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**Department of Public Lands and Buildings**

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**Request for Proposal - ADDENDUM No. 5**

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**DATE:** 04/10/22

**METHOD OF DELIVERY:** EMAIL

**PROJECT NAME & NO.:** Government Solar Development Project SPVPP04

**RE:** Government Solar Development Project Q&A Round#3 /Document Updates

**TO:** Government Portal Team

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*The following information supplements and/or supersedes the RFP documents dated July 18<sup>th</sup> 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.*

**Round#3 Questions & Answers**

**DEFERRED FROM ROUND#2**

**Q60. Hybrid inverters are made to couple PV Solar, and Battery Systems, which translates into more expensive equipment – there is no indication from the proposal documents that you intend to install any Battery Systems in the near future. Further, most Battery Systems come with their own inverters. Requesting hybrid inverters now will limit solar inverter options and make the proposals much more expensive. What is the intent of this requirement?**

A60. “Hybrid Inverter” requirement has been replaced with “Standard Inverter”. See **Annex C\_2 - Government’s Master Specifications - Amended**.

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

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

**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. For the purposes of making a submission at this stage of the RFP, please ignore these work requirements.

**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.

**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.

**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. These costs should be included in the contract price.

### NEW QUESTIONS ROUND#3

**Q110. What will be included in the cost during the transportation of relevant equipment, component, etc from the Bermuda port to the construction sites?**

A110. We would encourage all Proponents to research this information independently using local Bermuda based resources to confirm current rates.

**Q111. Are the relevant goods duty free?**

A111. There is currently a 0% duty rate on all renewable energy systems and equipment imported into Bermuda - [Bermuda Customs Tariff 2022](#) . Also See A97 above.

**Q112. What kinds of tariffs and service charges are involved?**

A112. As per [Annex A-1 Pricing Form Amended](#), the proposed lease rate should exclude local permitting fees.

**Q113. What is the average transportation cost between unloading the ship at the port and transporting the equipment to the construction site?**

A113. We would encourage all Proponents to research this information independently using local Bermuda based resources to confirm current rates.

**Q114. What are the average salaries for workers and project managers in Bermuda?**

A114. We would encourage all Proponents to research this information independently using local Bermuda based resources to confirm current rates.

**Q115. As to the operation and maintenance of the solar PV plant, what standard (American standard, local standard, etc) shall we apply?**

A115. Proposals will be evaluated based upon the best economic value to the Government. Please see [Annex D BELCO Solar PV Technical Requirements](#) . NREL's [Best Practices for Operation and Maintenance of Photovoltaic and Energy Storage Systems](#) should be used as the minimum standard. Also see [SPVPP04 Bermuda Government Solar Development Project\\_Amended\\_3](#) - Appendix A – Form of Agreement Section 2.1 for additional outage requirements.

**Q116. What is the replacement cycle of relevant equipment and components (inverter, etc)?**

A116. Proponents are to propose their best offer along with the respective O&M plans.

**Q117. Are there any requirements or standards for the grid-tied system ?**

A117. See [Annex C-1 - Government's Master Specifications – Amended](#) and [Annex D - BELCO Solar PV Technical Requirements](#).

**Q118. Are there any requirements for qualification certificate for third party designers?**

A118. See Appendix A, Section 6. Project Requirements in [SPVPP04 Bermuda Government Solar Development Project Amended 2](#).

**Q119. As to BoS, the basic standard applied is IEC standard. Are there any special parts which applies standards higher than IEC?**

A119. IEC is the minimum standard allowed for the Balance of the System.

**Q120. Is it mandatory to apply DC coupling inverter in this project? Is it possible to use other types of inverters? For what purpose do you need the coupling energy storage system?**

A120. See A60. Hybrid inverters are no longer required.

**Q121. According to the local law, for projects with capacity over 500kWac the constructor need to apply for relevant license. Will the cost of applying for the license exempted for proposers of the project? If so, please provide the relevant document.**

A121. Based on the design and the size of the system installed and the inverter technology used no site should exceed the 500kWac distributed generation licensing threshold. Please reference [SPVPP04 Bermuda Government Solar Development Project Amended 3](#) and [Annex B-2 Site Locations - Amended](#). The proponent/lessor will be responsible for applying for and the costs of all permits and licenses.

