



Department of Public Lands and Buildings

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Request for Proposal - ADDENDUM No. 10

DATE: 03/03/23

METHOD OF DELIVERY: EMAIL

PROJECT NAME & NO.: Government Solar Development Project SPVPP04

RE: Government Solar Development Project BAFO Updates

TO: Government Portal Team

The following information supplements and/or supersedes the RFP documents dated July 18th 2022

This RFP Addendum forms part of the contract documents and is to be read, interpreted and coordinated with all other parts. The following revisions supersede the information contained in the original documentation issued for the above named project to the extent referenced and shall become part thereof. Acknowledge receipt of this RFP Addendum by inserting its number and date on the RFP Form. Failure to do so may subject the Proponent to disqualification.

See full documents published to the [Related Documents Section](#) of the Procurement Website.

Round #4 Questions and Answers

DEPARTMENT OF PLANNING:

Q8. Is the successful bidder expected to develop and process 32 individual DAP1 Planning & Building permit applications with attendant planning fees and engineering stamping fees as well as 32 BELCO interconnection agreements or will government be putting in place a streamlined planning conduit for the project. And, if so, how will it work?

A8. Consultation with the Department of Planning has already started. The Government Project Team will support the developer through the planning application process. Individual BELCO interconnection agreements will be required and will be the responsibility of the Lessor. The proposed lease rate should exclude local unknowns such as fees for permitting etc.

Q62. Do each of the buildings in question have lot plans available per the Bermuda law that lot plans are required ahead of any changes/updates/upgrades for the buildings? Do we need to consider this cost in our responses, or does it fall under the “Permitting” section of costs that we are to ignore at this stage?

A62. A link to the Lot Plans was emailed to proponents dated March 3rd 2023. For the purposes of making a submission at this stage of the RFP do not include these costs.

Q92. Each commercial building will require the design plans to be ‘stamped’ by Bermuda Fire & Rescue Services (BFRS) as a prerequisite to the submission of the 2nd phase of the DAP1 application – Building Permit. Will the government guarantee that every building will be in possession of a ‘current’ Fire Certificate, and if so, will there be a guaranteed turn around time for the BFRS stamping process?

A92. The Government Project Team will work with the Department of Planning and the Bermuda Fire and Rescue Service to try and mitigate any potential delays.

Q93. In Round 1 Q&A, it is stated in Q8/A8 that “The Government Project Team will support the developer through the planning application process” Each application will require a DAP1 permit and in our experience the Planning Application phase takes around 12 weeks, the BFRS Stamping another 2-3 weeks and finally, the Building Permit Phase another 4-6 weeks. Please elucidate on the “support” that will be provided and how it will affect the timelines and procedures for the process?

A93. See A8 and A92.

Q94. Once a commercial DAP1 solar project is completed, following the ‘Final Electrical’ & ‘Final Building’ Inspections, the ‘Certificate of Occupancy’ (C of O) is applied for. This certificate is a prerequisite for the application to BELCO for the completed Interconnection Agreement and the installation of what is commonly called the NET Meter, after which the system can be energised. The average time delay for Planning to issue the C of O after the final project inspections is 4-5 weeks, but on occasion can be significantly longer when key staff are either on vacation or off sick. What mechanisms will be provided to ensure the completion of these tasks in a guaranteed timeframe and what will those timeframes be?

A94. See A92

Q130. Are planning application fees and building permit fees waived for Government buildings? If not, should we include them in the proposal or do they qualify as “Permitting” costs and are to be ignored for the bid?

A130. For the purposes of making a submission at this stage of the RFP, exclude planning and building permit fees.

SECURED STORAGE LOCATION ON-ISLAND:

Q58. Will the government be providing storage locations/assistance for the arrival of equipment on island or is this a cost to be borne by the Lessor entirely?

A58. The Government will provide a suitable location for the storage and a breakdown area for thirty (30) 40ft containers. The Proponent will be responsible for all the logistics of shipping, receiving and security of their containers.

Q68. Is there available storage on the sites for the equipment and construction materials?

A68. See A58.

Q97. The shipment of 40’ containers is prohibited for items that can be broken down and packed into 20’ units. Will government be waiving the restriction on the importation of the solar equipment by 40’ container? There are significant Permit Fee’s associated with importing 40’ containers – will government be waiving these fees for the purpose of this project?

