



REQUEST FOR PROPOSAL

for

SUMAC COMMUNICATIONS TOWER SOLAR PHOTOVOLTAIC AND BACKUP BATTERY DESIGN-BUILD PROJECT

Project Address:

SUMAC COMMUNICATIONS TOWER
3054 Sumac Road
Fallbrook, CA 92028

Proposal Due:

August 4, 2022 at 2:00pm
Attn: Ms. Delia Rubio
Rainbow Municipal Water District
3707 Old Highway 395
Fallbrook, California 92028
Tel.: 760-728-1178
E-mail: drubio@rainbowmwd.com

RAINBOW MUNICIPAL WATER DISTRICT
SOLAR PHOTOVOLTAIC AND BACKUP BATTERY DESIGN-BUILD PROJECT
REQUEST FOR PROPOSAL

TABLE OF CONTENTS

| | |
|--|----|
| SECTION 1 - PROJECT BACKGROUND | 1 |
| SECTION 2 - PROJECT OBJECTIVES | 1 |
| SECTION 3 - ANTICIPATED SCOPE OF SERVICES | 1 |
| 3.1. General..... | 1 |
| 3.2. Design | 2 |
| 3.3. Environmental and Permitting | 4 |
| 3.4. Construction and Implementation..... | 4 |
| SECTION 4 - PROPOSAL REQUIREMENTS | 5 |
| 4.1. General..... | 5 |
| 4.2. Submission Deadline | 5 |
| 4.3. Proposal Formatting..... | 5 |
| 4.4. Proposal Content..... | 6 |
| 4.4.1. Section 1: Company Overview | 6 |
| 4.4.2. Section 2: Experience and Technical Competence..... | 6 |
| 4.4.3. Section 3: Project Approach | 6 |
| 4.4.4. Section 4: Project Organization and Key Personnel | 7 |
| 4.4.5. Section 5: Cost Proposal | 7 |
| 4.4.6. Section 6: Schedule..... | 7 |
| 4.4.7. Section 7: Proposed Design and Construction..... | 8 |
| 4.5. Proposal Selection Process and Evaluation Criteria | 8 |
| 4.6. Project Schedule..... | 9 |
| SECTION 5 - CONDITIONS FOR PROPOSERS..... | 10 |
| 5.1. Rights of the District..... | 10 |
| 5.2. Changes to the RFP..... | 11 |
| 5.3. Protests..... | 11 |
| 5.4. Other Information | 11 |
| SECTION 6 - ATTACHMENTS..... | 11 |
| Appendix A – Site Plan | |
| Appendix B – Project Specifications | |

Appendix C –One Year of Electrical Utility Bills

Appendix D – Construction Contract Volume I and II

SECTION 1 - PROJECT BACKGROUND

The Rainbow Municipal Water District, (referred to herein as District or RMWD), owns and operates the Sumac Communications Tower (Sumac), an essential element of the District's communication network, located at 3054 Sumac Road, Fallbrook, CA 92028. Sumac is also shared with the North County Fire Protection District. Located adjacent to the tower and within the District's property boundary is a large reservoir that is out of service and there is not any source of water on-site.

The District desires to install a system that will reduce Sumac's electrical demand from San Diego Gas and Electric (SDG&E) and safeguard the facility from emergency events that would jeopardize the function of the system, known as the Sumac Communications Tower Solar Photovoltaic and Backup Battery System Design-Build Project (referred to herein as Project). The Project proposes to install a solar photovoltaic (PV) system to provide supplemental power to Sumac and install a backup battery to store electrical energy in the event power is lost to the site.

SECTION 2 - PROJECT OBJECTIVES

The District is seeking proposals from qualified parties to design, build, and construct a turnkey, fully integrated, grid-connected solar PV power and backup battery system. The objective of the Project is to provide the District with a redundant power source to operate the Sumac Communications Tower during times of emergencies (e.g, power outages, fires, etc.). In the event the Sumac Tower encounters a grid failure or extended periods of power outage, the solar PV power and backup battery system should be designed to automatically switch to the redundant power source without interruption. Once power has been restored and stabilized, the solar PV and backup battery system should automatically switch back to the permanent power source with supplemental energy being provided by the solar system without interruption to Sumac.

