Addendum (1 of 1) to Request for Qualifications (RFQ)

SEE HIGHLIGHTED ITEMS FOR UPDATES TO RFQ

Design-Build Development Services for:

Solar PV Microgrid Design, Installation and Operation at Multiple Carpinteria Public Agencies

Summary of changes:
- Qualifications due date changed to October 21, 2022, at 5:00pm.
- Anticipated RFQ and RFP schedule adjusted.
Request for Qualifications

(RFQ)

Design-Build Development Services for:

Solar PV Microgrid Design, Installation and Operation at Multiple Carpinteria Public Agencies

Qualifications Due Electronically:

October 21, 2022, at 5:00 p.m.

Attn:
Erin Maker
Environmental Coordinator
erinm@carpinteriaca.gov
City of Carpinteria
Carpinteria, CA 94025

With Copy to:
Amanda Craparotta
Amanda.Craparotta@OptonyUSA.com
I. Glossary of Terms & Abbreviations

- **Agency or Agencies**: All or any of the public agencies (City of Carpinteria, Carpinteria Valley Water District, Carpinteria Sanitary District) participating in this group solicitation
- **BESS**: Battery Energy Storage System
- **DER**: Distributed Energy Resource
- **MEMS**: Microgrid Energy Management Systems
- **NEM**: Net Energy Metering
- **RES-BCT**: Renewable Energy Self-Generation Bill Credit Transfer
- **SCE**: Southern California Edison is the incumbent distribution system owner presiding over City of Carpinteria, Carpinteria Valley Water District, and Carpinteria Sanitary District
- **PPA**: Power Purchase Agreement
- **Proposer**: All organizational members of the responding team that will, through combined efforts and abilities, perform all aspects of site development.
- **PV**: Photovoltaic
II. Introduction & Overview

Statement of Purpose. The primary purpose of this Request for Qualifications (RFQ) is to identify qualified providers/developers of solar PV installations and battery energy storage systems (BESS) that are able to support the City of Carpinteria and its solicitation partners’ (“Agency” or “Agencies”) goals of developing cost-effective renewable energy and/or energy storage projects at the sites covered by this solicitation (“RFQ sites”). In addition to the City of Carpinteria, partner agencies may include, but are not limited to, Carpinteria Valley Water District and Carpinteria Sanitation District. The Agencies intend to work with Proposers qualified through this RFQ to identify and develop a final list of sites with multiple renewable energy and/or storage development options, for which the Agencies will issue a follow-up Request for Proposals (RFP) to the short-list of qualified Proposers. In addition to PV and BESS, the RFP’s desired scope may include solar thermal collectors with Solar PV systems and islanding-capable Microgrid Energy Management System (MEMS) at select sites, as well as analyzing the benefit of developing specific sites under a Southern California Edison (SCE) Renewable Energy Self-Generation Bill Credit Transfer (RES-BCT) or Net Energy Metering (NEM) program. It is anticipated that any systems within the scope of this project will be either purchased outright by individual Agency or Agencies or procured through third-party financing mechanisms, such as, but not limited to, Power Purchase Agreements (PPAs). The Agencies seek qualifications from Proposers that are experienced and capable of demonstrating their knowledge of work related, but not limited, to the design, procurement of materials, permitting, installation, interconnection, and all associated documentation, maintenance, and warranties of Solar PV and BESS, and optionally, MEMS, and Solar Thermal (collectively referred to as “Systems”) to be located at the RFQ sites.

The project is intended to support four (4) primary goals across the Agencies:

1. Decrease long-term electric energy costs
2. Provide self-contained electric power for RFQ sites seeking operation as critical facilities in the event of disaster or electric power grid outage
3. Enhance local resiliency
4. Decrease greenhouse gas emissions

To achieve these goals, Proposers are expected to complete five (5) primary objectives:

