

CUMBERLAND COUNTY UTILITIES AUTHORITY

333 Water Street
BRIDGETON, NEW JERSEY 08302



REQUEST FOR PROPOSALS TO:

*Provide Turnkey Design-build Services
For
Photovoltaic (Solar) Generation System*

September 2009

NOTICE
REQUESTS FOR PROPOSALS

CUMBERLAND COUNTY UTILITIES AUTHORITY
NEW JERSEY

The Cumberland County Utilities Authority is requesting proposals from qualified professionals to provide **Turnkey Design-build Services for Photovoltaic (Solar) Generation System** at the Cumberland County Utilities Authority, located in Bridgeton, New Jersey.

Proposals will be received, publicly opened and read aloud by the Director of the Cumberland County Utilities Authority, 333 Water Street, Bridgeton, NJ 08302 at the hour of 2:00 p.m., prevailing time on Tuesday, February 2, 2010. Late Proposals will be returned unopened.

RFP's shall be made in the manner prescribed in the RFP Specifications. They shall be enclosed in sealed envelopes bearing the legend:

**Cumberland County Utilities Authority Request for Proposals to
Provide Turnkey Design-build Services for Photovoltaic
(Solar) Generation System
RFP# 2010 – 07**

Responders are required comply with the requirements of N.J.S.A. 10:5-31 et seq. and N.J.A.C. 17:27.

Only the RFP technical requirements can be viewed at www.ccu.info /Projects. The formal RFP Specifications documents can be obtained for a fee of \$5.00 (five dollars) from the Cumberland County Utilities Authority, 333 Water Street, Bridgeton, New Jersey 08302, daily between the hours of 8:00 am and 4:00 pm, or by mail upon telephone request by calling (856) 455-7120, or emailing a request to ccua@snip.net.

I. Introduction

The Commissioners of the Cumberland County Utilities Authority are interested in exploring business proposals for the installation of a photovoltaic (solar) generation system on vacant property adjacent to and owed by the Cumberland County Utilities Authority.

The Cumberland County Utilities Authority, a wastewater treatment plant, is located along the Cohansey River, within the city limits of Bridgeton, New Jersey. The site consists of approximately 10 acres with approximately 5 acres available and deemed suitable for solar panels.

II. General Information

A. Issuing Office and Point of Contact

Cumberland County Utilities Authority Director: Theodore Probert

Email: ccua@snip.net
Phone: 856-455-7120 ext 121
Facsimile: 856-459-0470
Address: 333 Water Street, Bridgeton, New Jersey 08302

B. Limits of Liability

The Cumberland County Utilities Authority assumes no liability for any cost incurred by proposers in responding to this RFP or in responding to any further request for interviews, additional information, etc. prior to the issuance of the contract.

C. Type of Contract, Fees and Compensation

The Authority may execute a long-term lease agreement and/or revenue sharing contract for professional services required to complete the work specified within this RFP. In addition, at the Authority's discretion, the project may be required to be publicly bid should the Authority conclude it is in its best interest to own the solar facility.

D. Proposed Target Dates

Site Visit	November 25, 2009
Questions Due	December 10, 2009
Proposals Due	February 2, 2010
Award Contract	February 18, 2010
Tentative Work Start and Permitting Process	March 1, 2010
Project completion and operational no later then.....	December 31, 2010

E. Proposal Format

There is no restriction to length of proposals; however, proposers are encouraged to be as concise as possible. All proposals should include:

1. Letter of transmittal and 5 copies of proposal.
2. Project work schedules
3. Permits and Approval list. A complete list of all necessary permits, the agencies responsible for issuance of same, and a proposed schedule for their acquisition in order to assure compliance with appropriate regulatory timetables.
4. Qualifications:
 - a. Personnel
 - b. Experience and facilities of the Firm(s)
 - c. Recent work history for similar projects, if available.
 - d. Documents to demonstrate financial strength, including financial statements.
 - e. Identification and qualification of subcontractors.

5. Business Proposals:

Land Lease- Proposer finances, plans, permits, designs, builds, commissions, owns and operates system. Proposer pays a 10 or 15-year annual land lease fee to the Authority. In addition, the Authority shares in electricity sales revenue and Solar Renewable Energy Credits (SRECs) for the proposed term.

Authority Ownership – Proposer to enter into a design build contract with the Authority. Proposer plans, permits, designs, builds, commissions, and turns over to the Authority, a complete and operating system. The system size, number of acres to be used, cost, estimated annual production, method of interconnection, etc., to be included. Proposer should also include a proposal for annual operation and maintenance of the system.

The Authority will also consider hybrid arrangements of the land-lease and ownership that would be a direct benefit to both the proposer and the Authority. If an alternate arrangement should be proposed, it should be fully described in the proposal and include a complete description of the economic benefits to the Authority of entering into such an agreement.

6. Summary of Benefits

Developer should include a summary of benefits that their proposal offers the Cumberland County Utilities Authority. Developers are encouraged to be creative and identify all benefits, including, but not limited to:

guarantees on construction costs, commercial operation date and solar output; end of contract provisions and options; and sharing of all environmental benefits.

