

Henry Roybal
Commissioner, District 1

Anna Hansen
Commissioner, District 2

Rudy N. Garcia
Commissioner, District 3



Anna T. Hamilton
Commissioner, District 4

Hank Hughes
Commissioner, District 5

Gregory S. Shaffer
County Manager

September 13, 2022

SANTA FE COUNTY
RFP No. 2023-0034-CDD/BT
LEASE OF COUNTY PROPERTY FOR THE PURPOSE
OF COMMUNITY SOLAR DEVELOPMENT

ADDENDUM NO. 1

Dear Proponents,

This addendum is issued to reflect the following immediately. It shall be the responsibility of interested Offerors to adhere to any changes or revisions to the RFP as identified in this Addendum No. 1. This documentation shall become permanent and made part of the departmental files.

Attachment A: Pre-Proposal Agenda and Sign-In Sheet

Question No. 1: With the State's upcoming CS RFP launch expected by the end of the year, could you elaborate on the County's timing for site control and site permitting?

Answer No. 1: [Ordinance 2022-5](#) and [Resolution 2022-54](#) were passed in July providing for the ordinance changes necessary in the Sustainable Land Development Code (SLDC), to allow for community solar without zoning restrictions, throughout the County. If the project adheres to permitting requirements as stated in the SLDC, and if the project has received a letter of compliance through the Technical Advisory Committee review (for the purpose of the CS RFP applicant scoring process), and the organization is awarded, with the approval from the PRC and State for the project to proceed, the County permit will be issued upon receipt of this proof. The letter of compliance serves as an "in lieu of permit statement", assuring the permit for the project will be released upon satisfaction of the PRC and State approval.

Site control is dependent upon the timeline of the completion of the Lease agreement between the County and the applicant. The Lease will be contingent upon project approval by the State and PRC. Since there are a number of steps that are required before the lease is approved by the Board of County Commissioners and the NM Board of Finance, lease finalization can take between 60-90 days.

Question No. 2: Looking at some of the sites provided in Exhibit B, it was unclear if they were in PNM territory. Could you provide each site's utility provider to confirm CS program eligibility?

Answer No. 2: Electric utilities are provided by PNM for all of the parcels listed.

Question No. 3: Is the County interested in serving as an offtaker to a portion of the CS site energy?

Answer No. 3: Yes, the County is very interested in being a substantial subscriber (20% minimum and 40% if possible) of the Community Solar project.

Question No. 4: Is parcel 99303165 or any other parcels landfills?

Answer No. 4: Yes, parcel 99308762 is a closed landfill, parcel 99303165 is majority landfill usage, 99303163 and 99303164 are partially landfill usage. Ownership of parcels, 99303163 Baca; 99303164 BLM; and 99303165 Montoya is with Santa Fe Solid Waste Management Agency (SFSWMA), who is in full support of the community solar development. Developers will need to negotiate directly with SFSWMA for these parcels. They will remain on the list of available properties for community solar.

Please add this Addendum No. 1 to the original proposal documents and refer to proposal documents, hereto as such. This and all subsequent addenda will become part of any resulting contract documents and have effects as if original issued. All other unaffected sections will have their original interpretation and remain in full force and effect. Responders are reminded that any questions or need for clarification must be addressed to Amanda Patterson-Sanchez, Procurement Specialist Senior at apatterson-sanchez@santafecountynm.gov or Bill Taylor, Procurement Manager at wtaylor@santafecountynm.gov.

Attachment A



**PRE-PROPOSAL CONFERENCE
LEASE OF COUNTY PROPERTY FOR THE PURPOSE OF COMMUNITY SOLAR
DEVELOPMENT
RFP NO. 2023-0034-CDD/BT
SEPT. 6, 2022, 10:00AM**

Contracting Agency: Santa Fe County

- | | | |
|------------------------|---------------------------|-----------------------|
| • Bill Taylor | Procurement Manager | Purchasing Division |
| • Paul Olafson | Deputy Director | Community Development |
| • Jacqueline Beam | Sustainability Manager | Community Development |
| • Alexander Fitzgerald | Economic Dev. Specialist | Community Development |
| • Caitlin Weber | Sustainability Specialist | Community Development |

Project Information

- Santa Fe County Community Development Department (CDD) is requesting proposals from professional solar development firms to potentially lease County-owned property for the purpose of developing community solar for the benefit of County residents.
- **Request for Proposals (RFP) Documents:** The RFP documents are available by contacting Amanda Patterson-Sanchez at apatterson-sanchez@santafecountynm.gov or Bill Taylor, Procurement Manager at wtaylor@santafecountynm.gov or visiting the Santa Fe County's website at https://www.santafecountynm.gov/asd/current_bid_solicitations.

Proposal Information

- Carefully read the Request for Proposals for requirements, terms and conditions including the sample agreement.
- Sequence of Events are listed on page 10.
- Proposal Organization – Proposal should be organized as outlined in the RFP on pages 20 and 21.
- Selection of finalist(s) – the most qualified proposal received based on the evaluation factors outlined in the RFP (pages 22-23) will be scored by a three to four-member evaluation committee.

- Preferences –
 1. N.M. In-State Business Preference Certificate, 50 points total of all evaluation factors added to score.

OR

 2. N.M. Resident Veterans Preference Certificate, 100 points total of all evaluation factors added to score. For more information on State Preference visits <https://www.tax.newmexico.gov/>

AND

 3. Santa Fe County Preference Certificate, 50 points of all evaluation factors added to score. For more information on County Preference visit https://www.santafecountynm.gov/finance/purchasing_division
- Please submit all questions via email to Amanda Patterson-Sanchez at apattersonsanchez@santafecountynm.gov. The last day for questions will be **Friday, July 29, 2022**. (Please do not contact any other County staff).
- Addendum will be issued on or about Monday, **September 12 2022**. (*Only question answered by formal written addendum will be binding. Oral and other interpretations or clarifications will be without legal effect*).
- Proposal Submittal –

Due Date: Friday, September 23, 2022
Time: 2:00PM
Location: 102 Grant Avenue 1st Floor, Santa Fe, NM
Electronic submission also available via Dropbox utilizing
Dropbox link:
<https://www.dropbox.com/request/oVX1vfQvY1rnh9JfFphp>

QUESTIONS?



SANTA FE COUNTY

PRE-PROPOSAL CONFERENCE

RFP No. 2023-0034-CDD/BT

**LEASE OF COUNTY PROPERTY FOR THE PURPOSE
OF COMMUNITY SOLAR DEVELOPMENT**

September 6, 2022 AT 10:00AM

NAME	COMPANY	TELEPHONE	E-MAIL ADDRESS
Bill Taylor	SFC Purchasing		wtaylor@santafecountynm.gov
Amanda Patterson-Sanchez	SFC Purchasing		apatterson-sanchez@santafecountynm.gov
Nate Crail	SFC Growth Management		
Jacqueline Beam	SFC Growth Management		
Paul Olafson	SFC Growth Management		
Alex Fitzgerald	SFC Economic Development		
Briana McDuff	AC-Power, LLC		
Emma Miller	DSD Renewables		
Ryan Fulton	SunVest Solar, LLC		
Stephen Treat	Nexamp		
Connor Lawrence	Somos Solar		

Don DuLac	Somos Solar		