

RFP No. 27-001 – Responses to Questions / Addendum No. 1

1. Will Ecomotion be the Owner Consultant to stay onboard through the project and interface with the utility company and or other site project as it relates to this one?
 - a. Yes.
2. Are there any project labor union agreements?
 - a. No.
3. The link provided for the site information did not have any of the documents listed by bullet point in the RFP. Will those be provided?
 - a. *Yes. Relevant documents will be added and posted as addendums on the District's website.*
4. Are there any known property setbacks or title infringements? Does the District have a title report showing any known easements, etc?
 - a. *There are no easements. There are no setbacks known to the District.*
5. For the project with Coil doing the new asphalt work, can you provide that project schedule? Do you anticipate any construction overlap and coordination needed?
 - a. *The selected proposer would cooperate in planning with Coil, and the Coil charger installation project would likely be finished before the beginning of solar and storage construction.*
6. Can you please further define what "completion" or "placed in service" is in terms of completing the project by December 31, 2027?
 - a. *The expectation is that the Authority Having Jurisdiction (AHJ) approval before 12/31/27 should qualify the project for the Investment Tax Credit (ITC).*
7. Financing: Will the District accept a proposal offering a cash-purchase price only, or must each proposal also include a PPA or other financing option?
 - a. *Yes, the District would prefer both, but will accept cash purchase proposals.*
8. EV Infrastructure and Integration Scope: Please confirm whether the new 1,000A switchgear and Nuvve charger equipment and installation—including feeders and associated infrastructure—are included in the Proposer's scope or provided under separate contracts. Please also identify the PV/ESS point of connection and the parties responsible for Nuvve GIVE interface programming and commissioning support.
 - a. *A new addendum will be issued clarifying switch gear size. The District will be responsible for the transformer and the switch gear. All connections from switch gear to PV, storage, and chargers will be the responsibility of the proposer.*

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9. Gate and Canopy Lighting: Please confirm whether the south-side automatic gate is included in the Proposer's scope and identify the power source and point of connection for the gate and required under-canopy LED lighting.
 - a. *The automatic gate is not part of the proposer's scope. The under canopy lighting power will be supplied through the new switch gear.*
10. Canopy Design Criteria: Please confirm the final orientation and tilt of the east-side cantilever and the required minimum clear height for both structures. The RFP specifies a 5-degree east tilt and 13-foot minimum height, while the job-walk plan reportedly indicates "East or West—not decided" and 14 feet.
 - a. *A new addendum will be issued clarifying structure heights, tilts, and clearances. Minimum clearance will be 14 feet for all structures.*
11. Domestic Content and FEOC Compliance: Please define the required domestic-content and FEOC compliance standards separately for the PV shade structures/PV equipment and the ESS, including battery cells, and identify the documentation required to demonstrate compliance.
 - a. *This content compliance is determined by the federal government for projects seeking the ITC. Proposers should meet the requirements or indicate the costs are cheaper without seeking the ITC.*
12. Permitting and Site Information: Please identify the permitting authorities for the PV system, shade structures, and ESS; confirm whether DSA review and approval apply; and provide any available geotechnical or soils information for foundation design.
 - a. *The AHJ is the City of Banning Electric Utility (BEU). No Division of State Architecture (DSA) review is required for this non-student site. The District will share any geotechnical information it discovers, but none exists currently to our knowledge*
13. Please provide any available as-built drawings, utility records, existing condition reports, and site surveys for the project area.
 - a. *The District will make available any relevant documents as they are discovered and communicated in a new addendum.*
14. Has a geotechnical investigation been completed for the proposed project area? If so, please provide any available geotechnical reports.
 - a. *Not to the knowledge of the District team.*

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15. Are there any known subsurface obstructions, abandoned utilities, underground storage tanks (USTs), buried structures, undocumented foundations, or other underground conditions that may impact excavation, trenching, or foundation installation?
 - a. *Not to the knowledge of the District team.*
16. Are there any known hazardous materials, contaminated soils, environmental constraints, or prior remediation activities that may affect construction activities within the project area? Please provide any available environmental reports, Phase I/Phase II assessments, hazardous materials reports, or related studies applicable to the site.
 - a. *Not to the knowledge of the District team.*
17. Please identify any known existing underground utilities within the project area, including electric, communication, water, sewer, storm drain, natural gas, and compressed natural gas (CNG) infrastructure.
 - a. *Any relevant documents will be provided if discovered in a new addendum. The District will work with the selected proposer to make sure there are no underground issues.*
18. Existing site photos appear to indicate the presence of CNG fueling infrastructure serving the fleet operation. Please provide available as-built drawings and utility information associated with the existing CNG fueling system and underground gas lines.
 - a. *Any relevant documents will be provided if discovered. The District will work with the selected proposer to make sure there are no underground issues.*
19. Are there any operational, utility, fire-code, or setback requirements associated with the existing CNG infrastructure that may impact the proposed charger, switchgear, ESS, or canopy locations?
 - a. *Any relevant documents will be provided if discovered and on a new addendum.*
20. Will the existing CNG fueling facilities remain operational throughout construction?
 - a. *Yes.*
21. Please provide available information regarding existing electrical service capacity and service voltage at the site.
 - a. *All the service will be new from Banning Electric Utility.*
22. Has the Owner or Utility completed any preliminary utility interconnection review, capacity analysis, or feasibility assessment for the proposed project?
 - a. *Banning Electric Utility is aware and supportive of the project, but no formal interconnection request has been initiated.*

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23. Is any work anticipated outside the property boundary, including utility tie-ins, sidewalk work, street improvements, or other off-site construction activities?

