

OUC Photovoltaic Power Purchase Agreement – Request for Proposals

Pre-Proposal Meeting
November 19, 2009

Meeting Agenda

- Project Overview
- Estimated Project Timeline
- Discussion of Eligible Products
- Key RFP Response Elements
- Evaluation and Award Protocol
- Site Visit Summary and Instructions
- Q&A

Project Overview

- Project Goals:
 - Develop a better level of understanding with utility-scale photovoltaic systems
 - Gain experience with high-penetration PV on our distribution system
 - Meet our Solar America Cities goal of 15 MW by 2015
- Approach:
 - Use pre-determined OUC sites for the development of a utility-scale photovoltaic PPA project
 - Stanton Energy Center site (+/- 30 acres)
 - Jetport Site (+/- 20 acres)
 - Allow the bidders to maximize production at the site by keeping the MW capacity open to bidder determination
 - Select top bidders for each category (Jetport, Stanton, Both) and make site selection(s)
 - Provide a premise license to the successful bidder(s) for the project
 - Enter into a PPA with the successful bidder(s).

Preliminary Project Timeline

Milestone	Date
Questions/Comments Due:	November 24, 2009, 5:00 PM EST
Addendum Released	December 1, 2009
Proposals Due:	December 17, 2009, 3:00 PM EST
Proposal(s) Opening Date:	December 17, 2009, 3:30 PM EST
Tentative Commissioning Date	September 2010

Eligible Products

- System:
 - Must meet 120 MPH wind load requirements
 - 25 year design life
 - Must be able to withstand hot, humid climate
- Modules:
 - Must comply with UL 1703
 - Minimum 20 year warranty and 25 year useful life
 - Module degradation rate of 1% per year or less
 - Can be thin-film, polycrystalline or monocrystalline
- Inverters:
 - Must comply with UL 1741 and IEEE 1547
 - Minimum 5 year warranty and 10 year useful life is preferred

Key RFP Response Elements

- OUC Compliance Forms
- All requested licenses including NABCEP certification and Florida Electrical/Solar Contractor's License
- Financial Information including PPA Provider Information and Letter of Credit
- Pricing Proposal
- Predicted Annual Output with Production Guarantees
- Degradation Schedule
- Equipment Specifications
- Proposed Site Density
- Proposed Capacity Factor

Key Response Elements (continued)

- Project Team
 - PPA Provider
 - Project Manager
 - PV System Designer
 - Installer
 - All Major Sub-Contractors
 - Case Studies
 - Plan for Local Green Job Creation
- Technical Approach
 - Proposed Design Approach
 - Proposed Interconnection Approach
 - Proposed Permitting Approach
 - Proposed Site Layout
 - Proposed Project Schedule

Causes of Proposal Rejection

- **The following shall cause an automatic rejection of the proposal:**
 - Proposals delivered after the 3:00 p.m. due date
 - Failure to submit the Bid Bond
 - Failure to include the PPA Price Proposal
 - Failure to include the PPA Annual Production Guarantee
 - Failure to attend the Pre-Proposal Conference
 - Failure to submit Letter of Commitment from Financial Partners
- **The following items may cause a rejection of the proposal:**
 - Failure to submit a signed & notarized statement on Public Entity Crimes Form
 - Failure to submit a signed Declaration and Signature page
 - Failure to submit all requested components of the proposal as described in the Submittal Instructions as provided in Section 3 of this RFP document
 - Proposing equipment or designs that fail to meet the minimum technical specifications provided in Section 1.3 of this RFP document

Evaluation and Award Protocol

- Criteria
 - Price Proposal
 - Project Capacity Factor
 - Project Density (KW/SQ FT) and Site Plan
 - Commercial Operation Date Guarantee
 - Experience and Capabilities of Project Team
 - Project Implementation and Maintenance Plan
 - Permitting and Design Considerations
 - Local Economy Impact
 - Monitoring and Reporting Approach
- OUC may decide to develop one or both sites based on the proposals received.
- Decision to award must be approved by OUC Commission

Site Visit Summary and Instructions

- Site visits are scheduled for today (11/19/09)
- Stanton Site Visit:
 - Tour begins at 1:00 PM EST
 - Location is: 5150 South Alafaya Trail, Orlando FL
 - Bidders should meet at the main entrance gate at Alafaya Trail entrance and will be escorted through the property to the site
 - NO UNESCORTED VISITORS ARE ALLOWED ON THE SITE
- Jetport Site Visit:
 - Tour begins at 3:00 PM EST
 - Location is: 28.405368, -81.372728 (Near Orange Avenue and Weatherbee Road west of OIA)
 - Bidders should meet at E. Weatherbee Road and Orange Avenue and will be escorted to the site.
- OUC may schedule 1 additional site visit date based on need and staff availability (TBD)

QUESTIONS?



Questions

- What is the process to schedule another site visit?
- Can OUC provide Stanton and Jetport site maps in AutoCAD?
- Does the site require any environmental studies?
- Does the nine months deadline for installation after PPA execution include permitting?
- Do the environmental studies need to be done prior to submittal?
- Were soil tests conducted?
- Can OUC provide an advanced copy of land lease agreement?
- Are both sites ready to be developed? Are there wetlands on either site?
- Are there set backs related to the wetland areas surrounding the sites?
- Are the setbacks in the RFP?
- Can you address the process for permit modification for the Stanton site? (timing, etc.)
- Are there any underground utilities at the sites? Will the underground utility information be provided by OUC?
- Can you please provide additional information on the Interconnection impact study?

Questions (continued)

- Will the interconnection study be provided by OUC or does the developer need to conduct the study?
- Can OUC further define the parameters for the interconnection study?
- Is there a restriction on the voltage level at the point where we connect to the transformer?
- What is the interconnection voltage? 12.47 kV
- Is OUC looking to fill the majority of its 15 MW SAC goal with this project?
- Will there be an option to run the system at high voltage?
- At what voltage would OUC be metering the energy output?
- At the Jetport location can any of the tree line be removed?

Questions (continued)

- Does OUC have a domestic content requirement?
- Did OUC receive federal dollars for the project?
- Is OUC requiring any additional security requirements for the sites?
- On the interconnection sample agreement there is a 5 year term listed. Would this be modified to 20 years to match the PPA term?
- Some of the soil samples indicated that fill was needed. Will this be provided by the contractor?
- Why are we requiring equipment warranties?
- In the PPA agreement, if there is a dispute on the purchase price, could the buyout in the contract be lower than FMV?
- Could you elaborate on trackers? Do you require a warranty for tracking equipment?
- Is there any guidance on desired ground cover underneath the panels?

Questions continued

- Are 12 kV transmission lines required to be built at each site and if so, is that OUC's responsibility?
- How should the bidder respond regarding the interconnection study requirement in the RFP?
- Regarding the tie into the 12kV line, whose responsibility is it to get the power from the array to the POC?
- Who will be providing the step up transformers?
- Would your transformer be inside the fence or outside the fence?
- Regarding the Jetport site, is there a requirement by the PSC to do power plant siting?
- Does the PPA need to go through PSC approval?
- Did OUC discover any issues with zoning for either site?
- Is the Jetport site close enough to the airport to be under FAA regulations?
- For the Stanton site, will the Army be involved in any UXO sweeps?
- At the Stanton site, does OUC know the type of military range it used to be?
- Which parties will be regulating this project?
- On the permit fees, can OUC get determination from Orange County on what the fee schedule will be?