code (NEC) (or most recently adopted)
 - All other relevant state and national codes
- There must be a minimum 10-year warranty for all materials and workmanship.
- As may be required, obtaining a structural report from a licensed structural engineer for the purpose of obtaining a building permit to reroof over an existing BUR.
- The Company/Contractor shall be responsible for determining whether the roof deck is in compliance with applicable building codes.
- All HVAC units must remain in operation during regular work hours.
- Company/Contractor is responsible for conducting all required building, utility, and rebate inspections, system integrator must complete all construction and documentation in a manner necessary to pass such inspections, and the work must be conducted in accordance with industry standard best practices.
- Company/Contractor must possess current state electric and solar contractors license from State's Contractors Licensing Board to perform the work being proposed.

Spray Polyurethane Foam Roof with Granules

- The successful application of a sprayed polyurethane roofing system (SPRS) is dependent upon the experience, technology and common sense of the designer and (applicator)/contractor.
- New spray polyurethane foam roof must be applied during the installation of the Solar PV system
- Bidder shall submit a copy of the proposed warranty from the manufacturer of the roofing materials ("the manufacturer") along with bid.
- The contractor shall carry a valid California state roofing license.
- Polyurethane insulation shall be two component polyurethane insulation system formulated for use through airless equipment. The product shall be RT 2031 as manufactured by Resin Technology Company, Ontario, CA, or equal, and shall exhibit the following typical physical properties:
 - Density (sprayed-in-place) 3.0 pcf
 - Compressive strength 45 psi
 - Tensile strength 55 psi
 - Shear strength 45 psi

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- Closed cell content 90% min.
- K factor (aged) 0.169
- Flame spread UL-723 (ASTM E-84) 75 max *
- Roof Deck Classification UL 790 (ASTM E-108)
- Non-combustible deck Class A
- Combustible deck Class B

* This numerical flame spread rating is not intended to reflect hazards presented by this or any other material under actual fire conditions.

- Fluid Applied Elastomeric Coating - The coating shall be Permax 108 acrylic elastomer coating as manufactured by Resin Technology Company, or equal, with the following typical physical properties:
 - Solids content(% volume) 60%±2%
 - Elongation, % 250% ± 100
 - Tensile strength, psi 250% ± 100
 - Hardness, Shore A 45
 - Accelerated Weathering 8,000 hours
 - Atlas Twin Arc Weatherometer) no checking, fading, or cracking
 - Roof Deck Classification UL 790 (ASTM E-108)
 - Non-combustible deck Class A
 - Combustible deck Class B
 - Dry Mil Thickness, 10 Year Material Warranty Minimum 30-32 TOM
 - Materials such as polyurethane elastomers, acrylic copolymers/terpolymers, polyvinyl chloride elastomers (PVC), ethylvinylacetate elastomers (EVA), and polyvinylacetate elastomers (PVA) shall not be considered.
- Caulking or Sealants - Caulking materials shall be single component polyurethane elastomer such as "Vulkem-921", "Sikaflex-1a", or approved equal. Roof field caulking shall be compatible with the respective elastomeric roof coating.
- Raising, repairing or modifying existing air conditioning systems for the installation of curbs, metal pans and duct work.
- Roof related carpentry work.
- Raising all utility rigid conduit sufficiently for the unobstructed application of roofing insulation materials underneath. The conduit may be raised permanently on metal stands or temporarily and reset upon new wood sleepers on top of the new SPRS.
- Overflow drains or scuppers shall be added to the existing drain system if nonexisting or not in accordance with the local building code. All new drains/scuppers shall comply with the local building code.
- All scuppers and overflows shall be open and shall be raised as necessary to comply with local building codes. If existing scuppers have been covered with roofing materials, remove all asphalt, felts, and mastic completely from the entire scupper and flange. Clean retained

metal components and prime. Rusted metal shall be replaced to match existing or better.

