

COUNTY OF DELAWARE
ADDENDUM # 3
SOLAR ARRAY DESIGN, PROCUREMENT, AND INSTALLATION AT THREE COUNTY SITES (eOOS-083126)

The County of Delaware advertised on the County of Delaware's website/PennBid and in the Philadelphia Inquirer and Daily Times newspapers the Invitation to Bid for: SOLAR ARRAY DESIGN, PROCUREMENT, AND INSTALLATION AT THREE COUNTY SITES (eOOS-083126) on Wednesday, July 24, 2026. Submissions are to be received via PennBid on Monday, August 31, 2026 @ 11:00 a.m.

*****BID QUESTIONS, CLARIFICATIONS AND ANSWERS*****

SUMMARY INVOICES FOR PROJECT SITES HAVE BEEN UPLOADED.

Question #1: Are we required to do one or two mandatory site visits?

Answer: There was a single mandatory site visit on Monday August 10, 2026, at three separate locations. The previous two dates of August 6 and August 7, changed as of Addendum #1 for this project.

Question #2: What time is the site visit on 8/6 & 7? Do we have to register?

Answer: The August 6 and 7 dates were changed to a single date on Monday August 10, 2026. Registration was not required.

Question #3: We are to meet for the Mandatory Site Visit on 8/10 @ 9:00 at the Redwood community Center located at 280 6th St. in Brookhaven? We will then go to the other two sites?

Answer: Yes, this is what occurred.

Question #4: Could the County provide utility rate/tariff info for each of the three sites (Government Center, Voting Machine Warehouse, and Redwood Community Center)? The Supplemental Building Information doc gives us monthly kWh usage, but we don't have the actual rate schedule or billed rates for each site. Recent utility bills (or just the applicable rate schedule and \$/kWh) would help us size systems and build accurate pricing for the proposal

Answer: Please see attached utility bills for additional billing rates at each site.

Question #5: The form of agreement you include in the RFP appears to be an installation/construction-based agreement, not a long-term power purchase agreement. However, you also request bids for Power Purchase Agreements, and typically Power Purchase Agreements are executed between the site owner and the PPA provider, who would separately contract with the solar installer for the installation work. Is that how you were envisioning the contracts to work as well?

If so, do you expect to execute the winning bidder's standard Power Purchase Agreement for the long-term contract or some other document?

If not, could you explain who you intend will be the counterparty to the Form of Agreement provided in this RFP in the case of a PPA? Would it be the installation contractor or the PPA Provider? How would you address the differences between an installation agreement and a power purchase agreement?

Most importantly, who do you envision as the primary responded to this RFP, the installation contractor or the long-term PPA provider?

Answer: With respect to any Power Purchase Agreement, the County would expect to execute a Power Purchase Agreement ("PPA") with the PPA Provider that includes the material terms contained within the proposal. In addition, the PPA Provider would be expected to enter into an EPC Contract with the Contractor. The PPA shall incorporate the material terms and conditions that are required by the RFP and included in the proposal submitted. The PPA Provider's form of agreement would serve as the form of the PPA and would be

subject to review and revision by the County Solicitor, as necessary. Because the PPA pricing might be sensitive to underlying EPC Contract provisions, the PPA pricing should be based upon either the form in Exhibit O or a form of EPC Contract that has been agreed upon by the Contractor and PPA provider prior to submission of the proposal.

Question #6: Will the Monday, August 31st, 11am EST deadline be extended?

Answer: It is not expected to be extended at this time.

Question #7: Will the Q&A submitted by all participating applicants be answered all at one time after August 19th, or will you post Q&A in batches i.e. allowing more time for planning and development of responses?

Answer: The answers herein are expected to address all of the questions posted by the deadline.

Question #8: Do you have utility 15-minute interval data?

Answer: We will have that information (15 minute intervals) available for the successful bidder during the course of ramping up to do the project, but, for now the solar capacities should be sized to maximize production.

Question #9: Are there any restrictions to work hours regarding the time of year to perform work and is it okay to work M-F 8am to 5pm (typical business hours)?

Answer: While there are not restrictions for working hours, business continuity is of the utmost importance. As such, for the Voting Machine Warehouse site, the County and successful bidder will agree on a mutually convenient schedule avoiding key election activities. For the Redwood Center and Government Center, standard working hours will be sufficient.