A97. For the purposes of making a submission at this stage of the RFP exclude importation permit fees.

BUILDINGS UP TO CODE:

Q79. Are all sites up to code related to grounding and storm resistance?

A79. Yes. For the purposes of making a submission at this stage of the RFP please assume all sites are up to code.

Q88. Confirm that each site is currently fully in compliance with all codes. If they are not, and remedial work needs to be completed to install the solar facility, confirm that this work will be completed by others.

A88. If there is a requirement to do remedial work at a site we will have a mechanism in the final contract to either skip that site or execute a change order based on those requirements.

POTENTIAL UPGRADES TO BUILDINGS:

Q7. If any work required to strengthen the roofs is required, would it be extra as actual or Government will do it on their own expense?

A7. The Government Project Team does not believe that there will be additional roof work required. If there is, we will have a mechanism in the contract to either skip that site or execute a change order based on the requirements to strengthen the roof.

Q16. The Technical analysis for all the sites is done considering the existing cables and Electrical panels at the sites have the capacity for Solar Connection, or any improvements have to be made who would bear the cost for such improvisations.

A16. The Government Project Team understands that there are several instances where the facility's electrical systems warrant upgrades to bring it up to code or potentially warrants an upgraded service amperage from BELCO. Please do not price those upgrades into your lease rate bid. The Government will ask for those change order proposals on a site-by-site basis with the winning bidder prior to final notice to proceed.

Q20. In addition to adding solar, many of the buildings will also require significant upgrades to the existing electrical infrastructure to accommodate the solar interconnection. How will the ownership of the electrical upgrades be required?

A20. The Government Project Team understands that there are several instances where the facility's electrical systems warrant upgrades to bring it up to code or potentially warrants an upgraded service amperage from BELCO. Please do not price those upgrades into your lease rate bid. The Government will ask for those change order proposals on a site-by-site basis with the winning bidder prior to final notice to proceed.

Q70. What analysis has been done on the roofs to ensure suitability for solar installations? (i.e. load studies, production analysis, roof age and material analysis, etc.?)

A70. The Government Project Team does not believe that there will be additional roof work required. If there is, we will have a mechanism in the tender to either skip that site, have the work completed by Government or execute a change order based on the requirements to strengthen the roof.

Q71. Discounts due to economies of scale are important in the project. What mechanism is in place to adjust pricing should roofs be found to be unsuitable?

A71. The Government Project Team does not believe that there will be additional roof work required. If there is, we will have a mechanism in the tender to either skip that site, have the work completed by Government or execute a change order based on the requirements to strengthen the roof. We do not anticipate any significant reduction in aggregated solar capacity.

Q80. Are notes in Annex B related to additional work requirements of the RFP, or suggestions for extra work? e.g. Pg 6. "THE ELECTRICAL EQUIPMENT SHOWED SIGNS OF AGE RELATED DETERIORATION AND REFRESH OF THE EQUIPMENT SHOULD BE CONSIDERED. 4. THERE WAS INSUFFICIENT CLEARANCE IN FRONT OF THE ELECTRICAL EQUIPMENT AND THIS SHOULD BE CLEARED TO MAINTAIN CODE COMPLIANCE."

A80. The Government Project Team does understands that there are several instances where the facility's electrical systems warrant upgrades to bring it up to code or potentially warrants an upgraded service amperage from BELCO. Please do not price those upgrades into your lease rate bid. The Government will ask for those change order proposals on a site-by-site basis with the winning bidder prior to final notice to proceed.

Q84. Confirm that any structural work to bring roofs up to suitable condition to install solar will either be completed by others or can be proposed as an additional cost.

A84. The Government Project Team does not believe that there will be additional roof work required. If there is, we will have a mechanism in the tender to either skip that site, have the work completed by Government or execute a change order based on the requirements to strengthen the roof.

Q86. Confirm that any future work to repair or replace roofs will be completed by others and any costs to remove and

reinstall the solar components shall be compensated for if bidder is operating the facility.

A86. The Government Project Team does not believe that there will be additional roof work required. If there is, we will have a mechanism in the tender to either skip that site, have the work completed by Government or execute a change order based on the requirements to strengthen the roof.

Q105. If roof membrane (TPO or similar) penetrations are required to mount the solar panels, will the Government repair these under their existing warranty? Or should the reseal/repair cost be included in the contract price (or would this be handled as a change order)?