**Q122. As to the requirement of interconnection by BELCO, please provide the extra requirements for plants with capacity over 100kW.**

A122. See A67. Please review the [Annex D – BELCO’s Solar PV Technical Requirements](#) and [BELCO’s Service Rules](#) documents.

**Q123. What do you mean by “Net 30 Days” in Appendix D-A. The Deliverables-5.3 Payment Terms? Please explain it. When the construction is completed, when and how will the payment be delivered? What type (rent, buyout, etc.) of payment will be delivered?**

A123. The billing terms with the Government of Bermuda is Net 30 days. i.e., payment within 30 days of the invoice date. Payment to be delivered to Lessor at a designated Bermuda account.

**Q124. Please provide electrical room locations for sites: Warwick Post Office (C225) and Tatem Community Centre (C205)?**

A124. This question will be answered in a separate Addendum to be posted on Monday 10<sup>th</sup> October (5PM AST).

**Q125. Please clarify if the multiple electrical rooms at the below sites are linked or whether the solar systems will need to be independent? Further, please indicate where the main transformer is located at this site with voltage characteristics and power (Kva):**

- C202
- C206
- C208
- C209: Please also confirm if the second electrical room is linked to the main room?
- C210
- C211
- C212
- C234: Please confirm operating voltage?

A125. This question will be answered in a separate Addendum to be posted on Monday 10<sup>th</sup> October (5PM AST).

**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.

**Q127. Please clarify the intention of the Professional Liability and Errors & Omissions insurance? This insurance is typically purchased by engineering firms, accounting firms, etc. entities who are providing professional advice that can lead to financial loss. For the Errors & Omissions requirement, the wording specifically notes “arising from computer-related service for the System”. What computer-related service will be provided for the System?**

A127. The intention is to provide appropriate insurance coverage for any associated project risks.

**Q128. Please clarify the intention of Workers Compensation insurance? This insurance is not required to be kept in most Caribbean countries?**

A128. See [Bermuda’s Workers Compensation Act 1965](#).

**Q129. Appendix A, Section 2.6 outlines the insurance requirements needed, but wording in Section C15 of the main document states that only “Successful proponents” will need to furnish proof of insurance. Please clarify if the certificates need to be submitted with the initial bid?**

A129. The terms under the Form of Agreement (Appendix A) of the **SPVPP04 Bermuda Government Solar Development Project Amended 3** are intended to provide advance notice of some of the key contractual provisions of the Agreement, including indemnities, limitation of liabilities, service requirements, etc. that form the basis for commencing Agreement between the Government (the Lessee) and the selected proponent (the lessor).

**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.

**Q131. Please provide a more detailed overview of requirements (beyond the high-level summary in Annex H – Design and Engineering). An example design and one-line diagram would be ideal.**

A131. See [Annex O One Line Electrical Drawing](#)

**Q132. A29. Pertaining to the bond Fee that is required to be posted by the successful proponent is not clear. This is not the Government posting a bond, but the proponent, and Fee is not defined anywhere – the current response does not make sense.**

A132. The Performance Bond is to be for the Contract Sum to guarantee the faithful performance of the Work.

**Q133. A96 indicates that the lease fee is to be the same across all the buildings accounting for economies of scale, but the detailed pricing form wants a lease cost per building, including the make up of capex and opex which will vary site to site, please clarify this answer as the original documents point to a \$/kWh per each building and not equalized across the whole 30 buildings?**

A133. Proponents are to provide a breakdown of CAPEX and OpEx costs by site in section 1 of [Annex A-1 Pricing Form Amended](#). The lease offer is not required by site. Section 2 has been amended accordingly.

