



DESERT COMMUNITY ENERGY

REQUEST FOR PROPOSALS

FOR

RENEWABLE ENERGY ASSESSMENT SERVICES

RFP 2024-03

Interested firms should submit proposals via email to:

DESERT COMMUNITY ENERGY
C/O COACHELLA VALLEY ASSOCIATION OF GOVERNMENTS
Attn: Allen McMillen
procurement@cvag.org

**Proposals must be received by DCE to the email address above by
2:00 p.m. PDT on Friday, September 20, 2024
Late proposals will not be accepted**

Questions regarding this Request for Proposals should be directed by email to
Allen McMillen at procurement@cvag.org

Issue Date: August 12, 2024

DESERT COMMUNITY ENERGY
NOTICE INVITING PROPOSALS
For
RENEWABLE ENERGY ASSESSMENT SERVICES

NOTICE IS HEREBY GIVEN that proposals will be received by Desert Community Energy (DCE). DCE invites proposals for the above stated services and will receive such proposals *only by email* no later than **2:00 p.m. PDT on Friday, September 20, 2024**. Proposals received after this date will be rejected. Proposals should be submitted to the attention of Allen McMillen at procurement@cvag.org.

DCE and CVAG are seeking a qualified professional consultant (Consultant) to provide services for the Development of a Renewable Energy Assessment for the Indian Canyon ACCESS Project.

The primary objectives of this engagement are as follow:

1. Within the limits of the Indian Canyon ACCESS project, provide a renewable energy assessment which include, but are not limited to the following: Solar + paired battery storage of at least 4 hours
 - Wind
 - Stand-alone solar
 - Stand-alone battery storage of at least 4 hours
2. Determine the most suitable location for the project site either:
 - Along Indian Canyon Drive
 - At the neighboring Amtrak station

Consistent with the California Public Utilities Code and CPUC policy objectives as set out in CPUC General Order 156, DCE encourages all eligible Proposers to get certified with the CPUC as a diverse business enterprise. For overview information on the CPUC Supplier Diversity Program, please visit the program homepage (<https://www.cpuc.ca.gov/supplierdiversity/>). For information on the certification process and requirements, please visit the Certifications page (<https://www.cpuc.ca.gov/about-cpuc/divisions/news-and-public-information-office/business-and-community-outreach/supplier-diversity-program/certification>).

DCE requires that all firms obtain the full content of this Request for Proposals (RFP) and any addenda via CVAG's website located at cvag.org/proposals.

Proposals will be evaluated and ranked in accordance with the RFP. The final ranked firms must be willing to sign an agreement with the terms and conditions required by DCE in the Request for Proposals and attachments.

All questions must be put in writing and must be emailed to the attention of Allen McMillen at procurement@cvag.org and received by **August 30, 2024, up to the hour of 2:00 p.m. PDT**. Please note that all addenda will be published on the DCE website. Proposers are encouraged to check the DCE website regularly since each Consultant will be responsible for downloading the RFP and any addenda. Consultants that have provided contact information will receive notification of any addenda.

DCE reserves the right to conduct interviews to better evaluate the proposers. If interviews are conducted, DCE will notify the short-listed proposers of the date, time and location.

This contract's award is subject to the available budget adequate to carry out the provisions of the proposed agreement including the identified scope of work. DCE reserves the right to reject any or all proposals determined not to be in the best interest of DCE.

**Request for Proposals
Renewable Energy Assessment Services**

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I. Introduction and Background

Overview of DCE and CVAG

Desert Community Energy (DCE) is a California joint powers authority (JPA) formed to offer a Community Choice Aggregation (CCA) program in the desert region of Riverside County. DCE's members are the cities of Palm Desert and Palm Springs. DCE offers customers the choice to buy cleaner electricity at competitive rates, reducing greenhouse gas (GHG) through the development of robust renewable energy infrastructure. This adds to the local job market while allowing programs like DCE to develop strategies to help customers boost energy efficiency and make clean energy more accessible. DCE works with Southern California Edison (SCE) to provide transmission and distribution of electricity, maintenance, and customer service.

DCE has been the default electricity provider in the City of Palm Springs since it launched service in April 2020, currently serving approximately 83% of electricity customers in Palm Springs. The City of Palm Desert is considering whether it will begin serving customers, with the earliest possible launch date in 2028. DCE contracts with Coachella Valley Association of Governments (CVAG) for administrative services and staff. DCE is governed by a Board of Directors (Board) with equal representation by an elected official from each participating city. All meetings are open to the public. DCE may be required to disclose information received pursuant to this RFP in accordance with requirements of the Ralph M. Brown Act or the California Public Records Act (CPRA), Cal. Gov't Code § 7920 et seq.

CVAG is a joint powers authority (JPA) formed in 1973 with the purpose of coordinating and improving the planning and delivery of governmental responsibilities common to all member entities within the local region. CVAG consists of representatives of 10 cities, one county, and four Native American tribes.