A105. For the purposes of making a submission at this stage of the RFP do not include these costs, at this time.

Q107. In the event that panels must be removed to accommodate roof painting or other repairs, would the Tenderer (the “Lessor”) be responsible party for performing this work? Should these costs be included in the Contract Price (or would this handled as a Change Order, or at the Government’s expense)?

A107. For the purposes of making a submission at this stage of the RFP exclude any costs associated with this work.

Q134. If BELCO facilities require an upgrade as determined by BELCO who would be responsible for the cost of those upgrades?

A134. The Government Project Team understands that there are several instances where the facility's electrical systems warrant upgrades to bring it up to code or potentially warrants an upgraded service amperage from BELCO. Please do not price those upgrades into your lease rate bid. The Government will ask for those change order proposals on a site-by-site basis with the winning bidder prior to final notice to proceed.

Q137. Please clarify if the Government has structural drawings for each building that will be shared in the next round? The cost of obtaining these drawings cannot be estimated until a structural engineer goes out to assess each site. Further, the time associated with obtaining these drawings can be significant. Should we ignore these costs for this round of the bid? Will there be concessions on timelines to obtain these drawings?

A137. The The Government Project Team does not have structural drawings for each of the buildings. For the purposes of making a submission at this stage of the RFP do not include these costs at this time.

INSURANCE:

Q98. Q14/A14 Round 1 – Given that the Lessor is required to carry independent Insurance for the equipment mounted on the buildings and the equipment must meet Cat 5 hurricane ratings. How will the government indemnify the lessor for damage or destruction of the equipment as a result of structural failure of any part of the building to which the equipment is mounted?

A98. Alternative insurance arrangements are under consideration. For the purposes of this proposal, Proponents should include the cost to carry the required independent insurance at the replacement value of the system. Government will carry additional insurance coverage for equipment losses due to roof failure.

Q136. Given the uncertainty around A98, has the government considered expanding their existing insurance building policies to capture the solar installations and charging the expense to each lessor?

A136. This is currently under review by the Government. For the purposes of making a submission at this stage of the RFP, include insurance cost.

BELCO:

Q19. How are 30+ interconnection agreements going to be coordinated with BELCO and will the bidders get relief for inevitable delays?

A19. The selected Proponent will be responsible for the interconnection agreements with BELCO. The Government Project

Team, however, has met with BELCO to discuss the Project and interconnection process and will work closely with the selected Proponent to provide support as needed to avoid possible delays.

Q95. In approximately June of 2020, BELCO notified PV installers of their requirement to have additional oversight and involvement in all solar PV projects of 100+ kW before completion of an interconnection agreement. This additional oversight included extensive on-site testing of the completed system and detailed review of the robustness of the localised grid interconnection infrastructure. Of the listed sites, 22 are ≥ 100 kW. Have all of these sites been given ‘pre-clearance’ by BELCO such that there will be no requirement for the additional oversight?

A95. The Government Project Team will work with BELCO to coordinate pre-liminary reviews of all sites. However, the selected Proponent will be responsible for appropriate system designs that meet the BELCO interconnection requirements, as well as applying for and executing the interconnection agreements. See A67.

OTHER:

Q126. Please clarify what is meant by “Load segregation of the building will be the responsibility of the contractor” – point 10, Annex C - Government’s Specifications? Is this meant with regards to the resistance calculation of the building to receive solar panels? If these studies are required please indicate if the cost should be factored into the bid?

A126. For the purposes of making a submission at this stage of the RFP, exclude any load segregation for circuits for heavy high consumption electrical appliances such boilers, air conditioners, etc. that may need to be separated.

Q82. There is a significant time between the Best and Final Offer and award date. Will there be an indexing mechanism for project cost during that time?

A82. The Government Project Team will consider reducing the period between submissions and contract. However, Proponents are expected to manage this risk as needed.

Q108. After completion of lease term what happens in the event that the Government of Bermuda (the “Lessee”) does not elect to purchase the system? Is the Tenderer (the “Lessor”) responsible for the decommissioning of the system and any necessary roof repairs? Should these costs be included in the Contract Price (or would this handled as a change order)?

A108. The Government Project Team does will answer this question in the final round of Q&A’s prior to the submission deadline of March 31st 2023.

BAFO PROCESS:

Q109. When will further information be released? Will this be posted to a new portal or emailed directly to the chosen contacts?