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

A134. Proponents should include all electrical system upgrades required to incorporate solar PV systems into existing electrical infrastructure or to meet the specifications (including [Annex D – BELCO’s Solar PV Technical Requirements](#) and [BELCO’s Service Rules](#) and [Annex C 2 - Government’s Master Specifications - Amended](#)). As stipulated in the requirements, Lessor will be responsible for preparing and managing the BELCO interconnection applications. For the purposes of making a submission at this stage of the RFP, exclude any interconnection upgrades as they are unknown.

**Q135. Please clarify the intent of the JV requirement: “d) All partners of the joint venture shall be liable,**

**jointly and severally, for the execution of the Contract in accordance with the Contract terms and a relevant statement to this effect shall be included in the authorization mentioned under point 2 above as well as in the Submission Form and the Form of Agreement (in the case of a successful Proponent);” as this may not be correct for partnerships that do not hold an equal ownership split.**

A135. For purposes of an individual JV agreement, assignment of liability and risks between JV Partners may vary and is determined by the Partners. However, for purposes of an agreement with the Government of Bermuda, all partners of the joint venture shall be liable, jointly and severally, for the execution of the Contract.

**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 costs.

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

**Q138. As it stands, the RFP submission date is October 21st 2022, with that said, and in reference to Annex H No.5 (Supporting Documents) #2 (Design and Engineering), with no site visits available, using the provided information, bidders can only use estimations and software to provide a layout, estimated production, single line diagram etc. This information will allow the bidder to price and pull together a RFP submission. However, can it be assumed that if shortlisted and site visits and more information is readily available. Bidders will then be allowed to update/revise pricing and engineering design documents for the Best and Final Offer?**

A138. Yes

**Q139. As per the RFP schedule, it states that a notification of award occurs on June 5th 2023, it then states that mobilization/construction on October 30th 2023. Is it expected for bidders to show that procurement of good can occur in that 4-month period? Or is that a range of start dates (October to April 2024)? Or alternatively is this the expected project time line of installation?**

A139. This is the projected timeline for installation. Projected procurement date is August (week 1) immediately after contract signing. See additional information provided in [Government Solar Development Project Addendum#3 A82](#).

**Q140. Regarding the use of subcontractors, are certificates of incorporation needed for submission?**

A140. See requirements under [Annex M - Local Benefit Form](#) Section 3. Although it is not required at this stage, proponents are encouraged to submit a certificate of incorporation where applicable. See other information required as per Annex M.

**Q141. How does the Ministry of Public Work intend to score submissions with different kw productions due to various solar panel wattages, layout etc.?**

A141. A comprehensive evaluation/assessment of all proposals will be made using the pricing, costs and other relevant plant performance metrics requested under [Annex A-1 Pricing Form Amended](#), [Annex J-1 - Plant Performance Information Amended](#) and elsewhere will be used to ensure comparability of proposals. See section F of [SPVPP04 Bermuda Government Solar Development Project Amended 2](#).

# Amended Documents

See full documents published to [procurement webpage](#) under the Related Documents Section.

## SPVPP04 Bermuda Government Solar Development Project - Amended\_3

- p. **Outages.** Lessor shall be permitted to be offline for a total of forty-eight (48) day light hours (each, a “Scheduled Outage”) per calendar year during the Term, during which days Lessor shall not be obligated to reimburse Lessee for lost production; provided, however, that Lessor must notify Lessee in writing of each such Scheduled Outage at least forty-eight (48) day light hours in advance of the commencement of a Scheduled Outage. In the event that Scheduled Outages exceed a total of forty-eight (48) day light hours per calendar year or there are unscheduled outages, in each case for a reason other than a Force Majeure event or utility outage, Lessor shall credit the Lessee an amount equal to the sum of the prorated daily lease rate that Lessor would have received times the number of outage days.

## Annex C\_2 - Government’s Master Specifications – Amended

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2.	Inverter/ Power Conditioning Units	<b>The proposed inverter shall be of hybrid standard type and have:</b> 2.1 a warranty for failures due to material defects for at least 10 years 2.2 a workmanship warranty for at least 1 year.
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End of RFP Addendum 5

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