1. Install Parking Lot, Ground Mount and Rooftop Solar Photovoltaic (PV) Systems
   a. Install large ground-mounted systems for development under a Net Energy Metering (NEM) and/or Renewable Energy Self-Generation Bill Credit Transfer (RES-BCT) program
   b. Install Solar Thermal Collector System at the Carpinteria Community Pool
2. Install Battery Energy Storage Systems (BESS)
3. Install & Integrate DER controls, load controls, monitoring, and interfaces
   a. Install and integrate microgrid controls
4. Complete utility interconnection and permitting
5. Develop a web-accessible dashboard that projects real-time microgrid operations and environmental benefits of resulting emissions reductions

Submission of a Statement of Qualifications signifies the Proposer’s careful examination of RFQ documents and complete understanding of the nature, extent, and location of work to be performed.
The Agencies have issued this RFQ with the desire to pursue PV, BESS, solar thermal, and microgrid management system at the identified sites, but Proposers submitting responses to this RFQ do so with the understanding that the Agencies do not guarantee the award of any contract or work. The Agencies reserve the right, in their sole and absolute discretion, to abolish, refresh, amend, or extend the scope or limitations of this project.

**Background Information.** The City of Carpinteria's Strategic Energy Plan identifies the potential for a solar energy generation system with battery storage at the City Hall site. As a part of the development of the Strategic Energy Plan, preliminary analyses were conducted on a range of other properties within the city. The Strategic Energy Plan identified the City Hall site as a top priority site due to its excellent potential for solar energy generation and storage development. Through regular communications between site managers at the City of Carpinteria, Carpinteria Valley Water District, and Carpinteria Sanitary District, the need and opportunity for more sustainable and resilient solutions became clear for facilities across the Agencies, leading to this joint RFQ.

**Project Scope.** The Agencies are interested in developing PV, BESS, solar thermal, and microgrid management systems at ten (10) identified sites. Proposers are to consider the option of NEM and/or RES-BCT interconnection, as may best fit financially and from a demand-shaving and resiliency perspective. More detail and information around site specifications and characteristics can be found in Exhibits A.1 and A.2. The scope of the project will include, at a minimum, the following project Tasks:

1. Complete full design and engineering for entire project (PV, BESS, PV thermal, microgrid, as applicable)
2. Secure all required permits, approvals, and all available incentives
3. Procure and receive delivery of all equipment, supplies, services, etc.
4. Complete construction and installation of solar PV, BESS, PV thermal, and microgrid (as applicable), and balance of systems
5. Complete integration and configuration of all system controls
6. Complete full system testing and commissioning
7. Complete construction closeout for Agency acceptance and occupancy
8. Train Agency staff on system operations and maintenance
9. Develop web-based visual display to support public education and performance review

**III. RFQ Requirements & Process Schedule**

The RFQ document, including attachments and any future addenda, is available through the City of Carpinteria's website: https://carpinteria.ca.gov/public-works/engineering-division/

**Enabling Legislation.** Per California Government Code Section 4217.12 and related sections, public entities have the statutory authority to seek and deliver energy-related projects using a
selection process defined by the individual public entity. This RFQ is issued by the City of Carpinteria for itself and its partner Agencies utilizing this enabling legislation. Any Proposer who wishes to be considered for a contract with any participating Agency must submit the required information per this RFQ and conform to the process described herein.

**Timeline of Key Dates.** Following is the preliminary RFQ and RFP process timetable, subject to change at the Agencies’ sole discretion:

- **Tuesday, 09 / 20 / 2022:** Request for Qualifications issued
- **Friday, 10 / 14 / 2022:** Deadline for RFQ questions
- **Tuesday, 10 / 18 / 2022:** Agency responses to RFQ questions posted to City website (if needed)
- **Friday, 10 / 21 / 2022:** Deadline for submittal of Proposer qualifications
- **Friday, 10 / 28 / 2022:** Notification to qualified Proposers of placement on short-list
- **Wednesday, 11 / 09 / 2022:** Request for Proposals (RFP) issued to short-listed Proposers
- **Tuesday, 11 / 15 / 2022:** Optional Pre-Proposal Site Walks (more information to follow)
- **Wednesday, 11 / 23 / 2022:** Deadline for Proposer submittal of questions
- **Friday, 12 / 02 / 2022:** Final Q&A Addendum issued
- **Tuesday, 12 / 20 / 2022:** Deadline for submittal of RFP Proposals
- **Week of 01 / 09 / 2023:** Vendor interviews
- **Friday, 01 / 13 / 2023:** Select firm for negotiation
- **Jan 2023 - Feb 2023:** Vendor contract negotiations
- **Late Feb 2023:** Boards and Council meeting agenda item submittal
- **Early Mar 2023:** Boards and Council meeting for approval of contract
- **Mar - May 2023:** System Due Diligence, Design, Engineering, and Procurement
- **May - Jul 2023:** Plan Review and Approval by Authority Having Jurisdiction
- **Aug - Nov 2023:** Construction of systems and Permission to Operate

