

Questions Received for FY 2023 Solar for All Community Renewable Energy Facilities (CREF) RFP

Q1 - How is the incentive payment determined?

A1 - Bidders shall propose a price per watt incentive amount that does not exceed a cap of \$1.25 per watt. The total incentive will be paid according to the milestone payment schedule set forth in Table 2 of the RFP based on the anticipated direct current (DC) capacity of the CREF(s) and timely completion of the milestone deliverables. The final incentive payment will be adjusted based on the as-built system size which will be determined by the DCSEU through a quality assurance and quality control inspection. The price per watt incentive will be the only payment made by the DCSEU for completion of the Scope of Work (found in the Subcontract template), including assignment of the electrical output to DOEE for the Minimum CREF Commercial Operation Period.

Q2 - Can we see who was awarded last year?

A2 - A list of current SfA subcontractors can be found in the press release announcing awardees for the FY22 program, [here](#).

Q2 - What types of properties are you looking to have solar installed on? Commercial buildings? Land?

A2 - The DCSEU does not have specific requirements for the types of properties serving as CREF hosts. However, CREFs must be located within the District of Columbia and meet the other Eligibility Requirements found in Section V. of the RFP.

In addition, prospective bidders should keep in mind the complexities involved with different locations or types of solar installations (e.g., rooftop, ground mount, canopy), as the SfA CREF program has strict timeline requirements for milestone deliverables. Additional material, permitting, interconnection, or other requirements associated with certain project types may make meeting these deadlines very challenging.

Q3 - Will tenants at host sites get "first dibs" on CREF subscriptions?

A3 - The CREF subscription process is managed by DOEE and its designated partners. The DCSEU has no role in subscription enrollment or management. Information about the enrollment process can be found at <https://doee.dc.gov/solarforall>.

Neither the DCSEU nor DOEE can reserve or guarantee any program capacity, but DOEE will try to prioritize tenants at host sites for subscriptions. Our preference is to serve as many tenants at host sites as possible, but all subscribers are required to complete the application process and qualify for the program. Please note, however, that tenant subscription eligibility at host sites may be affected by the way the building and units are metered (i.e., tenants in master metered buildings are not currently eligible for CREF subscriptions). The DCSEU and DOEE can provide some outreach assistance and informational resources to developers and property owners committed to signing up tenants for Solar for All.

However, each CREF needs to be fully subscribed. If tenants delay in signing up or if these subscriptions do not amount to the full capacity of the CREF(s), we will need to move on to subscribing other District residents.

Q4 - What is the benefit to the Property Owner? How is that benefit determined?

A4 - Property Owners benefits are not prescribed by the DCSEU Solar for All Program. Potential benefits to property owners may include lease payments from the developer or building improvements such as a new roof. There is also a potential benefit to income-qualified residents in multifamily buildings if they were to sign up and qualify for a CREF subscription. This is dependent on income eligibility and program capacity. There is no automatic enrollment of tenants at any CREF site, nor can any program capacity be reserved for any tenants who do want to sign up. Other potential benefits include supporting renewable energy and a reduction in the use of fossil fuels, increasing grid resiliency, and helping low-income District residents to reduce energy costs.

The DCSEU does not negotiate site leases or other agreements with property owners directly for Solar for All CREF projects. The specific type and amount of any benefits for property owners is determined between the developer and the property owner.

The DCSEU does not require that SRECs, tax credits, or any other incentives or financial benefits be assigned to the program. Subcontractors are obligated to provide 100% of the electricity produced by each CREF to Solar for All but are free to retain or assign to others the non-electricity benefits as they see fit.

Q5 - There is a significant drop in program funds, is there a reason for this? Is DOEE phasing out the CREF Program?

A5 - The anticipated drop in funding for the FY23 CREF program is not indicative of an intent to phase out the CREF program. Program funding levels are determined primarily by collections under the Renewable Energy Development Fund (REDF) along with any supplemental federal funds that may be available.

Q6 - How much funding was allocated for the CREF program in 2022? In 2021?

A6 - At the time of RFP issuance for each program year in question, the anticipated funding levels were \$5.0 - \$7.0 million in FY21 and \$10.5 million in FY22.

Insurance:

Q7 - Is it acceptable if our crime policy is claims-made not per occurrence?

A7 - Subcontractors will have to comply with the Government of the District of Columbia's insurance requirements as determined by the Office of Risk Management (ORM).

Q8 - Is it acceptable if our professional liability policy is claims-made not per occurrence?

A8 - Subcontractors will have to comply with the Government of the District of Columbia's insurance requirements as determined by ORM.

Q9 - Is it acceptable if our insured status does not apply to the workers' compensation or professional liability policy?

A9 - Subcontractors will have to comply with the Government of the District of Columbia's insurance requirements as determined by ORM.

Q10 - Cancellation for reduction in limits is not commercially available. Is this acceptable?

A10 - Subcontractors will have to comply with the Government of the District of Columbia's insurance requirements as determined by ORM.

Q11 - Our insurance provided noted that a waiver of subrogation is not commercially available on the professional liability policy.

A11 - Subcontractors will have to comply with the Government of the District of Columbia's insurance requirements as determined by ORM.

Q12 - The insurance requirements for other DCSEU programs is different than what is being requested here. If you met the requirements of the Affordable

Housing Retrofit Accelerator, would one also be covered for the Solar for All program?

A12 - Subcontractors will have to comply with the Government of the District of Columbia's insurance requirements as determined by ORM.