- All ductwork shall receive one inch of insulation. Do not cover the canvas connector with polyurethane insulation or protective coating materials. Filter access doors must be extended and remain operational.
- Counterflashing - If the polyurethane roofing system cannot be terminated under an existing wall, equipment or roof vent counterflashing, install compatible metal counterflashing. Note: Remove the roofing material at all vertical transitions before applying the polyurethane roofing system.
- All small conduit and utility lines (1/2 inch diameter and under) must be raised off the roof. After the new roof has been completed, the conduit shall be reset on new wood 2x4 sleepers set on top of the roof. The wood blocks shall be adhered with caulk to strips of "Yellow Spaghetti" walk pads, which are then adhered with caulk to the granulated surface of the roof. The old conduit supports shall not be reused. Replace any broken EMT connectors.
- Large conduit and piping (1/2 inch diameter and larger) shall be supported on new metal stands fastened with appropriate fasteners to the roof deck. Piping shall then be reset onto the stands and fastened with clamps. If the conduit/piping move as a result of facility operation conditions in such a way that the roof system may be damaged, they shall be mounted on curbs with rollers or other vibration isolating devices.
- The insulation surface shall be free from bumps, pinholes and ridges. The surface shall exhibit a smooth or "orange peel" surface texture. "Popcorn" or "tree bark" surfaces shall be deemed unacceptable.
- The insulation thickness shall be checked every 500 square feet prior to coating application.
- APPLICATION OF FLUID APPLIED PROTECTIVE COATING - Sprayed polyurethane insulation must be protected from ultraviolet light in order to avoid degradation of the polymer. Coating also protects the insulation from water and adverse weather conditions. Coatings must be specifically formulated for use over sprayed polyurethane insulation.
- The coating shall be applied over the surface of the insulation in three (3) uniform passes. The base coat and intermediate coat shall be a total of 18-20 dry mils and shall be medium gray in color. The topcoat shall be light gray in color and shall be applied at the rate of 1.5 gallons per 100 square feet. The specified thickness of the coating shall be verified with the use of an optical comparator.
- A total of 50 pounds per 100 square feet of 3M C-93 ceramic roofing granules shall be broadcast into the top coat (final coat) while it is still wet. Roof top landings, areas surrounding equipment installations, and walkways between equipment shall receive an application of double granules per paragraph 5.4 below.
- After the coating has cured, blow off all loose granules and apply 2 gallons per 100 square feet of light gray topcoat and broadcast 50 lbs. per 100 square feet of light 3M C-93 ceramic granules into the wet coating. Note: Remove all loose granules after the roof coating has cured to prevent washing into gutters or onto the ground.

Solar PV Modules

- System modules shall be UL1703 listed and CEC-listed.
- System modules must have a 10-year warranty on a minimum of 90% nameplate energy production and 25-year warranty on minimum of 80% nameplate energy production.

- All warranties must be documented in advance and be fully transferable to Buyer.

Inverters

- Inverters shall be UL1741 listed and must be CEC-listed with an efficiency of 95% or higher.
- Inverters must carry a minimum 10-year warranty.
- All warranties must be documented, in advance and be fully transferable to Buyer.

Balance of System Equipment

- Each proposed PV system shall include, at a minimum, one fused DC disconnect, and one fused AC disconnect for safety and maintenance concerns.
- String combiner boxes must include properly-sized fusing, and all metal equipment and components must be bonded and grounded as required by NEC.
- All system wiring and conduit must comply with applicable local code and NEC stipulations.
- Wall penetrations must be sealed in compliance with NEC and National Fire Protection Association (NFPA) regulations.
- All wiring materials and methods must adhere to industry-standard best practices.
- Material requirements:
- Fasteners and hardware throughout system shall be stainless steel or material of equivalent corrosion resistance.

Interconnection

- Racking components shall be anodized aluminum, hot-dipped galvanized steel, or material of equivalent corrosion resistance.
- Unprotected steel not to be used in any components. System interconnection must comply with NEC and Utility regulations and must be approved by the local Utility and the Authority Having Jurisdiction (AHJ)'s Building Department before any PV system construction is begun.
- Interconnection points will be at facility main switchgear locations.
- Emergency back-up generation may exist on-site and must be factored into proposed PV system electrical plans.
- All placards required by Buyer, the AHJ, the Utility, and/or State Solar Initiative program must be provided and installed according to Buyer and NEC guidelines.

Monitoring and Reporting Systems

- System monitoring and reporting must comply with Statesolar program requirements and must be provided at no additional cost for a minimum of five (5) years.
- Monitoring shall include revenue-grade metering of PV system production and building consumption, pyranometer, and ambient air temperature sensor.
- Software access must be possible from mobile device platforms (Apple IOS & Android), and desktop / laptop Windows-based systems through native applications or browser-based functionality.
- Company/Contractor must work with the District to determine best location and technique for monitoring communications interconnection.