SECTION 3 - ANTICIPATED SCOPE OF SERVICES

3.1. General

Requested services to be provided by the Contractor include, but are not limited to: project management, engineering, design; securing all required permits and approvals (County, State, SDG&E, etc.); furnishing all materials, equipment, and labor to construct and commission the Project.

Attached to this solicitation is a copy of the District's Construction Contract, Appendix D, that the selected firm will be expected to execute. Included in the agreement are the conditions under which the contract will be administered, along with the minimum insurance requirements. Should there be any objections to any portion of the agreement, objections must be noted in the proposal at the time of submission. The District reserves the right to reject any proposed variance during the proposal selection process.

The Contractor shall be responsible for all elements required to deliver the turnkey Project to the District. At a minimum, the Contractor's proposal shall include the following services and account for the associated costs to perform them:

- Project Management
- Design Engineering
- Permitting
- Construction
- Commissioning
- Long-Term Maintenance

3.2. Design

At a minimum, the Contractor's design services shall include: (a) site suitability review for proposed PV solar power and backup battery system, (b) an electrical review, (c) design of the utility grid-connected solar PV power and backup battery system to be installed and integrated into the existing facility without impacting Sumac's ability to be fully operational throughout the Project (d) 60% complete, 90% complete and Final design submittals for District review.

Site Suitability Review – The Contractor is to install the PV power and backup battery system in the areas made available by the District that are shown in the Project Site Map provided in Appendix A. If the Contractor determines that there is a better location to place the solar and battery equipment for the system, alternate locations within the District's property boundary should be identified in the Contractor's proposal. It shall be noted that while this area has been made available, the entirety of the location identified does not need to be utilized. It is the responsibility of the Contractor to assess site topography, structures (including structural integrity) and geotechnical attributes to determine costs associated to construct the Project. Previous geotechnical reports for the site are not available. The Contractor will be expected to include in their proposal the cost associated with securing solar and battery equipment within a fenced in area. Unless otherwise noted, the site suitability review shall account for the following items:

- Solar Array Location – Contractor shall designate proposed locations in the written response to this RFP,
- Backup Battery System Location – Contractor shall designate proposed locations in the written response to this RFP,
- Solar Array Azimuth,
- Solar Array Tilt, and
- Solar Shading Study.

Electrical Review – The electrical review shall determine the electrical configuration and constraints of the existing facility and the required solar PV power and backup battery system design that will allow for integration into the existing site with no interruption to regular Sumac operations. At a minimum, the Contractor shall carefully inspect the electrical system to ensure against harmonic distortion, fault protection issues, and interconnect problems.

Solar PV System Design – The solar PV power system shall eliminate the District’s need to rely on energy from SDG&E during emergency events and should be powerful enough to satisfy electrical demands at Sumac and charging the battery backup system in the event of utility power outages that lasts a minimum of one week during minimum solar production times. The system shall be designed in accordance with applicable codes and standards and the Project Specifications found in Appendix B and include all design elements required to permit and construct the turnkey solar PV power system. The design shall confirm that the PV system and equipment will not interfere with the operation and maintenance of any existing site equipment. The Contractor is advised that Sumac is an active communications tower near a reservoir and the equipment installed onsite may be subject to corrosion due to the nature of the facility and the surrounding environment.

Backup Battery System Design – The backup battery system shall be sufficient enough to maintain all required energy resources for the communications tower when solar energy is not available and in the event of utility power outages of up to one week during minimum solar production times. The system shall be designed in accordance with applicable codes and standards and the Project Specifications found in Appendix B and include all design elements required to permit and construct the turnkey backup battery system. The design shall confirm that the system and equipment will not interfere with the operation and maintenance of any existing site equipment. The Contractor is advised that Sumac is an active communications tower near a reservoir and the equipment installed onsite may be subject to corrosion due to the nature of the facility and the surrounding environment.

