

# Kern Health Ssystems

Carport Solar PV System Project  
Pre-Proposal Meeting

Anthony Roberts  
Facilities Superintendent  
Proposals Due: November 1<sup>st</sup>, 2021



# Agenda

- Administrative Matters / Introductions
- Background
- Purpose
- Basic RFP Scope
- PV System Specifications
- PV System Location Simulation
- BESS System Specifications
- Alternate Proposals
- Evaluation Factors
- Site Walk
- RFP Timeline
- Questions



# Introductions

- Kern Health Systems – Owner
  - Alonso Hurtado – Director of Procurement and Facilities
  - Anthony Roberts – Facilities Superintendent
- Partner Engineering and Science, Inc. – Consulting Engineer
  - Pezhman Rahimi
- Burke, Williams & Sorensen, LLP - KHS Counsel
  - Joan Cox



# Administrative Matters

- This meeting will be recorded.
- Nothing said in this Pre-Proposal Conference can change the Proposal Documents.
- Request for Proposal Documents can only be changed by Addenda
- Addendum No. 1 will be issued after the Pre-Proposal Conference
- Electronic Data available to all Prospective Proposers
  - Must provide a “signed” Electronic Data Acceptance Waiver/Disclaimer



# Administrative Matters

- This Project is being procured pursuant to Government Code Section 4217, et seq.
- Because this is not a traditional design-bid-build project, all Proposal Documents will remain confidential until KHS has awarded the Project to the Proposer whose proposal is determined by KHS to have offered the best value to the public
- To preserve the confidentiality of experience, creativity, and forward –looking technology provided by each Proposer during the evaluation process, responses to any Public Records Act Requests seeking Proposal documents will be provided following Project Award by the Board of Directors
- Proposers invited to move forward with an interview will be asked to waive any protest of the ultimate Project award



# Background

- KHS is a public agency formed under Section 14087.38 of the California Welfare and Institutions Code and began full operations on September 1, 1996.
- KHS serves over 300,000 Medi-Cal participants by providing high-quality health care coverage to families throughout Kern County.
- KHS operates out of its newly constructed 4-story, 100,000 SF office building housing over 400 employees located on a 5.82-acre parcel at 2900 Buck Owens Blvd, Bakersfield, CA 93308.
- KHS completed construction in September 2019 with the inclusion of a 151kW-DC carport solar system capable of producing approximately 11% of the electricity KHS presently consumes.
- KHS' Board tasked the Procurement and Facilities Department to initiate an RFP for an additional solar system capable of producing the remaining electricity it consumes.



# Background

Existing carport solar PV system



# Purpose

- KHS is committed to being a good corporate citizen with the goal of producing 100% of its electricity consumption through clean, renewable solar electricity.
- KHS initiated this Request for Proposal (RFP) to solicit proposals from qualified bidders to help us achieve this goal.
- This presentation introduces the pertinent details of the RFP with a possible solution combining a carport PV system and a battery energy storage system (BESS); however, we encourage proposers to leverage their experience, creativity, and forward –looking technology to accomplish the production requirements of this RFP.





# Basic RFP Scope

- An all-inclusive, minimum 674.5 kW<sub>DC</sub> (540 kW<sub>AC</sub>) production carport solar PV system and a 120 kW<sub>AC</sub>/248 kWh production BESS with a discharge duration of two hours that shall be net-metered with the existing PG&E (utility) electrical service.
- The project includes all necessary site development due diligence, permitting, utility interconnection, under-canopy lighting, web-based monitoring, performance guarantee, related safety systems, rebates, incentives, and be aesthetically similar to the existing carport solar PV system.
- By submitting a Proposal, Proposers agree to deliver ALL items in the RFP, including all costs, expenses, fee, profit, general conditions, general requirements, bonds and insurance and overhead, and any other components of the Work.