Services to be Provided:

CVAG and DCE are seeking a preliminary benefits assessment of adding renewable energy components to the ACCESS Indian Canyon project. As such, DCE will lead the effort to retain a qualified professional consultant (Consultant) to provide services for the development of a Renewable Energy Assessment.

The primary objectives of this engagement are as follow:

1. Within the limits of the Indian Canyon ACCESS project, provide a renewable energy assessment which include, but are not limited to the following:
 - Solar + paired battery storage of at least 4 hours
 - Wind
 - Stand-alone solar
 - Stand-alone battery storage of at least 4 hours
2. Determine the most suitable location for the project site either:
 - Along Indian Canyon Drive
 - At the neighboring Amtrak station

A. Background

On December 7, 2023, the California Transportation Commission (CTC) awarded a \$50 million grant for Addressing Climate Change, Emergencies, and Sandstorms (ACCESS) Project on Indian Canyon. The ACCESS project, spearheaded by CVAG, aims to solve the frequent road closures that have plagued the Cities of Palm Springs, Desert Hot Springs, and Cathedral City for decades.

CVAG is constructing active transportation improvements that connect to CV Link, a 40-mile active transportation pathway currently under construction through the Coachella Valley, and to Amtrak's Palm Springs Station. CVAG and DCE are also proposing a solar shade structure to generate clean, renewable energy that will help the region meet the state's climate goals. CVAG will participate with DCE to ensure energy generated from the solar panels goes back into the community. Sand mitigation fencing will also be installed in strategic locations along the project route, further minimizing road closures and increasing access to rail service.



Figure 1

In March 2024, CVAG submitted another grant application with the Southern California Association of Governments (SCAG) seeking additional funding to supplement the project. In June 2024, SCAG awarded the project an additional \$7.5 million.

DCE and CVAG are now seeking a preliminary benefits assessment of adding renewable energy components to the ACCESS project.

Currently, renewable energy at the ACCESS site (ACCESS Renewable Project, ARP) has two potential site locations: 1) a solar shade structure along the elevated pathway on Indian Canyon Drive (see Figure 1), and/or 2) a solar carport structure located in the parking lot of the nearby Amtrak train station (see Figure 2). Battery storage was not an initial component of either grant application, however, it is still being considered as a possible addition to the project, depending on feasibility, environmental factors due to the project location, and cost effectiveness. See Attachment B for the train station dimensions and Attachment C for the location map exhibit.



Figure 2

DCE and CVAG are also exploring the possibility of including wind energy facilities, depending on site and size feasibility at the ACCESS sites. SCE has indicated that 3 megawatts (MW) of

available capacity is currently available at the nearest interconnection point, but this needs to be verified. After completion of design, engineering, and environmental documents, CVAG's proposed ACCESS Project is anticipated to be construction-ready by August 2025.

DCE's future needs for renewable energy are in the 50 MW range (nameplate capacity). DCE is seeking a scoping level assessment of the below renewable energy options:

- Solar + paired battery storage of at least 4 hours
- Wind
- Stand-alone solar
- Stand-alone battery storage of at least 4 hours

1. Request For Proposals

A. Scope of Services

The Services sought under this RFP are set forth in more detail in [Section V: Scope of Work \(Scope\)](#) herein. The tasks set out in the Scope are collectively referred to as the Project. Notwithstanding the inclusion of such Services in [Section V: Scope of Work](#) herein, the final scope of Services (Services) negotiated between DCE, and the successful Proposer shall be set forth in the Agreement. A copy of the Agreement is attached hereto as Attachment A and incorporated herein by this reference.

B. Procurement Representative

The Procurement Representative for DCE regarding this RFP will be Allen McMillen, Management Analyst II, (760) 346-1127, procurement@cvag.org, or a designated representative, who will coordinate the assistance to be provided by DCE to the Proposer.

C. Requests for Clarification

All questions, requests for interpretations or clarifications, either administrative or technical, must be requested in writing and emailed to the DCE Procurement Representative for this RFP.

All written questions, if answered, will be answered in writing, conveyed to all interested Proposers, and posted to the DCE website. Oral statements regarding this RFP by any persons should be considered unverified information unless confirmed in writing. To ensure a response, questions must be received in writing via email by 2:00 PM local time on the date identified in [Section IV.A. Selection Schedule](#) herein.

D. Pre-Proposal Meeting

There will be a Pre-Proposal meeting for this procurement on August 23, 2024.

E. Term of Contract

It is DCE's intent to award a contract that would commence no later than November 1, 2024, with an anticipated completion of the Renewable Energy Assessment no later than April 30, 2025. Extensions of the contract term shall be subject to the availability and appropriation of funds and under the same terms and conditions as specified herein.

2. Submission Requirements

A. General

DCE requires that all firms obtain the full content of this Request for Proposals (RFP) and any addenda via DCE's website located at <https://desertcommunityenergy.org/about/rfp/>.

