



ROANOKE COUNTY

Purchasing Division

5204 Bernard Drive, Suite 300-F, P.O. Box 29800
Roanoke, Virginia 24018-0798
TEL: (540) 772-2061 FAX: (540) 772-2074

March 22, 2024

ADDENDUM NO. 1 TO ALL OFFERORS:

Reference – RFP 2024-058

Description: Solar Power Purchase Agreement for Cave Spring High School

Issue Date: March 5, 2024

Proposals Due: April 2, 2024

The above Project is hereby changed as addressed below:

- A. Extension of Due Date: sealed proposals are hereby due to the Roanoke County Purchasing Offices no later than 2:00 PM EST on April 2, 2024.
- B. Responses to Offeror Questions: please see the following questions submitted by prospective Offerors, and the responses provided by Roanoke County and Roanoke County Public Schools, as available.
 1. Please verify the kVA rating of the building's Appalachian Power transformer.
Offerors will need to verify this information if needed.
 2. Please provide as-built electrical plans, as-built roof plans, and as-built floor plans for the building.
Plans are available for viewing at the Roanoke County Purchasing offices, during office hours (M-F, 8-5). We are not able to provide copies. Please contact KHoyt@roanokecountyva.gov to arrange a visit.
 3. How old is the roof, and who is the manufacturer and roof installer holding the roof warranty? How many years are remaining on the roof warranty?
Roof warranty information is provided in an attachment to this Addendum.
 4. Under which tariff rate from Appalachian Power is Cave Spring High School?
Please see the attached yearly bill summary for all available information.
 5. What is the annual electric energy consumption in kwh for Cave Spring High School? And what annual kwh solar energy generation is needed to meet the requested 85% building energy offset?
Please see the attached yearly bill summary.
 6. Please provide a copy of a recent power bill for Cave Spring High School.
See attached bill summary.
 7. What simulation data should be utilized to achieve the solar production estimates for the PV array including weather data sets, weather stations, system losses, efficiencies, soiling losses, shading losses, AC losses, etc.?
This is up to the Offeror to determine.

8. Will the school district keep ownership of the tax credits, SRECs, and other incentives, or could these go to the PPA provider/investor?
RCPS is open to various options. Offerors should propose one or more options they feel provide the best value to RCPS.
9. Does Roanoke County Public Schools have a PV system design for bid offerors to reference for the project? No.
10. Could RCPS provide an avoided cost per kwh rate that factors in all energy and demand fees the solar PV system would be able to offset?
This information is not available.
11. Are there any US-made requirements for the equipment? Are there any other specifications for the solar or electrical equipment to be used? If so, please describe these specifications. *None.*
12. Are there any prevailing wage requirements for this project? No.
13. What is the timeline or deadline for substation completion of the project?
RCPS is interested in project completion as soon as possible. Proposals should include the Offeror's proposed timeline.
14. Can we mount conduit or other electrical equipment on the exterior walls of the building?
Equipment may be mounted only on the rear of the building, and only as is absolutely necessary. The preference is to house equipment and conduit inside to the maximum extent possible.
15. Can the inverters be mounted on the interior walls of the electrical room?
Yes.
16. Is a bid bond required? *No bid bond is required; this is a request for proposals process rather than an invitation for bids.*
17. Please provide utility bills, electricity usage data, and rate tariff info of the past 12 months for Cave Spring High School. *Please see attached documentation.*
18. Is FedEx an acceptable carrier for turning in our response? Yes.
19. In reference to Section 6, Line D: Is the County anticipating that a roof replacement will be needed for a 25 year term? Are there other "capital projects" that need to be accounted for in our price scenario?
No roof replacement at CSHS should be necessary during the 25 year term. There may however be a need for a roof replacement at another school within the district. Offerors should provide a pricing option based on including a \$1,000,000.00 capital improvement, most likely at another RCPS location.
20. In reference to Section 6, Line B: Does the County want three pricing scenarios in each proposal (20 year, 25 year, and 25 year + 1M capital project assumption), or two price scenarios (20 year and 25 year + 1M capital project assumption)?
Three scenarios (20 year, 25 year, 25 year + 1M).