**Addenda.** If the Agencies deem advisable, the Agencies may also issue Addenda to modify the Proposal Documents. It is the proposer’s responsibility to ensure that all requirements of addenda are included in the proposer's Qualifications. Proposers may obtain a complete listing of Addenda from the City’s website.

**Communications about RFQ.** Proposers are asked to notify the City of interest and intent to provide a Statement of Qualifications by emailing: Amanda.Craparotta@OptonyUSA.com, with the City contact (ErinM@carpinteriaca.gov) copied on the email. Proposers who provide their contact email addresses will be directly notified of any RFQ schedule changes or addenda posted to the City website.

**RFQ Due Date.** The Agencies shall receive, no later than 5:00 pm PT on **Friday, 10 / 21 / 2022,** a digital PDF of the full Statement of Qualifications, sent to ErinM@carpinteriaca.gov, with Amanda.Craparotta@OptonyUSA.com copied. All materials, including copyrights for original design work, submitted by Proposer in response to this Request for Qualifications shall become the property of the Agencies. All materials shall be submitted to the Agencies via the contact email listed on the RFQ cover sheet.

**Proposer Qualifications & Experience**

- Strength of relevant qualifications and experience of partner firms and key personnel for the proposed scope of projects
● Strength of project references with regards to customer satisfaction, completion of past projects equivalent to those included in this RFQ, and success in maintaining project budgets and schedules
● Corporate and financial stability
● Insight and guidance for delivering the most complete energy development package to successfully address all the identified systems
● Statement of Qualifications addresses requirements and preferences stated in the RFQ and demonstrates experience working with public agencies

The Agencies will develop an augmented short-list of Proposers to whom a Request for Proposals solicitation package will be released thereafter.

Proposers are urged to demonstrate quality experience developing and integrating like sized solar PV microgrid at Public Agencies. Sites to develop may include large ground mounted systems for development under SCE RES-BCT program. Bidders should highlight any experience they have with RES-BCT.

**Confidentiality.** The Agencies are public agencies subject to the disclosure requirements of the California Public Records Act (“CPRA”). If proprietary information is contained in documents or information submitted to the Agencies, and Proposer claims that such information falls within one or more CPRA exemptions, Proposer must clearly mark such information “Confidential and Proprietary” and identify the specific lines containing the information. In the event of a request for such information, the Agencies will make best efforts to provide notice to Proposer prior to such disclosure. If a Proposer contends that any documents are exempt from the CPRA and wishes to prevent disclosure, it shall be required to obtain a protective order, injunctive relief, or other appropriate remedy from an applicable court of law before the Agency’s deadline for responding to the request. If Proposer fails to obtain such remedy within the Agency’s deadline for responding to the CPRA request, then the Agency may disclose the requested information. Proposer further agrees that it shall defend, indemnify, and hold the Agencies harmless against any claim, action, or litigation (including but not limited to all judgments, costs, fees, and attorneys’ fees) that may result from denial by the Agency or Agencies of a CPRA request for information arising from any representation, or any action (or inaction) by the Proposer. The Agencies reserve the right to delay production of information which would reveal the number of proposals submitted or the identities of the Proposers, as well as copies of all proposal documents, until after negotiations are completed.

