



September 18, 2024

RE: Marquette Manor – Questions for Solar Array Solicitation  
Solicitation #: 2024-3031-1

We appreciate your time and review of the Marquette Manor Solar Array Solicitation. This letter is in response to other questions received to our procurement team before the September 6, 2024, deadline stated in the notice, but had only recently been brought to our attention.

- 1. It looks like there is an updated parking lot plan dated 8/2/24 which has fewer parking rows in the middle. Confirm this is what should be used to design the solar (not the page dated 4/12/24)?**

The updated parking lot plans that have two and a half inner rows (8/2/2024 bid set – 8/26/2024 issued for permit) will be the final drawings and should be used for bidding proposal package purposes. These drawings are included as an addendum – Parking Lot Permit Construction Drawings.

- 2. Can you confirm there is no planned tree removal on the west side?**

There are no plans for tree removal on the west side.

- 3. Can we get an electrical single line for the site (or site visit)?**

The site single line is shown on the generator drawings on sheet E.2.

- 4. Can we get an electrical site plan (or site visit)?**

The generator plans provided have electrical information for the building after renovation completion.

- 5. I see there is plans for a new generator to be installed on site. If not on the single line, can you provide info on what this is providing back-up power for? The whole site or just certain critical loads?**

The generator provides backup only for critical load items – elevators, fire pump, and the life safety system within the building.

- 6. Will the canopy and parking lot be part of the same construction schedule? Can you confirm we will be able to run the underground conduits before the parking lot is paved?**

The canopy and parking lot is expected to be completed in tandem. The Marquette Manor project as a whole is expected to be completed by May of 2026 for Tax Credit purposes. Before groundbreaking, there will be a meeting to set timelines for all parties on the parking lot. The start of the solar array will be dependent upon funding timeline through grant award.

- 7. I see there is lighting fixtures called out on E1.01. Is the thought that lighting fixtures installed in the canopy structure will replace these?**

Correct. Lighting should be part of the structural design of the parking lot canopy.

- 8. The provided clearance height for the canopies was 11'. Given that the dumpster enclosure is located in the parking lot, do you anticipate an increased front edge height in any areas? Would you like all the canopies be the same height?**

The architectural team of the array should ensure that the height and location provided will be sufficient for garbage trucks to clear without issue and optimal function of the system. The height of the canopies may differ slightly, if necessary.

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1. **There was a conflict with attending the site visit on Sept 4 at 3pm. Can we schedule another site visit if necessary? If so, with whom can that be communicated? If not, can the single line diagrams or electrical drawings be released?**

A second visit cannot be given for the bidding, but the area is available for drive up and viewing if you choose. The single line diagram is within the generator package on page E.2.

2. **Is there any intent to use the side single parking lots to the west and east of the pictured array below from the RFP? Our impression was that there will be no trees there.**

As long as the minimum structure areas of the center parking lanes. If you would like to include the max amount of production feasible in one of your categories to show potential, we will accept this information as well. As this will be a high-profile site at completion, our intention is a 400kW system (30% of building energy usage) that is aesthetically pleasing through symmetry but we recognize that there may be compromises on either intention.

3. **Our impression is that BABA is required to be included in the cost. Is that correct?**

Yes. BABA will be required for the IRA boost in tax credits.

4. **Will the parking lot be completed in the spring, and is the intent to line up the canopy construction with the completion of the parking lot?**

Yes. The parking lot is currently slated to start in March 2025 and completed in July. The canopy and parking lot is expected to be completed in tandem but dependent upon grant award. The Marquette Manor project as a whole is expected to be completed by May of 2026 for Tax Credit purposes. Before groundbreaking, there will be a meeting to set timelines for all parties on the parking lot.

5. **Should annual maintenance be a separate line item in the proposal response?**

If there is annual maintenance that is provided by the company bidding or a subsidiary that can be packaged into your offer, please add this information and cost as part of the additional services in the fee submission form of the proposal submission packet.

6. **If there is a “not to exceed maximum price” what is that, and if we can expand on other sections for less than that, would you like to see that?**

Cincinnati Metropolitan Housing Authority is part of a grant submission that, if awarded, would provide \$2.3M towards the solar array. There isn't a “not to exceed maximum price”, but this grant funding is the total amount that we have generally assessed our budget to be for the project.

7. **Aesthetically, is the intent to make this look like the Cincinnati's Zoo's canopy?**

As this will be a high-profile site at completion, our intention is a 400kW system that is aesthetically pleasing through symmetry but we recognize that there may be compromises on either intention.

We appreciate each vendor's time and look forward to your review of this information.

Thank you,

Procurement Team  
Cincinnati Metropolitan Housing Authority