

SOMERSET COUNTY IMPROVEMENT AUTHORITY

Somerset County Renewable Energy Initiative Pre-Proposal Conference

August 5, 2010



Somerset County Renewable Energy Program

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Somerset County Renewable Energy Initiative

Somerset County Board of Chosen Freeholders



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Director



ROBERT ZABOROWSKI
Deputy Director



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Freeholder



PATRICIA L. WALSH
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Freeholder

Somerset County Board of Chosen Freeholders

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Somerset County Renewable Energy Initiative

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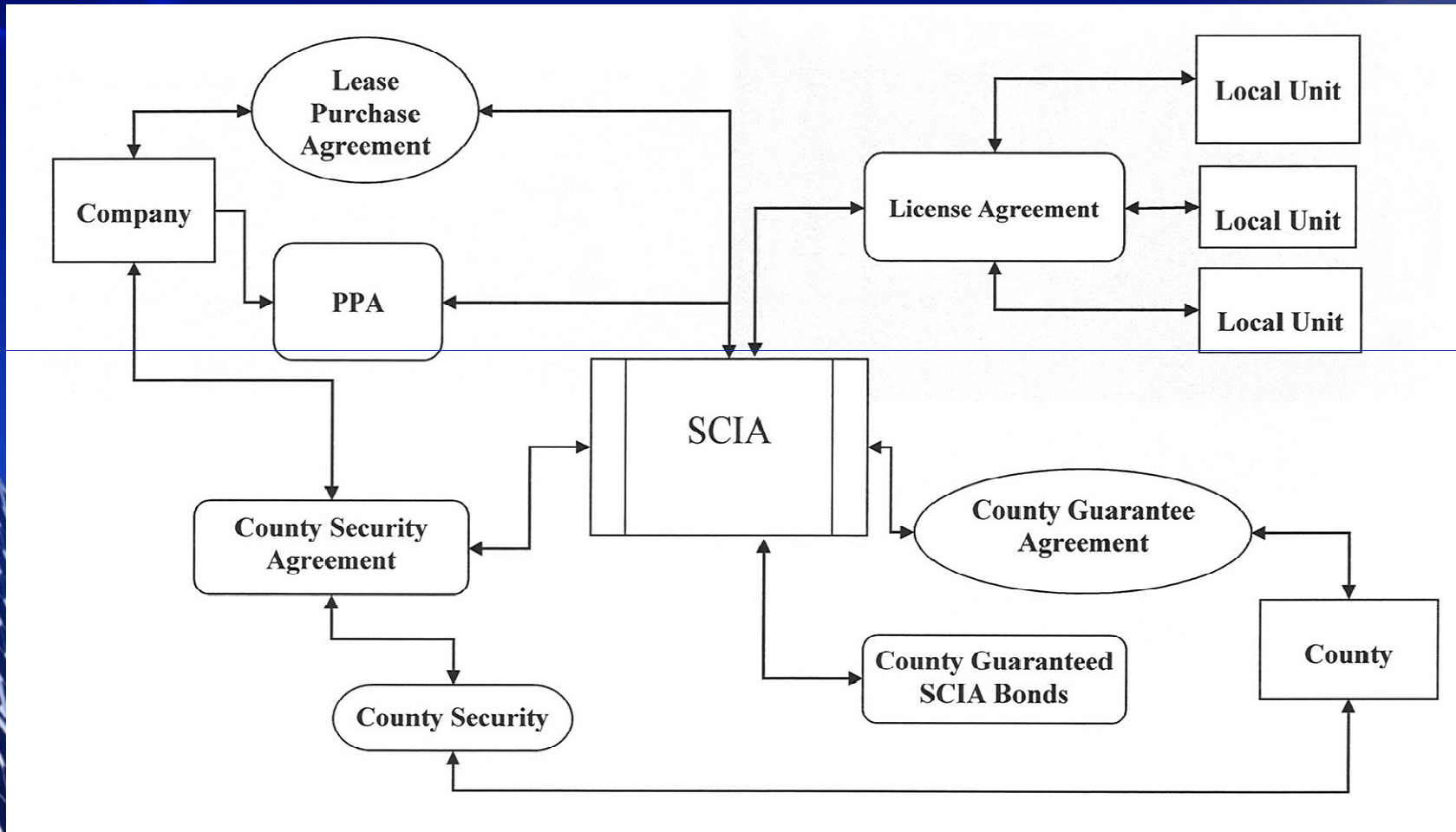
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Somerset County Renewable Energy Initiative Program Documents - Flow Chart