**Prevailing Wage Requirements and Other Requirements.** Proposers are notified and informed that they will be subject to and must comply with all of the requirements under the California Labor Code to pay the general prevailing rate of per diem wages and for holiday and overtime work to all workers engaged in the performance of any work under the proposed contracts. Copies of prevailing rates of per diem wages are available from the Department of Industrial Relations, State of California. Proposer and any subcontractors shall comply with all federal, state, and local laws and regulations applicable to the performance of the work hereunder, including but not limited to, the California Building Code, local building codes, utility interconnection regulations, the Americans with Disabilities Act, and any copyright, patent, or trademark law. Proposer’s Failure to comply with any law(s) or regulation(s) applicable to the performance of the work hereunder shall constitute a breach of contract.

**AB 1768** (effective January 1, 2020), amended the definition of “construction” work for which prevailing wages must be paid to include “work performed during the design, site assessment,..
feasibility study, and other pre-construction phases of construction…regardless of whether any
further construction work is conducted…” Proposers shall comply with all applicable provisions
of the California Labor Code relating to the payment of prevailing wages.

Proposers are required to be registered as a Public Works Contractor with the Department of
Industrial Relations pursuant to the Labor Code. The Proposer’s and any subcontractors’
registrations must remain active throughout the term of the Contract.

Non-Discrimination. Contractors shall not discriminate against any employee, subcontractor, or
applicant for employment because of race, color, creed, religion, sex, marital status, sexual
orientation, national origin, ancestry, age, physical or mental handicap, or medical condition.
Contractor will take affirmative action to ensure that employees are treated without regard to race,
color, creed, religion, sex, marital status, sexual orientation, national origin, ancestry, age,
physical or mental handicap, or medical condition.

IV. Statement of Qualifications Preparation & Submittal

Each Proposer must conform with and be responsive to the submittal formats required by the
Agencies. Any failure to provide the required information may be considered non-responsive and
grounds for rejection of the Statement of Qualifications. The Agencies may reject any or all
Statements of Qualifications or any part of an individual Statement of Qualifications, or waive any
irregularities in any responses received, at their sole discretion. Submittals for past projects with
the Agencies are not applicable to this RFQ.

Statement of Qualifications submittals must be submitted as a single electronic PDF file and must
not exceed 12 pages (excluding any attachments as identified below and team resumes) and
must follow the ordering format as shown below:

Section 1. Executive Summary (2 - 4 pages) - Company name and contact information
for prime Proposer and any companies that are part of the Proposer team. High-level
description of the professional backgrounds of the company and individual project team
members, as well as a brief description of relevant company experience with equivalent
projects and applicable interconnection interests. Proposer shall list proposed
subcontractors and provide a summary of subcontractors’ capabilities.

Section 2. Relevant Project Experience (3 - 5 pages) - Description of relevant project
experience for organizational team members and key personnel, both prior to and during
their time at the current firm. Focus on experience in providing solutions in solar, battery
energy storage systems, microgrids, and PV thermal, particularly for public agencies in
California, in SCE utility territory. Gaps in relevant experience will not automatically
disqualify Proposers, but the Proposers’ abilities to provide the most relevant project
scope experience with similar peer institutions will guide the formation of the qualified
short-list. Provide a description of the Proposer team structure, including firm address(es),
key contacts, and roles in the proposed project for each Proposer team member. This
description must be supplemented by an organizational chart for the project. Team
resumes shall be included and are not applicable to the page count.

Section 3. Project References (3 - 6 pages) - Minimum of five (5) references for
successfully completed projects of similar size and scope, with contact information for
each client’s key project liaison. Proposers should focus on PV and battery storage
projects that were contracted with public agencies and, if applicable, were capable of
islanding from the grid and providing back-up power or connected via NEM or RES-BCT. Note that the Agencies and/or their designated representatives may contact some or all of the provided references. The Agencies reserve the right to: (a) check all, any, or no references that the Agencies deem necessary, to assess a firm’s past performance; (b) contact all or as many references the Agencies determine are representative projects demonstrating experience that is relevant to this scope of services; and (c) check any other reference(s) that might be indicated through the explicitly specified contacts or that result from communication with other entities involved with similar projects, including other industry sources and users of similar services known to the Agencies.