Proposals will be evaluated and ranked in accordance with the RFP. The final ranked firms must be willing to sign an agreement with the terms and conditions required by DCE in the Request for Proposals and attachments. Proposers should reference Attachment A, DCE Professional Services Agreement.

Consistent with the California Public Utilities Code and CPUC policy objectives as set out in CPUC General Order 156, DCE encourages all eligible Proposers to get certified with the CPUC as a diverse business enterprise. For overview information on the CPUC Supplier Diversity Program, please visit the program homepage (<https://www.cpuc.ca.gov/supplierdiversity/>). For information on the certification process and requirements, please visit the Certifications page (<https://www.cpuc.ca.gov/about-cpuc/divisions/news-and-public-information-office/business-and-community-outreach/supplier-diversity-program/certification>).

All questions must be put in writing and must be emailed to the attention of Allen McMillen at procurement@cvag.org and received by August 30, 2024, up to the hour of 2:00 p.m. PDT. Please note that all addenda will be published on the DCE website. Proposers are encouraged to check the DCE website regularly since each Consultant will be responsible for downloading the RFP and any addenda. Consultants that have provided contact information will receive notification of any addenda.

DCE reserves the right to conduct interviews to better evaluate the proposers. If interviews are conducted, DCE will notify the short-listed proposers of the date, time, and location.

This contract's award is subject to the available budget adequate to carry out the provisions of the proposed Professional Services Agreement (Agreement) executed by and between DCE and the successful Proposer, including the identified scope of work. DCE reserves the right to reject any or all proposals determined not to be in the best interest of DCE.

Proposals shall be submitted *by email in Adobe Printable Document Format (PDF)*, identified in the subject line as *"Renewable Energy Assessment Services Proposal"* to Allen McMillen, procurement@cvag.org. Proposals shall consist of both a technical proposal and a separate fee proposal and are to be submitted (emailed) in one email submission as two separate attachments. The file names shall designate the contents (Technical Proposal or Fee Proposal) accordingly. Only one email submittal per Consultant consisting of the technical proposal and the fee proposals will be considered.

It is strongly recommended that the Proposer submit proposals in the format identified in this RFP to allow DCE to fully evaluate and compare the proposal. All requirements and questions in the RFP should be addressed and all requested data shall be supplied. DCE reserves the right to request additional information which, in DCE's opinion, is necessary to assure that the Proposer's competence, number of qualified employees, business organization, and financial resources are adequate to perform according to the Agreement.

Proposals should be prepared in such a way as to provide a straightforward, concise delineation of capabilities to satisfy the requirements of this RFP. Responses should emphasize the Proposer's demonstrated capability to perform the Services. Technical literature supporting the Proposer's approach to providing the Services and work plan may be submitted to DCE with the Proposal. Emphasis should be concentrated on completeness, approach to the work and clarity of proposal.

Proposers are encouraged to familiarize themselves with all federal, state and local laws, ordinances, rules, regulations, and codes affecting the performance of the work; make such investigations, as it may deem necessary for performance of the Services at its proposal price within the terms of the Agreement; and correlate its observations, investigations, and determinations with the requirements of the Agreement.

The proposal shall be signed by an individual, partner, officer or officers authorized to execute legal documents on behalf of the Proposer.

B. Content and Format of Technical Proposal

Proposals shall be concise, well organized and demonstrate qualifications and applicable experience. Proposals shall be organized and include page numbers for all pages in the proposal. The proposal shall be emailed (.pdf file) as an attachment(s) and submitted via email to the DCE Procurement Representative.

Proposals shall be limited to a total of 25 pages. The Cover Page, Cover Letter, Appendices and page separators will not count toward the page limit. Appendices and page separators will not count toward the page limit. Proposals shall be presented in the following order and shall include:

1. Cover Letter. This letter, two page maximum, shall be addressed to Tom Kirk, DCE Executive Director and shall, at a minimum, contain the following:
 - Identification of Consultant that will have contractual responsibility with DCE. Identification shall include legal name of company, corporate address, telephone, and fax number. Include name, title, address, and telephone number of the contact person identified during period of proposal evaluation.
 - Identification of any proposed Subconsultants including legal name of company, contact person(s) name and mailing address, phone number and email address. Relationship between Consultant and Subconsultants, if applicable.
 - Acknowledgment of receipt of all RFP addenda, if any. Note: All addenda posted on <https://desertcommunityenergy.org/about/rfp/> for this solicitation shall be signed by the proposer and included in the appendices.
 - A statement that the proposal shall remain valid for at least 180 days from the date of submittal.
 - Signature of a person authorized to bind Consultant to the terms of the proposal.
 - Signed statement attesting that all information submitted with the proposal is true and correct.
2. Qualifications, Related Experience and References. This section of the proposal should establish the ability of the Consultant to satisfactorily perform the required work by

reasons of experience in performing work of the same or similar nature; strength and stability of the Consultant; staffing capability; workload; record of meeting schedules on similar projects; and at least three supportive client references. Consultant to:

- Provide a brief profile of the firm, including the types of services offered; the year founded; form of the organization (corporation, partnership, sole proprietorship); number, size, and location of offices; number of employees.
- Provide a general description of the firm's financial condition, identify any conditions (e.g., bankruptcy, pending litigation, planned office closures, impending merger) that may impede Consultant's ability to complete the Project.
- Describe the firm's experience in performing work of a similar nature to that solicited in this RFP and highlight the participation in such work by the key personnel proposed for assignment to this Project. Please include specialized experience and professional competence in areas related to this RFP.
- A minimum of three (3) references should be given. Furnish the name, title, address, and telephone number of the person(s) at the client organization who is most knowledgeable about the work performed. Consultant also may supply references from other work not cited in this section as related experience.
- Any prior engagement or work which may result in any potential or actual professional conflict of interest in the performance of any services under this RFP.

3. Proposed Staffing and Project Organization. This section of the proposal should establish the method used by the Consultant to manage the Project and identify key personnel and subconsultants assigned. Consultant to:

- Provide education, experience, and applicable professional credentials of Project staff. Include applicable professional credentials of "key" Project staff.
- Furnish brief resumes (not more than two (2) pages each) for the proposed Project Manager and other key personnel in the appendix, include a copy of their certifications.
- Identify key personnel proposed to perform the work in the specified tasks and include major areas of subcontract work, if any. Include the person's name, current location, proposed position for this Project, current assignment, level of commitment to that assignment, availability for this assignment and how long each person has been with the firm.
- Include a project organization chart that clearly delineates communication and reporting relationships with DCE among the Project staff and subconsultants.
- Include a statement that key personnel will be available to the extent proposed for the duration of the Project, acknowledging that no person designated as "key" to the Project shall be removed or replaced without the prior written consent of DCE.

4. Work Plan. Consultant shall provide a narrative that addresses the Scope and shows Consultant's understanding of DCE's needs and requirements. Consultant to:

- Describe the approach and work plan for completing the tasks specified in the Scope. The work plan shall be of such detail to demonstrate the Consultant's ability to accomplish the Project objectives and overall schedule.

- Outline sequentially, the activities that would be undertaken in completing the tasks and specify who would perform them and identify all deliverables where applicable.
- Identify methods that Consultant will use to ensure quality control and budget and schedule control for the Project.
- Identify any special issues or problems likely encountered during this Project and how the Consultant would propose to address them.
- Consultant is encouraged to propose enhancements or procedural or technical innovations to the Scope that do not materially deviate from the objectives or required content of the Project. They shall be identified as optional and priced out separately in the Fee Proposal.

5. Appendices:

- Recent and Relevant Projects: Provide an example of a similar scoped project deliverable conducted within the last three (3) years, or in process if at least in the final draft stage. If published online, the Proposer may provide a link in lieu of inserting a lengthy document into the appendices.
- Litigation: Provide litigation history for any claims filed by your firm or against your firm related to the provision of Services in the last five (5) years.
- Project Team Resumes – Submit resumes of all key personnel/support staff that will produce work products for the Services. Describe their qualifications, education, and professional licensing.
- Changes to Professional Services Agreement – DCE's standard professional services agreement is included as Attachment A in this Request for Proposals. The Proposer shall review with proposed subconsultants and identify from Proposer or proposed subconsultants any objections to and/or request changes to the Agreement in this section of the proposal.

C. Content and Format of Fee Proposal

Provide separate from the Technical Proposal a Fee Proposal for required Services described in [Section V. Scope of Work](#) herein. The proposal shall be emailed (.pdf file) as an attachment(s) and submitted via email to the DCE Procurement Representative.

The Fee Proposal shall be presented in a table format organized by task per [Section V.C. Key Tasks](#) herein and shall include hours and hourly rates for all personnel including subconsultants, subtotals for each task, and a grand total for total proposed fee. The Fee Proposal shall also include proposed direct costs and subconsultant mark-up, if any.

D. No Deviations from the RFP

In submitting a proposal in response to this RFP, Proposer is certifying that it takes no exceptions to this RFP including, but not limited to, the Agreement. If any exceptions are taken, such exceptions must be clearly noted in the proposal and may be reason for rejection of the proposal. As such, Proposer is directed to carefully review the proposed Agreement, including the insurance and indemnification provisions therein.

E. Additional Stipulations

DCE reserves the right to accept or reject all or any proposal and to waive any informality, incompleteness, or error in any proposal.

All proposals received become the property of DCE. Once a contract has been awarded, the name(s) of the successful applicant(s) may be made available to the public upon request. All costs incurred by applicants in the preparation and presentation of their proposal will be at their own expense, and applicant materials will not be returned.

DCE reserves the right to amend the RFP or issue to all Proposers addenda to answer questions for clarification.

