



**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](mailto: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](mailto: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](mailto: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](http://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](mailto: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](mailto: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](mailto: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](mailto: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"><li>Post to <a href="https://desertcommunityenergy.org/about/rfp/">https://desertcommunityenergy.org/about/rfp/</a></li></ul>	August 12, 2024
2. Deadline to Email Questions <ul style="list-style-type: none"><li>Email to <a href="mailto:procurement@cvag.org">procurement@cvag.org</a></li></ul>	August 30, 2024 (2:00 p.m. PDT)
3. Responses to Questions via Addendum <ul style="list-style-type: none"><li>Post to <a href="https://desertcommunityenergy.org/about/rfp/">https://desertcommunityenergy.org/about/rfp/</a></li></ul>	September 5, 2024
4. Deadline for Receipt of Proposals <ul style="list-style-type: none"><li>Email to <a href="mailto:procurement@cvag.org">procurement@cvag.org</a></li></ul>	<b>September 20, 2024 (2:00 p.m. PDT)</b>
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).<sup>1</sup> 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.

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<sup>1</sup> 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 A  
DESERT COMMUNITY ENERGY  
SAMPLE PROFESSIONAL SERVICES  
AGREEMENT**

The following is a sample DCE Agreement that will be negotiated between DCE and selected Proposer. Additional terms and conditions may be incorporated dependent on circumstances.

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This Professional Services Agreement (“**Agreement**”) is made and entered into on [INSERT DATE], 2024, by and between DESERT COMMUNITY ENERGY, a California joint powers authority (“**DCE**”) and [INSERT NAME AND CORPORATE ORGANIZATION], a \_\_\_\_\_ Corporation (“**Consultant**”). DCE and Consultant are sometimes individually referred to as “**Party**” and collectively as “**Parties.**”

**RECITALS**

A. Consultant desires to perform and assume responsibility for the provision of certain professional services required by DCE on the terms and conditions set forth in this Agreement. Consultant represents that it is experienced in providing technical services for DCE’s community choice energy program, is licensed in the State of California, and is familiar with the plans of DCE.

B. DCE desires to engage Consultant to render such professional services for the implementation of DCE’s community choice energy program (“**Project**”) as set forth in this Agreement.

**AGREEMENT**

**1. Scope of Services and Term.**

1.1 General Scope of Services. Consultant promises and agrees to furnish to DCE all labor and services and incidental and customary work necessary to fully and adequately supply DCE the implementation services necessary for the Project (“**Services**”). The Services are more particularly described in Exhibit A attached hereto, and which are stated in the proposal to DCE. All Services shall be subject to, and performed in accordance with, this Agreement, the exhibits attached hereto, and all applicable local, state and federal laws, rules and regulations.

1.2 Term. The term of this Agreement shall be from [INSERT DATE] to [INSERT DATE], unless earlier terminated as provided herein. Consultant shall complete the Services within the term of this Agreement and shall meet any other established schedules and deadlines.

**2. Responsibilities of Consultant.**

2.1 Control and Payment of Subordinates; Independent Contractor. The Services shall be performed by Consultant or under its supervision. DCE retains Consultant on an independent

contractor basis and not as an employee. Consultant retains the right to perform similar or different services for others during the term of this Agreement. Any additional personnel performing the Services under this Agreement on behalf of Consultant shall also not be employees of DCE and shall at all times be under Consultant's exclusive direction and control. Consultant shall pay all wages, salaries, and other amounts due such personnel in connection with their performance of Services under this Agreement and as required by law. Consultant shall be responsible for all reports and obligations respecting such additional personnel, including, but not limited to: social security taxes, income tax withholding, unemployment insurance, disability insurance, and workers' compensation insurance.

2.2 Schedule of Services. Consultant shall perform the Services expeditiously, within the term of this Agreement, and in accordance with the Schedule of Services, which is stated in the proposal to DCE and set forth in Exhibit B attached hereto. Consultant represents that it has the professional and technical personnel required to perform the Services in conformance with such conditions. In order to facilitate Consultant's conformance with the Schedule, DCE shall respond to Consultant's submittals in a timely manner. Upon request of DCE, Consultant shall provide a more detailed schedule of anticipated performance to meet the Schedule of Services.