A109. See email to Proponents dated March 3rd 2023 which contains links to access the updated information.

Q110. Will we have opportunities to submit new questions as information becomes available, outside of March 10th?

A110. The Government Project Team will answer this question in the final round of Q&A’s prior to the submission deadline of March 31st 2023.

Q111. We are accumulating a number of questions pertaining to the “Form of Agreement” in preparation of a draft equipment lease agreement, will there be an opportunity to get those clarified. Example of questions below:

- **In the language provided within the Form of Agreement there are a number of defined (capitalized) terms but no definitions, will the Government be sharing their specific definitions for these terms?**
- **The Governing Law clause states that disputes in relation to the Agreement are to be handled by the court. Yet there is a dispute mechanism for arbitration. These two clauses conflict with each other. Can you please advise which clause is to apply?**

A111. The Government Project Team will answer this question in the final round of Q&A's prior to the submission deadline of March 31st 2023.

FROM THE SITE VISITS:

Q112. Can bidders propose recommendations for upgrades to electrical panels, other equipment/site components, etc.?

A112. Any potential upgrades not pertaining directly to the specified technology in the RFP Scope of Works (Annex H) will need to be considered under a separate scope of work/work order with the winning bidder during the contract stage.

Q113. How does the PV production estimation process work? Can different companies use different software for PV production estimates?

A113. The Government Project Team will use a third party to verify bidders PV production estimates and degradation rates. The Government Project Team recommends the use of Helioscope or PVSyst by the short-listed bidders.

Q114. Should proponents size the solar systems based on ideal fit or maximum fit [on roofs]

A114. It is preferable to size the solar systems based on maximum fit, following best practice guidelines and maximum installed capacity limit (500 kW)

Q115. What is the maximum installed capacity for installations?

A115. 500 kW AC

Q116. Will new sites be given numbers, site plans, other relevant info, etc? How soon will this be made available?

A116. Yes. See additional information and links provided to proponents via email on March 3rd 2023.

Q117. What happens if the PV system is too large for the facility? Can the proponent include upgrades as part of the same scope, or will the Government of Bermuda make improvements under a separate scope?

A117. Any potential upgrades not pertaining directly to the specified technology in the RFP Scope of Works (Annex H) will need to be considered under a separate scope of work/work order with the winning bidder during the contract negotiation stage.

Q118. C202: Quarry Depot, Ministry of Public Works - what is the best location for BELCO interconnection for such a large facility? The transfer switch is usually the interconnection points, but this might be difficult at this facility.

A118. The Government Project Team will answer this question in the final round of Q&A's prior to the submission deadline of March 31st 2023.

Q119. C206: Westgate Correctional Facility - Where are the transfer switches located on site?

A119. The Government Project Team will answer this question in the final round of Q&A's prior to the submission deadline of March 31st 2023.

Q120. C213: Harrington Sound Primary School - can pre-school building be considered for adding solar panels (not included in original site plans in Annex B)

A120. Yes, but be cognizant of the shading from the trees.

Q121. 216: Fort Prospect Water Catchment - What is beneath the concrete on site? Does water exist beneath the concrete? (See A1 – A6 for C216 in Annex B)

A121. The Government Project Team will answer this question in the final round of Q&A's prior to the submission deadline of March 31st 2023.

Annex_B_4_Site_Locations Amended

| Site # | Location Description and GIS Link (click below for location link) | Estimated PV Capacity in Watts (DC) |
|-----------------|-------------------------------------------------------------------|-------------------------------------|
| C224 | Victor Scott Primary School | 150,000 |
| C225 | Warwick - Post Office - Pre School - Clinic | 90,000 |
| C226 | West End Primary School | 130,000 |
| C228 | Global House | 65,000 |
| C229 | Dame Lois Browne Evans Building | 135,000 |
| C230 | Gilbert Institute Primary School | 140,000 |
| C231 | Happy Valley Day Care Centre | 30,000 |
| C233 | Dame Marjorie Bean Hope Academy School | 40,000 |
| C234 | East End Primary School | 130,000 |
| C235 | Devonshire Pre School Avocado Lodge | 45,000 |
| C236 | Outerlea Farm - NEW | 175,000 |
| C237 | Somerset Primary- NEW | 128,000 |
| C238 | Summerhaven - NEW | 118,000 |
| Total | | 6,086,000 |

End of RFP ADDENDUM No. 10

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