

Addendum Number 2

Request for Proposal:

#21-200, Solar Power Purchase Agreement – City of Iowa City Public Works Facility and the Park Lodge at Terry Trueblood Recreation Area

Purchasing Division, City of Iowa City, Iowa
Date of Addendum: July 23, 2021



CITY OF IOWA CITY

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This Addendum to Request for Proposal #21-200 is being issued to post questions and answers asked about this Request for Proposal document.

Request for Proposal #21-200 is hereby amended as follows:

Questions and Answers

1. Will the City consider alternate inverter mounting locations at PW? Potential alternate locations would be the electrical room wall near the main distribution panel, or on the roof.
No, City protocol is to keep all electrical gear in a secured area. Also concern of wear and tear/longevity of equipment when exposed to the elements. Wall space may be required for future Phase 2 expansion. Keep inverters in the center of the room for bidding consistency.
2. Will the City consider using a larger inverter than is necessary for this PW project, in order to make potential future additions easier?
Vendors may submit for City consideration. Please submit one bid form that reflects the requirements of the bid documents. A second, separate bid form may be submitted that reflects the proposal to use a large inverter than necessary and explain that this would aid with potential, future additions. Please note that proposals that do not meet this specification could be disqualified.
3. Do we have to use exact capacity and panel quantity? Can we use 440W modules?
Provide the quantity of panels shown at TTRA. Panel layout at TTRA shall match drawings even if providing higher-capacity panels. Provide a substitution request if higher panels are used at TTRA. Fewer, high capacity panels are acceptable at ICPW.
4. Require module-level monitoring or will string monitoring suffice?
Either option will be acceptable. Please indicate “module” or “string” after panel model on Exhibit B.
5. Specs say 12’ from roof edge, plans say 10’ roof edge clearance. What setbacks to consider?
10’ is the minimum dimension noted on plans. Additional space specified or beyond that specified is also acceptable as long as panels land approximately as shown.

6. Will you consider PPA term lengths beyond 20 years?

No, the City will only accept a PPA term length of no longer than 20 years.

7. Do you require a fixed rate PPA, or may we show an escalator?

No, please show only a fixed rate PPA.

8. Do we have to use exact stringing as mentioned in one-line?

Array size/capacity is the most important factor, different stringing arrangements can be adjusted as desired.

9. Substitution Request for the bifacial LG solar Panel

Substitution request is denied as the appearance does not match the specified panel that has been approved by the City.

10. Do you plan to provide annual usage details or utility bills for each location?

Energy Use Details

City of Iowa City

Public Works Facility -- 10/2019 to 4/2021

Month	SqFt	Electricity (kWh)	% Change	kWh/ SqFt	Demand (kW)	Natural Gas (Therms)	% Change	Therms/ SqFt	Total Energy (MBtu)	% Change	Total kBtu/SqFt
10/2019	0	9,755	0.0%	0.00	0	0	0.0%	0.00	33	0.0%	0.0000
11/2019	0	27,948	0.0%	0.00	0	0	0.0%	0.00	95	0.0%	0.0000
12/2019	5,500	25,897	0.0%	4.71	0	0	0.0%	0.00	88	0.0%	16.0654
YTD Total	1,833	63,600	0.0%	34.69	0	0	0.0%	0.00	217	0.0%	118.3654
01/2020	85,257	28,173	0.0%	0.33	0	0	0.0%	0.00	96	0.0%	1.1275
02/2020	85,257	26,152	0.0%	0.31	0	0	0.0%	0.00	89	0.0%	1.0466
03/2020	85,257	26,795	0.0%	0.31	0	0	0.0%	0.00	91	0.0%	1.0723
04/2020	85,257	7,680	0.0%	0.09	0	0	0.0%	0.00	26	0.0%	0.3074
05/2020	85,257	0	0.0%	0.00	0	0	0.0%	0.00	0	0.0%	0.0000
06/2020	85,257	24,331	0.0%	0.29	0	0	0.0%	0.00	83	0.0%	0.9737
07/2020	85,257	35,917	0.0%	0.42	0	3	0.0%	0.00	123	0.0%	1.4411
08/2020	85,257	34,538	0.0%	0.41	0	8	0.0%	0.00	119	0.0%	1.3913
09/2020	85,257	26,026	0.0%	0.31	0	41	0.0%	0.00	93	0.0%	1.0896
10/2020	85,257	24,298	149.1%	0.28	0	320	0.0%	0.00	115	245.3%	1.3482
11/2020	85,257	23,890	-14.5%	0.28	0	879	0.0%	0.01	169	77.7%	1.9876
12/2020	85,257	28,700	10.8%	0.34	0	2,498	0.0%	0.03	348	293.5%	4.0787

Annual Total	85,257	286,500	350.5%	3.36	0	3,750	0.0%	0.04	1,353	523.3%	15.8640
01/2021	85,257	30,556	8.5%	0.36	0	4,131	0.0%	0.05	517	438.2%	6.0681
02/2021	85,257	26,677	2.0%	0.31	0	3,565	0.0%	0.04	448	401.5%	5.2490
03/2021	85,257	27,784	3.7%	0.33	0	1,727	0.0%	0.02	267	192.5%	3.1371
04/2021	85,257	7,883	2.6%	0.09	0	200	0.0%	0.00	47	78.9%	0.5499
YTD Total	85,257	92,900	4.6%	1.09	0	9,622	0.0%	0.11	1,279	322.2%	15.0040
Grand Total	72,085	443,000	190.7%	6.15	0	13,372	0.0%	0.19	2,849	447.8%	39.5189