2.3 Conformance to Applicable Requirements. All work prepared by Consultant shall be subject to the approval of DCE.

2.4 Substitution of Key Personnel. Consultant has represented to DCE that certain key personnel will perform and coordinate the Services under this Agreement. Should one or more of such personnel become unavailable, Consultant may substitute other personnel of at least equal competence upon written approval of DCE. In the event that DCE and Consultant cannot agree as to the substitution of key personnel, DCE shall be entitled to terminate this Agreement for cause. As discussed below, any personnel who fail or refuse to perform the Services in a manner acceptable to DCE, or who are determined by DCE to be uncooperative, incompetent, a threat to the adequate or timely completion of the Project, or a threat to the safety of persons or property, shall be promptly removed from the Project by the Consultant at the request of DCE. The key personnel for performance of this Agreement are as follows:

[INSERT PERSONNEL]

2.5 DCE's Representative. DCE hereby designates the Executive Officer, or designee, to act as its representative for the performance of this Agreement ("**DCE's Representative**"). DCE's Representative shall have the w to act on behalf of DCE for all purposes under this Agreement. Consultant shall not accept direction or orders from any person other than DCE's Representative, or designee.

2.6 Consultant's Representative. Consultant hereby designates [INSERT NAME], or his or her designee, to act as its Representative for the performance of this Agreement ("**Consultant's Representative**"). Consultant's Representative shall have full authority to represent and act on behalf of the Consultant for all purposes under this Agreement. The Consultant's Representative shall supervise and direct the Services, using his or her best skill and

attention, and shall be responsible for all means, methods, techniques, sequences and procedures and for the satisfactory coordination of all portions of the Services under this Agreement.

2.7 Coordination of Services. Consultant agrees to work closely with DCE staff in the performance of Services and shall be available to DCE's staff, consultants and other staff at all reasonable times.

2.8 Standard of Care; Performance of Employees. Consultant shall perform all Services under this Agreement in a skillful and competent manner, consistent with the standards generally recognized as being employed by professionals in the same discipline in the State of California. Consultant represents and maintains that it is skilled in the professional calling necessary to perform the Services. Consultant warrants that all employees and subcontractors shall have sufficient skill and experience to perform the Services assigned to them. Finally, Consultant represents that it, its employees and subcontractors have all licenses, permits, qualifications and approvals of whatever nature that are legally required to perform the Services, and that such licenses and approvals shall be maintained throughout the term of this Agreement. As provided for in the indemnification provisions of this Agreement, Consultant shall perform, at its own cost and expense and without reimbursement from DCE, any services necessary to correct errors or omissions which are caused by the Consultant's failure to comply with the standard of care provided for herein. Any employee of the Consultant or its subcontractors who is determined by DCE to be uncooperative, incompetent, a threat to the adequate or timely completion of the Project, a threat to the safety of persons or property, or any employee who fails or refuses to perform the Services in a manner acceptable to DCE, shall be promptly removed from the Project by the Consultant and shall not be re-employed to perform any of the Services or to work on the Project.

2.9 Laws and Regulations. Consultant shall keep itself fully informed of and in compliance with all local, state and federal laws, rules and regulations in any manner affecting the performance of the Project or the Services, including all Cal/OSHA requirements, and shall give all notices required by law. Consultant shall be liable for all violations of such laws and regulations in connection with Services. If the Consultant performs any work knowing it to be contrary to such laws, rules and regulations and without giving written notice to DCE, Consultant shall be solely responsible for all costs arising therefrom. Consultant shall defend, indemnify and hold DCE, its officials, directors, officers, employees and agents free and harmless, pursuant to the indemnification provisions of this Agreement, from any claim or liability arising out of any failure or alleged failure to comply with such laws, rules or regulations.

2.10 Insurance.

2.10.1 Time for Compliance. Consultant shall not commence the Services under this Agreement until it has provided evidence satisfactory to DCE that it has secured all insurance required under this section, in a form and with insurance companies acceptable to DCE. In addition, Consultant shall not allow any subcontractor to commence work on any subcontract until it has provided evidence satisfactory to DCE that the subcontractor has secured all insurance required under this section.