Unless specifically requested by DCE, no amendment, addendum or modification will be accepted after a proposal has been submitted to DCE. If a change to a proposal is desired, the submitted proposal must be withdrawn and the replacement proposal submitted prior to the deadline stated herein for receiving proposals.

A proposal may be considered non-responsive if conditional, incomplete, or if it contains alterations of form, additions not called for, or other irregularities that may constitute a material change to the proposal.

DCE will not compensate any Proposer for the cost of preparing any proposal, and all materials submitted with a proposal shall become the property of DCE. DCE will retain all proposals submitted and may use any idea in a proposal regardless of whether that proposal is selected.

DCE reserves the right to cancel this RFP at any time prior to the contract award without obligation in any manner for proposal preparation, interview, fee negotiation or other marketing costs associated with this RFP.

Prices provided by Proposers in response to this RFP are valid for 180 calendar days from the proposal due date. DCE intends to award the contract within this time but may request an extension from the Proposers to hold pricing, until negotiations are complete, and the contract is awarded.

Issuance of this RFP and receipt of proposals does not commit DCE to award a contract. DCE expressly reserves the right to postpone the proposal for its own convenience, to accept or reject any or all proposals received in response to this RFP, to negotiate with more than one Proposer concurrently, or to cancel all or part of this RFP.

DCE reserves the right to negotiate any price or provision, task order or service; accept any part or all of any proposals; waive any irregularities; and to reject any and all, or parts of any and all proposals; whenever, in the sole opinion of DCE, such action shall serve its best interests and those of the tax-paying public. The Agreement, if any is awarded, will go to the Proposer whose proposal best meets DCE's requirements.

3. Submission Process

A. Selection Schedule

Proposal submissions are due on **Friday, September 20, 2024, no later than 2:00 p.m. PDT**. A Selection Committee may choose up to three applicants to be interviewed. The tentative schedule is as follows:

ACTION	DATE
1. Release of Request for Proposals <ul style="list-style-type: none">Post to https://desertcommunityenergy.org/about/rfp/	August 12, 2024
2. Deadline to Email Questions <ul style="list-style-type: none">Email to procurement@cvag.org	August 30, 2024 (2:00 p.m. PDT)
3. Responses to Questions via Addendum <ul style="list-style-type: none">Post to https://desertcommunityenergy.org/about/rfp/	September 5, 2024
4. Deadline for Receipt of Proposals <ul style="list-style-type: none">Email to procurement@cvag.org	September 20, 2024 (2:00 p.m. PDT)
5. Potential Interviews (tentative)	September 30 - October 2, 2024
6. Expected Contract Award	No later than November 1, 2024

The schedule above is tentative and DCE retains the sole discretion to adjust the dates.

B. Selection Process

DCE will appoint a Selection Committee comprised of at least three members. The Selection Committee will review and score the Proposals submitted by the consultants based on the selection criteria and weights identified in the [Section IV.C. Evaluation](#) of this RFP and establish a preliminary list of qualified consultants and identify which, if any, consultants will be interviewed for final consideration. DCE may contact previous clients identified in the RFP at any time prior to the interviews to verify the experience and performance of the consultants.

DCE will notify consultants on the preliminary list which are to be interviewed and required to provide an oral presentation. DCE will provide the time and location for the interview. DCE reserves the right to waive interviews.

During the evaluation process, DCE reserves the right, where it may serve DCE's best interest, to request additional information or clarifications from Proposers, or to allow corrections of errors or omissions.

It is DCE's intent to select a Consultant best evidencing demonstrated competence and professional qualifications to perform the Services. DCE reserves the right to reject all proposals, select by proposal review only or interview as needed. Certain Consultants may be selected to make a brief presentation and oral interview after which a final selection will be made. The

successful Consultant will be selected based on information provided in the RFP, in-person interviews/presentations, and the results of DCE's research and investigation.

Upon selection of a Consultant, DCE will endeavor to negotiate a mutually agreeable Professional Services Agreement based on the Agreement included as Attachment A with the selected Consultant. If DCE is unable to reach agreement, DCE will proceed, at its sole discretion, to negotiate with the next Consultant selected by DCE. DCE reserves the right to contract for services in the manner that most benefits DCE including awarding more than one contract if desired.

C. Evaluation

The Selection Committee will score proposals based on the following scale:

1. Qualifications, Related Experience and References (30%)

This section of the proposal should establish the ability of the proposed team to satisfactorily perform the required work by reasons of experience in performing work of the same or similar nature; demonstrated experience working with agencies directly involved in this Project; staffing capability; workload; record of meeting schedules on similar projects; and at least three (3) supportive client references.

DCE strongly encourages proposals from qualified Local Businesses, as defined in DCE Policy No. 22-01 Procurement Policy & Procedures (Procurement Policy).¹ It is the policy of DCE to promote employment and business opportunities for local residents and Local Businesses on all contracts and give preference to local residents, workers, businesses, contractors, and consultants to the extent consistent with the law and the interests of DCE and its customers. Successful applicants will demonstrate experience and success in comparable projects. References will support examples of success in comparable projects.