**Cost of Proposal Development.** The Agencies shall not bear any financial responsibility for costs incurred by the Proposer in responding to this RFQ or any subsequent proposal, whether or not the Proposer’s proposal is successful, including the costs for bonding, legal costs for any reason, visitation costs, reproduction, postage/mailing and other related costs.
Exhibits: Technical Site Overview Documents

Preliminary information possessed by the Agencies related to future infrastructure and systems on site is provided in Exhibits. Additional information collected by the Agencies will be shared with short-listed Proposers as it becomes available.

- Exhibit A.1 – Site Information List
- Exhibit A.2 – Site Map and Description
The following sites are under consideration for solar PV, battery energy storage system, microgrid, and/or PV thermal. The Agencies make no representation that all or any of the projects will be constructed. Additional sites may be added for consideration, including sites owned and managed by other public agencies. The Agencies intend to work closely with short-listed Proposers and the final selected contractor to finalize the site list and scope of work at each site. All sites are provided power by Southern California Edison (SCE), with some in planned transition to power supply from Central Coast Community Energy (3CE).

### ANTICIPATED PROJECT SCOPE

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<th>Site Name</th>
<th>Site Address (all in Carpinteria)</th>
<th>Parcel APN</th>
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<th>BESS Only? (Y/N)</th>
<th>Possible RES-BCT? (Y/N)</th>
<th>Microgrid Scope? (Y/N)</th>
<th>PV Thermal Scope? (Y/N)</th>
<th>SCE Utility Tariff</th>
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**Total** | 2,687,558 | 1,205 | 1,993,750 |

Disclaimer: The parcel APN and acreage information was collected using Santa Barbara DataBasin website and presented without any warranty of accuracy. Bidders are responsible for confirming any assumptions made and conduction of further research if needed.
Exhibit A.2 – Site Map and Description

**Purpose:** This document serves as a map and description of the sites included in the Solar PV Microgrid Design, Installation and Operation at Multiple Carpinteria Public Agencies RFQ. Outlined below are the address, images of parcel boundaries, feasible system configurations, maximum PV sizing, as well as any limitations imposed for each site.

**Disclaimer:** The parcel boundary information was collected using Santa Barbara DataBasin website and presented without any warranty of accuracy. Bidders are responsible for confirming any assumptions made and conduction of further research if needed.

**Site List:**
1. Carpinteria Community Library
2. Carpinteria City Hall
3. Carpinteria Community Pool
4. Carpinteria Sanitary District Wastewater Treatment Facility
5. Carpinteria Valley Water District Headquarters Office
6. Carpinteria Valley Water District Smillie Well
7. Carpinteria Valley Water District Carpinteria Reservoir
8. Carpinteria Valley Water District RMA Booster Station
9. Carpinteria Valley Water District El Carro Well
10. Carpinteria Valley Water District Gobernador Reservoir
1. Carpinteria Community Library

- **Address**: 5141 Carpinteria Ave, Carpinteria, CA 93013.
- **Desired System(s)**: Rooftop Solar PV; Battery Energy Storage
- **Maximum Solar PV System Sizing**: ~35 kW-DC
- **Desired Interconnection**: Net Energy Metering (NEM)
- **Limitations**: N/A
2. Carpinteria City Hall

- **Address:** 5775 Carpinteria Ave, Carpinteria, CA 93013
- **Desired System(s):** Parking Lot and Rooftop Solar PV; Battery Energy Storage
- **Maximum Solar PV System Sizing:** ~97 kW-DC (Rooftop); ~165 kW-DC (Parking Lot)
- **Desired Interconnection:** Net Energy Metering (NEM)
- **Limitations:** Shading due to row of trees located on the southern border of the parcel boundary
3. Carpinteria Community Pool