2.10.2 Minimum Requirements. Consultant shall, at its expense, procure and maintain for the duration of the Agreement insurance against claims for injuries to persons or damages to property which may arise from or in connection with the performance of the Agreement by the Consultant, its agents, representatives, employees or subcontractors. Consultant shall also require all of its subcontractors to procure and maintain the same insurance for the duration of the Agreement. Such insurance shall meet at least the following minimum levels of coverage:

(A) Minimum Scope of Insurance. Coverage shall be at least as broad as the latest version of the following: (1) *General Liability*: Insurance Services Office Commercial General Liability coverage (occurrence form CG 0001 or exact equivalent); (2) *Automobile Liability*: Insurance Services Office Business Auto Coverage (form CA 0001, code 1 (any auto) or exact equivalent); and (3) *Workers' Compensation and Employer's Liability*: Workers' Compensation insurance as required by the State of California and Employer's Liability Insurance.

(B) Minimum Limits of Insurance. Consultant shall maintain limits no less than: (1) *General Liability*: \$1,000,000 per occurrence, \$2,000,000 for bodily injury, personal injury and property damage. If Commercial General Liability Insurance or other form with general aggregate limit is used, either the general aggregate limit shall apply separately to this Agreement/location or the general aggregate limit shall be twice the required occurrence limit; (2) *Automobile Liability*: \$1,000,000 per accident for bodily injury and property damage; and (3) *Workers' Compensation and Employer's Liability*: Workers' Compensation limits as required by the Labor Code of the State of California. Employer's Liability Coverage of at least \$1,000,000 per accident for bodily injury or disease.

2.10.3 Professional Liability. Consultant shall procure and maintain, and require its subcontractors to procure and maintain, for a period of five (5) years following completion of the Services, errors and omissions liability insurance appropriate to their profession. Such insurance shall be in an amount not less than \$1,000,000 per claim and in the aggregate. This insurance shall be endorsed to include contractual liability applicable to this Agreement and shall be written on a policy form coverage specifically designed to protect against acts, errors or omissions of the Consultant. "Covered Professional Services" as designated in the policy must specifically include work performed under this Agreement. The policy must "pay on behalf of" the insured and must include a provision establishing the insurer's duty to defend.

2.10.4 Insurance Endorsements. The insurance policies shall contain the following provisions, or Consultant shall provide endorsements on forms supplied or approved by DCE to add the following provisions to the insurance policies:

(A) General Liability.

(i) Commercial General Liability Insurance must include coverage for (1) Bodily Injury and Property Damage; (2) Personal Injury/Advertising Injury; (3) Premises/Operations Liability; (4) Products/Completed Operations Liability; (5) Aggregate Limits that Apply per Project; (6) Explosion, Collapse and Underground (UCX) exclusion deleted; (7)

Contractual Liability with respect to this Agreement; (8) Broad Form Property Damage; and (9) Independent Consultants Coverage.

(ii) The policy shall contain no endorsements or provisions limiting coverage for (1) contractual liability; (2) cross liability exclusion for claims or suits by one insured against another; or (3) contain any other exclusion contrary to the Agreement.

(iii) The policy shall give DCE, its directors, officials, officers, employees, and agents insured status using ISO endorsement forms 20 10 10 01 and 20 37 10 01, or endorsements providing the exact same coverage.

(iv) The additional insured coverage under the policy shall be “primary and non-contributory” and will not seek contribution from DCE’s insurance or self-insurance and shall be at least as broad as CG 20 01 04 13, or endorsements providing the exact same coverage.

(B) Automobile Liability. The automobile liability policy shall be endorsed to state that: (1) DCE, its directors, officials, officers, employees, agents and volunteers shall be covered as additional insureds with respect to the ownership, operation, maintenance, use, loading or unloading of any auto owned, leased, hired or borrowed by the Consultant or for which the Consultant is responsible; and (2) the insurance coverage shall be primary insurance as respects DCE, its directors, officials, officers, employees, agents and volunteers, or if excess, shall stand in an unbroken chain of coverage excess of the Consultant’s scheduled underlying coverage. Any insurance or self-insurance maintained by DCE, its directors, officials, officers, employees, agents and volunteers shall be excess of the Consultant’s insurance and shall not be called upon to contribute with it in any way.