Design Submittal and Review – Upon execution of the contract, the selected Contractor shall submit design documents to the District for review and approval at 60% complete, 90% complete and Final design. The design documents shall provide the following minimum information, as well as those listed in the Project Specifications:

- Material and equipment data, including performance metrics of equipment components and subsystems.
- Shop Drawings with layout of installation and equipment, front and end elevations of inverter and floor plan to scale with major dimensions; structural details and overall weights, complete catalog data and ratings of all devices, and material, sizes, locations, installation methods, details of attachment to structure to ground-mounted assemblies.
- Define seismic anchorage/ballasting requirements. Provide drawings and descriptions of the seismic anchorage and/or ballasting system for panels and solar equipment.
- Details showing the integration of the solar PV power and backup battery system with other power sources.
- Electrical grid interconnection requirements.
- Controls, monitors, and instrumentation.
- Solar PV power and backup battery system performance monitoring information.

Review and approval of submittals by the District shall only be for general conformance with Project requirements. The Contractor has sole responsibility for designing and constructing the

solar PV power and backup battery system that conforms to applicable codes and is integrated into the District's facilities with no interruption to regular Sumac operations.

Note: Final design documents and seismic calculations shall be signed and sealed by a civil and/or electrical engineer, as appropriate, registered in the State of California. Costs to prepare and submit all plans and calculations shall be included in the Contractor's Cost Proposal.

The Contractor shall also submit the following data prior to construction closeout. Costs to prepare submittals shall be included in Contractor's Cost Proposal.

- As-Built Drawings
- O&M Manuals
- Warranties for panels, batteries and all associated electrical components
- Ongoing maintenance of the facility for up to three (3) years with two (2) optional years

3.3. Environmental and Permitting

The Contractor shall secure from local governing agencies and utility companies all other required rights, clearances, easements, permits, approvals and interconnection agreements. The District will become the signatory on clearances, applications, permits, and utility agreements. All costs associated with any required rights, clearances, easements, permits, approvals and interconnection agreements shall be included in the Contractor's cost estimate, which will be submitted with their proposal.

3.4. Construction and Implementation

The Contractor's scope of work shall include, but is not limited to, all work required to deliver a turnkey, fully integrated grid-connected solar PV power and backup battery system. Construction and implementation shall conform to the requirements of this RFP, including: (1) the Project Specifications (Appendix B), (2) the executed Agreement entered into between the District and the selected Contractor; (3) approved permits, plans and submittals, and (4) the Project is subject to the Standard Specification for Public Works Construction, 2018 Edition ("Greenbook") requirements.

Anticipated work includes but is not limited to the following activities:

- Civil site improvements and modifications such as tree removal, clearing, grubbing, grading, earthwork, trenching, compaction, backfill, foundations for solar PV support columns, and foundations for associated electrical structures.
- Electrical improvements and modifications such as installation of photovoltaic modules, storage batteries, racking, support structures, inverters, transformers, conduits, duct banks, wiring, and disconnects that allow the system to interconnect with the SDG&E distribution system and other sources of power such as automatic transfer switches and emergency power systems.

Note: As this is a fixed price turnkey project, and subject to the Greenbook provisions, cost or time change orders will be considered only for new or unforeseen work clearly beyond the Contractor's knowledge or control at the time of proposal. Contractor is responsible for any increased costs of materials during the course of the project, including, but not limited to, solar PV material and battery cost increases. Contractor is responsible for ensuring that installation and materials meet all applicable state and local codes.

The Contractor's scope of work shall include commissioning and acceptance testing as described in the Project Specifications found in Appendix B.

SECTION 4 - PROPOSAL REQUIREMENTS

4.1. General

Each Contractor shall carefully examine the RFP and any and all amendments, exhibits, revisions, and other data and materials provided with respect to the RFP process prior to submitting a proposal.

The responses to this solicitation must be made according to the requirements set forth in this Section, both for content and for sequence. Noncompliance with these requirements or the inclusion of conditions, limitations, or misrepresentations, may be cause for rejection of the proposal.

Proposals shall be valid for a **minimum of 90 days**.