- Company/Contractor will be responsible for providing all required monitoring communications and power wiring and conduit, with District guidance on approved locations.

System Design and Permitting

- For 1990 E. Gettysburg Avenue, Fresno, CA 93726, within 90 days of contract being signed, Company/Contractor shall create a construction plan set which includes:
 - Site overview
 - Detailed array layout with stringing configuration
 - Mounting and racking details
 - Details of electrical transmission showing conduit routing and location of electrical enclosures, conduit support details, and enclosure mounting details
 - Electrical single-line diagram
 - Electrical three-line diagram
 - Monitoring plan
 - Construction project plan with timeline
- All proposed system designs and construction techniques must be approved by the AHJ's Building Department.
- A building permit is required for each system and must be obtained through normal permitting processes by Company/Contractor.
- Company/Contractor shall obtain structural PE stamp verifying the integrity of the existing facility to handle additional weight load of proposed PV system.
- Company/Contractor shall obtain electrical PE stamp verifying the integrity and code compliance of proposed PV system and interconnection with District facility.
- Roof-mounted array layouts shall be designed to provide minimum of three (3) feet of walking access around the perimeter of the roof and convenient access to existing roof-mounted HVAC equipment in addition to any applicable setbacks for access, safety, and smoke ventilation required by the AHJ.
- Ground-penetrating array layouts shall adhere to all soil and geographical requirements and concerns in terms of ground penetration and trenching.
- Final array layouts shall be designed to avoid shading from 9am to 3pm annually. If this shading requirement cannot be strictly met, Company/Contractor shall specify the predicted solar availability and performance losses.
- Wire loss in DC circuits to be < 1.5%.
- Wire loss in AC circuits to be < 1.5%.

Construction

- Company/Contractor shall prepare, maintain, and abide by Site Safety Plan to include, at a minimum, all applicable Occupational Safety and Health Administration (OSHA) workplace safety and Personal Protective Equipment (PPE) requirements.
- Construction work shall be designed to minimize impact to facility operations.

Company/Contractor shall develop a construction plan for site access, staging, and equipment storage and obtain approval from the District prior to beginning construction.

- All asphalt, concrete, landscaping, and other areas that are disturbed during construction shall be remediated and returned to original condition, or equivalent condition as approved by the District.
- After completion of work, site shall be left clean and free of any dirt or debris that may have accumulated during construction. All construction equipment, spoils, and other construction byproducts shall be removed from the site.
- All electrical enclosures and equipment shall be installed to be readily accessible to qualified personnel only. Fences or other protection may be required per District specifications.
- All visible conduits and electrical equipment shall be painted or aesthetically dressed per District specifications.
- Location of existing underground utilities must be marked by USA/Dig Alert or equivalent private service prior to any underground work.

Documentation and Process Control

In addition to construction requirements listed above, Company/Contractor will be required to:

- Apply for and receive interconnection approval from the local Utility for proposed PV systems.
- Obtain solar rebates and/or Renewable Energy Credits (if applicable).
- Provide Operations and Maintenance training to District staff.
- Provide 20 years of system maintenance (at District's sole discretion, priced separately), with annual reports of system performance and consistent oversight of system monitoring.
 - Company/Contractor shall be required to respond to system downtime within 24 hours of first occurrence of incidence. If corrective action is not immediately feasible, Company shall notify District of action plan and timeline for execution.
 - Company/Contractor shall be required to respond to warranty related issues not affecting production within 72 hours of notification.
- Provide As-Built drawings of PV system, which must include finalized module layout and stringing chart.

Attachment C: Contractor Insurance Requirements

Prior to the commencement of any work, the contractor (“Contractor,” which equates to the “Company”) shall purchase and maintain insurance as required by law and not less than the following insurance coverage and limits of liability. Aggregate limits may be met through a combination of primary and excess policies.

A. Commercial General Liability:

Combined Bodily Injury and Property Damage Liability:

General Aggregate	\$ 1,000,000	Limit of Liability
Products - Completed Operations Aggregate	\$ 1,000,000	Limit of Liability
Each Occurrence	\$ 500,000	Limit of Liability
Personal Injury	\$ 500,000	Limit of Liability

Umbrella/Excess Liability with minimum Combined Single Limit of \$5,000,000 per occurrence.