2. Proposed Staffing and Project Organization (25%)

This section of the proposal should establish the method used to manage the Project and identify key personnel assigned.

3. Work Plan (25%)

This section of the proposal shall provide a narrative that addresses the Scope and shows understanding of the Project needs and requirements.

4. Proposed fee (20%)

Successful proposers will propose fees that are cost-effective, sufficiently detailed, and feasible.

During the evaluation process, DCE reserves the right, where it may serve DCE's best interest, to request additional information or clarifications from Proposers, or to allow corrections of errors or omissions.

¹ Available on DCE's website at <https://desertcommunityenergy.org/about/key-documents/>.

D. Protests

Protest procedures and dispute resolution process will be in accordance with the DCE Procurement Policy. The protest must be submitted in writing to DCE's Executive Director via certified mail using the following address:

Executive Director
Desert Community Energy
74-199 El Paseo Drive, Suite 100
Palm Desert, CA 92260

4. Scope of Work

A. General Conditions and Requirements

Proposals submitted should identify your firm's approach, recommendations, and budget for the following Scope.

The Scope shall include but not be limited to the following work to be performed and provided by the Consultant. Proposals may deviate or expand on this Scope based on individual experience and judgment to deliver a complete work product.

DCE reserves the right to perform any portion of this Scope with DCE staff or any other vendor. For the purposes of this RFP, the Consultant is requested to assume that no DCE resources will be available to perform any portion of the Scope described herein.

The Consultant has total responsibility for the accuracy and completeness of the deliverables for the Project and shall check all such material accordingly. Reviews by DCE and stakeholders do not include detailed review or checking of the deliverables. The responsibility for accuracy and completeness of such items remains solely that of the Consultant.

The deliverables furnished under this Scope shall be of a quality acceptable to DCE. The criteria for acceptance shall be a product of neat appearance, well-organized, technically and grammatically correct. The Consultant has total responsibility for the accuracy and completeness of the deliverables furnished under the Project and shall meet that responsibility through quality assurance practices standard to the profession.

The Consultant shall submit all files to DCE upon completion of the project.

The Consultant shall not suspend performance of the contract during the negotiations of any change in Services except as they may be directed by DCE. The Consultant shall perform all changes in accordance with the terms and conditions of the Agreement.

B. Project Progress

The Consultant shall establish internal accounting methods and procedures acceptable to DCE for documenting and monitoring contract costs.

The Consultant shall report in a timely manner, through correspondence or progress reports, whenever it appears that approved schedules will not be met, and whether the reasons are within

the Consultant's control. In the event the Services are modified, and the modified schedule is approved by DCE, the Consultant shall submit a revised schedule.

C. Key Tasks

The Scope shall include but not be limited to the following work (tasks) to be performed and provided by the Consultant. Proposals may deviate or expand on this Scope based on individual experience and judgment to deliver a complete work product.

A. Transmission Availability

1. Confirm with SCE available firm transmission capability at the proposed ACCESS sites (SCE has indicated 3 MW is available but it may be greater).
2. Identify closest / most feasible likely SCE grid tie points for any ACCESS Renewable Project (ARP).
3. Estimate incremental size, cost and timeline of any needed transmission additions.
4. Are there upgrades or additions that might be developed at a modest cost? Up to what MW level?
5. What is the estimated cost for "full and new" transmission additions? (this will ultimately be a function of ARP size).
6. Outline steps/timelines necessary to utilize existing transmission and or to expand transmission access.
7. Assume DCE can utilize up to 50 MW renewable nameplate capacity (note this is not a target ARP project size, any ARP should be the best fit at the ACCESS site).

B. Solar/Wind/Storage Analysis

1. Assess locating solar PV and/or battery storage improvements near the rail station on Palm Springs' property as well as along the elevated pathway on Indian Canyon Drive. Please refer to the two project location maps included with this scope. In carrying out such assessment, the Consultant shall consider the various setback requirements for wind turbines in Palm Springs Zoning Code Section 93.23.07, including within 500 feet of Indian Canyon Drive. However, if locating the turbines within the setback areas is determined to be technically and economically feasible, the Consultant shall assess seeking a reduction in the setback as part of the conditional use permit for wind turbines required from the Palm Springs Planning Commission.
2. Advise on total generation and storage potential, including wind, given available space, as well as minimum and maximum recommended installation capacity. Suggest a "best fit" ARP and describe why it is the best fit.
3. Advise on configuring the ARP so that it would satisfy the requirements of the CPUC's Mid-Term Reliability decisions D.21-06-035 and D.23-02-040 and be eligible under the Community Renewable Energy Program adopted by the CPUC in D.24-05-065.

C. Electrical and Structural Analysis

1. Review ACCESS site electrical and structural components to determine the feasibility of connecting a solar shade structure or wind energy system (with and without storage) to the electrical systems of nearby buildings, including but not limited to buildings

owned and operated by the City of Palm Springs, with the objective of enhancing community resiliency.

