

Addendum 2: RFP No. 32003560-01 Last Questions and Answers Issued August 22, 2025

Community Solar Project

1. How much earthwork can be done on the slope? Would terracing be allowed if necessary?
 - a. Earthwork could be completed on this site contingent on Department of Environmental Quality (DEQ) approval and geotech review.
2. Please clarify the interconnection application status. Is it officially approved by Pacific Power?
 - a. Interconnection agreement has been received and is in process of execution with PAC.
3. What site work will APANO be doing prior to the installation? Please clarify the responsibility of removing blackberries, as well as preventing their return underneath the arrays.
 - a. Bird Alliance of Oregon (BAO) will remove existing trees, and cut blackberries along the slope in fall 2025. The Contractor will take over management of plant growth during construction.
4. Clarification on where the landfill cap is and where we can disturb the soil.
 - a. See Appendix A: Map of Approximate Extent of Landfill Cap, on the last page of this Addendum. Please note the DEQ basis of design requirements on disturbing soil ([Addendum 1: Community Solar Site Reports, Basis of Design](#)).
5. How can we access the flat at the top of the slope? Is there another access to the north where we can drive in and park at the top of the slope to unload materials downslope, rather than up from the bottom?
 - a. Access available off of the curb cut on NE 82nd. This access is only paved a portion of the way, but the unpaved section is relatively flat.
6. Clarification on expectations of site security in the contractors scope, not only during construction but ongoing during years of operation. Fencing and surveillance equipment are in the contractor's scope?
 - a. Site security during construction is within the contractor's scope. Site security during years of operation will likely be acquired in a separate solicitation.
7. The geotechnical report recommends deep foundations due to landfill debris. Are we permitted to use pile-driven systems for the solar array?

- a. Yes, in coordination with DEQ.
- 8. How will the solar contractor coordinate with the other teams responsible for civil work, fencing, and revegetation?
 - a. The Contractor will coordinate with BAO to ensure compatibility.
- 9. What specific safety procedures are required to address the DEQ's concerns regarding methane and other soil contaminants on-site?
 - a. See [Addendum 1: Community Solar Site Reports. Basis of Design](#), Objectives and Mitigation and Other Measures on pages 5-10.
- 10. Regarding scope of work for Bird Alliance of OR Landfill PV project, what equipment is to be provided and installed by the PV contractor? Please indicate on Sheet E-2.0 single line drawing which equipment is to be provided and/or installed by PGE, and which equipment should be provided and installed by the PV contractor. Our assumption is that the PV contractor would be responsible for everything from the PV modules to the 1600A SWBD-1; the trenching and raceway between 1600A SWBD-1 and 1050kVA XFMR-1; and the excavation/vault/pad for 1050kVA XFMR-1. Please confirm.
 - a. The Contractor is responsible for all equipment as shown on the drawings as required by utility and national electric code. Bird Alliance is not responsible for any equipment.
- 11. The RFP calls for a 10-year parts and labor/workmanship warranty for the 1MW ground mount. Industry standard for workmanship on commercial projects is in the 1- to 2-year range. Can you provide more detail on the reasoning behind the 10-year requirement? Would there be flexibility to revise this language—potentially aligning it more closely with standard warranty terms or providing an option to meet the long-term support goal through a structured O&M agreement instead?
 - a. Equipment warranties are separate. Bidders should provide the best proposal for workmanship warranty and duration.

EV Charging Stations Project

- 1. Are there desired specs for the EV charging equipment?
 - a. APANO would prefer the contractor selected from PGE's list of Level 2 Pre-Qualified Commercial EV Chargers (<https://portlandgeneral.com/qualified-chargers>).
- 2. Confirmation that these need to be commercial chargers that charge users per kWh, and not standard level 2 chargers that would typically be for private or personal use?
 - a. Please refer to the answer above.