Energy Use Details

City of Iowa City

Terry Trueblood Recreation Area Lodge -- 1/2018 to 12/2020

Month	SqFt	Electricity (kWh)	% Change	kWh/ SqFt	Demand (kW)	Natural Gas (Therms)	% Change	Therms/ SqFt	Total Energy (MBtu)	% Change	Total kBtu/SqFt
01/2018	5,780	3,797	-6.7%	0.66	18	460	15.7%	0.08	59	9.9%	10.2073
02/2018	5,780	3,708	1.9%	0.64	19	354	14.3%	0.06	48	10.7%	8.3085
03/2018	5,780	3,970	1.8%	0.69	19	326	-9.7%	0.06	46	-6.6%	7.9787
04/2018	5,780	4,880	19.1%	0.84	23	213	32.0%	0.04	38	26.0%	6.5707
05/2018	5,780	6,102	23.5%	1.06	27	74	28.3%	0.01	28	24.8%	4.8739
06/2018	5,780	6,518	16.8%	1.13	32	33	24.5%	0.01	26	17.7%	4.4151
07/2018	5,780	5,684	-16.9%	0.98	32	29	8.2%	0.01	22	-14.3%	3.8567
08/2018	5,780	6,622	9.7%	1.15	31	28	-20.4%	0.00	25	5.3%	4.3923
09/2018	5,780	5,573	-1.1%	0.96	33	31	-24.1%	0.01	22	-5.2%	3.8300
10/2018	5,780	4,841	-17.6%	0.84	33	86	-44.3%	0.01	25	-29.2%	4.3494
11/2018	5,780	4,395	-0.6%	0.76	21	284	28.0%	0.05	43	16.4%	7.5141
12/2018	5,780	3,968	-3.7%	0.69	19	292	-32.5%	0.05	43	-25.4%	7.3961
Annual Total	5,780	60,057	1.5%	10.39	33	2,210	-0.7%	0.38	426	0.4%	73.6928
01/2019	5,780	3,685	-2.9%	0.64	16	410	-11.0%	0.07	54	-9.3%	9.2621
02/2019	5,780	3,198	-13.8%	0.55	16	400	13.0%	0.07	51	5.9%	8.8010
03/2019	5,780	3,528	-11.1%	0.61	16	257	-21.2%	0.04	38	-18.3%	6.5219
04/2019	5,780	3,551	-27.2%	0.61	19	134	-37.2%	0.02	26	-32.8%	4.4149
05/2019	5,780	5,084	-16.7%	0.88	26	60	-17.8%	0.01	23	-17.0%	4.0459
06/2019	5,780	5,898	-9.5%	1.02	31	14	-56.1%	0.00	22	-15.5%	3.7306
07/2019	5,780	6,929	21.9%	1.20	32	7	-76.7%	0.00	24	9.1%	4.2073

08/2019	5,780	7,670	15.8%	1.33	32	10	-65.7%	0.00	27	6.8%	4.6931
09/2019	5,780	7,651	37.3%	1.32	29	20	-36.7%	0.00	28	26.9%	4.8587
10/2019	5,780	6,577	35.9%	1.14	29	160	85.2%	0.03	38	52.8%	6.6451
11/2019	5,780	5,641	28.4%	0.98	23	269	-5.4%	0.05	46	6.2%	7.9835
12/2019	5,780	5,964	50.3%	1.03	22	413	41.3%	0.07	62	44.2%	10.6626
Annual Total	5,780	65,377	8.9%	11.31	32	2,152	-2.6%	0.37	438	2.9%	75.8267
01/2020	5,780	5,722	55.3%	0.99	22	467	14.1%	0.08	66	23.8%	11.4646
02/2020	5,780	5,592	74.9%	0.97	23	461	15.5%	0.08	65	28.2%	11.2838
03/2020	5,780	6,445	82.6%	1.11	23	390	51.8%	0.07	61	61.7%	10.5436
04/2020	5,780	5,326	50.0%	0.92	22	224	67.2%	0.04	41	59.0%	7.0209
05/2020	5,780	4,792	-5.7%	0.83	20	75	24.7%	0.01	24	2.1%	4.1317
06/2020	5,780	4,907	-16.8%	0.85	20	39	170.3%	0.01	21	-4.3%	3.5702
07/2020	5,780	4,894	-29.4%	0.85	19	41	505.1%	0.01	21	-14.5%	3.5963
08/2020	5,780	5,651	-26.3%	0.98	29	42	342.3%	0.01	24	-13.3%	4.0683
09/2020	5,780	4,637	-39.4%	0.80	29	63	219.7%	0.01	22	-21.2%	3.8306
10/2020	5,780	4,032	-38.7%	0.70	26	125	-21.5%	0.02	26	-31.5%	4.5492
11/2020	5,780	3,099	-45.1%	0.54	25	165	-38.6%	0.03	27	-41.3%	4.6889
12/2020	5,780	3,078	-48.4%	0.53	12	307	-25.7%	0.05	41	-33.2%	7.1228
Annual Total	5,780	58,173	-11.0%	10.06	29	2,400	11.5%	0.42	439	0.1%	75.8709
Grand Total	5,780	183,608	-0.5%	31.77	33	6,763	2.7%	1.17	1,303	1.1%	225.3905

Addendum Number 2 is hereby incorporated and made a part of Request for Proposal: #21-200, Solar Power Purchase Agreement – City of Iowa City Public Works Facility and the Park Lodge at Terry Trueblood Recreation Area.

Proposers must fill out the Addendum section to acknowledge receipt of this addendum. Failure to complete the addendum section acknowledging receipt with the submitted proposal may constitute grounds for rejection of the vendor’s proposal.

Theresa Vanatter
Procurement Coordinator