21. Will there be other opportunities for site visits? No.
22. Has a Feasibility Study been conducted? No.
23. What is the electric utility provider for this site? *AEP*.
24. Are there any restrictions or preferences on when construction can occur on the campus? For example, does work need to be timed with breaks from school?
There are no specific restrictions, however construction may not interfere with the regular operation of the school. Summer construction would be preferable.
25. In what section are we to submit the financial proposal information as listed on Page 12 of the RFP?
26. How many references are required? *Please provide five (5) references as detailed in the RFP.*
27. In what section should additional materials submitted as part of your proposal response be included? *Offerors should use their best judgment when organizing their proposals. Additional relevant materials you choose to include may be added as attachments to your proposal, or included throughout, as is in the best interest of the overall clarity of your proposal. (This answer is relevant in response to any questions regarding proposal format or organization.)*
28. Questions regarding Roanoke County's sample contract. *Please refer to Section 10 of RFP 2024-058. The sample contract is included as a part of the RFP for reference only. It is the intent of the County to allow prospective Offerors to review the document in order to become familiar with our standard terms and conditions. As stated, it is the expectation of the County that this RFP will result in a PPA, rather than the standard County contract. All terms and conditions would be reviewed, negotiated, and finalized with the successful Offeror.*

Note: A signed acknowledgment of this addendum must be received at the location indicated on the original solicitation either prior to the proposal due date or attached to your proposal. Signature on this addendum does not substitute for your signature on the original proposal/bid document. The original proposal/bid document must be signed.

Thank you,

Kate Hoyt, Senior Buyer
Phone: (540) 283-8149
KHoyt@roanokecountyva.gov

Sign Name:

Print Name:

Name of Firm:

Date:



Customer Billing History

Billing Profile Number

0235693830

Meter Read Date

Between 09/28/2022 12:00:00 AM - 09/28/2023 03:41:14 PM

| | |
|---|--|
| Billing Profile Name | AEP Account Manager |
| ROANOKE CO SCHOOLS | Don Poe |
| Service Address | Mailing Address |
| 3712 CHAPARRAL DR. , ROANOKE, VA 24018-4839 | ROANOKE CO SCHOOLS,5937 COVE RD. , ROANOKE VA 24019-2403 |
| Service Pole | Meter Number |
| 37800324D40012 | 575732545 |
| Contract Capacity | On-Peak Contract Capacity |
| | Off-Peak Contract Capacity |
| HPD | Average Bill Amount |
| 422 | \$13,710.89 |
| | Average Billed Demand |
| | 321 |
| | Average Billed kWh |
| | 117,120 |

| Meter Read Date | Days | Bill Amount | Average Cost Per kWh | Average Daily Net Usage kWh | Metered kWh | Metered kWh On-Peak | Metered kWh Off-Peak | Billed kWh On-Peak | Billed kWh Off-Peak | Metered Demand | Metered Demand KW On-Peak | Metered Demand KW Off-Peak | Billed Demand | Billed Demand kW On-Peak | Billed Demand kW Off-Peak | Metered kVAR | Load Factor | Tariff Code | |
|--------------------|-----------|---------------------|----------------------|-----------------------------|------------------|---------------------|----------------------|--------------------|---------------------|----------------|---------------------------|----------------------------|---------------|--------------------------|---------------------------|--------------|-------------|--------------|-----|
| 09/07/2023 | 30 | \$18,180.42 | \$0.1250 | 4,848.00 | 145,440 | 0 | 0 | 145,440 | 0 | 0 | 421.9 | 0.0 | 0.0 | 422.0 | 0.0 | 0.0 | 110.9 | 47.8% | 262 |
| 08/08/2023 | 29 | \$14,766.23 | \$0.1206 | 4,220.89 | 122,400 | 0 | 0 | 122,400 | 0 | 0 | 333.4 | 0.0 | 0.0 | 333.0 | 0.0 | 0.0 | 86.4 | 52.7% | 262 |
| 07/10/2023 | 32 | \$13,827.58 | \$0.1136 | 3,802.50 | 121,680 | 0 | 0 | 121,680 | 0 | 0 | 285.1 | 0.0 | 0.0 | 285.0 | 0.0 | 0.0 | 105.1 | 55.5% | 262 |
| 06/08/2023 | 30 | \$14,352.03 | \$0.1246 | 3,840.00 | 115,200 | 0 | 0 | 115,200 | 0 | 0 | 338.8 | 0.0 | 0.0 | 340.0 | 0.0 | 0.0 | 88.6 | 47.0% | 262 |
| 05/09/2023 | 29 | \$13,341.88 | \$0.1278 | 3,600.00 | 104,400 | 0 | 0 | 104,400 | 0 | 0 | 326.9 | 0.0 | 0.0 | 327.0 | 0.0 | 0.0 | 77.8 | 45.8% | 262 |
| 04/10/2023 | 32 | \$13,080.00 | \$0.1244 | 3,285.00 | 105,120 | 0 | 0 | 105,120 | 0 | 0 | 310.3 | 0.0 | 0.0 | 310.0 | 0.0 | 0.0 | 81.4 | 44.1% | 262 |
| 03/09/2023 | 29 | \$11,954.96 | \$0.1230 | 3,351.72 | 97,200 | 0 | 0 | 97,200 | 0 | 0 | 278.6 | 0.0 | 0.0 | 279.0 | 0.0 | 0.0 | 60.5 | 50.1% | 262 |
| 02/08/2023 | 29 | \$13,665.26 | \$0.1201 | 3,922.76 | 113,760 | 0 | 0 | 113,760 | 0 | 0 | 306.7 | 0.0 | 0.0 | 307.0 | 0.0 | 0.0 | 18.7 | 53.2% | 262 |
| 01/10/2023 | 34 | \$14,752.47 | \$0.1096 | 3,960.00 | 134,640 | 0 | 0 | 134,640 | 0 | 0 | 285.8 | 0.0 | 0.0 | 286.0 | 0.0 | 0.0 | 48.2 | 57.7% | 262 |
| 12/07/2022 | 33 | \$14,036.93 | \$0.1133 | 3,752.73 | 123,840 | 0 | 0 | 123,840 | 0 | 0 | 303.1 | 0.0 | 0.0 | 303.0 | 0.0 | 0.0 | 59.0 | 51.5% | 262 |
| 11/04/2022 | 29 | \$10,542.06 | \$0.1031 | 3,525.52 | 102,240 | 0 | 0 | 102,240 | 0 | 0 | 292.3 | 0.0 | 0.0 | 292.0 | 0.0 | 0.0 | 55.4 | 50.2% | 262 |
| 10/06/2022 | 29 | \$12,030.86 | \$0.1007 | 4,121.38 | 119,520 | 0 | 0 | 119,520 | 0 | 0 | 370.1 | 0.0 | 0.0 | 370.0 | 0.0 | 0.0 | 103.0 | 46.4% | 262 |
| Grand Total | 30 | \$164,530.68 | \$0.1172 | 3,852.53 | 1,405,440 | 0 | 0 | 1,405,440 | 0 | 0 | 3,854.2 | 0.0 | 0.0 | 3,854.0 | 0.0 | 0.0 | 74.6 | 50.2% | |