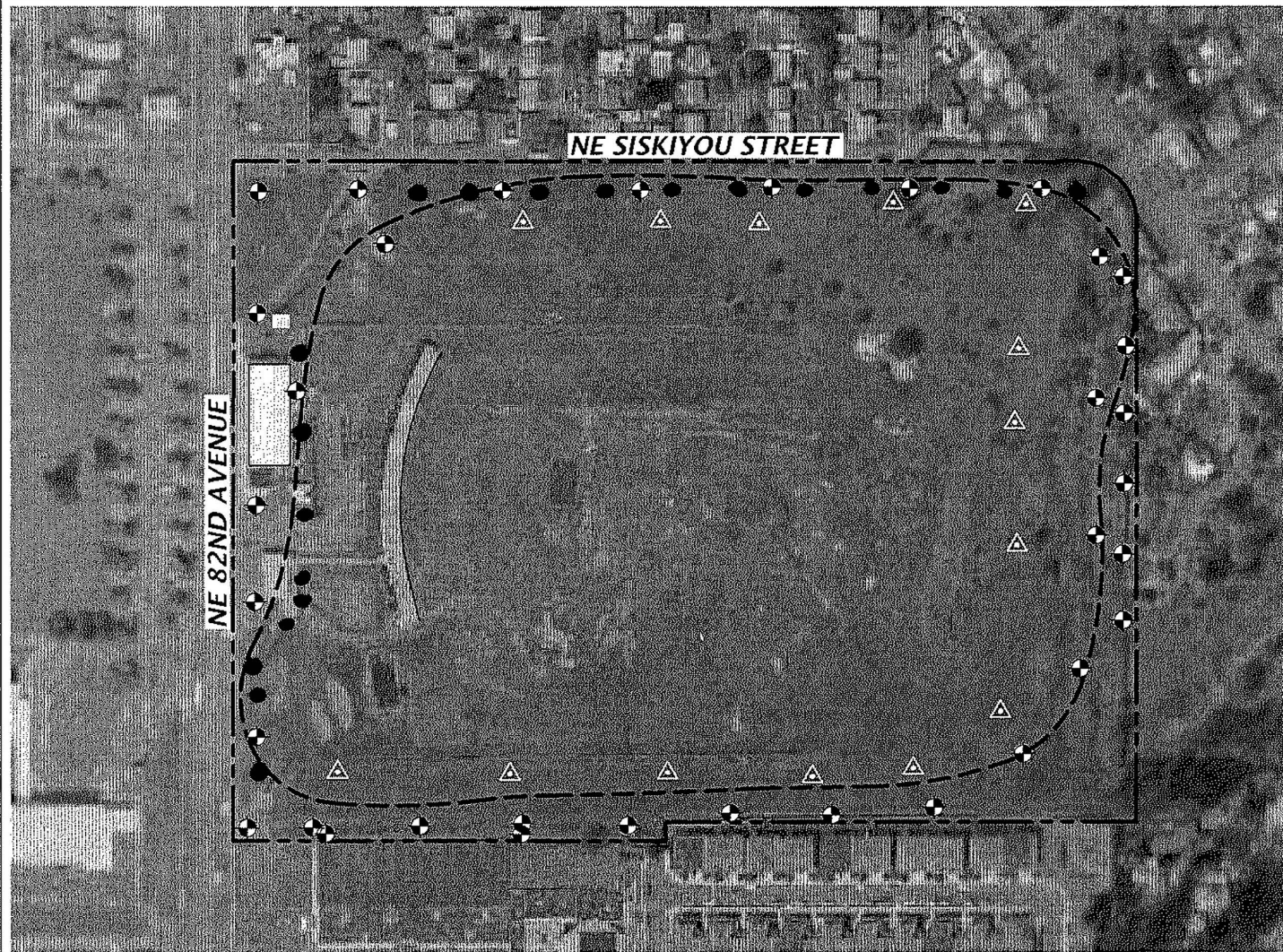
3. What site prep is included in the EV Charger scope? (Acknowledgement that this may be unknown due to the locations being unknown is understandable.)
 - a. APANO is in conversation with one site that is already prepped for EVSE installation; the second potential site has not yet been selected, so site prep for this location is unknown.
4. Have the locations for the EV Charger installation been determined? Are you able to share that with us?
 - a. At this time, we have not yet confirmed the final locations for the EV charging stations. APANO is in conversation with 1-2 sites/property owners, but no formal agreement has been made yet.
5. If it is undecided but will be announced, when do you anticipate that will be?
 - a. We anticipate reaching a decision before the end of 2025, but this timeline may vary. The selected EVSE installer can expect some pre-construction work to help APANO with this final decision, especially around site feasibility and pricing estimates.
6. Is APANO looking to own and operate the Charging Stations or do they want the vendor to own and operate them?
 - a. APANO would prefer that the vendor/installer own and operate the EV Charging Stations with at least a 2 year services contract with the property owner. At the end of the 2 year service contract, it is our preference that the installer provides the property owner the opportunity to extend the contract or transfer ownership to the property owner.

Questions about Requirements (Insurance, Labor, Funding)

1. What are the insurance requirements?
 - a. General Liability Insurance - PCEF insurance requirements. Evidence of contractors' insurance must be made available upon request by the City of Portland.
 - i. *Commercial General Liability* (including umbrella or excess liability): \$2,000,000 per occurrence, bodily injury and property damage liability; \$2,000,000 per offense, personal and advertising injury liability and \$2,000,000 products and completed operations policy aggregate.
 - ii. *Automobile Liability*: \$2,000,000 combined bodily injury and property damage liability per accident for bodily injury and property damage.
 - iii. *Worker's Compensation/Employer's Liability*: Contractor shall comply with Oregon workers' compensation law, ORS Chapter 656, as it may be amended. If Contractor is required by ORS Chapter 656 to carry workers' compensation insurance, Contractor shall acquire workers' compensation

coverage for all subject workers as defined by ORS Chapter 656 and shall maintain a current and valid certificate of workers' compensation insurance on file with the City for the entire period during which Project work is performed under this Agreement. Contractor shall acquire workers' compensation coverage in an amount not less than \$500,000 each accident, \$500,000 disease each employee, and \$500,000 disease policy limit.

2. Are there any specific prerequisites or documentation required before PCEF funding can be released for completed work?
 - a. The Contractor will be expected to comply with the Workforce and Contractor Equity Requirements in Exhibit D: Summary of Workforce & Contractor Equity Requirements for Contractors, which starts on page 34 of the RFP. During onboarding, the Contractor will work with APANO and the Project Team to clarify financial reporting and documentation requirements.
3. Are there any project labor agreements or community workforce agreements for this project?
 - a. Please refer to Exhibit D: Summary of Workforce & Contractor Equity Requirements for Contractors of the RFP, which starts on page 34.



Unilateral Order
Attachment A

EXPLANATION:

- PROJECT SITE BOUNDARY
- APPROXIMATE
EXTENT OF LANDFILL
- EXISTING EXTRACTION
WELL
- EXISTING BLOWER HOUSE
- ⊕ EXISTING MONITORING
WELL
- △ EXISTING PASSIVE VENT



NOT TO SCALE

IMAGE OBTAINED FROM
PORTLAND MAPS

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FIRSTPRO-1-01

MAY 2006

EXISTING SITE CONDITIONS

PROSPECTIVE DEVELOPMENT - LAVELLE LANDFILL SITE
PORTLAND, OR

FIGURE 1