F. Information and Questions

Questions must be in writing and addressed to the Authority's Director Theodore Propert, by 3:00 pm on December 10, 2009. Questions can either be mailed, emailed or faxed to Mr. Propert. It is the proposer's responsibility to ensure that their questions are received by the Cumberland County Utilities Authority Director, prior to the date above. A collective site visit is scheduled for November 25, 2009 at the project site. Directions to the site are available on the Authority website www.ccu.info

It is the developers responsibility to perform due diligence. Failure to perform full due diligence does not relieve developer from fulfilling project requirements.

G. Evaluation Criteria

The Cumberland County Utilities Authority will evaluate proposals based on pricing and other economic factors, environmental benefits to be achieved by the project, detailed technical approach to the project, experience and qualifications of the developer and subcontracts as well as financial strength of the developer.

III Project Description

General Description

The Authority is requesting proposals from qualified professionals to provide turnkey services to design-build a complete and operating Photovoltaic Generation System (PV System) at the Cumberland County Utilities Authority, located in Bridgeton, New Jersey. Services are to include, but not be limited to planning, permitting, design, construction, interconnection, commissioning and operation. See E5 for business proposal options.

The PV System is to include solar arrays, inverters, wiring, metering, controls, etc to provide an energy efficient PV System that is life cycle cost effective. The size of the system is not specified; vendors are encouraged to build the most economic, cost-beneficial system that will provide the highest and best economic and environmental benefits to the Authority.

Interconnection rules and regulations are not included with the RFP. It is the responsibility of the proposer to identify whether the size and scope of the project they propose will be a Net Metered or Merchant Generator system. It is the Authority's understanding that the professionals responding to this RFP are aware of the rules and regulations as they relate to solar production in the state of New Jersey. In addition, due to the unidentified size of the project, it is not possible to the Authority to identify the applicable rules and regulations. The Cumberland County Utilities Authority resides in the Atlantic City Electric territory.

The Authority may elect (or be required) to proceed with a traditional or performance-based bid procurement process for this project under the same time frame. In this event, the Authority's "bid document" will be based upon information obtained from Proposals submitted in response to this RFP. Responding to this RFP is acknowledgement that the proposer has no objection to the Authority utilizing technical information from the proposal for this purpose.

General Site Conditions

The project is located on the Cumberland County Utilities Authority property, which is located on Water Street in Bridgeton, New Jersey. The site is a total of approximately 10 acres with 50 percent of the property being used for the wastewater treatment plant. Roughly 5 acres is considered potentially suitable for solar panels (see attachment A). By identifying suitable areas, the Authority does not intend to preclude other options or feasible locations on the site for the project. Proposers should utilize their experience and best judgment when assessing potential locations.

Again, the Authority is providing the locations as examples only and does not intend to restrict the potential locations. Proposers should utilize their experience and best judgment when considering the best locations.

General Technical Information

The Authority recognizes that the current project scope including technical details will evolve as the project matures. For the benefit of comparing proposals it is requested that proposers attempt to follow the scope as closely as possible recognizing that the project may change if it is in the best interest of the project to do so.

The arrays may be pole or ground-mounted with fixed or module tracking (single or double axis). The Authority will chose the array-mounting configuration that is the most cost effective or revenue beneficial over the life of the project.

For purposes of this RFP, warranties will be the obligation of the owner of the system. Under either business proposal, the minimum warranty requirements are 25 years at the rated power output, 5 years for the inverter(s) and 10 years for installation.

System Design

The selected proposer will be responsible for providing a design that meets the Authority's objectives. It may be necessary for the Authority to publicly bid the project. Therefore, the preliminary technical design (minus site specific drawings) including drawings or detail sheets showing the PV panels, the inverters, metering, controls and other required components and specifications for all equipment and installation should be submitted with the proposal. Drawings should be provided in AutoCAD 2000 and as pdf files. Equipment specifications for all equipment and installation should be provided in

MS Word format. One (1) set of design documents on CD-ROM should be provided. The CD can be returned to the sender if requested.

Prior to the Authority utilizing any documents submitted with the proposal as part of a public bidding solicitation, the Authority will seek written confirmation from the proposer to sue submitted materials for said purpose.

Real Time Monitoring

Web-based monitoring will be developed and maintained to display the benefits of the PV installation and help promote the project in the community. The web site will be linked to the Authority web site and be available for public access. The monitoring will include instantaneous kW and kWh; daily kWh generation; kW and kWh output on a monthly basis; and actual year-to-date and lifetime kWh.

Permits and Licenses

The selected proposer is responsible for permitting of the project. The Proposers and/or the sub-contractor should be registered with the State of New Jersey as a licensed installer of Solar Electric equipment. In addition, Land Use Regulation permits (s) issued by the NJDEP may be necessary depending on the location of the improvements. The Authority will assist as necessary with obtaining of permits.

Interconnection and Metering

The selected proposer will be responsible for interconnection and metering. The PV System interconnection will be subject to all requirements of Atlantic City Electric and/or PJM Interconnection. It is the proposer's responsibility to identify and execute necessary application, interconnection sites, contracts, etc. based on the size of the proposed system.