



**Purchasing Department**  
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Fayetteville, GA 30214  
Phone: 770-305-5420  
www.fayettcountyga.gov

February 25, 2026

**Subject: RFP #26087-P: Fayette County Solar Energy Initiative  
Addendum #1**

Gentlemen/Ladies:

Below, please find responses to questions, clarification, or additional information for the above referenced RFP. You will need to consider this information when preparing your proposal.

1. Has the County **identified specific pilot sites**, or are Offerors expected to propose them? The Successful Offeror, upon execution of a contract, is asked to evaluate one to three pilot sites for feasibility of placement of solar arrays. Upon selection of suitable pilot sites, the County and Contactor will enter into a Service Addendum (similar to a task order) for design, installation, interconnection to the electrical distribution system, operation and maintenance, and decommissioning of a solar system. The Contractor shall initially cover the costs associated with site evaluations and recover those expenses through amortized rates included in the rate per kWh charged to the County for solar-generated electricity. (Please see Statement of Need / Scope of Services.)
2. For each anticipated pilot site, will the County provide **12–24 months of historical utility billing data**? Please see Attachment’s 1, 2, & 3. I have been advised that the dollar amounts shown for the EMS might in some instances include gas usage.
3. Does the County anticipate pilot installations being primarily:
  - o Rooftop
  - o Ground-mounted
  - o A mix of both?

The sites identified by the Contractor for evaluation, and accepted by the County, will determine the type and location of each installation.

4. Are a list of account numbers available? Account numbers are not available, but utility bills by location are included in Attachments 1 – 3.

5. Does the County prefer a **fixed price per kWh for the full term**, or will **annual escalation** be considered? As stated in the "Statement of Need / Scope of Services," the County prefers a fixed rate, but proposed price escalation methods may be considered.
6. If escalation is acceptable, is there a **preferred structure or cap**? No.
7. Does the County prefer a **uniform contract term** across all sites, or may term lengths vary by site? The term may vary by site.
8. Will pricing be evaluated **per site** or on a **portfolio-level basis** across multiple Service Addenda? Pricing will be evaluated per site.
9. Please confirm ownership of **Renewable Energy Credits (RECs)** or other environmental attributes. The Contractor (system owner) will retain the Solar Renewable Energy Credits and sell them to lower the per-kWh rate charged to the County.
10. RFP #26087-P indicates that a performance bond is required for the full 20-year term of the Solar Energy Procurement Agreement. We wanted to ask whether the County would consider a proposal that includes a performance bond during the construction period only, rather than for the full SEPA term. The County requires a guarantee for the full term of the Solar Energy Procurement Agreement, not just the construction phase. We will consider performance and payment bonds, operation & maintenance performance bonds, on-demand performance bonds, letters of credit, or fronted letters of credit as well as the decommissioning bond.
11. What are the priority facilities with square footage and year built? Please see #1.  
  
What energy usage data (utility bills, 15-minute interval data, etc.) is available for each site? Please see Attachments 1 – 3.
12. What as-built drawings and/or electrical single-line diagrams are available for priority facilities? The availability of drawings or other documents will depend on which sites are chosen for consideration.
13. Are you open to scheduling a site visit and a deadline extension? Since priority sites have not been selected, so a site visit would not be feasible at this point.
14. What installation capacity is your township planning to have? The County does not have a target installation capacity, since sites will be approved on a case-by-case basis.
15. Would the County be able to provide representative annual electric usage data (**12 months' worth of utility bills**) for one typical facility type, such as a fire station, administrative building, or water treatment site? Please see Attachments 1 – 3.