- **Address**: 5305 Carpinteria Ave, Carpinteria, CA 93013
- **Desired System(s)**: Rooftop Solar PV; Battery Energy Storage
- **Maximum Solar PV System Sizing**: 20 kW-DC
- **Desired Interconnection**: Net Energy Metering (NEM)
- **Limitations**: There is a shared land use agreement between the City of Carpinteria and the Carpinteria Unified School District that allows the implementation and installation of solar PV along the roof of the pool house. These will not be subject to Division of State Architect (DSA) approval. Solar PV carport arrays are prohibited in the shared parking lot.
4. Carpinteria Sanitary District Wastewater Treatment Facility
• **Address:** 5351 6th St, Carpinteria, CA 93013  
• **Desired System(s):** Parking Lot and Rooftop Solar PV; Battery Energy Storage  
• **Maximum Solar PV System Sizing:** ~177 kW-DC (Rooftop); ~49 kW-DC (Parking Lot)  
• **Desired Interconnection:** Net Energy Metering (NEM)  
• **Limitations:** The Carpinteria Valley Water District has partnered with the Carpinteria Sanitary District on the Carpinteria Advanced Purification Project, which will require the construction of an Advanced Water Purification Facility (AWPF) at the existing Wastewater Treatment Facility. The expected construction date of completion is 2025. The AWPF will greatly impact the future annual consumption at this site. The maximum solar PV rooftop system sizing is dependent on the successful completion of the AWPF building and the utilization of its roof.
5. Carpinteria Valley Water District Headquarters Office

- **Address**: 1301 Santa Ynez Ave, Carpinteria, CA 93013
- **Desired System(s)**: Rooftop Solar PV; Battery Energy Storage
- **Maximum Solar PV System Sizing**: ~22 kW-DC
- **Desired Interconnection**: Net Energy Metering (NEM)
- **Limitations**: This site has ~192 kW-DC worth of existing solar PV in the building adjacent maintenance yard and parking area, which is being used to offset building and well consumption. If the panels produce more power than is needed at the headquarters in any given period, Southern California Edison allows CVWD to credit its power inputs into the electrical grid to its other sites, where there are separate electrical meters. There are also a few trees in the southeast corner of the parcel that may shade the nearby roof.
6. Carpinteria Valley Water District Smillie Well

- **Address:** 6217 Casitas Pass Rd, Carpinteria, CA 93013
- **Desired System(s):** Battery Energy Storage
- **Maximum Solar PV System Sizing:** 0 kW-DC
- **Desired Interconnection:** Non-Export; RES-BCT (benefitting account)
- **Limitations:** There is very limited real estate for solar PV. CVWD is interested in this site as battery energy storage only or recipient of renewable energy self-generation bill credit(s).
7. Carpinteria Valley Water District Carpinteria Reservoir

- **Address:** 6100 Casitas Pass Rd, Carpinteria, CA 93013
- **Desired System(s):** Ground Mount Solar PV; Battery Energy Storage
- **Maximum Solar PV System Sizing:** ~280 kW-DC
- **Desired Interconnection:** RES-BCT
- **Limitations:** Owned by United States Bureau of Reclamation
8. Carpinteria Valley Water District RMA Booster Station

- **Address:** 2001 Monte Alegre Dr, Carpinteria, CA 93013
- **Desired System(s):** Ground Mount Solar PV; Battery Energy Storage
- **Maximum Solar PV System Sizing:** ~285 kW-DC
- **Desired Interconnection:** RES-BCT
- **Limitations:** This site must abide by the California Code of Regulations (CCR). Any modifications to the land require visual approval prior to construction.
9. Carpinteria Valley Water District El Carro Well

- **Address:** 5305 Foothill Rd, Carpinteria, CA 93013
- **Desired System(s):** Battery Energy Storage
- **Maximum Solar PV System Sizing:** 0 kW-DC
- **Desired Interconnection:** Non-Export; RES-BCT (benefitting account)
- **Limitations:** There is very limited real estate for solar PV. CVWD is interested in this site as battery energy storage only or recipient of renewable energy self-generation bill credit(s).
10. Carpinteria Valley Water District Gobernador Reservoir

- **Address:** 7204 Gobernador Canyon Rd, Carpinteria, CA 93013
- **Desired System(s):** Rooftop Solar PV; Battery Energy Storage
- **Maximum Solar PV System Sizing:** ~80 kW-DC
- **Desired Interconnection:** Net Energy Metering (NEM)
- **Limitations:** N/A