D. Economic Feasibility and Financial Analysis

1. Provide estimated installed costs per MW for each renewable energy option, and list which is recommended as most optimal and why. (likely may want to focus on what appear to be the top three configurations).
2. Estimate the average annual energy production associated with each evaluated ARP configuration.
3. Identify and separate estimated cost components, including planning, design, permitting, engineering, procurement, construction, etc.
4. Evaluate the economic feasibility of a solar or wind energy project (with and without storage) including project cost projections.
5. Advise what federal and state grants may be available to reduce total project costs.
6. Evaluate ongoing maintenance requirements for the proposed project. Issues to consider include excessive wind and sand damage in the area and the continued maintenance required for the project to exist at the proposed site.
7. The financing methods should include consideration of direct ownership by DCE of the generation and potential storage assets and/or a Power Purchase Agreement from a third-party developer, as well as other options deemed financially viable including the ability to obtain direct pay and other financial benefits under the Inflation Reduction Act.

E. Tentative Timeline, Action Areas, Required Support

1. If one or more projects appear feasible, what might be a reasonable timeline to go from conceptual approval through project completion.
2. Identify key action areas and skill set necessary for further project development and oversight as consideration moves from conceptual to planning and development.
3. Outline likely sources of attaining needed technical services (individuals and or firms). If the Consultant may be able to provide or access all/some of requisite project expertise, provide names, education, and experience of such staff and or subcontractors.

F. Coordination

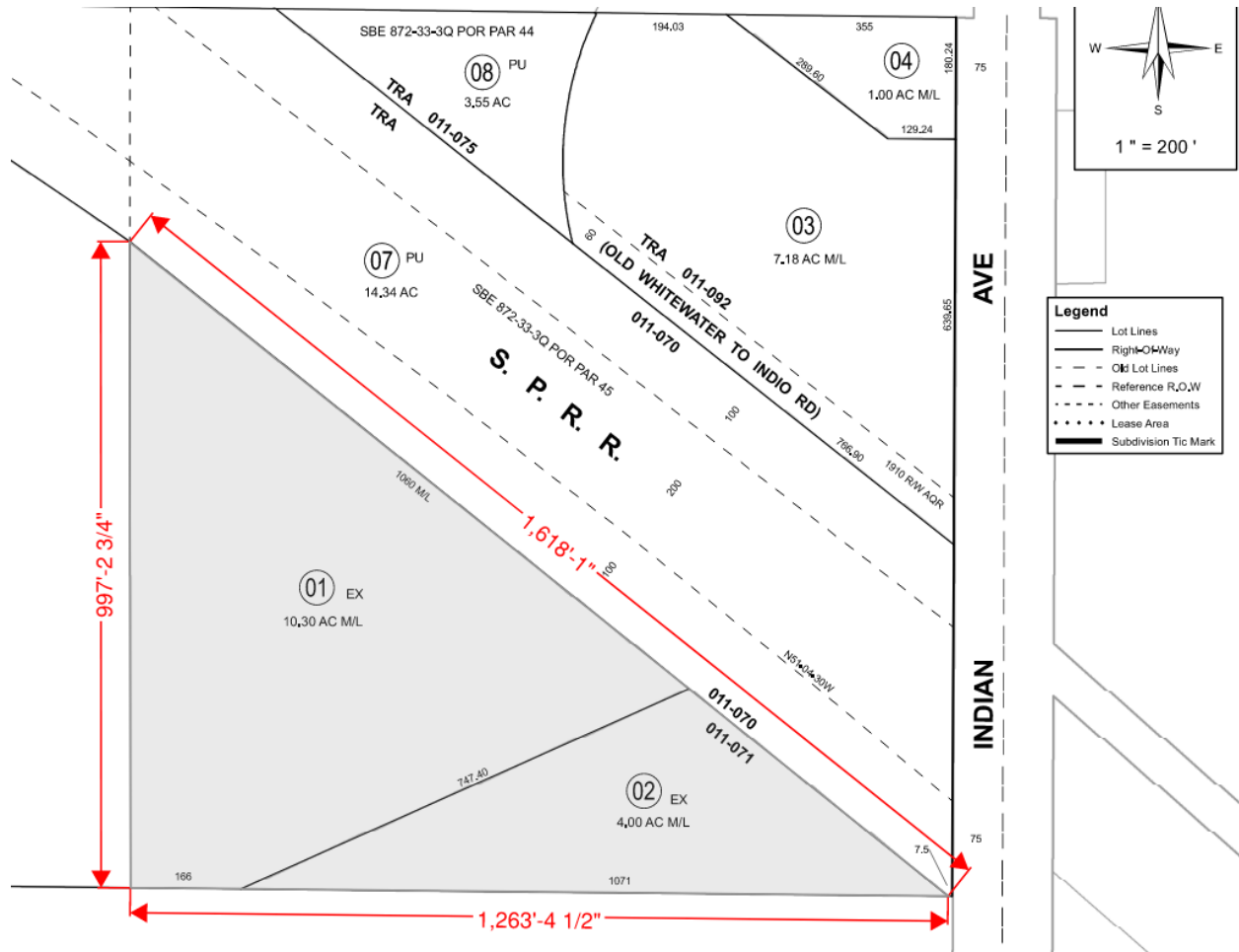
1. Coordinate as necessary with SCE for the duration of this scoping project and provide periodic updates and guidance to CVAG / DCE staff.
2. Complete the study by April 30, 2025.