16. Would the County consider proposals structured As-A-Service, whereby the Contractor funds, installs, owns, and maintains the solar infrastructure and the County pays a usage-based monthly service fee with no upfront capital required? The County seeks to enter into a Solar Energy Procurement Agreement, in accordance with Georgia Code at O.C.G.A. § 46-3-60 et seq. At this time, we do not wish to consider an As-A-Service contract.
17. Is the County willing to consider a structure where ownership, funding, and ongoing maintenance are contractually separate from the operator? This would give the County the flexibility to change the operator without a significant capital expenditure. No, we do not wish to consider such a structure.
18. Does the County consider the proposed solar generation assets to be essential infrastructure supporting core County operations and community resilience, or as discretionary sustainability improvements? The County views the proposed Solar Energy Procurement Agreement as one in which the Contractor will provide solar power and the County will pay them an agree upon rate per kWh.
19. To support our analysis, would you be able to provide the recent energy bills for the project sites? Specifically, we are looking for the utility bills for the South Fayette Water Plant located at 875 Antioch Rd. Ideally, 12 months of usage data would allow us to size the system accurately and optimize production relative to site demand. Please see Attachments 1 – 3.
20. Regarding the decommissioning bond requirement: Because the selected proposer will retain ownership of the system under a SEPA structure and will be financially incentivized to maintain and operate the asset effectively throughout the contract term, we ask whether the County would consider alternative financial assurance mechanisms instead of a full-term decommissioning bond. Long-term surety bonds for 20–30 year obligations can be costly and may materially increase the offered cost of electricity and disproportionately reduce operational savings and program upside for the County. Would the County consider alternatives such as a parent guaranty, letter of credit, phased reserve account funding, or contractual step-in rights in the event of default? As stated in the RFP, the County requires a long-term decommissioning bond or cash escrow sufficient to cover salvage and restoration costs. Also see Question #10.
21. Similarly, the RFP references annual O&M performance bonding. Given that compensation under a SEPA is directly tied to energy production—thereby aligning the developer’s economic interests with system uptime and performance—we respectfully ask whether the County would reconsider or modify this requirement. Would the County consider proposals that replace annual O&M bonding with contractual performance guarantees, liquidated damages provisions, or a reduced bonding amount after a demonstrated performance period? Annual performance bonding requirements may materially increase the offered SEPA rate and reduce the County's operational

savings. The County requires annual, automatically renewing performance O&M bonding.

22. If bonding requirements remain in place, we would also appreciate clarification regarding whether bonding amounts must remain fixed, or may they proportionally decline over time? Bonding amounts must remain fixed over the life of each project.
  
23. Additionally, the RFP indicates that the selected contractor will evaluate one to three sites; however, specific site information is not provided. In order to develop accurate SEPA pricing, proposers require site-specific data. We respectfully request the following information for each potential site:
  - Site address
  - Available installation area (roof or land)
  - Structural information (if rooftop)
  - Electrical service type and capacity
  - Single-line diagrams (if available)
  - Twelve months of historical utility usage data (utility bills)
    - Hourly interval consumption data (if available)
  - Applicable utility tariff information
  - Any known interconnection constraints

Without this information, the SEPA pricing any contractor can provide in their bid will necessarily include wide contingency allowances that affect the proposed energy rate.

No specific sites have been selected. As stated in the RFP, the selected Contractor will evaluate pilot sites for feasibility of placement of solar arrays. Upon site acceptance by the County, the Contractor will enter into a Service Addendum for design, installation interconnection to the electrical distribution system, operation, maintenance, and decommissioning. Each Service Addendum will contain a negotiated rate per kWh, depending on the specific site.

24. Finally, please advise whether proposers will be permitted to conduct site visits prior to submission, and if so, how access may be coordinated. Many County facilities are accessible to the public without necessary coordination. This includes parks and recreational facilities, the Animal Shelter, Library, and the administrative offices complex. Since no specific sites have been selected, it would be difficult to schedule a visit of all locations.

Received by (Name): \_\_\_\_\_ Company \_\_\_\_\_

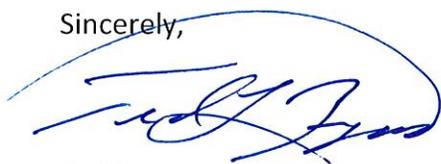
Note: If this addendum is not returned to the Fayette County Purchasing Department or if it is returned not signed, responding individuals, companies or other organizations will still be responsible for the requirements of this addendum and the specifications or changes herein.

The opening date for proposals has not changed. **The opening time and date are 3:00 p.m., Tuesday, March 17, 2026.** Proposals must be received by the Purchasing Department at the address above, Suite 204, at or before the opening date and time.

The deadline for questions has passed, so we will not be able to accept any more questions.

If you have questions, please contact Sherry White, Senior Contract Administrator at (770) 305-5314, fax (770) 719-5544 or email at [swhite@fayettecountyga.gov](mailto:swhite@fayettecountyga.gov).

Sincerely,



Ted L. Burgess  
Chief Procurement Officer