a. *No.*

24. Please clarify the required restoration standards for all areas disturbed during construction, including pavement, striping, landscaping, irrigation, sidewalks, and other site improvements.

a. *Trenching or boring disturbances should be repaired.*

25. Are there any known drainage issues or planned site improvements that should be incorporated into the project design?

a. *The property drains to the south, and the District is not aware of any site improvements needed.*

26. The RFP indicates that the District is open to alternative canopy configurations. Please confirm whether alternative configurations will be evaluated based on technical merit and performance, provided project objectives and operational requirements are maintained.

a. *A new addendum will be issued clarifying solar structure sizes and locations.*

27. Are there any site-specific constraints, architectural preferences, or operational requirements that must be maintained when evaluating alternative canopy structures?

a. *A new addendum will be issued clarifying solar structure sizes and locations.*

28. Please confirm the required vehicle clearance envelope, including any rooftop equipment, for the electric bus fleet.

a. *Minimum clearance for all structures will be 14 ft.*

29. Owner to advise on the power source/feed for the planned new canopy LED lighting and motorized equipment (e.g., from an existing panel or a new step-down transformer and panel).

a. *Answer: The under-canopy lighting power will be supplied through the new switch gear.*

30. Please clarify the intended scope associated with the four future charger positions shown on the plans. Specifically, should proposers include future-ready infrastructure only, or full installation components necessary to support future charger expansion?

a. *Answer: An addendum will be issued clarifying solar structure sizes and locations.*

31. Please confirm whether EV charging equipment is intended to be Owner-furnished or Contractor-furnished.

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- a. *Chargers will be furnished by the District though a separate agreement with Nuvve and Coil.*
- 32. Please provide available information regarding bus charging-port configurations (front-mounted versus rear-mounted charging ports).
 - a. *The bus charging ports will be front-mounted.*
- 33. Please confirm whether the approximately 300 kW solar PV system identified in the RFP represents a target capacity, minimum requirement, or fixed system size.
 - a. *An addendum will be issued clarifying solar structure sizes and locations.*
- 34. Are minimum energy production targets or performance requirements expected as part of the project?
 - a. *An addendum will be issued clarifying solar structure sizes and locations.*
- 35. During utility outages, what loads are expected to remain operational under microgrid operation and for what duration?
 - a. *PV, ESS, and Chargers.*
- 36. How many buses must be capable of charging simultaneously while operating in islanded mode?
 - a. *Up to 12.*
- 37. Are there any preferred manufacturers or technical requirements for the battery energy storage system or microgrid control platform? Can we implement contingency for non-domestic manufacturers.
 - a. *Non-domestic manufactures are acceptable as long as they clear FEOC and content issues.*
- 38. Please confirm the intended ESS location and available equipment footprint adjacent to the proposed switchgear location.
 - a. *An addendum will be issued clarifying solar structures sizes and locations as well as ESS sizes and locations.*
- 39. Please identify any bonding requirements associated with the project, including Bid Bonds, Performance Bonds, and Payment Bonds.
 - a. *The successful Contractor will be required to furnish a Performance Bond in an amount equal to one hundred percent (100%) of the Contract Sum and a Payment Bond in an amount equal to one hundred percent (100%) of the Contract Sum prior to commencement of the Work.*
 - i. *No Bid Bond is required as part of the proposal submission.*

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40. If bonding is required, please confirm required bond values and any associated contractor qualification requirements.
- a. *The required bond values are as follows:*
 - i. *Performance Bond: 100% of the Contract Sum.*
 - ii. *Payment Bond: 100% of the Contract Sum.*
 - iii. *Bid Bond: Not required.*
41. Please clarify the project's domestic content requirements and any documentation expectations related to IRS Direct Pay or other incentive programs.
- a. *This content compliance is determined by the federal government for projects seeking the ITC. Proposers should meet the requirements or indicate the costs are cheaper without seeking the ITC.*
42. Please confirm if there are other federal incentive compliance requirements besides prevailing wage and FEOC. Please confirm that prevailing wage apprenticeship is not required.
- a. *The project is anticipated to utilize applicable federal clean-energy incentives. The Contractor shall comply with all federal requirements applicable to the incentives ultimately utilized by the District, including applicable prevailing wage, registered apprenticeship, recordkeeping, reporting, and prohibited foreign entity/FEOC requirements.*
 - b. *The District cannot confirm that federal registered apprenticeship requirements are inapplicable. To the extent federal prevailing wage and apprenticeship requirements apply to the federal incentive being utilized, the Contractor and its subcontractors shall be responsible for complying with those requirements and providing documentation necessary to substantiate compliance.*
 - c. *Additional federal incentive requirements, including applicable sourcing, domestic content, prohibited foreign entity/FEOC, recordkeeping, certification, and other eligibility requirements, shall apply to the extent required for the federal incentive(s) utilized by the District. The District will identify any project-specific requirements in the final Contract Documents, as applicable.*
43. Please confirm the Owner's expectations regarding post-construction operations, maintenance, and warranty support. Is it the District's intent to transition ongoing operations and maintenance responsibilities to a third-party provider following system commissioning and training?

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- a. The District will expect an ongoing O&M proposal.*
- 44. Please clarify the anticipated project ownership, financing, and operating structure, including whether a third-party developer, financier, owner representative, or long-term asset manager will be involved.
 - a. Any third-party ownership would be determined by an acceptable proposal designed by the proposer and offered to the District.*
- 45. Please confirm whether proposers are expected to provide a fixed-price proposal based on the current conceptual design information, or whether pricing will be refined following completion of the final engineering and system design.
 - a. Cash purchase proposals must provide a fixed price that may be modified proportionately if capacities change through mutually acceptable design and engineering decisions.*