(C) Workers’ Compensation and Employers Liability Coverage.

(i) Consultant certifies that it is aware of the provisions of Section 3700 of the California Labor Code which requires every employer to be insured against liability for workers’ compensation or to undertake self-insurance in accordance with the provisions of that code, and Consultant will comply with such provisions before commencing work under this Agreement.

(ii) The insurer shall agree to waive all rights of subrogation against DCE, its directors, officials, officers, employees, agents and volunteers for losses paid under the terms of the insurance policy which arise from work performed by the Consultant.

(D) All Coverages. Defense costs shall be payable in addition to the limits set forth hereunder. Requirements of specific coverage or limits contained in this section are not intended as a limitation on coverage, limits, or other requirement, or a waiver of any coverage normally provided by any insurance. It shall be a requirement under this Agreement that any available insurance proceeds broader than or in excess of the specified minimum insurance coverage requirements and/or limits set forth herein shall be available to DCE, its directors, officials, officers, employees and agents as additional insureds under said policies. Furthermore,



the requirements for coverage and limits shall be (1) the minimum coverage and limits specified in this Agreement; or (2) the broader coverage and maximum limits of coverage of any Insurance policy or proceeds available to the named insured; whichever is greater.

(i) The limits of insurance required in this Agreement may be satisfied by a combination of primary and umbrella or excess insurance. Any umbrella or excess insurance shall contain or be endorsed to contain a provision that such coverage shall also apply on a primary and non-contributory basis for the benefit of DCE (if agreed to in a written contract or agreement) before DCE's own insurance or self-insurance shall be called upon to protect it as a named insured. The umbrella/excess policy shall be provided on a "following form" basis with coverage at least as broad as provided on the underlying policy(ies).

(ii) Consultant shall provide DCE at least thirty (30) days prior written notice of cancellation of any policy required by this Agreement, except that the Consultant shall provide at least ten (10) days prior written notice of cancellation of any such policy due to non-payment of premium. If any of the required coverage is cancelled or expires during the term of this Agreement, the Consultant shall deliver renewal certificate(s) including the General Liability Additional Insured Endorsement to DCE at least ten (10) days prior to the effective date of cancellation or expiration.

(iii) The retroactive date (if any) of each policy is to be no later than the effective date of this Agreement. Consultant shall maintain such coverage continuously for a period of at least three years after the completion of the work under this Agreement. Consultant shall purchase a one (1) year extended reporting period A) if the retroactive date is advanced past the effective date of this Agreement; B) if the policy is cancelled or not renewed; or C) if the policy is replaced by another claims-made policy with a retroactive date subsequent to the effective date of this Agreement.

(iv) The foregoing requirements as to the types and limits of insurance coverage to be maintained by Consultant, and any approval of said insurance by DCE, is not intended to and shall not in any manner limit or qualify the liabilities and obligations otherwise assumed by the Consultant pursuant to this Agreement, including but not limited to, the provisions concerning indemnification.

(v) If at any time during the life of the Agreement, any policy of insurance required under this Agreement does not comply with these specifications or is canceled and not replaced, DCE has the right but not the duty to obtain the insurance it deems necessary and any premium paid by DCE will be promptly reimbursed by Consultant or DCE will withhold amounts sufficient to pay premium from Consultant payments. In the alternative, DCE may cancel this Agreement. DCE may require the Consultant to provide complete copies of all insurance policies in effect for the duration of the Project.

(vi) Neither DCE nor any of its directors, officials, officers, employees or agents shall be personally responsible for any liability arising under or by virtue of this Agreement.

2.10.5 Separation of Insureds; No Special Limitations. All insurance required by this Section shall contain standard separation of insureds provisions. In addition, such insurance shall not contain any special limitations on the scope of protection afforded to DCE, its directors, officials, officers, employees, agents and volunteers.

2.10.6 Deductibles and Self-Insurance Retentions. Any deductibles or self-insured retentions must be declared to and approved by DCE. Consultant shall guarantee that, at the option of DCE, either: (1) the insurer shall reduce or eliminate such deductibles or self-insured retentions as respects DCE, its directors, officials, officers, employees, agents and volunteers; or (2) the Consultant shall procure a bond guaranteeing payment of losses and related investigation costs, claims and administrative and defense expenses.