4.2. Submission Deadline

Proposals are due to the Rainbow Municipal Water District at 3707 Old Highway 395, Fallbrook, California 92028, no later than **2:00 PM on August 4, 2022**. Please submit a digital version of the proposal and attachments on USB drive in searchable PDF format and three (3) hard copies of the proposal in an envelope marked on front with "**PROPOSAL: SUMAC SOLAR PHOTOVOLTAIC AND BACKUP BATTERY DESIGN-BUILD PROJECT**".

Proposals received by the District after the stated deadlines will not be considered.

4.3. Proposal Formatting

Proposals shall be concise, well organized, and demonstrate the consultant's qualifications and experience applicable to the Project. Proposals should be as brief as possible and should not contain any unnecessary promotional material. Proposers are discouraged from using general marketing material and encouraged to make the proposal specific to this project.

Each proposal shall be limited to 20 one-sided pages, 8 1/2" x 11" or 11" x 17" in size, exclusive of cover letter, resumes, datasheets, dividers, and front and back cover, that includes the contents identified in this RFP. Type size and margins for text pages should be in keeping with accepted standard formats for desktop publishing and word processing. Proposals that exceed the page

count per page limitation will not be considered. Contractors interested in submitting proposals for this project must respond with all the information requested in the RFP. The Contractor's proposal will be considered only if all this information is provided. The proposals will be distributed to a selection committee for their evaluation.

4.4. Proposal Content

The proposal shall include a company overview, experience and technical competence, technical approach, project organization and key personnel, cost proposal, and schedule.

4.4.1. Section 1: Company Overview

The company overview shall include at a minimum the following:

- Company name,
- Description of the history of the company (including contractor's license number) and background of the Contractor,
- Corporate and local office addresses and telephone number,
- Number of employees in the local office,
- Contact information for the proposal including name, email, direct phone number and address,
- A description of the firm's resources and financial capacity to perform the work, and
- Description of any litigation, bankruptcy filings, pending judgments, etc., which could affect the proposer's ability to enter into an agreement with the District, and any other information deemed relevant.

4.4.2. Section 2: Experience and Technical Competence

The Contractor must establish significant experience in design, installation, and commissioning of a solar PV and backup battery system. At a minimum, the Contractor shall provide the following:

- Evidence of the Contractor having at least **five (5)** years of experience installing solar PV power and backup battery systems similar to this Project.
- Evidence of a valid Class A license as well as any other required licenses for the Project.
- Three references, including contact information, for projects similar to scope and size installed within the last five years in a comparable environment.

4.4.3. Section 3: Project Approach

Provide a narrative description of the approach to delivering the project. Summarize the key issues and your approach to fulfilling the goals and objectives of the project, including having no impact on Sumac's regular operations.

System Description – At a minimum, include data on the following components:

- System Design, including proposed location of equipment.

- NREL PV watts web-based performance calculations to estimate annual kWh for the solar PV power system.
- Backup battery system performance calculations including length of time system can fully power the District's facility when solar panels are not producing.
- Proposed method of installation.
- Proposed monitoring system/solution.
- Suggested alternatives to any standards set forth herein.

Datasheets – In an attachment to the written proposal (pages won't be included in the proposal page count), provide datasheets or hyperlinks to datasheets of major components, including the following:

- Solar PV Panels,
- Battery or backup battery system,
- Inverter(s),
- Mounting System, and
- Structural Support System (as applicable).

4.4.4. Section 4: Project Organization and Key Personnel

The Contractor shall describe the proposed project organization and provide an organizational chart, including identification and responsibilities of key personnel. Indicate the role and responsibilities of each person. Provide a list of subconsultants proposed and history of working together. The District will evaluate the proposals based on the entire team; therefore, no changes in team composition and no changes in team personnel will be allowed without prior written approval of the District.

4.4.5. Section 5: Cost Proposal

Contractor shall prepare and submit a cost proposal, which is inclusive of all costs to complete this Project in its entirety, in an attachment to the written proposal (pages won't be included in the proposal page count). Proposers shall use the following assumptions:

- Payment and performance bonds are required for the project.
- This project is subject to prevailing wage rates.
- Contractor is responsible for all interconnection costs.
- A performance guarantee is required.

4.4.6. Section 6: Schedule

The schedule must show key milestones and clearly demonstrate how the Contractor plans to deliver all requirements of this RFP including but not limited to design, permitting, construction, commissioning, and interconnection.