# PV System Specifications

- Location: KHS Parking lot
- DC System Size: 674.5 MWDC
- AC System Size: 540.0 MWAC
- DC:AC Ratio: 1.25
- Annual Energy Production: 1,141,037 kWh
- Module: Bloomberg tier one 72-Cell bifacial (or similar)
- Racking: RBI Solar Canopy (or similar)



# PV System Location Simulation



# BESS System Specifications

- Location: Main Electrical Room
- BESS Power: 120 kW-AC
- BESS Capacity: 248 kWh
- Discharge Duration: 2 hours
- Annual Energy Discharge: 79,264 kWh
- BESS Supplier: BYD (or similar)



# BESS System



# Contents of Proposal Envelope

- Please see Document 00 1119 Request for Proposals
  - Document 00 4113 Proposal Form including Alternates
  - Document 00 4313 Bond Accompanying Proposal
  - Document 00 4336 Subcontractor's List (if applicable)
  - Document 00 4314 Proposer Registration Form
  - Document 00 4519 Non-Collusion Declaration
  - Document 00 4546 Proposer Certifications
  - Letters from Surety / Insurer
  - Technical Design and Construction Expertise Description
  - Life Cycle Cost Analysis
  - Description of Commissioning / Start-Up and Technical Support Services
  - References



# Alternate Proposals

- Alternate 1: Design, procure, and install separate conduits for 4 level 3 EV charging stations from the carports to the electrical room. Additionally, contractor to provide more conduit installation for future EV charging stations.
- Alternate 2: Proposer provided annual Operations and Maintenance (O&M) program.
  - Decision Point Date for Alternate 2: Substantial Completion
- KHS has no obligation to exercise either Alternate
- KHS in its sole discretion may exercise one or both Alternates so long as it notifies Proposer on or before the Decision Point Date for each Alternate



# Schedule / Timeline

- Project will be designed and constructed in a working parking lot
- It will be important to phase Project to minimize disruption / displacement of parking for KHS personnel
- It will be important to expedite design and construction to minimize disruption / displacement of parking for KHS personnel
- KHS anticipates design and construction will be completed within approximately one year of the issuance of Notice to Proceed with Design
- Each Proposer's proposed timeline / schedule / phasing plan will comprise one of the evaluation factors





# Prevailing Wages and Securities

- The successful Proposer must comply with all prevailing wage laws and all other statutory requirements contained in the Contract
- Agency will permit successful Proposer to substitute securities for retention monies withheld
- Retention is 5% per Civil Code



# Equal Employment Opportunity

- Proposers must comply with all applicable federal, state, and local laws, rules and regulations in regard to nondiscrimination in employment because of race, color, ancestry, national origin, religion, gender, sexual orientation, marital status, age, medical conditions, disability, or any other reason



# Addenda

- Proposers must direct all questions about the meaning or intent of Contract Documents via email to KHS at RFP@khs-net.com
- Interpretation or clarifications considered necessary by KHS in response to such questions will be issued in an Addenda. All Addenda will be issued electronically and made available on the KHS web page:  
<http://www.kernfamilyhealthcare.com>
- KHS may not answer questions received after noon on **October 27, 2021**. Only questions answered by formal, written Addenda will be binding. Oral and other interpretations or clarifications will be without legal effect.



# Evaluation Factors

- The contract will be awarded to the qualifying Proposer whose proposal receives the most points in the factors below:

FACTORS		Maximum Points
1.	Estimated Overall Project Price	40
2.	Schedule / Timeline	10
3.	Technical Design and Construction Expertise	10
4.	Life-Cycle Costs over 20 Years	10
5.	Commissioning, Start-Up and Technical Support Services	10
6.	References	10
7.	Quality of Proposal / Presentation and Questions	10
	Total Maximum	100



# Site Walk (Non-Mandatory)

- KHS staff will be making themselves available for a site walk on October 19, 2021 at 1 PM
- The Site Walk is encouraged but not mandatory
- Any questions asked during the Site Walk will be answered in a final KHS Addendum that will be issued after the Site Walk



# RFP Timeline

- Issue RFP October 1, 2021
- Mandatory Pre-Proposal Conference October 14, 2021
- Proposals Due November 1, 2021
- Proposer Interviews/Presentations November 8-10, 2021
- Best and Final Proposal Due November 17, 2021
- Notice of Intent to Award December 3, 2021
- Award of Design-Build Contract December 20, 2021
- Notice of Award December 21, 2021
- Notice to Proceed with Design January 10, 2022
- Notice to Proceed with Construction TBD



# Questions

Please submit all questions via email to:

**Anthony Roberts**

Facilities Superintendent

[RFP@khs-net.com](mailto:RFP@khs-net.com)

Answers to questions already received and future questions will be posted on our website as Addendum No. 1 before the end of the week.