March 19, 2021

Carlisle SynTec Systems' Project & Warranty History Report

Carlisle SynTec Systems is pleased to provide you with the following project & warranty information as requested for:

CAVE SPRING HIGH SCHOOL
3712 CHAPARRAL DRIVE
ROANOKE, VA, 24018

Job Number : 1261146

This information is provided to our Strategic Accounts partners in an ongoing effort to assist with your roof asset management program and operations. This historical information is current within our records database, but changes, modifications and alterations may have occurred to the warranted roofing system(s) of which Carlisle SynTec has not been advised. This report is provided for informational purposes only. It is highly recommended that all information and conditions be assessed and verified in the field.

Owner Information:

ROANOKE COUNTY PUBLIC SCHOOLS
5937 COVE ROAD
ROANOKE, VA, 24019

Warranty Expiration Date:

05/19/2040

Total Square Footage: 142,694

Warranty Number: 1261146

Original Applicator : MORGAN, JOHN T., RFG.
& SHT. MTL. CO**Warranty Information:**

Drawing #: CMD

Material Warranty (years):

System Warranty (years): 20

Wind Speed: 55

Ladder Required: YES

Metal Warranty Information:Perimeter Metal: CARLISLE -
PREFABRICATED

Roof Garden Information: NO

Type:

Photovoltaic: false

Type of PV:

Roof Design(s):

Roofing Material Type:

System Type: ADHERED

Deck Type: STEEL 22 GA. OR HEAVIER

If Plywood, Thickness: 0

Design Section Size:

of Levels: 1

Maximum Height: 20

Roof Slope: NO SLOPE

Membrane Type: 60-MIL SURE-WELD TPO

Color: WHITE

Top Covering: :

Roof Status: RE-ROOF / TEAR OFF

Special Roof Use: WEATHER PROTECTION
ONLY

Seam Technology: HEAT WELDED

Membrane Adhesive: AQUA BASE 120

Insulation:

| Manufacturer | Insulation Type | Thickness | Brand |
|--------------|-----------------|-----------|-------|
|--------------|-----------------|-----------|-------|

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| CARLISLE | POLYISO. | 4 | INSULBASE |
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| CARLISLE | POLYISO. | 0.5 | INSULBASE TAPERED |
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|----------|----------|-----|----------------|
| CARLISLE | POLYISO. | 0.5 | SECURSHIELD HD |
|----------|----------|-----|----------------|



Carlisle SynTec Systems Warranty Service Resources:

-Warranty Transfer/Procedures: www.carlisle syntec.com/forms/warrantytransfer.aspx-Submit A Leak Report: warrantyservice@carlisleccm.com

-Call 1-800-233-0551 for questions about existing warranties (8:00 AM 5:00 PM Eastern Time, Mon-Fri)