Required Bid Forms

- **Form A-1:** PPA Price Quotation Sheet
- **Form A-2:** Respondent Information
- **Form A-3:** Proposed Security in lieu of Bond
- **Form A-4:** Proposal Bond
- **Form A-5:** Ownership Disclosure Statement
- **Form A-6:** Non-Collusion Affidavit
- **Form A-7:** Consent to Investigate
- **Form A-8:** Respondent's Qualifications
- **Form A-9:** Receipt of Addenda
- **Form A-10:** Sealed Proposal Checklist
- **Form A-11:** Authorization for Background Check
- Business Registration Certificate

Required Bid Forms


Rate Adjustment Factor

- Section (B), subsection 4, clause (b) of Form A-1, Respondent must set forth an adjustment factor to the PPA Price in the initial year of the PPA Price
 - Interest rates for the Series 2010 Bonds (estimated at 4.81% for RFP) and the Project Development Cost (presently estimated at \$500,000)
 - Total Project Costs will not be locked in until the sale date of such Series 2010 Bonds (Anticipated on or about October 21, 2010).
 - Interest cost and Project Development Cost may increase or decrease, Respondent required to provide an adjustment factor.
 - PPA Price shall be increased or decreased by such adjustment factor.
 - Respondent held harmless from any increase

Evaluation Criteria

Phase I: RFP Requirement Checklist

- 1. PPA Price Quotation Sheet**
 1. Total Project Cost
 2. PPA Price & Escalation
 3. Electricity Production/Guarantee
 4. Material Changes
 5. Additional Economic Benefits
 6. End of Term Fair Market Value Purchase Option (Optional)
 7. Alternative Amortization Schedule
- 2. Technical Specifications**
 1. System Size
 2. Project Schedule
 3. List of Permits
- 3. Appendix D Forms (See last two slides)**



Evaluation Criteria

Phase II: Proposal Evaluation

(All Proposals which comply to Phase I Requirements)

I. Financial Benefits

- 1. NPV of Benefits**
- 2. Number of Local Unit Facilities Bid**
- 3. Profile of Benefits**
- 4. End of Contract Provisions**
- 5. Option – Sharing of Benefits**
- 6. Form of Security**
- 7. Material Changes to Program Documents**

2. Technical Design/Approach

- 1. Output Guarantee (kWh)**
- 2. Equipment Warranty**
- 3. Construction Schedule**
- 4. Project Team Approach**
- 5. O&M Plan**

Evaluation Criteria

Phase II: Proposal Evaluation

3. Proposer Experience

1. Project Types
2. Similar Size
3. Number of Projects
4. Years of Experience
5. New Jersey Experience

4. Proposer Qualifications

1. Management
2. Supervisory
3. Key Staff
4. Contractors

Evaluation Criteria

Phase II: Proposal Evaluation

5. Financial Strength

1. Bonding Requirements
2. Financial Capability
3. County Security
4. County Deficiency Amount
5. Funding Relationship
6. Restoration Performance Security

Evaluation Criteria

Phase III: Oral Interview Evaluation

- I. **Oral Interview Evaluation – All Respondents that have complete proposals (i.e. comply with Phase I) will be interviewed**
 1. **Presentation**
 2. **Explanation Key Factors**
 3. **Understanding Financial Factors**

Technical Specifications

- 1. Preliminary System Size: 7.63MWdc**
- 2. 15 Local Units, 31 sites**
- 3. 15 year PPA rate and fixed escalation factor**
- 4. Technical Specifications to be used as guideline only.**
 - 1. Performance-based specification used to establish minimum project criteria.**
- 5. Respondents required to evaluate and inspect each site including review of existing building drawings (when available) and shading analyses.**
- 6. PV System output calculations must be included for independent analysis by our team.**
- 7. Prevailing Wage Labor Rates apply.**
- 8. Construction Plan and Schedules**
- 9. Relative Project Experience**

Technical Specifications Site Visit Schedule

Day 1: August 9
(addresses in RFP)

