

Edit date: December 2, 2021 (a)

QUESTIONS AND ANSWERS
FOR THE REQUEST FOR PROPOSAL
FOR A FLOATING SOLAR ARRAY
AT THE ELLIS CREEK WATER RECYCLING FACILITY
FOR THE CITY OF PETALUMA

Questions from attendees at the November 29, 2021, site walk:

Can you share the single line electrical drawings? *Will be posted on City RFP site at <https://cityofpetaluma.org/bid-opportunities-2/>*

What is the main PGE service to the site? *12kv*

Can you post the energy bills? *Will be posted on City RFP site at <https://cityofpetaluma.org/bid-opportunities-2/>.*

What is planned expansion of the Facility that would add electrical load? *No planned expansion at this time.*

Can you identify the location of the PGE meter? *A map will be provided at <https://cityofpetaluma.org/bid-opportunities-2/>.*

Are there any empty breakers in the electrical room? *We do not think there are any empty breakers at this time.*

Can you get details on PGE transformers? *We have requested details from PG&E. They will respond in five business days.*

Can you share plans of the underground utilities on site? *If you're looking for something specific please email dramirez@cityofpetaluma.org.*

Are the creeks City property? *Both creeks on site are jurisdictional wetlands; waters of the US.*

Is there a better window of time to construct? *Facility is flexible on timing.*

Where will lay-down/assembly areas be allowed? *Access around ponds must be maintained at all times. Approximately one-half of one length of a connecting access road between ponds will be allowed. A map will be provided at <https://cityofpetaluma.org/bid-opportunities-2/>.*

Who owns the adjacent properties? *Adjacent parcels are not owned by City of Petaluma.*

Are there any other access points to the site? *The other site access is through the gate at 4400 Lakeville Highway.*

How much detail do you have about the future increase of height on the pond levees? *Not much detail is available at this time other than the future need to raise the levee height.*

How low does the water get? *Ponds can dry out at times.*

Do you have construction drawings of the ponds to share? *None known at this time. We are researching and will update this Q&A document as well as post the documents at <https://cityofpetaluma.org/bid-opportunities-2/>.*

What is the bottom of the pond like? *Flat.*

What is the total depth of the pond? *About six (6) to seven (7) feet deep.*

Could a written description of the pond attributes be shared? *We are searching for documentation. No drawings or Geotech reports are known for the ponds. The pond bank is assumed to have a consistent slope from top to bottom.*

How will the solar provider access the site when performing ongoing maintenance? *The solar provider must notify City staff in advance of the maintenance activity date and time, come through the main entrance to access site, and sign in and sign out at the Administration Building.*

Who performs mosquito abatement? *The Marin-Sonoma Vector Control District is contracted to provide ongoing abatement. There are concerns about how the solar array will affect abatement activities and mosquito habitat. We have added a response question to the RFP document. Please see the revised RFP at <https://cityofpetaluma.org/bid-opportunities-2/>.*

Will a motorized boat be allowed on the pond? *If it must be motorized please use an electric motor. The maximum thrust of the motor should not exceed 112lb. We need to prevent contamination to the water.*

What is ongoing pond maintenance? *No dredging of the pond has been performed to the knowledge of current staff. High weed mowers and weed whackers are used periodically to keep vegetation down.*

Is there an algae issue at the ponds? *Yes, the algae is either left in place to cycle through its growth or is mechanically removed.*

What special precautions need to be taken to enter the water? *Personal Protective Equipment is required to enter the water. The pond water is treated waste water. It is not disinfected. No human contact allowed.*

Is there a recent boundary survey? *No. None are known to be on file.*

Are there any bathometric surveys? *No. None are known to be on file.*

What are the electrical requirements at the ponds? *Electrical is needed. There is critical equipment within the maintenance building that must be powered at all times. The flow between ponds is by gravity. The aerators are not working currently, but may in the future.*

Any site security issues? *Yes, once every three years or so a person will jump the fence. There have been a few incidents of theft at the ponds.*

What equipment does the meter at the ponds serve? *An outfall, five old agricultural pumps, aerators and the maintenance building that has a control panel, chemical storage and lighting. There is critical equipment on site that must be powered at all times.*

Is there a completion date that the City has in mind for an operational system? *There is no "complete by date".*

What are the hurdles to implementing solar at the facility? *The critical hurdles will be the impacts during construction on facility operations, and the concerns about mosquito abatement. The ongoing hurdles will be the impact of maintenance on operations.*