2.10.7 Acceptability of Insurers. Insurance is to be placed with insurers with a current A.M. Best's rating of no less than A:VII, licensed to do business in California, and satisfactory to DCE.

2.10.8 Verification of Coverage. Consultant shall furnish DCE with original certificates of insurance and endorsements effecting coverage required by this Agreement on forms satisfactory to DCE. The certificates and endorsements for each insurance policy shall be signed by a person authorized by that insurer to bind coverage on its behalf and shall be on forms provided by DCE if requested. All certificates and endorsements must be received and approved by DCE before work commences. DCE reserves the right to require complete, certified copies of all required insurance policies, at any time.

2.10.9 Subcontractor Insurance Requirements. Consultant shall not allow any subcontractors to commence work on any subcontract until they have provided evidence satisfactory to DCE that they have secured all insurance required under this section. Policies of commercial general liability insurance provided by such subcontractors shall be endorsed to name DCE as an additional insured using ISO form CG 20 38 04 13 or an endorsement providing the exact same coverage. If requested by Consultant, DCE may approve different scopes or minimum limits of insurance for particular subcontractors.

2.10.10 Safety. Consultant shall execute and maintain its work so as to avoid injury or damage to any person or property. In carrying out its Services, the Consultant shall at all times be in compliance with all applicable local, state and federal laws, rules and regulations, and shall exercise all necessary precautions for the safety of employees appropriate to the nature of the work and the conditions under which the work is to be performed. Safety precautions as applicable shall include, but shall not be limited to: (A) adequate life protection and life-saving equipment and procedures; (B) instructions in accident prevention for all employees and subcontractors, such as safe walkways, scaffolds, fall protection ladders, bridges, gang planks, confined space procedures, trenching and shoring, equipment and other safety devices, equipment and wearing apparel as are necessary or lawfully required to prevent accidents or injuries; and (C) adequate facilities for the proper inspection and maintenance of all safety measures.

### **3. Fees and Payments.**

3.1 Compensation. Consultant shall receive compensation, including authorized reimbursements, for all Services rendered under this Agreement at the rates set forth in Exhibit C, attached hereto. The total compensation shall not exceed [INSERT CAP] without written approval of DCE's Board of Directors. Extra Work may be authorized, as described below, and, if authorized, said Extra Work will be compensated at the rates and manner set forth in this Agreement.

3.2 Payment of Compensation. Consultant shall submit to DCE a monthly itemized statement which indicates work completed and hours of Services rendered by Consultant. The statement shall describe the amount of Services and supplies provided since the initial commencement date, or since the start of the subsequent billing periods, as appropriate, through the date of the statement. DCE shall, within 45 days of receiving such statement, review the statement and pay all approved charges thereon.

3.3 Reimbursement for Expenses. Consultant shall not be reimbursed for any expenses unless authorized in writing by DCE.

3.4 Extra Work. At any time during the term of this Agreement, DCE may request that Consultant perform Extra Work. As used herein, "**Extra Work**" means any work which is determined by DCE to be necessary for the proper completion of the Project, but which the Parties did not reasonably anticipate would be necessary at the execution of this Agreement. Consultant shall not perform, nor be compensated for, Extra Work without written authorization from DCE's Representative.

4. **Accounting Records.** Consultant shall maintain complete and accurate records with respect to all costs and expenses incurred under this Agreement. All such records shall be clearly identifiable. Consultant shall allow a representative of DCE during normal business hours to examine, audit, and make transcripts or copies of such records and any other documents created pursuant to this Agreement. Consultant shall allow inspection of all work, data, documents, proceedings, and activities related to the Agreement for a period of three (3) years from the date of final payment under this Agreement.

## 5. **General Provisions.**

### 5.1 Termination of Agreement.

5.1.1 Grounds for Termination. DCE may, by written notice to Consultant, terminate the whole or any part of this Agreement at any time and without cause by giving written notice to Consultant of such termination, and specifying the effective date thereof, at least seven (7) days before the effective date of such termination. Upon termination, Consultant shall be compensated only for those services which have been adequately rendered to DCE, and Consultant shall be entitled to no further compensation. Consultant may not terminate this Agreement except for cause.