The following coverages must be included:

- Premises/Operations
- Contingent liability for work performed bySubcontractors/Vendors
- Explosion, Collapse, and Underground
- Broad Form Property Damage (including Completed Operations)
- Personal Injury liability (with contractual exclusion deleted)
- The policy shall state that it is primary and non-contributory with any insurance maintained by Owner, their subsidiaries, directors, officers, employees and agents.
- Contractual liability (including construction contracts)
- The policy shall be endorsed so that the General Aggregate will apply to this Project only.

The following endorsements are required under Contractor’s policy:

- Additional Insureds for Ongoing Operations (Form Contractor 20 33 10/01) and Additional Insureds for Completed Operations (Form Contractor 20 37 10/01) or their equivalent. These endorsements shall cover: The Owner, its subsidiaries, affiliates and their respective trustees, officers, employees and agents.

No exclusions can be attached for construction projects, subsidence, or damages arising out of work performed by subcontractors; furthermore, certificates of insurance must affirmatively state there are no exclusions for these items. Contractor shall maintain Products and Completed Operations Liability Insurance, and the Additional Insured and Primary and Non-contributory coverage as specified in this Article for the state applicable statute of repose after either 90 days following Substantial Completion or final payment, whichever is earlier. Contractor shall continue to provide evidence of such coverage to District on an annual basis during the aforementioned period including all of the terms of the insurance and indemnification requirements of

this agreement. **Upon each insurance policy renewal, Contractor shall provide copies of the Additional Insured endorsements to District.**

B. Workers’ Compensation and Employer’s Liability:

Coverage A

Statutory Coverage:	As required by the State in which the project is located.
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Coverage B

Employers Liability Coverage:	\$1,000,000 Each Accident \$1,000,000 Disease, Policy Limit \$1,000,000 Disease, Each Employee
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C. Business Auto Policy

Combined Bodily Injury and Property Damage Liability (Combined Single Limit):	\$1,000,000 Each Accident
Liability Coverage for the following must be included:	Any Automobile OR Owned, Non-Owned <u>and</u> Hired Automobiles

D. Professional Liability:

To be carried by all Contractors and/or Subcontractors providing design or design/build services, such as mechanicals, electrical, third party construction management, etc. Minimum amount of coverage required is One Million (\$1,000,000) each claim and Two Million (\$2,000,000) annual aggregate which may be written on a claims-made form. If coverage is not renewed after any given policy year, a 3-year extended reporting period must be provided.

E. Property Insurance:

Property insurance for any tools, apparatus, equipment, machinery, scaffolding, hoists, forms, staging, shoring, and other property of Contractor on an “all-risk” or equivalent policy form and shall include, without limitation, insurance against the perils of fire (with extended coverage) and physical loss or damage including, without duplication of coverage, theft, vandalism, malicious mischief, collapse, windstorm, falsework, testing and startup, temporary buildings and debris removal including demolition occasioned by enforcement of any applicable legal requirements, and shall cover reasonable compensation for architect’s and contractor’s services and expenses required as a result of such insured loss.

F. Certificates of Insurance:

The Contractor shall furnish original certificates of insurance to show that the insurance specified in this Agreement is in force, stating policy numbers, dates of expiration, limits of liability, coverages

there-under, the name of the Project, and with Mercy and its designated affiliates, lenders, investors and other parties of interest, to be listed as additional insured as follows:

Upon notification, Contractor shall add any other lenders, investors, and other parties of interest as additional insureds to the policies and/or dual obliges to any bond required under the contract.

G. Such other insurances (if any) as are required for the particular project as set out on the last page of this attachment.

ADDITIONAL REQUIREMENTS:

1. Notwithstanding anything to the contrary herein or in the General Conditions, all liability insurance policies maintained by Contractor with respect to the Project shall be written on an occurrence basis.
2. All policies are to be written through insurance companies duly entered and authorized to transact that class of insurance in the state in which the project is located. The Insurance Companies must have an A.M. Best rating of A-, VIII, or better in the most recent Best's Key Rating Guide.
3. Approval, disapproval, or failure to act by the District regarding any insurance supplied by the Contractor shall not relieve the Contractor of full responsibility or liability for damages and accidents. Neither shall the bankruptcy, insolvency, or denial of liability by the insurance company exonerate the Contractor from liability.
4. District shall make no special payments for any insurance that the Contractor may be required to carry; all are included in the contract price and in the contract unit prices.
5. Contractor will provide District with copies of Contractor's Site Safety Plan and Site Security Plan.