QUESTIONS EMAILED TO D.RAMIREZ

1. Can you confirm if the City will provide access to clean/treated water for washing? *The City has recycled water at the facility for use. The recycled water will need to be trucked across the facility. There is not potable water available to the contractor at the facility. The contractor will need to provide porta potties and handwashing stations at the construction site.*
2. Can you detail what other planned upgrade/service projects are expected at Ellis Creek in the next 3 years? *In the next three years these projects will be implemented: Chemical Systems Upgrade, Outfall Replacement, Tertiary System Upgrades, B2B & High Strength Waste.*
 - a. Is the City expecting these projects to take priority? *These projects are a priority for the ongoing operation of the treatment plant. Let us know in your response how to incorporate solar into other construction projects.*
 - b. Would the City prefer to stagger the project constructions or dovetail solar construction and the other projects? *The City will need to discuss with the solar contractor how to best deliver all projects for the facility.*
3. Does the City have locations that are excluded from consideration for construction laydown areas? *Yes, not the paved road on the south end, and some portion of the levee road on either side of the pond. A map will be provided.*
4. Attachment J appears to have a red line from pond back to main meter location. Is this the path the City is requesting Providers use to reach the Main Meter? *The red line on attachment J between the ponds and the electrical room is the preferred path. Please*

base your proposal on this pathway. An appendix to the RFP response may be provided with alternate ideas.

5. Can the City confirm the expected site traffic path and volume? *The roadways inside of the Facility are limited to City Staff and contracted services, and so the volume of traffic is generally very low. These conditions may change during construction of other plant projects. The City intends for the contractor to access the site at 4400 Lakeville Highway.*
6. How does City want the Vendor to approach CEQA? *The solar contractor must have a plan to address the appropriate CEQA actions for this project. This shall include, but is not limited to, the anticipated level of review required under CEQA based on the scope of work proposed, identification of any necessary technical studies to support the analysis, and identification of any regulatory permits needed from outside agencies.*
7. On IX (interconnection), can we take action to submit to the City upon award? *Yes.*
8. We'd also like to request a set of as-built drawings or as much construction information on the ponds as are available. *We are searching our files for this information and will update this Q&A document as well as post the documents at <https://cityofpetaluma.org/bid-opportunities-2/>.*
9. Share word docs of contract examples. *We will post the documents at <https://cityofpetaluma.org/bid-opportunities-2/>.*
10. Can the City provide information on what the gear is that is highlighted in the yellow circle of image 1 below? Is this City owned gear? If so, can the City please provide more information, including electrical drawings/as-builts? *The equipment within the yellow circle is the PGE transformer, lighting, and security gate motor. We are searching our files for this information and will update this Q&A document as well as post the documents at <https://cityofpetaluma.org/bid-opportunities-2/>.*
11. Can the City please provide a set of as-built drawings for Ellis Creek's service equipment, particularly drawings that show conduits entering and leaving the switchgear? *We have posted the documents at <https://cityofpetaluma.org/bid-opportunities-2/>.*
12. Does the City have a timeline in which you all intend to provide responses to questions? If so, where can bidders find the City's response? *This Q&A document as well as the plan sets and utility data documents can be found at <https://cityofpetaluma.org/bid-opportunities-2/>.*
13. Is the City able to provide what rate class the Recycling Facility is on and/or electric bills? We'd like these to be able to run a comprehensive savings analysis. *Please find the utility data documents can be found at <https://cityofpetaluma.org/bid-opportunities-2/>.*
14. Is commentary to the T&C (Attachment F) and ESA (Attachment G) required with submission? *Attachments F & G are provided as an example of the terms that the City is comfortable with. If you have comments or modifications, please provide them with your submission.*
15. Is the City planning to take 100% of the power from the system? *Yes.*
16. Is PG&E aware of this project? *No, Sonoma Clean Power is aware of this project.*
17. Please confirm that Attachments A-E need to be filled out for submission. *Only attachments A, B, C need to be filled out and provided with your submission. The other attachments are provided for your review to see City Contract Requirements.*

18. In Section 1.6 Fee Schedule, what are the reimbursable fees/expenses referring to? *Please list any additional fees that you expect the City to pay for that will not be included in the Construction Agreement.*
19. Can you please confirm if the City would like to retain ownership of the Renewable Energy Credits (RECs) generated by the system? *Yes we would like to retain the REC's.*