If the Contractor cannot meet the desired on-line date as listed in Section 4.6 of this RFP, they shall propose an alternate project schedule.

Note: Liquidated Damages will be assessed for project delays caused by Contractor.

4.4.7. Section 7: Proposed Design and Construction.

Each proposer is to indicate if they accept the District's Construction Contract and will note any objections to the agreement at the time of proposal submittal. Each proposer must include proposal attachments, consistent with the requirements contained herein, required by California statutes, including design/construction timelines, cost proposal, project criteria, warranty provisions, warranty, insurance, indemnity, and other necessary provisions. Appendix D is the boilerplate Construction Contract for the proposer's reference. The District will not accept any proposal containing a limitation of liability or similar provisions.

Contractor may propose alternate language for the Construction Contract, which Contractor shall describe in its proposal, with justification. The District reserves the right to reject any proposed variance from its Construction Contract.

4.5. Proposal Selection Process and Evaluation Criteria

Contractor proposals will be evaluated for completeness and conformance to the RFP and its attachments. The District will evaluate the proposals based on the proposer's ability to meet RFP requirements and the selection criteria.

The District may request clarification of any portion of a proposal submittal. A Contractor's response to such a request must be in writing and shall become part of the Contractor's proposal. If the Contractor fails to respond within the time indicated in the request, the Contractor may be deemed nonresponsive, and its proposal may be disqualified from further consideration during the solicitation process.

By submitting a proposal, the Contractor shall be deemed to have represented and warranted the following:

- That the proposal is not made in connection with any competing Contractor submitting a separate response to this RFP and is in all respects fair and without collusion or fraud.
- That no employee of the District or its consultants have participated directly in the Contractor's proposal preparation.
- That the Contractor has not been convicted of bribery or attempted bribery of a public official or employee of the state and is not in default under any contract with an agency of the state.
- That the information contained in the proposal is true, accurate, and complete and includes all information necessary to ensure that the statements therein are not misleading.
- That the proposal price is true and accurate and is based on appropriate due diligence by the Contractor.

The District will evaluate proposals according to the selection criteria below. Proposal evaluation will be based on a scale of 1 to 100 with a maximum number of points possible of 100. Points will be awarded based on the relative merit of the information provided in the response to the RFP.

Proposal evaluation scores will determine which Contractor is selected for negotiation of a contract with the District.

| Selection Criteria | Points |
|--|---------------|
| Technical Approach | 20 |
| Company Qualifications/ Project Experience | 30 |
| Implementation Schedule | 30 |
| Total Design-Build Project Cost | 20 |
| Total Possible Points | 100 |

Upon acceptance of a proposal, the successful respondent and District will enter into final negotiations and will award the contract through a Construction Contract (See Appendix D). Once the contract is awarded, Contractor will be required to execute and return all required Project documents, bonds and certificates of insurance within 10 days from the Notice of Award. Should final negotiations with the first selected respondent fail or if the selected firm refuses to execute the Contract Document agreed upon with the District, the District reserves the right to accept the proposal of the firm offering the next best value to the District.

4.6. Project Schedule

As part of the proposal process, the Contractor may attend the Pre-Proposal Site Visit. The Pre-Proposal Site Visit will occur on **July 6, 2022 at 9:00 AM** at the project site. The project address is 3054 Sumac Road, Fallbrook, CA 92028. It is important to note that the District has an easement through a neighboring property to access the project site, and notification through the District is required prior to accessing the site.

Questions related to this RFP should be submitted in writing, via email, to the District’s representative, Ms. Amanda Parra at aparra@rainbowmwd.com by **3:00 PM on July 15, 2022**. Responses to any questions that may affect the proposal will be provided to all registered proposers.