END OF SCOPE OF WORK

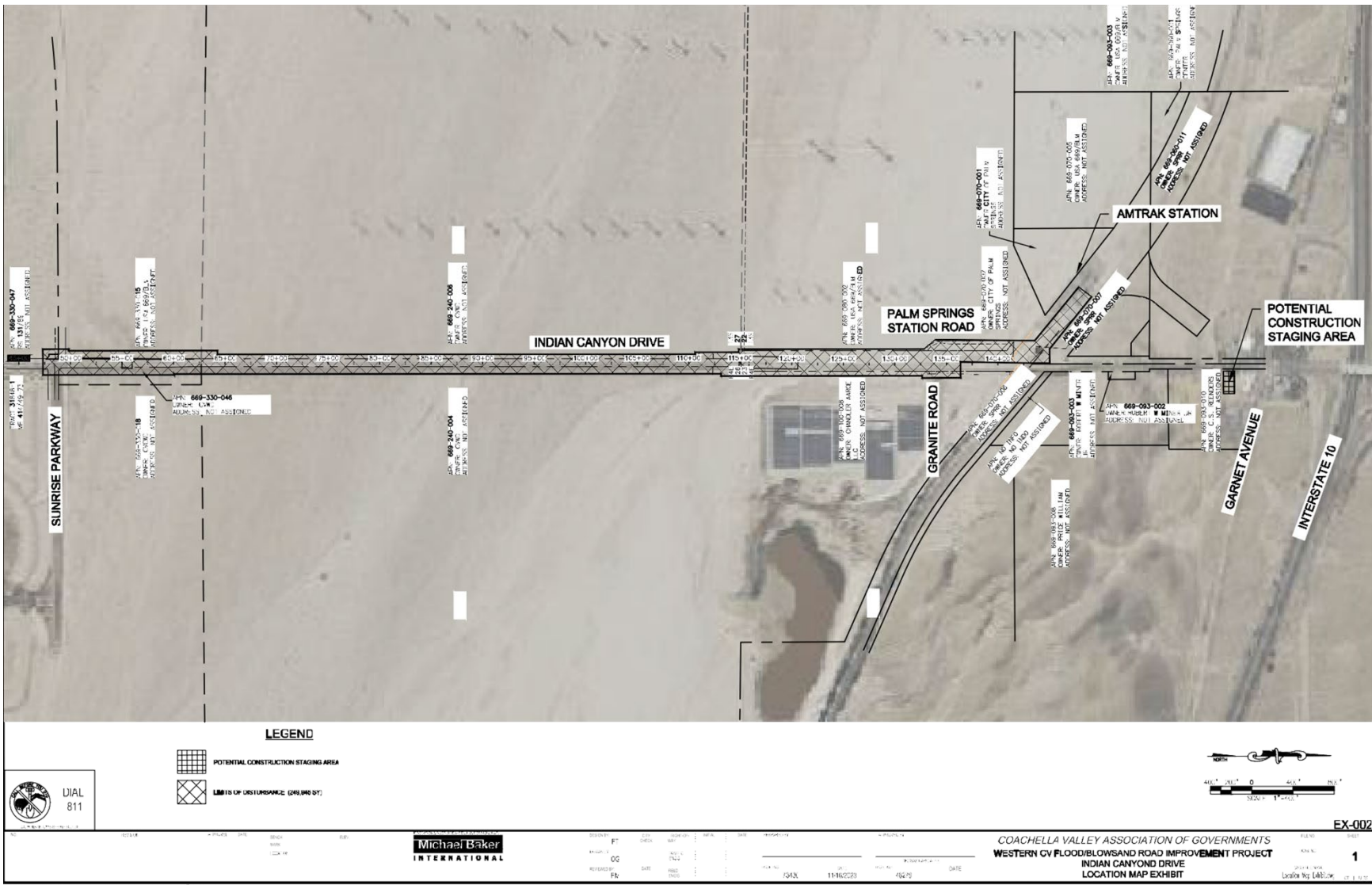
Attachment A: DCE Professional Services Agreement

(See following pages for sample DCE Professional Services Agreement)

Attachment B: Train Station Dimensions



Attachment C: Location Map Exhibit



Location Map Exhibit, Jan 01, 2024 - R. Sign, Plotted by: G. Sanchez