5.1.2 Effect of Termination. If this Agreement is terminated as provided herein, DCE may require Consultant to provide all finished or unfinished Documents and Data and other

information of any kind prepared by Consultant in connection with the performance of Services under this Agreement. Consultant shall be required to provide such documents and other information within fifteen (15) days of the request.

5.1.3 Additional Services. In the event this Agreement is terminated in whole or in part as provided herein, DCE may procure, upon such terms and in such manner as it may determine appropriate, services similar to those terminated.

5.2 Delivery of Notices. All notices permitted or required under this Agreement shall be given to the respective Parties at the following address, or at such other address as the respective parties may provide in writing for this purpose:

**Consultant:**

**DCE:** Desert Community Energy  
74-199 El Paseo Drive, Suite 100  
Palm Desert, CA 92260

Such notice shall be deemed made when personally delivered or when mailed, forty-eight (48) hours after deposit in the U.S. Mail, first class postage prepaid and addressed to the Party at its applicable address. Actual notice shall be deemed adequate notice on the date actual notice occurred, regardless of the method of service.

5.3 Ownership of Materials and Confidentiality.

5.3.1 Documents & Data; Licensing of Intellectual Property. This Agreement creates a non-exclusive and perpetual license for DCE to copy, use, modify, reuse, or sublicense any and all copyrights, designs, and other intellectual property embodied in plans, specifications, studies, drawings, estimates, and other documents or works of authorship fixed in any tangible medium of expression, including but not limited to, physical drawings or data magnetically or otherwise recorded on computer diskettes, which are prepared or caused to be prepared by Consultant under this Agreement (“**Documents & Data**”). Consultant shall require all subcontractors to agree in writing that DCE is granted a non-exclusive and perpetual license for any Documents & Data the subcontractor prepares under this Agreement. Consultant represents and warrants that Consultant has the legal right to license any and all Documents & Data. Consultant makes no such representation and warranty in regard to Documents & Data which were prepared by design professionals other than Consultant or provided to Consultant by DCE. DCE shall not be limited in any way in its use of the Documents & Data at any time, provided that any such use not within the purposes intended by this Agreement shall be at DCE’s sole risk.

5.3.2 Intellectual Property. In addition, DCE shall have and retain all right, title and interest (including copyright, patent, trade secret and other proprietary rights) in all plans, specifications, studies, drawings, estimates, materials, data, computer programs or software and source code, enhancements, documents, and any and all works of authorship fixed in any tangible medium or expression, including but not limited to, physical drawings or other data magnetically

or otherwise recorded on computer media (“**Intellectual Property**”) prepared or developed by or on behalf of Consultant under this Agreement as well as any other such Intellectual Property prepared or developed by or on behalf of Consultant under this Agreement.

DCE shall have and retain all right, title and interest in Intellectual Property developed or modified under this Agreement whether or not paid for wholly or in part by DCE, whether or not developed in conjunction with Consultant, and whether or not developed by Consultant. Consultant will execute separate written assignments of any and all rights to the above referenced Intellectual Property upon request of DCE.

Consultant shall also be responsible to obtain in writing separate written assignments from any subcontractors or agents of Consultant of any and all right to the above referenced Intellectual Property. Should Consultant, either during or following termination of this Agreement, desire to use any of the above-referenced Intellectual Property, it shall first obtain the written approval of DCE.

All materials and documents which were developed or prepared by the Consultant for general use prior to the execution of this Agreement and which are not the copyright of any other party or publicly available and any other computer applications, shall continue to be the property of the Consultant. However, unless otherwise identified and stated prior to execution of this Agreement, Consultant represents and warrants that it has the right to grant the exclusive and perpetual license for all such Intellectual Property as provided herein.

DCE further is granted by Consultant a non-exclusive and perpetual license to copy, use, modify or sub-license any and all Intellectual Property otherwise owned by Consultant which is the basis or foundation for any derivative, collective, insurrectional, or supplemental work created under this Agreement.