The following is a list of anticipated milestones for the RFP process and project.

| Project Milestone | Date/Time |
|--------------------------|-----------------------|
| RFP Advertised/ Released | June 27, 2022 |
| Pre-Proposal Site Visit | July 6, 2022 at 9 AM |
| Written Questions Due | July 15, 2022 at 3 PM |

| Project Milestone | Date/Time |
|----------------------------------|------------------------|
| Answers to Questions Distributed | July 20, 2022 |
| Proposal Due | August 4, 2022 at 2 PM |
| Notice of Selection | August 2022 |
| Complete Contract Negotiation | September 2022 |
| Notice to Proceed | October 2022 |
| System Operation Date | Summer 2023 |

SECTION 5 - CONDITIONS FOR PROPOSERS

5.1. Rights of the District

The District may investigate the qualifications of any Contractor under consideration, may require confirmation of information furnished by a Contractor, and may require additional evidence of qualifications to perform the work described in the RFP. The District reserves the right, in its sole and absolute discretion to take any of the following actions:

- Reject any or all proposals and issue a new RFP.
- Cancel, modify, or withdraw, or extend the RFP.
- Issue addenda, supplements, and modifications to this RFP.
- Waive in the public interest technical or inconsequential errors or discrepancies in proposals submitted.
- Elect to conduct interviews with selected proposers to ask questions for more detail on their proposals.
- Modify the RFP process (with appropriate notice to prospective proposers).
- Appoint a selection committee and evaluation teams to review proposals and seek the assistance of outside technical experts in the proposal evaluations.
- Approve or disapprove the use of particular subcontractors and/or substitutions and/or changes in proposals.
- Revise and modify, at any time before the proposal due date, the factors it will consider in evaluating proposals and to otherwise revise or expand its evaluation methodology. If such revisions or modifications are made, the District will provide an addendum to all registered proposers setting forth the changes to the evaluation criteria or methodology. The District may extend the proposal due date if such changes are deemed by the District, in its sole discretion, to be material and substantive.
- Hold meetings and exchange correspondence with the prospective Contractor responding to this RFP to seek an improved understanding and evaluation of the proposals. If individual prospective Contractor informational meetings are held, all prospective

Contractors submitting a responsive proposal shall be afforded an opportunity to participate in an individual prospective Contractor informational meeting.

- Seek supplemental information from any respondent at any time after official proposal and before award. This will be limited to clarification or more detail on information included in the original proposal.
- Reject the proposal from any team that changes its proposal after the submittal due date and time without following the procedures of this RFP and without the District's written approval.

5.2. Changes to the RFP

This RFP is subject to revision via written addenda, which will be provided to all registered proposers.

5.3. Protests

Any protest to a District's action must be in writing and shall be received by the District 3707 Old Highway 395, Fallbrook, California 92028 within 5 business days of following such action. Any protest not set forth in writing or received within 5 business days of the protested action will not be considered. The District may, in its sole discretion, discuss the protest with the protestor. No hearing will be held on the protest. The District will decide the protest on the basis of the written submissions and will issue a written decision regarding any protest.

5.4. Other Information

Unless clearly identified as being a "trade secret" as defined under California Government Code Section 6254(k) of the Public Records Act, all materials submitted in response to this RFP will become the property of the District and becomes public record. Once submitted, unless deemed protected by a court, the materials may at any time subsequent to submission become subject to public disclosure upon someone making a Public Records Act request. It is the responsibility of the proposer to defend against any challenge to the "trade secret" designation. The District will abide by any court determination on that issue.

It is the obligation of the of the proposer to clearly identify and segregate information as being a "trade secret" and not subject to disclosure under the Public Records Act. Subject to this exception, if applicable, the District has the right to use any or all ideas or concepts presented in any proposal. Selection or rejection of the responding firm does not affect this right. Oral or written communications by District employees or board members concerning the RFP are also public records that shall not be binding on the District and shall in no way excuse the responding Contractor(s) of obligations as set forth in the RFP.

SECTION 6 - ATTACHMENTS

Appendix A – Site Plan

Appendix B – Project Specifications

Appendix C – One Year of Electrical Utility Bills

Appendix D – Construction Contract Volume I and II

APPENDIX A: SITE PLAN

APPENDIX B: PROJECT SPECIFICATIONS

APPENDIX C: ONE YEAR OF ELECTRICAL UTILITY BILLS

APPENDIX D: CONSTRUCTION CONTRACT VOLUME I & II