Question #10: Do you have any requirements for the use of ballast blocks or mechanical attachments?

Answer: Ideally mechanical attachments should be avoided or at least minimized. If they are needed, typically they may be used on the outer perimeter, and/or at least on the outer corners of the array.

Question #11: Is there a laydown area (staging materials) that the approved vendor can use at each site?

Answer: Yes. At the Government Center, a staging area will be set up on Olive Street, along the sidewalk and parking spaces. The Contractor will be required to get a Highway Occupancy Permit from Media Borough in order to utilize street parking spaces. For the Voting Machine Warehouse, the staging area will be behind the building. Finally, at the Redwood Center, the staging area is more flexible but will need to be at a mutually beneficial location between the County and the successful bidder. All locations will be agreed upon between the County and successful bidder during project kick off.

Question #12: Will there be a dedicated place to set a crane to lift material onto the roofs at each site?

Answer: Yes. The County and successful bidder will agree on a mutually convenient area.

Question #13: Is Delaware County open to any other Energy Conservation Measures being included in this energy optimization project?

Answer: Not in connection with this solicitation. Trying to obtain Investment Tax Credits for these three projects is paramount at this time. Respondents furnishing comprehensive, responsive bids to a Direct Pay, PPA or both, may provide additional ideas for future consideration.

Question #14: Does the County have a preference as to what order the approved vendor addresses the three sites?

Answer: If it impacts the ability to receive the Investment Tax Credit, then the project that might take the longest should commence first. If it does not impact the ability to receive the ITC, then the Contractor may address the sites in the order that is most efficient to the Contractor.

Question #15: Can you please provide the site visit attendees?

Answer: Sign-in sheets for attendees of the August 10, 2026, pre-proposal conference has been uploaded.

Question #16: What exactly does Attachment I mean regarding corrections, additions, and or deletions in the submission package? i.e. does this refer to if a vendor is attaching Exceptions from their Legal Dept. or how exactly would a vendor have corrections, additions or deletions within the submit response?

Answer: Attachment I is an acknowledgement form for proposing vendors to confirm that they have read all corrections, additions, and deletions made to the solicitation documents via addenda.

Question #17: Is Page 2 of Attachment N asking for a repeat of your total bid cost when it says "Amount of Bid \$ ____" or is this asking for the amount of bid going to a subcontractor? Also, do you want a signature on this page?

Answer: The "Amount of Bid" section is for the total of the vendor's proposal. Included version does not require a signature.

Question #18: Please amend your RFP Page 23 that says "All of the following documents must be included with proposal" as Attachment O is your Delaware County Standard Solar Contract and that is a reference document unless you state that there is something you want bidders to do with this and include in the response, please clarify.

Answer: Only exceptions to contract terms, warranties, insurance, etc. should be provided by the Respondent. The Form of Contract need not be resubmitted but, the terms will be incorporated by reference in the absence of exceptions.

Question #19: Please clarify what should be submitted with Attachment O Contract Form. On the RFP, this is blank. Are we supposed to fill out the County Contract and submit that as Attachment O? I don't see Attachment O listed here on Pennbid.

Answer: Only exceptions to contract terms, warranties, insurance, etc. should be provided by the Respondent. The Form of Contract need not be resubmitted but, the terms will be incorporated by reference in the absence of exceptions.

Question #20: Corrections need to be made to the Letter of Intent, but the instructions are to "make no changes". Can we stipulate that somewhere in our bid response?

Answer: The Letter of Intent should refer to this project and reference to a prior project was inadvertent. We can stipulate that "CASE STUDY ANALYSIS AND MEDIA SERVICES COASTAL VIEW VISION PLAN PHASE I." should be replaced by "SOLAR ARRAY DESIGN, PROCUREMENT, AND INSTALLATION AT THREE COUNTY SITES."

Question #21: For the Redwood Center, will there be a meeting with the roofer to discuss the roof condition (we noticed 2 bumps in it on the site visit)?

Answer: Yes, pre-installation meetings with the roofer will be held with the successful bidder and County prior to project kick-off. In Respondents bids, assume these conditions will be addressed by the roofer.

Question #22: Will there be communication with the roofer about the warranty, noting that there will be penetrations in it for the solar attachments?

Answer: Yes, pre-installation meetings with the roofer will be held with the successful bidder and County prior to project kick-off. In Respondents bids, assume these conditions will be addressed by the roofer.