- **8:00 am – 8:45 am: Otto Kaufman Community Center**
- **9:00 am – 9:45 am: Orchard Hill Elementary School**
- **10:00 am – 10:45 am: Montgomery High School**
- **11:00 am – 11:45 am: Montgomery Upper Middle School**
- **1:00 pm – 1:45 pm: Hillsboro Administrative Building**
- **2:00 pm – 2:45 pm: Manville High School**
- **3:00 pm – 3:45 pm: Manville Library**
- **4:00 pm – 4:45 pm: Weston Elementary School**

Technical Specifications Site Visit Schedule

Day 2: August 10
(addresses in RFP)

- **8:00 am – 8:45 am: Green Brook Middle School**
- **9:00 am – 9:45 am: Irene E. Feldkirchner School**
- **10:00 am – 10:45 am: Elizabeth Avenue School**
- **11:00 am – 11:45 am: Franklin High School**
- **1:00 pm – 1:45 pm: Franklin Municipal Building**
- **2:00 pm – 2:45 pm: Pine Grove Manor School**
- **3:00 pm – 3:45 pm: Berry Street Garage**
- **4:00 pm – 4:45 pm: Franklin Park School**

Technical Specifications Site Visit Schedule

Day 3: August 11
(addresses in RFP)

- **8:00 am – 8:45 am: Somerville Engine Company**
- **9:00 am – 9:45 am: Somerset County Courthouse**
- **10:00 am – 10:45 am: Somerville High School**
- **11:00 am – 11:45 am: Somerville Middle School**
- **1:00 pm – 1:45 pm: Vanderveer Elementary School**
- **2:00 pm – 2:45 pm: Adamsville School**
- **3:00 pm – 3:45 pm: Bridgewater-Raritan Middle School**
- **4:00 pm – 4:45 pm: Bound Brook Public Works**

Technical Specifications Site Visit Schedule

Day 4: August 12
(addresses in RFP)

- **8:00 am – 8:45 am: Whiton School**
- **9:00 am – 9:45 am: Old York School**
- **10:00 am – 10:45 am: Branchburg Central Middle School**
- **11:00 am – 11:45 am: Raritan Valley Community College
Arts Building Parking Lot**
- **1:00 pm – 1:45 pm: Hamilton School**
- **2:00 pm – 2:45 pm: Bridgewater Public Library**
- **3:00 pm – 3:45 pm: Bridgewater Senior Center**

Day 5: August 13

Schedule Make-up Visits with BSG

RFP/Program Schedule

2010

- **August 9-16:** All Local Unit Facilities Open 8:00 AM – 3:00 PM
- **August 16:** Written Questions from Respondents Due
- **August 20:** Authority Responses and Respondent Questions are posted
- **August 24:** Final Adoption of County Guarantee Ordinance
- **September 21:** Respondent Proposals Due
- **September 23:** Authority to hold a special meeting to discuss proposals
- **September 27:** Authority reserved dates for interviews with all qualified Respondents
- **September 29:** Authority consults with Series 2010 Local Units on PPA Price and Proposed Successful Respondent

RFP/Program Schedule

2010

- **October 1:** Authority complete Competitive Contracting Report and publish on Authority website
- **October 4:** Clarify all final terms of PPA and Company Lease Agreement with Company; Series 2010 Local Units to have approved Local Unit License Agreement
- **October 5:** Authority Meeting to award Successful Respondent and authorize final forms of Program Documents
- **Early October:** County Meeting to adopt Section 56 Resolution for County Security Agreement, if necessary, and approve Successful Respondent
- **October 15:** Mail Preliminary Official Statement, and Issue Notice of Sale, for AAA, taxable Series 2010A Bonds (Public Bid)

RFP/Program Schedule

2010

- **October 21:** Sell Series 2010 A Bonds; Execute final OS, Accept bid in Accordance with Notice of Sale
- **November 9:** Pre-Close Series 2010 A Bonds
- **November 10:** Close Series 2010 A Bonds (sufficient funding for 1603 Grant purposes)

2011

- **January:** Issue Series 2010 B Bonds (same rates as Series 2010 A Bonds) “privately place approximately \$10M directly with the County”
- **November 10:** Renewable Energy Projects Installation (*RFP Appendix C, Sections 1.6, 6.2.7 (C)*)

Questions and Answers

**Thank you for attending
today's Somerset County Solar
Program Pre-Proposal Meeting!**

