



SOUTHERN CALIFORNIA PUBLIC POWER AUTHORITY

Request for Information for Mohave, Clark County Development

Issuance Date: November 14, 2018

Response Deadline: December 13, 2018

I. Introduction

The Southern California Public Power Authority (SCPPA), on behalf of its Member Utilities, is hereby soliciting information regarding the capabilities and qualification of individuals and firms to perform and/or provide development and or guidance regarding the City of Los Angeles Department of Water and Power's land near Mojave Substation, as described below in Section III.

SCPPA is interested in discovering all Respondent's capabilities related to specified Areas of Interest to make an informed decision and potentially proceed to more specific discussions or solicitations with one or more qualified Respondents to this Request for Information (RFI).

Responses to this RFI are due on or before December 13, 2018 as described below in Sections III and V.

II. Background

SCPPA is a joint powers authority and a public entity organized under the California Joint Exercise of Power Act found in Chapter 5 of Division 7 of Title 1 of the Government Code of the State of California, and through the SCPPA Joint Powers Agreement, for the purposes of planning, financing, developing, acquiring, constructing, operating and maintaining projects for the generation or transmission of electric energy. SCPPA also facilitates joint service contracts, at the request of its members, to aggregate like project efforts amongst its Members for the purposes of developing energy efficiency, demand response and resource procurement Programs or Projects to improve operating efficiencies and reduce costs.

Membership of SCPPA consists of eleven cities and one irrigation district, which supply electric energy within Southern California, including the municipal utilities of the cities of Anaheim, Azusa, Banning, Burbank, Cerritos, Colton, Glendale, Los Angeles, Pasadena, Riverside, and Vernon, and the Imperial Irrigation District. The management of SCPPA is under the direction of an Executive Director who is appointed by the SCPPA Board.

III. Areas of Interest

SCPPA, on behalf of the Los Angeles Department of Water and Power (LADWP), has expressed interest in obtaining information from potential developers on the development of LADWP's lands to meet the needs of the municipality as follows: SCPPA requests respondents to submit a response to this RFI indicating proposed purpose and guidance for the available land. LADWP will be the sole off-taker of this development.

Approximately 680 acres (the Property) in the Mohave area in Clark County, Nevada is available for development. The property is located adjacent to Mohave Substation jointly owned by Southern California Edison, LADWP, the Salt River Project (SRP), and Nevada Energy (NVE). Previously the land housed Mohave coal generating station decommissioned in 2011.

The property is currently zoned as Industrial M-2 by Clark County. The project will interconnect to Mohave Substation. Recent development in the neighboring area consists of multifamily dwellings. The site has a 1000' development offset from the adjacent properties imposed by Clark County.

SCPPA is seeking to maximize value of the land through renewable generation, energy storage, a combination of solutions, or any other related application to further LADWP's Renewables Portfolio Standard (RPS) goals. LADWP is mainly interested in ideas relative to the development potential of the Property. Depending on the RFI results, SCPPA, on behalf of LADWP, may issue a more formal Request for Proposals (RFP) in the future.

SCPPA is seeking information on development opportunities outlined below:

Project Development Opportunities

- Primary interest
 - Solar PV + Battery Energy Storage System (BESS)
 - Maximum solar feasible MW
 - Project to include BESS sized at 50% of solar nameplate & 4 hr. duration
 - Example: 50 MW Solar with 25 MW – 4-hour BESS
- Secondary interest
 - Standalone Battery Energy Storage System
 - Optimum utilization of existing land/transmission
- Other development opportunities

Requested Information

- Development type (Solar, wind, energy storage, hybrid, etc.)
- Specifications (Capacity, storage density, etc.)
- Application (Energy arbitrage, frequency regulation, firmed and shaped product, etc.)
- Technology Feasibility
- Project economics of specified project
 - Capital & O&M Costs
 - PPA option and cost in \$/MWh, no escalation, and term length in years
 - Revenue opportunities
 - Payback period

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Information to be provided with this RFI for development analysis is as follows:

1. **Maps and Zoning (refer to attachments #1-5)**
 - Developable footprint
 - Parcel map
 - Site disposition
 - Planning map and ordinances
2. **Site History (refer to attachments #2-8)**
 - Mohave background
 - Environmental covenants
3. **Mohave Substation and Transmission (refer to attachment #9)**
 - Interconnection voltage: 500 kV
 - Maximum entitled capacity: 716 MW

Considerations for Project Development of Lands

- Transmission Interconnection Agreement: None in place for proposed development
- Coordination with neighboring residential developments
- Transmission application and routing to Mohave Substation will be the responsibility of the developer.

Timeline / Schedule*

SCPPA RFI for Mohave, Clark County Development Selection Process	
Schedule of Requirements	Target Date(s)
Issue RFI	November 14, 2018
RFI Questions Cutoff Date	December 4, 2018
RFI Responses Due	December 13, 2018

*Timeline/Schedule is subject to change.

IV. Information Submission Required Elements

1. Transmittal Letter Content:

- a) A brief statement of the Respondent's understanding of the services and products being requested and considered, as well as any physical or legal limitations or constraints that may exist in allowing the Respondent to provide such service and/or products.
- b) Legal name of Individual or Firm (Respondent) with physical street address, telephone and FAX numbers with the name(s), respective position(s)/title(s) and e-mail address(es) of all individuals authorized to represent the Respondent.