5.3.3 Confidentiality. All ideas, memoranda, specifications, plans, procedures, drawings, descriptions, computer program data, input record data, written information, and other Documents and Data either created by or provided to Consultant in connection with the performance of this Agreement shall be held confidential by Consultant. Such materials shall not, without the prior written consent of DCE, be used by Consultant for any purposes other than the performance of the Services. Nor shall such materials be disclosed to any person or entity not connected with the performance of the Services or the Project. Nothing furnished to Consultant which is otherwise known to Consultant or is generally known, or has become known, to the related industry shall be deemed confidential. Consultant shall not use DCE’s name or insignia, photographs of the Project, or any publicity pertaining to the Services or the Project in any magazine, trade paper, newspaper, television or radio production or other similar medium without the prior written consent of DCE.

5.3.4 Infringement Indemnification. Consultant shall defend, indemnify and hold DCE, its directors, officials, officers, employees, volunteers and agents free and harmless, pursuant to the indemnification provisions of this Agreement, for any alleged infringement of any patent, copyright, trade secret, trade name, trademark, or any other proprietary right of any person or entity

in consequence of the use on the Project by DCE of the Documents & Data, including any method, process, product, or concept specified or depicted.

5.4 Cooperation; Further Acts. The Parties shall fully cooperate with one another and shall take any additional acts or sign any additional documents as may be necessary, appropriate or convenient to attain the purposes of this Agreement.

5.5 Attorney's Fees. If either Party commences an action against the other Party, either legal, administrative or otherwise, arising out of or in connection with this Agreement, the prevailing party in such litigation shall be entitled to have and recover from the losing party reasonable attorney's fees and all other costs of such action.

5.6 Indemnification. To the fullest extent permitted by law, Consultant shall defend (with counsel of DCE's choosing), indemnify and hold DCE, its officials, officers, employees, volunteers, and agents free and harmless from any and all claims, demands, causes of action, costs, expenses, liability, loss, damage or injury of any kind, in law or equity, to property or persons, including wrongful death, in any manner arising out of, pertaining to, or incident to any acts, errors or omissions, or willful misconduct of Consultant, its officials, officers, employees, subcontractors, consultants or agents in connection with the performance of the Consultant's services, the Project or this Agreement, including without limitation the payment of all damages, expert witness fees and attorney's fees and other related costs and expenses. Consultant shall defend, at Consultant's own cost, expense and risk, any and all such aforesaid suits, actions or other legal proceedings of every kind that may be brought or instituted against DCE, its directors, officials, officers, employees, agents or volunteers. Consultant shall pay and satisfy any judgment, award or decree that may be rendered against DCE or its directors, officials, officers, employees, agents or volunteers, in any such suit, action or other legal proceeding. Consultant shall reimburse DCE and its directors, officials, officers, consultants, employees, agents and/or volunteers, for any and all legal expenses and costs, including reasonable attorneys' fees, incurred by each of them in connection therewith or in enforcing the indemnity herein provided. Consultant's obligation to indemnify shall not be restricted to insurance proceeds, if any, received by Consultant, DCE, its officials, officers, employees, agents, or volunteers. This section shall survive any expiration or termination of this Agreement.

5.7 Entire Agreement. This Agreement contains the entire Agreement of the Parties with respect to the subject matter hereof, and supersedes all prior negotiations, understandings or agreements. This Agreement may only be modified by a writing signed by both Parties.

5.8 Governing Law. This Agreement shall be governed by the laws of the State of California. Venue shall be in Riverside County, California.

5.9 Time of Essence. Time is of the essence for each and every provision of this Agreement.

5.10 DCE's Right to Employ Other Consultants. DCE reserves right to employ other consultants in connection with this Project.

5.11 Successors and Assigns. This Agreement shall be binding on the successors and assigns of the Parties.

5.12 Assignment or Transfer. Consultant shall not assign, hypothecate, or transfer, either directly or by operation of law, this Agreement or any interest herein without the prior written consent of DCE. Any attempt to do so shall be null and void, and any assignees, hypothecates or transferees shall acquire no right or interest by reason of such attempted assignment, hypothecation or transfer.