2. Information Statement to describe your firm's:

- a) experience in development within Areas of Interest as referenced above and as may be applicable to this RFI;
- b) organizational structure, management Information, and other service or product related Information, including number of years firm or individual has been in the related business;
- c) list or table of key employees including a description of their Information, experience and duties related to the services and/or products referenced within this RFI;
- d) a list of office locations where work will be performed, if different than the physical address referenced above;
- e) reliance on or use of subcontractors to perform development referenced within this RFI; and
- f) describe whether the Respondent has, within the last five years, rendered any service to SCPPA or to any of SCPPA's Members, either as a contractor or subcontractor, either under the name presented in the Transmittal letter or any other name or organization. If so, please provide details (status as prime or subcontractor, brief description of the contract, contract start and end dates, the contract administrator name, and total actual contract expenditures).
- g) If the Respondent has not rendered any service within the last five years to SCPPA or to any of SCPPA's Members, then please provide as many as five (5) references of similar or related work performed within the past 3 years with the requested details described above including the counterparty for which services were provided.
- h) Respondent shall indicate any and all pending litigation that could affect the viability of Respondent's submittal, continuance of existing contracts, operation or financial stability.

V. Information Submission Delivery Requirements

One (1) electronic copy of your submittal should be delivered no later than 4:00 pm PST on December 13, 2018 to: e-mailed to MohaveRFI@scppa.org.

One (1) USB Flash Drive and/or one (1) hard copy of your submittal can or may also be delivered to the address below no later than the time and date referenced above, but a hard-copy submittal is not required.

Southern California Public Power Authority
RFI for Mohave, Clark County Development
Attention: Randolph Krager
1160 Nicole Court
Glendora, California 91740

For general questions, please contact the SCPPA Offices at (626) 793-9364.

Clarification questions regarding this RFI may be addressed to MohaveRFI@scppa.org, no later than the questions cutoff deadline.

No contact should be made with the Board of Directors, any committee or working group representatives, or SCPPA Participating Members concerning this RFI.

All information received by SCPPA in response to this RFI is subject to the California Public Records Act and may be subject to the California Brown Act and all submissions may be subject to review in the event of an audit.

VI. Submittal Terms and Conditions

1. SCPPA reserves the right to cancel this RFI at any time, reject any and all submittals and to waive irregularities.
2. SCPPA shall determine at its sole discretion the value of any and/or all submittals.
3. Submittals may be sub-divided or combined with other submittals, at SCPPA's sole discretion.
4. SCPPA shall perform an initial screening and evaluation to identify and eliminate any submittals that are not responsive to the request for Information, do not meet the minimum requirements set forth in the request for Information or are otherwise deemed, at SCPPA's sole discretion, unable to provide dependable and reliable services.
5. SCPPA reserves the right to submit supplementary follow-up questions or inquiries to request clarification of information submitted and to request additional information from any one or more of the Respondents.
6. SCPPA reserves the right, without qualification and in its sole discretion, to accept or reject any or all submittals for any reason without explanation to the Respondent, or to subsequently make an award to

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one or more Respondent(s), who, in the opinion of SCPPA, will provide valued service and/or products to SCPPA and its Members.

7. SCPPA may decline to enter into any potential engagement agreement or contract with any Respondent, terminate negotiations with any Respondent, or to abandon the RFI process in its entirety.
8. Those Respondents who provide Qualification submittals agree to do so without legal recourse against SCPPA, its Members, their directors, officers, employees and agents for rejection of their submittal(s) or for failure to execute or act on their submittal for any reason.
9. SCPPA shall not be liable to any Respondent or party in law or equity for any reason whatsoever for any acts or omissions arising out of or in connection with this request for submittals.
10. SCPPA shall not be liable for any costs incurred by any Respondents in preparing any information for submission in connection with this RFI process or any and all costs resulting from responding to this RFI. Any and all such costs whatsoever shall remain the sole responsibility of the Respondent.
11. SCPPA may require certain performance assurances from Respondents prior to entering into negotiations for a proposed project. Such assurances may potentially include a requirement that Respondents provide some form of performance security.
12. Either SCPPA collectively or Members individually may respond to or enter into negotiations related to a submittal. SCPPA is not responsible or liable for individual Members interactions with the Respondent which are not entirely conducted through SCPPA or at SCPPA's option or election to engage the Respondent as defined within the Terms and Conditions herein.
13. Submission of a submittal constitutes acknowledgement that the Respondent has read and agrees to be bound by the terms and specifications of this RFI and any addenda subsequently issued prior to the due date for a submittal.
14. Information in this RFI is accurate to the best of SCPPA's knowledge but is not guaranteed to be correct. Respondents are expected to complete all of their due diligence activities prior to entering into any final contract negotiations with SCPPA.
15. SCPPA reserves the right to reject any submittal for any reason without cause. SCPPA reserves the right to enter into relationships with more than one Respondent, can choose not to proceed with any Respondent with respect to one or more categories of services, and can choose to suspend this RFI or to issue a new RFI that would supersede and replace this RFI.