5.13 Construction; References; Captions. Since the Parties or their agents have participated fully in the preparation of this Agreement, the language of this Agreement shall be construed simply, according to its fair meaning, and not strictly for or against any Party. Any term referencing time, days or period for performance shall be deemed calendar days and not work days. All references to Consultant include all personnel, employees, agents, and subcontractors of Consultant, except as otherwise specified in this Agreement. All references to DCE include its elected officials, officers, employees, agents, and volunteers except as otherwise specified in this Agreement. The captions of the various articles and paragraphs are for convenience and ease of reference only, and do not define, limit, augment, or describe the scope, content, or intent of this Agreement.

5.14 Amendment; Modification. No supplement, modification, or amendment of this Agreement shall be binding unless executed in writing and signed by both Parties.

5.15 Waiver. No waiver of any default shall constitute a waiver of any other default or breach, whether of the same or other covenant or condition. No waiver, benefit, privilege, or service voluntarily given or performed by a Party shall give the other Party any contractual rights by custom, estoppel, or otherwise.

5.16 No Third Party Beneficiaries. There are no intended third party beneficiaries of any right or obligation assumed by the Parties.

5.17 Invalidity; Severability. If any portion of this Agreement is declared invalid, illegal, or otherwise unenforceable by a court of competent jurisdiction, the remaining provisions shall continue in full force and effect.

5.18 Prohibited Interests. Consultant maintains and warrants that it has not employed nor retained any company or person, other than a bona fide employee working solely for Consultant, to solicit or secure this Agreement. Further, Consultant warrants that it has not paid nor has it agreed to pay any company or person, other than a bona fide employee working solely for Consultant, any fee, commission, percentage, brokerage fee, gift or other consideration contingent upon or resulting from the award or making of this Agreement. For breach or violation of this warranty, DCE shall have the right to rescind this Agreement without liability. For the term of this Agreement, no member, officer or employee of DCE, during the term of his or her service with DCE, shall have any direct interest in this Agreement, or obtain any present or anticipated material benefit arising therefrom.

5.19 Equal Opportunity Employment and Subcontracting. Consultant represents that it is an equal opportunity employer and it shall not discriminate on the basis of race, gender, gender expression, gender identity, religion, national origin, ethnicity, sexual orientation, age, or disability in the solicitation, selection, hiring, or treatment of applicants, employees, subcontractors, vendors, or suppliers. Such non-discrimination shall include, but not be limited to, all activities related to initial employment, upgrading, demotion, transfer, recruitment or recruitment advertising, layoff or termination. Further, Consultant shall provide equal opportunity for subcontractors to participate in subcontracting opportunities.

5.20 Labor Certification. By its signature hereunder, Consultant certifies that it is aware of the provisions of Section 3700 of the California Labor Code which requires every employer to be insured against liability for Workers' Compensation, or to undertake self- insurance in accordance with the provisions of that Code, and agrees to comply with such provisions before commencing the performance of the Services.

5.21 Authority to Enter Agreement. Consultant has all requisite power and authority to conduct its business and to execute, deliver, and perform the Agreement. Each Party warrants that the individuals who have signed this Agreement have the legal power, right, and authority to make this Agreement and bind each respective Party.

5.22 Counterparts. This Agreement may be signed in counterparts, each of which shall constitute an original.

5.23 Subcontracting. Consultant shall not subcontract any portion of the work required by this Agreement, except as expressly stated herein, without prior written approval of DCE. Subcontracts, if any, shall contain a provision making them subject to all provisions stipulated in this Agreement.

**[SIGNATURES ON FOLLOWING PAGE]**



IN WITNESS WHEREOF, the Parties have made and executed this Agreement as of the date first written above.

**DESERT COMMUNITY ENERGY**

**CONSULTANT**

By : \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

By : \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

APPROVED AS TO FORM:

\_\_\_\_\_  
General Counsel

**EXHIBIT A**  
**SCOPE OF SERVICES**

**[INSERT]**

**EXHIBIT B**  
**SCHEDULE OF SERVICES**

**[INSERT]**

**EXHIBIT C**

**COMPENSATION BILLING RATES**

<b><u>Name</u></b>	<b><u>Title</u></b>	<b><u>Hourly Rate</u></b>
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# Attachment B: Train Station Dimensions



